

PC9 Historic Heritage oral submission

Alexander (Sandy) Elliott on behalf of Claudelands Residents. 22 signatories

Who are we? – a residents' group with a history

- Grass-root Claudelands community residents interested in protecting West Claudelands historic heritage
- Precursors in 1980's fought for protection of the area after indiscriminate construction of low-quality apartments in the 60's and 70's which eroded the historic heritage of the area
- Established Special Character Zone.
- Strong ongoing history of engagement with various iterations of council plan changes
- Special Character in 1980's has become Historic Heritage

Concentration of 1910s to 1930s houses



- Together these houses and their setting create a historical heritage which are enjoyed by many people in Hamilton.
- Creates connection with the past
- Typical of early riverside houses and suburban buildings in Hamilton
- We want to maintain and improve this heritage by saving buildings, maintaining setbacks, visibility, vegetation, materials, building form, spatial integrity...

Particular submission points regarding boundaries

- Call for extension of HHA along Oakley Avenue and Stanley St.
- Support recent proposal of the heritage area boundaries to include parts of Stanley St in the HHA
- **Still call for inclusion of Oakley St**, given the intact density of housing, even some Built Heritage properties. Does not seem to have been addressed by council re-assessment.
- Areas to the south of the railway line (Myrtle St area): has been split from Claudelands West Character area. The rationale in the council reports was not clear. The areas are adjacent and of similar character and era. While we support the area being a HHA, we would prefer for the area to be joined with Claudelands to retain intactness.
- In further submission, we opposed reduction of the boundary along River Road (314) and removal of some individual properties within the HHA. Supported addition of Stanley St (415, 293) and retention of properties along River Rd,

