



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

**Meeting #:** 19-005  
**Date:** July 25, 2019  
**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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### 1. CEREMONIAL ACTIVITIES

- \*1.1 Hamilton Municipal Heritage Committee Heritage Nomination Award Presentation (no copy)

### 2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with \*)

### 3. DECLARATIONS OF INTEREST

### 4. APPROVAL OF MINUTES OF PREVIOUS MEETING

- 4.1 June 20, 2019

### 5. COMMUNICATIONS

- 5.1 Correspondence from John Vitulli Jr., Vitulli Law Group, respecting a Request to Register 180 Concession Street, Hamilton, Ontario as a Heritage Property

Recommendation: Be received.

### 6. DELEGATION REQUESTS

**7. CONSENT ITEMS**

- \*7.1 For the Information of the Hamilton Municipal Heritage Committee respecting 23-25 King Street East, Stoney Creek, and 1 Main Street North, Waterdown (The Royal Coachman)

**8. PUBLIC HEARINGS / DELEGATIONS**

**9. STAFF PRESENTATIONS**

- 9.1 An Introduction to Heritage Inventories and Strategies

**10. DISCUSSION ITEMS**

- 10.1 Hamilton Municipal Heritage Committee Working Groups

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

- 13.1 Buildings and Landscapes

- 13.1.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) – T. Ritchie

(ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry

(iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll

(iv) Beach Canal Lighthouse and Cottage (D) – R. McKee

(v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart

(vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart

(vii) 2 Hatt Street, Dundas (R) – K. Burke

(viii) James Street Baptist Church, 96 James Street South, Hamilton (D) – J. Brown

## 13.1.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) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen

(iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart

(v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

(vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry

(vii) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland

(viii) 1 St. James Place, Hamilton (D) – J. Brown

(ix) St. Clair Avenue Conservation District - D. Beland

## 13.1.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) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee

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

(iv) 104 King Street West, Dundas (Former Post Office) – K. Burke

(v) 45 Forest Avenue, Hamilton – G. Carroll

## 13.1.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) – R. McKee

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
MINUTES 19-004  
12:00 p.m.  
June 20, 2019  
Room 264, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West**

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**Present:** Councillor M. Pearson  
D. Beland, J. Brown, K. Burke, G. Carroll, A. Denham-Robinson  
(Chair), C. Dmitry (Vice-Chair), B. Janssen, R. McKee, R. Ritchie,  
W. Rosart

**Absent with  
Regrets:** L. Lunsted

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

**1. APPOINTMENT OF CHAIR AND VICE CHAIR (Item 1)**

**(Brown/ Janssen)**

- (a) That A. Denham-Robinson be appointed Chair of the Hamilton Municipal Heritage Committee for the 2018-2022 term; and
- (b) That C. Dmitry be appointed Vice-Chair of the Hamilton Municipal Heritage Committee for the 2018-2022 term.

**CARRIED**

**2. Bill 108 - Proposed Changes to the Ontario Heritage Act (PED19140) (City Wide) (Item 10.2)**

**(Beland/Janssen)**

That Report PED19140 respecting Bill 108 - Proposed Changes to the Ontario Heritage Act, be received.

**CARRIED**

**FOR INFORMATION:**

**(a) APPOINTMENT OF CHAIR AND VICE CHAIR (Item 1)**

**(Carroll/Pearson)**

That A. Denham-Robinson be nominated as Chair of the Hamilton Municipal Heritage Committee for the 2018-2022 term.

**CARRIED**

**(Brown/McKee)**

That C. Dmitry be nominated as Vice-Chair of the Hamilton Municipal Heritage Committee for the 2018-2022 term.

**CARRIED**

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

**(b) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes:

**5. COMMUNICATIONS**

- 5.1 Correspondence from Environment and Land Tribunals Ontario, Local Planning Appeal Tribunal, respecting the Withdrawal of an appeal by St. James No. 1 Inc.

