



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE

**Meeting #:** 18-002  
**Date:** February 15, 2018  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall  
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

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	<b>Pages</b>
<b>1. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
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Referred from Council, January 24, 2018, for the information of the Committee	
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**8. DISCUSSION ITEMS**

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- 8.2 Hamilton Municipal Heritage Committee Working Group Projects (no copy)
  - 8.2.a Inventory & Research Working Group - Places of Education Project
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  - 8.2.c Policy & Design Working Group - Draft Masonry Guidelines
- 8.3 Hamilton Municipal Heritage Committee Heritage Awards – Nominations (no copy)

**9. MOTIONS**

**10. NOTICES OF MOTION**

**11. GENERAL INFORMATION / OTHER BUSINESS**

- 11.1 Buildings and Landscapes

11.1.a Endangered Buildings and Landscapes (Red):

(Red = Properties where there is a perceived immediate threat to heritage resources through demolition; neglect; vacancy; alterations, and/or, redevelopment)

(i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

(ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

(iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

(iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

(v) Beach Canal Lighthouse (D) – J. Partridge

(vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

(vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

(viii) 1 St. James Place, Hamilton (D) – K. Stacey

(ix) 2 Hatt Street, Dundas – K. Stacey

11.1.b Buildings and Landscapes of Interest (yellow):

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

(ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

(iii) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt

(iv) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

(v) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

11.1.c Heritage Properties Update (green):

(Green = Properties whose status is stable)

(i) The Royal Connaught Hotel, 112 King Street East, Hamilton  
(R) – T. Ritchie

(ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D)  
– R. Sinclair

(iii) St. Marks, 120 Bay Street South, Hamilton (D) – A.  
Denham-Robinson

(iv) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K.  
Garay

(vi) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R)  
– T. Ritchie

(vii) Abrey-Zimmerman House, Courtcliffe Park, Flamborough  
(D) – J. Partridge

(viii) Treble Hall, 4-12 John Street North, Hamilton (R) – T.  
Ritchie

11.1.d Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may  
be demolished)

(i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive  
(R) – K. Garay

**12. PRIVATE AND CONFIDENTIAL**

**13. ADJOURNMENT**



# Hamilton

## **HAMILTON MUNICIPAL HERITAGE COMMITTEE**

### **MINUTES 18-001**

**9:30 a.m.**

**Thursday, January 18, 2018**

**Room 264, 2<sup>nd</sup> Floor**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Councillors A. Johnson and M. Pearson  
A. Denham-Robinson (Chair), W. Arndt, D. Beland, G. Carroll, C. Dmitry, K. Garay, M. McGaw, T. Ritchie, K. Stacey

**Absent with  
Regrets:** Councillor J. Partridge – Personal, R. Sinclair, T. Wallis

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### **THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:**

**1. Inventory & Research Working Group Meeting Notes – October 30, 2017 (Item 5.2)**

**(Pearson/Garay)**

- (a) Addition of St. Luke’s Anglican Church, 454 John Street North to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.**

The Inventory/Research Working Group recommends that St. Luke’s Anglican Church, 454 John Street North, be added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.

- (b) Addition of Hughson Street Baptist Church, 383 Hughson Street, North to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.**

The Inventory/Research Working Group recommends that Hughson Street Baptist Church, 383 Hughson Street, North be added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.

**CARRIED**

2. **Correspondence from Wayne Morgan, President, Community Heritage Ontario, respecting Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development entitled Preserving Canada’s Heritage: The Foundation for Tomorrow. (Item 11.1) (attached hereto as Appendix “A”)**
  - (a) That the Hamilton Municipal Heritage Committee supports the recommendations in the Standing Committee on Environment and Sustainable Development Report entitled “Preserving Canada’s Heritage: The Foundation of Tomorrow”;
  - (b) That approval be given to the Hamilton Municipal Heritage Committee’s recommendation to write to the federal Minister of Environment and Sustainable Development, with copies to the Minister of Finance and local Members of Parliament, in support of the recommendations in Preserving Canada’s Heritage: The Foundation of Tomorrow”, and
  - (c) That the Mayor be requested to co-sign the letter in support the recommendations in Preserving Canada’s Heritage: The Foundation of Tomorrow.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Chair introduced Greg MacPherson, the new Assistant Cultural Planner to the Committee.

The Clerk advised the Committee of the following changes to the agenda:

**1. DELEGATION REQUEST (Item 4)**

- 4.2 Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting PED18019, Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the *Ontario Heritage Act* (for today’s meeting)

**2. CONSENT ITEM (Item 5)**

- 5.2 Inventory and Research Working Group Meeting Notes – October 30, 2017 (deferred at the December 14, 2017 Hamilton Municipal Heritage Meeting)

**(Pearson/A. Johnson)**

- (a) That Item 8.1, Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the Ontario

Heritage Act (PED18019) (Ward 13) be moved up the agenda to immediately follow Consent Items; and

- (b) That Item 7.1 Hamilton Municipal Heritage Committee Member Roles and Responsibilities, be moved down the agenda to immediately following Item 11.2.

**CARRIED**

**(Pearson/A. Johnson)**

That the Agenda for the January 18, 2018 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

D. Beland declared interest in Added Item 5.2, Inventory & Research Working Group Meeting Notes – October 30, 2017, as a family member is the Pastor of Hughson St. Baptist Church.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

- (i) December 14, 2017 (Item 3.1)**

**(Garay/Stacey)**

That the Minutes of the December 14, 2017 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(d) DELEGATION REQUESTS (Item 4)**

- (i) Pastor Dwayne Cline, Hughson St. Baptist Church, respecting 383 Hughson St. North, Hamilton (for today's meeting) (Item 4.1)**

**(A. Johnson/Arendt)**

That the delegation request from Pastor Dwayne Cline, Hughson St. Baptist Church, respecting 383 Hughson St. North, Hamilton, be approved for today's meeting.