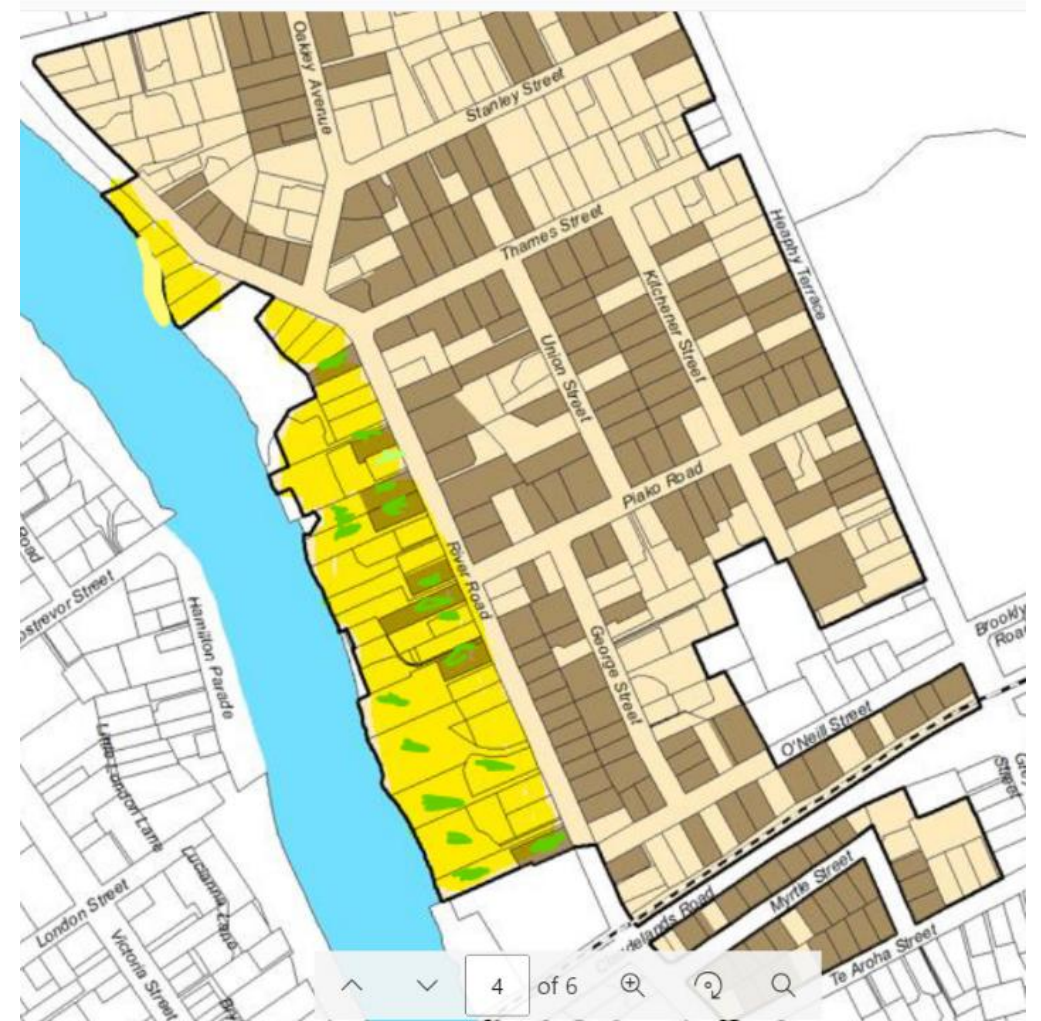
Activities

- Several points raised about activities. Many now appear in PC12, which we have submitted on. Our key concerns are:
- Demolition of pre-1939 buildings should be NC, not D activity (was NC in the previous Plan).
- Support restrictions for new buildings including consideration of scale, design, form, character, style, bulk, height, materials and colour to protect and enhance the heritage resources and values.
- Construction of apartments should be NC, as in the previous plan (Special Character Area provisions) (now in PC12).
- Separate matters for discretion table for HHA (now in PC12).
- Provisions for setback, streetscape of new buildings need to be introduced (now in PC12) as in previous plan.

