

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, September 9, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Douglas, K. McLaughlin

Regrets: A. Denham-Robinson, C. Priamo

Also Present: E. Bent, M. Hamdan, M. Oldfield

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None.

c) REVIEW OF PAST MEETING NOTES

Meeting notes of July 8, 2024 were reviewed and approved. There was no meeting in August.

d) **Scoped C.H.I.A – 286 Lewis Road, Hamilton** by NPG Planning Solutions, June 4, 2024

Urban Hamilton Official Plan Amendment (UHOPA-24-007)
Zoning By-law Amendment (ZAC-24-022)
Zoning By-Law Amendment (ZAC-24-018)
Draft Plan of Subdivision (25T-202402)

This application is to facilitate the development of 92 street townhouse units, two condominium townhouse blocks, three stormwater management blocks, one public collector road, and one public local road with access from Lewis Road.

Working Group comments:

- The Working Group is supportive of this application and has no issues with the design.

- As the Designated Heritage Property is across the road at 265 Lewis Road, there is no direct impact by this application. Our only concern is the potential for damage from construction vibration and this has been addressed by the consultants in their report.

The Policy & Design Working Group does not need to review this again.

e) C.H.I.A. – 216-218 King Street East, Hamilton by Megan Hobson, July 2, 2024
Zoning By-law Amendment (ZAH-24-023)

The purpose of this Zoning By-law Amendment application is to lift the Holding “H” Provision as established under By-law No. 18-114, from lands known as 216-218 King Street East, Hamilton, to permit the preservation of the original (1872) two storey, mixed use (commercial-residential) building. The owner intends to remove a one storey rear addition and to construct a three storey, 10 unit residential addition in the rear.

.Working Group Comments:

- We have no issues with this proposal.
- The proposed additions to the rear do not impact any sightlines or heritage features.

The Policy & Design Working Group does not need to review this again.

f) Documentation and Salvage Report, 1452 Upper James Street, Hamilton by MHBC, August, 2023

Site Plan Control Application (DA-24-034)

The applicant proposes to construct an eight-storey residential building containing 310 units, including 23 two-storey units on the ground floor and 287 apartment-style units. 551 square metres of retail commercial space is provided at grade. 323 parking stalls are proposed. The building and parking provisions will be accessed via a driveway fronting Upper James Street and running through the centre of the building.

.Working Group Comments:

- We have no issues with this proposal.
- The report is very thorough and documents the existing property very well.

The Policy & Design Working Group does not need to review this again.

The meeting adjourned at 2:55 pm.

Next meeting date: Monday October 7, 2024