Recommendation: Be received.

**6. DELEGATION REQUESTS**

- 6.2 Susan O'Rourke, respecting 745 Crooks Hollow Road, Dundas (for a future meeting)

**10. DISCUSSION ITEMS**

- 10.3 Review of Terms of Reference for the Hamilton Municipal Heritage Committee

Staff have withdrawn this item, as they have been advised that the audio quality of the livestreaming of meetings in Room 264 is at an acceptable level.

**(Beland/Carrol)**

That the Agenda for the June 20, 2019 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(c) DECLARATIONS OF INTEREST (Item 3)**

There were no Declarations of Interest.

**(d) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) April 21, 2019 (Item 4.1)**

**(Pearson/Ritchie)**

That the Minutes of the April 21, 2019 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(e) COMMUNICATIONS (Item 5)**

**(i) Correspondence from Environment and Land Tribunals Ontario, Local Planning Appeal Tribunal, respecting the Withdrawal of an appeal by St. James No. 1 Inc. (Added Item 5.1)**

**(Beland/Ritchie)**

That the Correspondence from Environment and Land Tribunals Ontario, Local Planning Appeal Tribunal, respecting the Withdrawal of an appeal by St. James No. 1 Inc., be received.

**CARRIED**

**(f) DELEGATION REQUESTS (Item 6)**

**(i) Marc Bader, respecting the Ancaster High School building and grounds (for a future meeting) (Item 6.1)**

**(Pearson/Brown)**

That the delegation request from Marc Bader, respecting the Ancaster High School building and grounds, be approved, for a future meeting.

**CARRIED**

**(ii) Susan O'Rourke, respecting 745 Crooks Hollow Road, Dundas (for a future meeting) (Added Item 6.2)**

**(Pearson/Brown)**

That the delegation request from Susan O'Rourke respecting 745 Crooks Hollow Road, Dundas, be approved, for a future meeting.

**CARRIED**

**(g) CONSENT ITEMS (Item 7)**

- (i) Inventory and Research Working Group Meeting Notes – May 6, 2019 (Item 7.1)**

**(Carroll/Burke)**

That the Inventory and Research Working Group Meeting Notes – May 6, 2019, be received.

**CARRIED**

**(h) PRESENTATIONS (Item 9)**

- (i) Orientation to New Members of the Hamilton Municipal Heritage Committee (Item 9.1)**

Loren Kolar, Legislative Coordinator, addressed the Committee with an Orientation Video for new members.

David Addington and Miranda Brunton, Cultural Heritage Planners, addressed the Committee with a presentation outlining Heritage Processes at the City of Hamilton, with the aid of a PowerPoint presentation.

**(Carroll/Beland)**

That the Orientation to New Members of the Hamilton Municipal Heritage Committee, be received.

**CARRIED**

The presentation is available at [www.hamilton.ca](http://www.hamilton.ca), and through the Office of the City Clerk.

**(i) DISCUSSION ITEMS (Item 10)**

- (i) Establishment of Working Group Memberships (Item 10.1)**

**(Dmitry/Brown)**

That approval of the Establishment of Working Group Memberships, be deferred to the July 25, 2019 meeting.

**CARRIED**

- (ii) Bill 108 - Proposed Changes to the Ontario Heritage Act (PED19140) (City Wide) (Item 10.2)**

Anita Fabac, Manager of Development Planning, Heritage & Design, addressed the Committee respecting Bill 108 - Proposed Changes to the Ontario Heritage Act (PED19140), with the aid of a PowerPoint presentation.



**(Beland/Janssen)**

That the presentation respecting Bill 108 - Proposed Changes to the Ontario Heritage Act (PED19140), be received.

**CARRIED**

For further disposition of this matter, refer to Item 2.

The presentation is available at [www.hamilton.ca](http://www.hamilton.ca), and through the Office of the City Clerk.