**CARRIED**

- (ii) Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting PED18019, Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the Ontario Heritage Act (for today's meeting) (Added Item 4.2)**

**(Ritchie/Stacey)**

That the delegation request from Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc., respecting PED18019, Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office), be withdrawn, as the report has been deferred to a future meeting of the Hamilton Municipal Heritage Committee.

**CARRIED**

**(e) CONSENT ITEMS (Item 5)**

**(i) Heritage Permit Application – Delegated Approval (Item 5.1)**

**(Ritchie/Arendt)**

That the Heritage Permit Application HP2017-071, Proposed replacement of front steps and stoop, 37 Mill Street North, Flamborough (Waterdown), By-law No. 93-34-H, be received.

**CARRIED**

**(ii) Inventory & Research Working Group Meeting Notes – October 30, 2017 (Added Item 5.2) (TABLED at the December 14, 2017 meeting)**

Pastor Dwayne Cline was present at the meeting but did not wish to speak to the Committee.

**(A. Johnson/Sinclair)**

That the Inventory & Research Working Group Meeting Notes of October 30, 2017 be LIFTED from the Table.

**CARRIED**

For further disposition of this matter, refer to Item 1.

**(f) PRESENTATION (Item 7)**

**(i) Hamilton Municipal Heritage Committee Member Roles and Responsibilities (Item 7.1)**

Jeremy Parsons and Chelsey Tyers, Cultural Heritage Planners, addressed Committee with an overview of Hamilton Municipal Heritage Committee Member Roles and Responsibilities from a Heritage perspective, with the aid of a PowerPoint presentation. Paper copies of the presentation were distributed at the meeting. A copy of the presentation has been included in the official record.

Loren Kolar, Legislative Coordinator, addressed Committee with an overview of Hamilton Municipal Heritage Committee Member Roles and Responsibilities from a Heritage perspective, with the aid of speaking notes. A copy of the notes has been included in the official record.

**(McGaw/Dmitry)**

That the presentation respecting Hamilton Municipal Heritage Committee Member Roles and Responsibilities, be received.

**CARRIED**

The presentation is available through the Office of the City Clerk.



**(g) DISCUSSION ITEM (Item 8)**

- (i) Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the *Ontario Heritage Act* (PED18019) (Ward 13) (Item 8.1)**

**(Pearson/A. Johnson)**

That Report PED18019 respecting a Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the Ontario Heritage Act, be deferred to a future meeting of the Hamilton Municipal Heritage Committee to allow for staff to work with the developer.

**CARRIED**

**(h) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

- (ii) Buildings and Landscapes (Item 11.5)**

**(Garay/Pearson)**

That the following items be removed from the List of Buildings and Landscapes, as they no longer required monitoring by the Committee:

**(a) Endangered Buildings and Landscapes:**

- (ix) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey
- (x) St. Thomas Anglican Church Parsonage, 18 West Avenue South, Hamilton – T. Ritchie

**(b) Buildings and Landscapes of Interest (yellow):**

- (iii) Centenary Church, 24 Main Street West (R) – D. Beland
- (vi) 33 Bowen Street, Hamilton (R) - T. Ritchie

**CARRIED**

**(A. Johnson/Ritchie)**

That the following updates be received:

- (a) Endangered Buildings and Landscapes (Red):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

No report.

- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

No report.

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report.

- (v) Beach Canal Lighthouse (D) – J. Partridge

No report.

- (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (viii) 1 St. James Place, Hamilton (D) – K. Stacey

No report.

- (ix) 2 Hatt Street, Dundas – K. Stacey

No report.

**(b) Buildings and Landscapes of Interest (yellow):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

No report.

- (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

No report.

- (iii) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt

No report.

- (iv) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

No report.

- (vi) 33 Bowen Street, Hamilton (R) - T. Ritchie

A new restaurant has been opened at the property.

- (vii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

**(c) Heritage Properties Update (green):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair

No report.

- (iii) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson

No report.

- (iv) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

The fundraiser planned for the property has been postponed.

- (vi) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (vii) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge
- (viii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

New signage has appeared giving a website for information on rental possibilities in the building.

**(d) Heritage Properties Update (black):  
(Black = Properties that HMHC have no control over and may be demolished)**

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

No report.

**CARRIED**

**(h) ADJOURNMENT (Item 12)**

**(Beland/Carroll)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 11:30 a.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	January 16, 2018
<b>SUBJECT / REPORT NO:</b>	Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the <i>Ontario Heritage Act</i> (Ward 8) (PED18001)
<b>WARD(S) AFFECTED:</b>	Ward 8
<b>PREPARED BY:</b>	Jeremy Parsons 905-546-2424 Ext. 1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That Council direct and authorize staff to undertake a Cultural Heritage Assessment of 650 and 672 Sanatorium Road, Hamilton, shown on Appendix "A" to Report PED18001, to determine whether the property is of cultural heritage value worthy of designation under Part IV of the *Ontario Heritage Act*;
- (b) That the Cultural Heritage Assessment work be assigned a high priority and be added to staff's work plan for completion and presentation to the Hamilton Municipal Heritage Committee (HMHC) no later than December 31, 2018, as per the attached Appendix "G" to Report PED18001;
- (c) That should the Cultural Heritage Assessment determine that 650 and 672 Sanatorium Road, Hamilton, is of cultural heritage value or interest, a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes be prepared by staff for Council's consideration for designation under Part IV of the *Ontario Heritage Act*;
- (d) Pursuant to Section 27(1.2) of the *Ontario Heritage Act*, that Council direct staff to add the respective buildings located at 650 and 672 Sanatorium Road, shown in Appendix "A" of Report PED18001, to the Register of Property of Cultural Heritage Value or Interest (the "Register"), following consultation with the HMHC as per the Council-approved Designation Process (see Appendix "D" to Report PED18001);

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**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 2 of 9**

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- (e) Pursuant to Section 27(5) of the *Ontario Heritage Act*, that Council require that any notice of intention to demolish or remove any structure or building on 650 and 672 Sanatorium Road, shown in Appendix “A” to Report PED18001, include a Cultural Heritage Impact Assessment report, to the satisfaction and approval of the Director of Planning and Chief Planner;
- (f) That a copy of Report PED18001 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation; and,
- (g) That a copy of Report PED18001 be forwarded to the property owner and the designation requestors for information.