Pre 1939s buildings

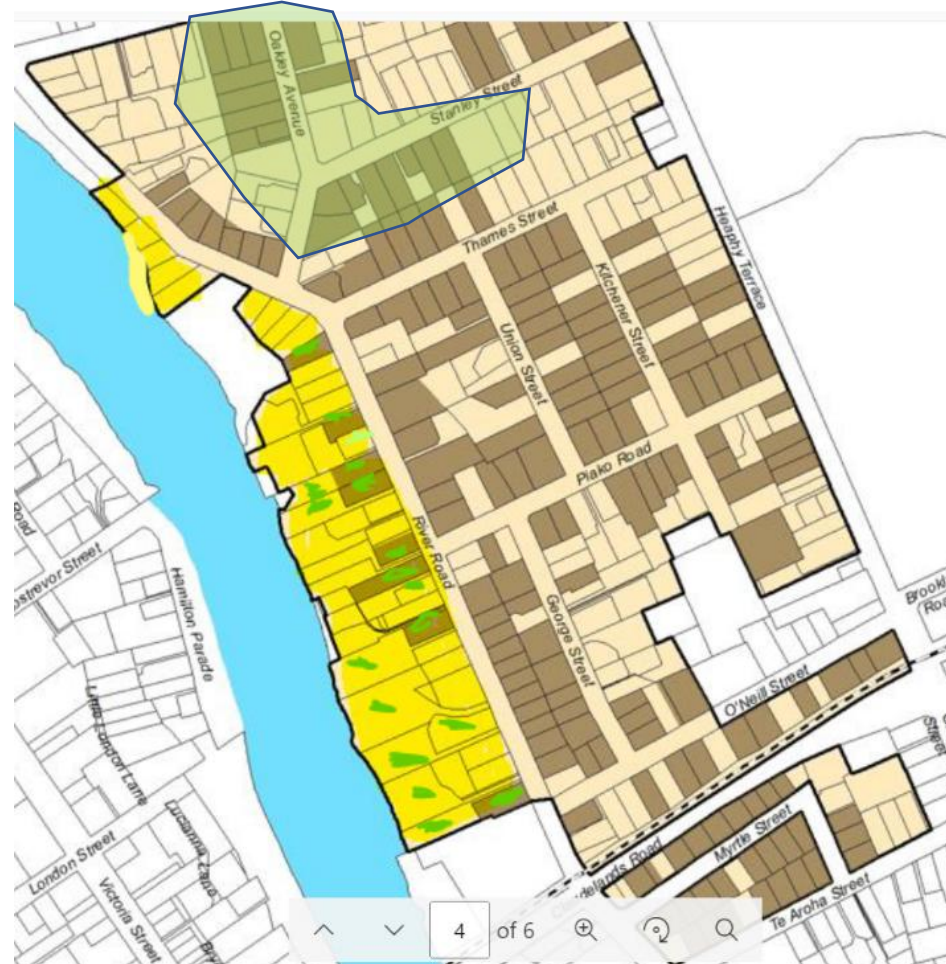
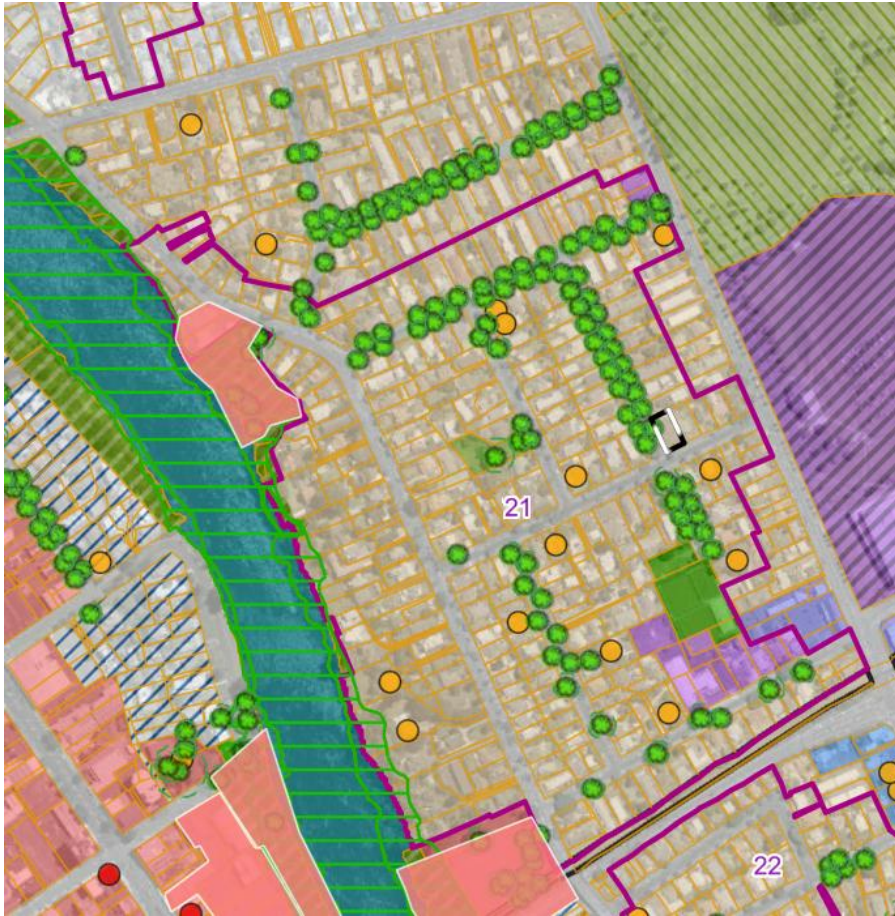
- Reasonable intactness and number of pre-1939's buildings
- More than on Council map (e.g., see green additions along River Rd), Buildings.
- These need protection from demolition, removal, inappropriate alteration. Need to strengthen provisions.

Council map from earlier plan. Boundary is old Character



Oakley and Stanley St

Could the hearing panel request that this be re-examined?



Conclusion

Our submission:

- Aims to retain and enhance the Historical Heritage of West Claudelands
- Requires prevention of more subdivision, in-filling or intensification of housing
- Supports proposed extensions of the boundary from the original PC9 plan
- Calls for extension along Oakley Ave. Supports controls such as set-backs, fencing, demolition, lot size...
- Calls for introduction of strong provisions to protect pre-1939 houses