**(j) GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

**(i) Buildings and Landscapes (Item 13.1)**

**(Beland/Carroll)**

That the St. Clair Avenue Conservation District be added to the List of Buildings and Landscapes of Interest (YELLOW).

**CARRIED**

**(Janssen/Ritchie)**

That the following members be assigned to properties on the List of Buildings and Landscapes, for future reports to Committee:

**(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) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vii) 2 Hatt Street, Dundas (R) – K. Burke
- (viii) James Street Baptist Church, 96 James Street South, Hamilton (D) – J. Brown

- (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) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
  - (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke
  - (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
  - (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
  - (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry
  - (vii) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland
  - (viii) 1 St. James Place, Hamilton (D) – J. Brown
- (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) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
  - (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
  - (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
  - (v) 45 Forest Avenue, Hamilton – G. Carroll

**(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) – R. McKee

**CARRIED**

**(k) ADJOURNMENT (Item 15)**

**(Beland/Burke)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 2:11 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



**vitulli law group**  
69 Hughson Street North  
Hamilton, ON L8R 1G5  
Tel: 905.528.8773 | Fax: 905.528.6543  
Reply to: [jvitulli@vitullilawgroup.com](mailto:jvitulli@vitullilawgroup.com)  
**John Vitulli Professional Corporation**

June 19, 2019

**VIA EMAIL: [david.addington@hamilton.ca](mailto:david.addington@hamilton.ca)**

Hamilton City Hall  
Planning Division  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

Attention: David Addington

**VIA EMAIL: [john-paul.danko@hamilton.ca](mailto:john-paul.danko@hamilton.ca)**

Hamilton City Hall  
71 Main Street West, 2<sup>nd</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attention: John-Paul Danko

Dear Mr. Addington and Mr. Danko:

**RE: Request to Register 180 Concession Street, Hamilton, Ontario as a Heritage Property**

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Please be advised that we act for Rick Demers and Dorothy Todd.

Our clients are the owners of 186 Concession Street, Hamilton, Ontario ("186 Concession Street"), having resided there for the past 25 years. 186 Concession is adjacent to 180 Concession Street, Hamilton, Ontario ("180 Concession Street").

On behalf of our clients, please accept this correspondence as a formal request to commence the process to register 180 Concession Street as a Heritage Property, on an immediate basis, pursuant to the terms and provisions of the *Ontario Heritage Act*, in support of which, we advise as follows.

In or around the latter part of 2018 the owners of 180 Concession Street made application to the Committee of Adjustment ("Committee") for the severance thereof, which would result in the

creation of a new lot with a frontage of 40 feet and the demolition of the garage/workshop located on what would be the new lot, as well as the construction of a new home on the new lot.

It is our understanding based on correspondence with Jeremy Parson, from The City of Hamilton's Development Planning, Heritage & Design Department, that 180 Concession Street is included in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, pursuant to which, Heritage Impact Assessment and studies are required for any changes made. We have enclosed the correspondence with Mr. Parson for your cease of reference.

Mr. Parson described 180 Concession Street as being of an Italianate architectural design. This type of design is an eclectic style, which is derived from the Italian Renaissance era of the 15<sup>th</sup> Century. Most of these designs occurred during the 1850's to the 1900's. It is clear from the Highcliff Survey taken in 1911, that 180 Concession Street was already constructed at this point in time. As such, 180 Concession Street has a historical and architectural value that ought to be preserved.

The hearing before the Committee took place on November 15, 2018. Prior to final adjudication, the members of the Committee conducted a site visit of 180 Concession Street and the surrounding neighbourhood. Ultimately, the Committee denied the severance request. The Committee's decision has been appealed by the owners of 180 Concession Street to the Local Planning Appeal Tribunal ("LPAT"). The hearing on the appeal took place on June 17, 2019, the ruling of which has been reserved. During both before the Committee and LPAT, our clients had been granted interested person status and were able to express their concerns.