### **EXECUTIVE SUMMARY**

The subject lands known municipally as 650 and 672 Sanatorium Road, Hamilton, (see location map and photographs attached as Appendices “A” and “C” to Report PED18001) is a total of 6.51 acres and contains the following features:

- The Medical Superintendent’s Residence (also known as Residence 37 and the San House): Colonial Revival campus residence built in 1922;
- The Patterson Building: Collegiate Gothic institutional building built in 1932;
- Early-mid 20<sup>th</sup> century accessory garage building;
- Modern accessory building;
- Two large surface parking lots; and,
- A substantial lawn area with a number of large trees.

On August 22, 2017 staff received a letter requesting designation under the *Ontario Heritage Act* for the property located at 650 Sanatorium Road (the “San House”). On October 16, 2017, staff received a second formal designation request, from the same party to include the property located at 672 Sanatorium Road (the “Patterson Building”). Both buildings are located on the same parcel of land despite having separate municipal addresses.

The property is currently listed on the City’s Inventory of Buildings of Architectural and / or Historical Interest as a Cultural Heritage Landscape. The property is not designated under Part IV or V of the *Ontario Heritage Act*, listed on the Register, or subject to a Heritage Conservation Easement Agreement.

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**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 3 of 9**

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Through this Report, staff have determined that 650 and 672 Sanatorium Road meets all three categories of the criteria contained in Ontario Regulation 9 / 06 and is considered to have design / physical value, historical / associative value, and contextual value. Staff recommend that Council direct and authorize staff to carry out a Cultural Heritage Assessment of 650 and 672 Sanatorium Road to determine whether the property is of sufficient cultural heritage value to merit designation under Part IV of the *Ontario Heritage Act*. Staff recommend that the Cultural Heritage Assessment work be assigned a high priority within the staff work plan.

***Alternatives for Consideration – See Page 8***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** None

**Staffing:** None

**Legal:** The City's Legal Counsel was consulted in the preparation of the original 2008 staff report regarding the formal Designation Process (Report PED08211), the recommendations of which are summarized below:

Owner consent is not required for designation of a property under the *Ontario Heritage Act*. Accordingly, a Council may decide that it is in the public and / or community interest to conserve a property, despite objections by the owner.

As per the Council-approved Designation Process (see Appendix "C" to Report PED18001), this Report provides staff with direction to complete further research and evaluation of the properties for a later decision by Council. If staff are directed to proceed, Council will make a decision on designation at a subsequent stage in the designation process once a staff report has been prepared, and Cultural Heritage Assessment, a draft designation By-law, advice from the HMHC, and the positions of the property owners and any other interested parties are presented.

**HISTORICAL BACKGROUND**

The subject property, known municipally as 650 and 672 Sanatorium Road, Hamilton, was previously included in the lands of the former Mountain Sanatorium (and later Chedoke Hospital) on the western brow of the Niagara Escarpment. The Sanatorium lands once contained approximately 30 buildings. The Mountain Sanatorium was officially opened in 1906 by the Governor General Earl Grey. The institution was Canada's fourth sanatorium but the largest of its kind in Canada. During the early 20<sup>th</sup>

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century, tuberculosis was a severe disease that affected thousands of people. The original Mountain Sanatorium contained upwards of 15 buildings, many of them simple wood-frame structures. Following efforts to contain outbreaks during the First World War, the Federal government invested in more substantial structures, including the following structures still standing in the vicinity: the Long & Bisby Building (1920), the Bruce Memorial Building (1922), the Southam Pavilion (1928), the Evel Pavilion (1932), the Wilcox Pavilion (1938), and the Holbrook Pavilion (1951).

The San House was built in 1922 for Dr. John Howard Holbrook, the hospital's medical superintendent from 1908-1945 and served subsequent hospital uses in the latter half of the 20<sup>th</sup> century. The San House replaced the former farmhouse, purposed as the residence of Dr. John Howard Holbrook and family, that was destroyed by fire that same year. The property currently sits vacant but does not appear to have been added to the City's Vacant Building Registry. The Patterson Building was built in 1932 as a residence for 45 nurses. The building was renovated as early as 1975 for office use, and currently houses Columbia International College. Both properties are listed on the City's Inventory of Buildings of Architectural and / or Historical Interest as part of a Cultural Heritage Landscape.

On August 22, 2017 staff received a letter with seven (7) signatures from nearby residents of the subject lands requesting designation under the *Ontario Heritage Act* for the property located at 650 Sanatorium Road, Hamilton. Staff served the owners with Notice of this request on September 14, 2017. On October 16, 2017, staff received a second formal designation request from the same residents to include the property located at 672 Sanatorium Road. The residents had originally requested designation for 565 Sanatorium Road (which is located across the street). After staff followed up to confirm the request, the requestors clarified that the designation request was intended for the Patterson Building (672 Sanatorium Road). Staff served the owners with Notice of this request on October 17, 2017.

