

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, January 22, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson, A. Douglas

Regrets:

Also Present: E. Bent, V. Rodriguez

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 December 18, 2023 approved.

d) C.H.I.A Documentation and Salvage Report – 1107 Main Street West, Hamilton by Parslow Heritage Consultancy Inc.

The proposal is to demolish Grace Lutheran Church and replace it with 15 storey mixed-use residential structure.

The Working Group Comments:

- As the Working Group has seen this document before, this was for staff to provide an update. Our comments are very general.
- We do not believe that it is necessary to remove this building from the Inventory of Places of Worship. The Inventory is a listing and this church should be retained to document that it once existed.
- We believe there should be more information on what features are proposed for salvage.
- We previously had issues with the façade that is proposed to be rebuilt and do not see any additional information as to how it will be supported.

e) C.H.I.A. – 73 Hughson Street N., Hamilton, June 7, 2023 by McCallum Sather.

Formal Consultation Application. This CHIA does not include the proposed height of 41 stories.

The proposal is to construct a 31 storey mixed-use development with retail use at grade level.

Working Group Comments:

- The Working Group is in favour of the design and like the integrated green areas.
- There was no discussion in the CHIA of the impact that the building will have on nearby Heritage buildings.
- The document had confusing statements on page 53: 'As such the proposed building height and density are in keeping with the Growth Plan' but the next paragraph states 'the top of the proposal is higher than the ...height limitation as set out in the Downtown Hamilton Official Plan'.
- The Working Group does not need to see this CHIA again.

f) C.H.I.A. – 1205 Glancaster Road, (Glanbrook) Hamilton, November 7, 2023 by WSP Canada Inc.

Draft Plan of Subdivision and Zoning By-Law Amendment for Lands located at 9451, 9517, 9514, 9569, 9579, 9593 & 9867 Dickenson Road West, and 1199 and 1205 Glancaster Road, Glanbrook.

The application is to permit the construction of six industrial buildings.

Working Group Comments:

- Page 11 of the report contains a missing link for the Results of the Consultation "Error! Reference source not found).
- Properties at 9300 Airport Road and 9867 Dickenson Road West are listed on the Inventory of Heritage Properties.
- The Working Group has no issue with the proposed buildings. However we do question the need to tear down the barn at 9867 Dickenson Road. It does not seem to be close to where the proposed buildings are situated and could be deemed to be a representative example of farm buildings. It is a barn on a farm in an agricultural area.
- We would like to see a documentation and salvage report produced for the barn.
- There is a natural watercourse through the property that could potentially yield some archaeological artifacts through an archaeological assessment, still to be completed.

The meeting adjourned at 3:30 pm.

Next meeting date: to be determined