Under the Council approved process for requests to designate, preliminary screening reports are presented to Planning Committee and Council, after which a copy is provided to the Hamilton Municipal Heritage Committee. After consultation with HMHC, the property may be placed on the Register.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement (2014):**

Section 2.6 of the Provincial Policy Statement (PPS) pertains to Cultural Heritage and Archaeology and Subsection 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". The recommendations of

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**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 5 of 9**

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this Report will enable the City to better facilitate the conservation of the subject property and, therefore, are consistent with this policy.

**Urban Hamilton Official Plan (UHOP):**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the UHOP states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). These policies demonstrate Council’s commitment to the identification, protection, and conservation of cultural heritage resources; the recommendations of this Report comply with these policies.

**RELEVANT CONSULTATION**

Staff have been in contact with the requesting parties as well as the property owner. Following each of the letters requesting designation, staff have served notice of the request upon the property owner (see Appendix “H” to Report PED18001). Staff were first contacted by phone on June 23, 2017 by Ms. Deborah Clinton, a neighbouring property owner, inquiring about requesting designation for the San House. On June 26, 2017 staff were contacted by phone by Mr. Victor Lee of ATA Architects, inquiring about the status of the property and indicating that the current direction of the property owner is to eventually tear down the San House as part of future development of the lands. Staff have noted to Mr. Lee that discussions have begun on a heritage designation request for the subject property. Subsequently, staff have maintained communication with the requesting parties; with Mr. Lee; and with Ms. Nadine Nock, executive assistant at Columbia International College. Staff have also informed the Ward Councillor of the designation requests through the carbon copy of a letter sent to the property owners (see Appendix “H” to Report PED18001). A copy of this Report will be sent to the property owners as well to the requesting parties.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

**Preliminary Evaluation – Ontario Regulation 9 / 06:**

In 2006, the Province issued criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*. The regulation identifies three (3) broad categories of criteria: Design / Physical Value, Historical / Associative Value, and Contextual Value, under which three (3) subsets of criteria are further identified (see Appendix “E” to Report PED18001).

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**1) Design / Physical Value:**

The property known municipally as 650 and 672 Sanatorium Road includes two prominent buildings estimated to be of significant cultural heritage value. The San House (or Residence 37) was built in 1922 as the residence of medical superintendent Dr. John H. Holbrook. The red brick building is an excellent example of Colonial Revival architecture with a high, symmetrical profile, a steeply-pitched side gable roof, and pedimented dormers along the front and rear roof. The building includes a decorative doorway with sidelights, transom, and an early or original door. The entrance is covered by a columned portico. The building's windows have all been replaced but are punctuated by stone sills and brick lintels with stone keystones. The building's slate roof material may also be original to the home (see Appendix "C" to Report PED18001 for photographs of the building). One historical account indicates that the San House was "finished in quarter-cut oak, a gift of Guy Long of the Long Lumber Company" (Ralph Wilson, *Chedoke: More Than a Sanatorium*, 2006).

The Patterson Building was built in 1932 and is a reserved example of Collegiate Gothic architecture (1890-1940). The brick building has long, rectangular, and balanced massing. The front façade has two large projecting pedimented sections capped with decorative stone niches at the apexes. The central entrance is projected and features attached flanking pilasters and an attractive stone hood moulding surrounding the doorway. The Patterson Building includes a modern glass addition on the south end and a less contemporary addition at the rear. The rear of the building features a simple brick face with stone sills, soldier course brick lintels, and stone stringcourses running the length of the wall. The building includes modern windows throughout (see Appendix "C" to Report PED18001 for photographs of the building).

**2) Historical / Associative Value:**

The property is included in the former Mountain Sanatorium Cultural Heritage Landscape. The property has a lengthy institutional history as hospital lands. The former sanatorium was a treatment centre for patients with tuberculosis during the 20<sup>th</sup> century. The San House is associated with Dr. John Howard Holbrook, medical superintendent from 1908-1945. As both a resident and superintendent, Dr. Holbrook was pivotal in the sanatorium's eminence as an expansive treatment centre for tuberculosis and, later, the institution's transition to an emergency hospital in the 1960s. The Patterson Building is named after Thomas Patterson, Hamilton Health Association board member from 1918 to 1928. The building's Collegiate Gothic architecture parallels other buildings that form a part of the heritage landscape, including the Southam Pavilion, Wilcox Pavilion, and Evel Pavilion each located on adjacent property. The Patterson Building housed resident nurses until 1975 when it was renovated for office space. Both buildings are directly connected to the history of the lands and form significant elements of the former Mountain Sanatorium Cultural Heritage Landscape.

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*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 7 of 9**

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**3) Contextual Value:**

The property is a part of the former Mountain Sanatorium (and later Chedoke Hospital Sanatorium) lands. The Patterson Building and the San House each contribute to the context of this campus landscape and stand as tangible features of the landscape's historical narrative. The property is located adjacent to other former sanatorium properties located within the area. The property includes an expansive lawn with numerous mature trees, pointing to the site's former pastoral character.

**Conclusion:**

Staff concludes that the property known municipally as 650 and 672 Sanatorium Road, Hamilton, is of sufficient cultural heritage value to warrant further research and assessment of the property for potential designation under the *Ontario Heritage Act*.

**Work Plan Priority:**

The Council approved Designation Process provides for the prioritization of detailed research and assessment work. Within the annual work plan, Planning staff can typically process three (3) to four (4) properties through the designation process. These priorities generally fall within the following time frames: high-priority (0-1 years), medium priority (2-3 years), and low priority (4+ years). The current work plan extends to the year 2034 and contains seventy-three (73) properties pending review for designation.

Work plan priorities are assigned based on a number of factors, including:

- Heritage value associated with the property;
- Risk to the property with respect to demolition or removal;
- Current level of property maintenance;
- Funding eligibility;
- City ownership of the property; and,
- Work plan / staff resources.

Staff are recommending that the subject property be assigned as a high priority designation for completion in 2018 (see Appendix "G" to Report PED18001), based on the lack of protections in place and the possible demolition of the San House. The further research and assessment work will provide Council with adequate information upon which to base a decision regarding designation under the *Ontario Heritage Act*. The currently approved work plan priorities are contained in Appendix "F" to Report PED18001. At the time of preparing this Report, the City has not received any applications for the demolition of the subject property. However, the building has been vacant. Given the property's vulnerable state due to it being vacant, staff recommend

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**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 8 of 9**

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that Council require that, following its addition to the Register, any Notice of Intention to Demolish the building on the subject property include a Cultural Heritage Impact Assessment to protect the City's interest in the building, in the interim period before a Cultural Heritage Assessment can be prepared (see recommendation (d) to Report PED18001).

## **ALTERNATIVES FOR CONSIDERATION**

### **1. Direct Staff Not to Carry Out a Cultural Heritage Assessment**

Council could direct staff not to carry out a Cultural Heritage Assessment. This alternative would be contrary to the Council-approved Designation Process (see Appendix "D" to Report PED18001) for considering requests for designation. The Designation Process anticipates that, when legitimate requests for designation are received, a Cultural Heritage Assessment will be completed so that Council can then consider designation with all of the pertinent information before it. As such, staff do not support this recommendation.

### **2. Assign Different Work Plan Priority**

Council may assign a different work plan priority for the Cultural Heritage Assessment than recommended by staff. Given the consideration of all the factors noted in the Analysis and Rationale for Recommendation section of this Report, staff are of the opinion that the recommended work plan priority is warranted. As such, staff do not support this recommendation.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

### **Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

## **APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A": Location Map
- Appendix "B": Designation Requests for 650 and 672 Sanatorium Road, Hamilton
- Appendix "C": Historical and Contemporary Photographs
- Appendix "D": Council-Approved Designation Process

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**SUBJECT: Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (Ward 8) (PED18001) - Page 9 of 9**

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- Appendix “E”: Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest
- Appendix “F”: Staff Work Plan for Designation of Property Under Part IV of the *Ontario Heritage Act* (as Amended by A Council Motion on June 14, 2017)
- Appendix “G”: Staff Work Plan for Designation of Property Under Part IV of the *Ontario Heritage Act* (as Amended by Report PED18001)
- Appendix “H” Letters to Property Owner

JP/sd

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**Designation Request for 650 Sanatorium Road: Received by staff August 22, 2017**

July 4, 2017

Dear Jeremy Parsons,

We the undersigned, are residents living in the vicinity of 650 Sanatorium Road and are seeking to have this property designated under the Ontario Heritage Act.

We believe that there is significant history associated with this house and would like to see it protected.

For the purposes of continued communication, please contact Deb Clinton, [debclinton@rogers.com](mailto:debclinton@rogers.com).

Thank you,

Name	Address	E-Mail
Deb Clinton	267 West 335+	debclinton@rogers.com
Tim Lillie	204 West 33 St.	timlillie@outlook.com
Dana Antipewick	216 W 33 St	danaantip@gmail.com
Ryan Swiech	208 W. 33 St	ryanswiech@hotmail.com.
Kena Lamplin	192 W 33rd St	
Rick Apple	188 W 33rd St	rickapple@yahoo.ca
Patty/Tim Sullivan	199 W 33rd St	pudsicle1@gmail.com

**Designation Request for 672 Sanatorium Road: Received by staff October 16, 2017**

October 16, 2017

Dear Jeremy,

Please accept this letter on behalf of a group of residents on West 33 Street regarding a request for 650 Sanatorium and 672 Sanatorium be considered for historical designation.

Thank You,

Deb Clinton





**Figure 1:** Front (south) façade of the former Medical Superintendent’s Residence, the “San House”, at 650 Sanatorium Road, Hamilton (Historical Hamilton, 2015).



**Figure 2:** A closer view of the symmetrical southern façade showing the columned portico, window keystones, slate roof, and Classical pedimented dormers (2017).



**Figure 3:** View from the southwest corner of the roofline profile. The image displays slate siding on the dormers, projected brick corbel corners, and modillion brackets on the underside of an extended cornice soffit (2017).



**Figure 4:** View of the rear of the building (north and west elevations) showing a matching profile with equivalent pedimented dormers. An early one-and-a-half storey aluminum and wooden-clad addition is shown on the eastern portion of the rear façade (2017).



**Figure 5:** A closer look at the rear of the building (2017).



**Figure 6:** An accessory garage building on the property with a yet unknown history (2017).



**Figure 7:** An early photograph of the San House, looking west. A bank barn which was believed to be torn down in the late 1930s can be seen in the background (Ralph Wilson, *Chedoke: More Than a Sanatorium*, 2006).



**Figure 8:** A circa 1930s photograph showing the rear of the building, the early wood-clad addition, and two automobiles (Wilson, *Chedoke*, 2006).



**Figure 9:** The original farmhouse on the property that was purposed as the home of the Holbrook family until it was destroyed by fire in 1922 (Wilson, *Chedoke*, 2006).



**Figure 10:** In 1919, the Prince of Wales (Prince Edward) visited Hamilton, including the Mountain Sanatorium. He is seen here walking with Dr. Holbrook on the grounds of 650 Sanatorium Road, the original farmhouse seen in the background (Wilson, *Chedoke*, 2006).



**Figure 11:** Dr. John Howard Holbrook and his family on the front porch of the San House, circa 1926 (Wilson, *Chedoke*, 2006).



**Figure 12:** The southern end of the front (west) façade of the Patterson Building now owned and adaptively-reused by Columbia International College. The projected entrance features a subtle ogee arch peak and an attractive hood moulding made of stone (2017).



**Figure 13:** The northern end of the front façade. The building displays a restrained application of the Gothic Collegiate style with roofline enhanced with open stone niches (2017).



**Figure 14:** The southern end of the rectangular Patterson Building with a projecting modern glass addition housing a connecting stairwell (2017).



**Figure 15:** The rear (east) portion of the building. Note the modern addition, off-colour brick elevator addition, and modern windows. The brick building features a simple rear façade with stone sills, soldier course brick lintels, and stone stringcourses running the length of the façade (2017).



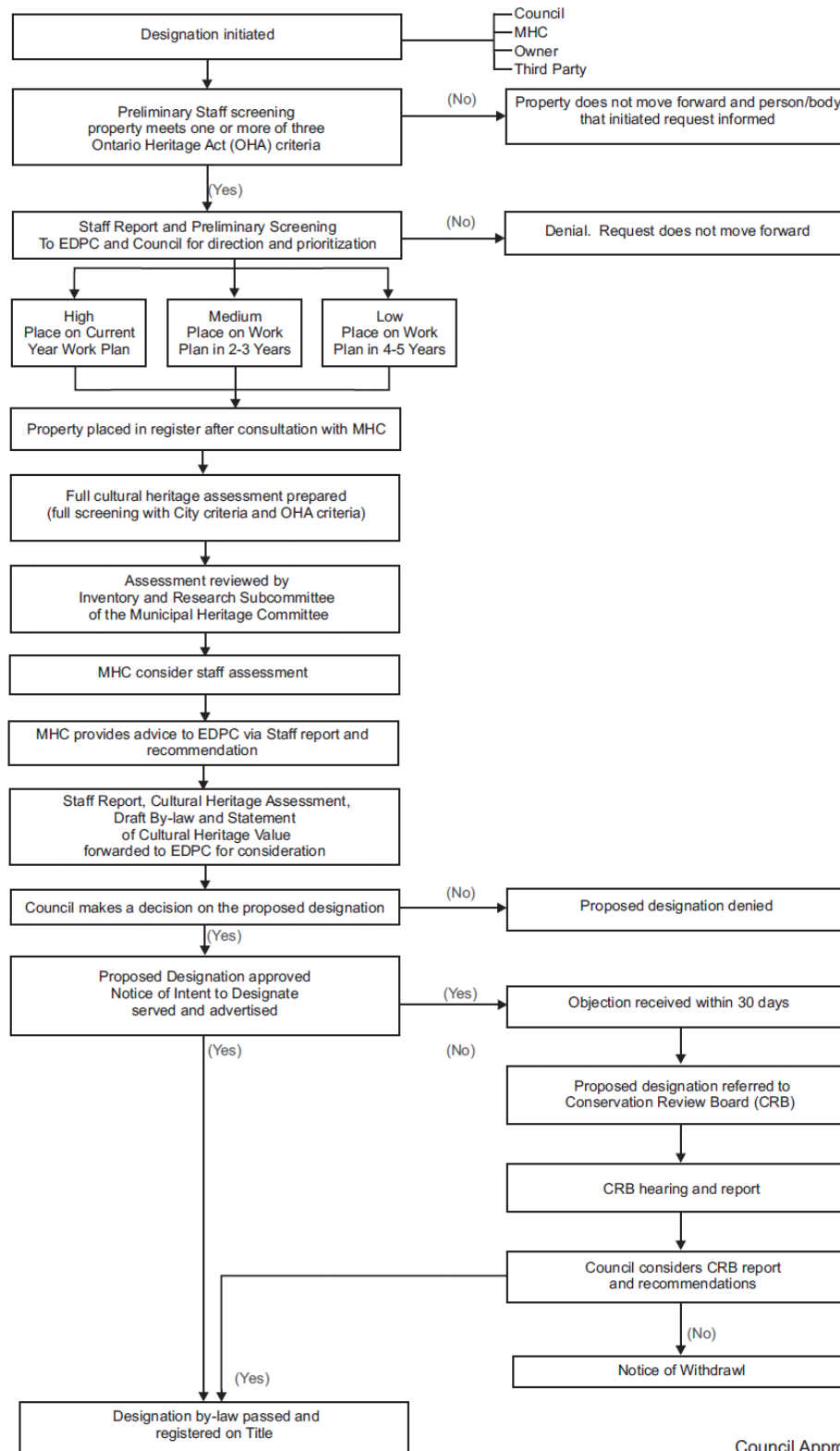


**Figure 16:** An early photograph (ca. 1930s) of the Patterson Building (Wilson, *Chedoke*, 2006).



**Figure 17:** The Patterson Building was built as a nurse residence in 1932. Pictured are a group of "Patterson Nurses" (Wilson, *Chedoke*, 2006).

### DESIGNATION PROCESS



## ***Ontario Heritage Act***

### **ONTARIO REGULATION 9 / 06:**

#### **CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

##### **Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9 / 06, s. 1 (1).
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  2. The property has historical value or associative value because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
  3. The property has contextual value because it,
    - i. is important in defining, maintaining or supporting the character of an area,
    - ii. is physically, functionally, visually or historically linked to its surroundings, or
    - iii. is a landmark. O. Reg. 9 / 06, s. 1 (2).

**Staff Work Plan for Designation under Part IV of the *Ontario Heritage Act* (as amended by a Council Motion on June 14, 2017)**

\*Denotes a completed designation.

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2017	Kelly House*	2042 Jerseyville Road	Ancaster
2017	Tisdale House*	314 Wilson St E	Ancaster
2017	Book House	167 Book Rd E	Ancaster
2017	Dundas Post Office	104 King St W	Dundas
2017	Desjardins Canal	- Dundas	Dundas
2017	Vimy Oak Tree*	79 Hamilton St N	Flamborough
2017	Woodburn Hall*	1062 Golf Club Rd	Glanbrook
2017	Gore Park	1 Hughson St S	Hamilton
2017	King George School	77 Gage Ave N	Hamilton
2017	Auchmar Gatehouse	71 Claremont Dr	Hamilton
2017	Centenary United Church	24 Main St W	Hamilton
2017	Inglewood*	13-15 Inglewood Dr	Hamilton
2017	Treble Hall*	4-12 John St N	Hamilton
2017	Barton Reservoir	111 Kenilworth Access	Hamilton
2017	Church	1395-1401 King St E	Hamilton
2017	Westdale Theatre*	1014 King St W	Hamilton
2017	Royal Connaught	82-112 King St E	Hamilton
2017	Hambly House	170 Longwood Rd N	Hamilton
2017	MacNab Terrace*	262 MacNab St N	Hamilton
2017	Gage Park	1000 Main St E	Hamilton
2017	Former Cathedral School	378 Main St E	Hamilton
2017	Carpenter Coach House*	1065 Hwy 8	Stoney Creek
2018	Ferguson Pumping Station	231 Ferguson Ave S	Hamilton
2018	Former Blacksmith Shop	2 Hatt St	Dundas
2018	Jimmy Thompson Pool	1099 King St E	Hamilton
2018	Residence	7 Ravenscliffe Ave	Hamilton
2018	Regency Cottage	39 Lakeview Dr	Stoney Creek
2019	W.H. Ballard School	801 Dunsmure Rd	Hamilton
	Memorial School	1175 Main St E	

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2019	Residence	105 Erie Ave	Hamilton
2019	Kenilworth Library	103 Kenilworth Ave N	Hamilton
2019	Former Union School	634 Rymal Rd W	Hamilton
2020	Cannon Knitting Mill	134 Cannon St E	Hamilton
2020	Bell Building	17 Jackson St W	Hamilton
2020	Oak Hall	10 James St N	Hamilton
2020	Former Bank of Nova Scotia	54 King St E	Hamilton
2020	Former Elfrida United Church	2251 Rymal Rd E	Stoney Creek
2021	Former Hamilton Distillery Company Building	16 Jarvis St	Hamilton
2021	Former County Courthouse	50 Main St E	Hamilton
2022	Charlton-Hughson-Forest-John Block	39- 49 Charlton Ave E	Hamilton
		40, 50 Forest Ave	
		183-189 Hughson St S	
2022	Copp Block	165-205 King St E (Except No. 193)	Hamilton
2023	Hughson House	103 Catharine St N	Hamilton
2023	Hamilton Hydro	55 John St N	Hamilton
2023	First Pilgrim United Church	200 Main St E	Hamilton
2023	St. John's Evangelical Lutheran Church	37 Wilson St	Hamilton
2024	Stelco Tower	100 King St W	Hamilton
2024	Landmark Place / Century 21 Building	100 Main St E	Hamilton
2024	Hamilton Club	6 Main St E	Hamilton
2024	Commercial Building	189 Rebecca St	Hamilton
2025	George Armstrong School	460 Concession St	Hamilton
2025	Gartshore Building	64 Hatt St	Dundas
2025	Undercliffe	64 Aberdeen Ave	Hamilton
2025	Gateside	131-135 Aberdeen Ave	Hamilton
2025	Hereford House / Royal Alexandra	13-15 Bold St	Hamilton
		19-21 Bold St	Hamilton

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2026	Residence	192 Bold St	Hamilton
2026	Henson Court	170 Caroline St S	Hamilton
2026	Central Presbyterian Church	252 Caroline St S	Hamilton
2026	Eggshell Terrace	14-24 Charlton Ave W	Hamilton
2027	Residence	99 Duke St	Hamilton
		191 Bay St S	Hamilton
2028	Residence	173 Bay St S	Hamilton
2028	Maple Lawn	254 Bay St S	Hamilton
2028	Widderly	274 Bay St S	Hamilton
	Bright Side / Sunny Side	280 Bay St S	Hamilton
	Balfour House	282 Bay St S	Hamilton
2028	Residence	41 Charlton Ave W	Hamilton
2029	Residence	72 Charlton Ave W	Hamilton
2029	Stone Houses	14 Duke St	Hamilton
2029	Residence	98 Duke St	Hamilton
2030	Herkimer Terrace	11-17 Herkimer St	Hamilton
2030	Semi-detached Residence	44-46 Herkimer St	Hamilton
2030	Residences	370 Hess St S	Hamilton
		378 Hess St S	Hamilton
		384 Hess St S	Hamilton
2030	HREA Residence	203 MacNab St S	Hamilton
2031	Moodie Residence	37 Aberdeen Ave	Hamilton
2031	Residence	125 Aberdeen Ave	Hamilton
2031	Gibson Residence	311 Bay St S	Hamilton
2031	Residence	312 Bay St S	Hamilton
2032	Cartwright Residence	321 Bay St S	Hamilton
2032	Whitton Residence	351-353 Bay St S	Hamilton
2032	Pigott Residence	358 Bay St S	Hamilton
2032	Semi-detached Residence	64 Charlton Ave W	Hamilton
2033	First Hamilton Christian Reformed Church	181 Charlton Ave W	Hamilton
2033	Herkimer Apartments	86 Herkimer St	Hamilton

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
2034	Residence	347 Queen St S	Hamilton
2034	Residence	403 Queen St S	Hamilton
2034	The Castle / Amisfield	1 Duke St	Hamilton

**Staff Work Plan for Designation under Part IV of the *Ontario Heritage Act* (as amended by a Council Motion on June 14, 2017)**

\*Denotes a completed designation.

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2017	Inglewood*	13-15 Inglewood Dr	Hamilton
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2017	Church	1395-1401 King St E	Hamilton
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2017	Former Cathedral School	378 Main St E	Hamilton
2017	Carpenter Coach House*	1065 Hwy 8	Stoney Creek
2018	Former Blacksmith Shop	2 Hatt St	Dundas
2018	San House & Patterson Building	650 & 672 Sanatorium Road	Hamilton
2018	Ferguson Pumping Station	231 Ferguson Ave S	Hamilton
2018	Jimmy Thompson Pool	1099 King St E	Hamilton
2018	Residence	7 Ravenscliffe Ave	Hamilton
2018	Regency Cottage	39 Lakeview Dr	Stoney Creek
2019	W.H. Ballard School	801 Dunsmure Rd	Hamilton



<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
	Memorial School	1175 Main St E	
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2019	Kenilworth Library	103 Kenilworth Ave N	Hamilton
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2025	Hereford House /	13-15 Bold St	Hamilton

<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
	Royal Alexandra	19-21 Bold St	Hamilton
2026	Residence	192 Bold St	Hamilton
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2026	Central Presbyterian Church	252 Caroline St S	Hamilton
2026	Eggshell Terrace	14-24 Charlton Ave W	Hamilton
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<b>Year</b>	<b>Name</b>	<b>Address</b>	<b>Community</b>
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2034	Residence	347 Queen St S	Hamilton
2034	Residence	403 Queen St S	Hamilton
2034	The Castle / Amisfield	1 Duke St	Hamilton





Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

FILE: HP2017-070

January 9, 2018

**Spallacci Group**

ATTN: Rudi Spallacci  
1 James St S, 8<sup>th</sup> floor  
Hamilton, ON L8P 4R5

**Absolute Blast Corp.**

PO Box 333  
Mount Hope, ON L0R 1W0

**Re: Heritage Permit Application HP2017-070  
255 West Avenue North, Hamilton  
By-law No. 88-182**

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Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2017-070 is approved for the designated property at 255 West Avenue North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of graffiti located on west façade of building (located on both stone and brick masonry) with a steam system pressure washer with a chemical graffiti remover as a softening agent.
- Application of soft charcoal to cleaned masonry to match uncleaned patina.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2017-070  
255 West Avenue North, Hamilton  
By-law No. 88-182**

**January 9, 2018  
Page 2 of 2**

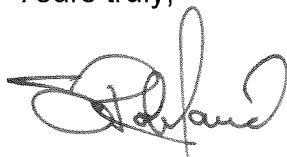
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2020. If the alterations are not completed by January 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email [jeremy.parsons@hamilton.ca](mailto:jeremy.parsons@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II - Cultural Heritage  
Chanell Ross, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Erin Semande, Registrar, Ontario Heritage Trust  
Matthew Green, Ward 3

**MEETING NOTES**  
**INVENTORY AND RESEARCH WORKING GROUP**

Monday, November 27, 2017

6:00 pm

Hamilton City Hall, Room 222

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Attendees: Wilf Arndt, Alissa Denham Robinson, Ann Gillespie, Pamela Grelecki,  
Brian Kowalewicz, Ron Sinclair

Regrets: Leanne Pluthero, Terri Wallis, Kathy Wakeman

Guest Speaker: Alissa Golden

Staff in attendance: Jeremy Parsons

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**THE INVENTORY AND RESEARCH WORKING GROUP RECOMMENDS  
THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE  
COMMITTEE:**

- 1. Based on the presentation by Cultural Heritage staff and the preliminary Heritage Assessment provided by Sylvia Wray, the Inventory/Research Working Group recommends that the house and property at 880 Centre Road, Flamborough be immediately added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.**
  
  - 2. Further, it is recommended that the house and property at 880 Centre Road, Flamborough be added to the staff work plan for designation under Part IV of the Ontario Heritage Act.**
  
  - 3. Based on the presentation by Cultural Heritage Staff and the Preliminary Heritage Assessment provided, the Inventory/Research Working Group concurs with the staff recommendation that 574 Northcliffe Avenue, Dundas, be added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest.**
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**FOR THE INFORMATION OF THE COMMITTEE:****(a) INTRODUCTIONS**

Pamela Grelecki was introduced as the newest member of the IRWG

**(b) DECLARATIONS OF INTEREST-- none.****(c) APPROVAL OF MEETING NOTES**

The **October 30, 2017** Meeting Notes of the Inventory and Research Working Group were accepted.

**(d)** Alissa Golden gave a comprehensive report regarding the Built Heritage Inventory project and possible next steps (refer attached). Feedback was provided by IRWG members

**(e)** Ann Gillespie provided a draft of recommendations regarding the Prioritized Work Plan for Designation under Part IV of the Ontario Heritage Act, which was then given to Jeremy Parsons.

**(f) The Places of Education Project** was discussed. Brian Kowalewicz advised that he had undertaken to do photography in Wards 1-2. Ann Gillespie indicated she is now in a position to do work in Ward 1. Time permitting, Brian indicated he would do photography in other wards (3-6).

Wilf Arndt provided the work done in Wards 14-15 to Jeremy Parsons so that it could be reviewed for formatting and publication purposes.

Alissa Golden volunteered to distribute a template for purposes of updating the database. (this item was distributed to IRWG members via email on December 19<sup>th</sup>). Alissa has been invited to our January 22<sup>nd</sup>, 2018 meeting to discuss.



**INVENTORY AND RESEARCH WORKING GROUP  
MEETING NOTES**

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**(g) NEXT MEETING -- Monday, January 22<sup>nd</sup>, 2018, 6pm Room  
222 City Hall**

**(h) ADJOURN -- meeting was adjourned at 7:20pm**

Ron Sinclair

Chair