Before the Committee and LPAT, the owners of 180 Concession Street indicated that they intended to demolish the garage/workshop and expected that a home would be built on the new lot. Both 180 and 186 Concession Street are directly across Sam Lawrence Park. These houses are situated on wide lots and have a historical architectural design, thus, giving an elegant point of view when one looks at the houses from the park.

Sam Lawrence Park is very busy, with thousands attending per year. Sam Lawrence Park bolsters panoramic views of the lower city and Lake Ontario. If the owners of 180 Concession Street are successful on their appeal, they will have drastically and adversely affected the landscape, heritage value, and architectural design of the neighbourhood itself.

It is our clients' position that by severing 180 Concession Street, not only would an Italianate architectural design be lost but there would be a direct contravention of The City of Hamilton's By-Law 6593, Section 18(4)(ii), which provides that no accessory buildings shall be erected prior to the erection of the principal building, as the garage/workshop would be on the severed property, without there being a principal building in place. As such, a heritage study should be conducted, which our clients believe has not yet been conducted. Moreover, during the appeal, our clients produced a petition signed by twenty-four (24) immediate neighbours of 180 Concession Street, who oppose the severance. One of these neighbours gave evidence that the reason that they moved to this neighbourhood was due to the heritage characteristics and architectural design of the neighborhood.

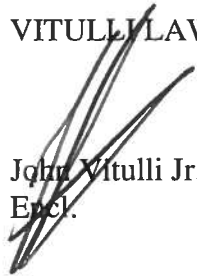
Furthermore, if the appeal is granted and the owners of 180 Concession Street elect to demolish and/or destroy any structure on 180 Concession Street, including but not limited to the home and the garage and/or workshop, our clients kindly request that 180 Concession Street be given interim protection under section 27(3) of the *Ontario Heritage Act*, which requires the owners to give the City of Hamilton at least 60 days' notice in writing of their intention to demolish and/or remove a building/structure.

Given the impending decision of LPAT and the owners of 180 Concession's stated intention of demolishing the garage and ultimately building a new home on the new lot, we ask that your immediate attention be given to this matter.

We look forward to hearing from you.

Yours truly,

VITULLI LAW GROUP

  
John Vitulli Jr.  
Esq.

Friday, November 16, 2018 at 8:31:52 PM Eastern Standard Time

**Subject:** 180 Concession Street, Hamilton  
**Date:** Friday, November 2, 2018 at 1:36:57 PM Eastern Daylight Time  
**From:** Parsons, Jeremy <Jeremy.Parsons@hamilton.ca>  
**To:** 'pattyduarte4@sympatico.ca' <pattyduarte4@sympatico.ca>  
**Attachments:** Workshop Panel\_What is the Inventory.pdf, RP-0501.pdf

Hi Patty,

Further to our conversation, the property located at 180 Concession Street, Hamilton is included in the City's Inventory of Buildings of Architectural and/or Historical Interest. The property is not registered or designated under the *Ontario Heritage Act*, as such Heritage Permit approval is not required for modifications to the building.

But, given its status on the Inventory, staff are enabled through the Urban Hamilton Official Plan to comment on changes to the property and require studies such as Heritage Impact Assessments at the time of applications under the *Planning Act*.

I had a quick look in the files and it appears that this Italianate building was added to the City's Inventory by the former Local Architectural Conservation Advisory Committee as part of the Canadian Inventory of Historic Buildings during the 1980s-1990s.

Staff would support the retention of this building as one of the only remaining pre or early 20<sup>th</sup> century structures in this area. I've attached an early survey plan for the Highcliff Survey (1911).

With regards to a contact for property standards complaints, please contact

**Parking and By-law Services Division**

Municipal Law Enforcement Section

905-546-2782

[mle@hamilton.ca](mailto:mle@hamilton.ca)

After hours: 905-546-2489

**Property Standards Brochure:**

<http://www2.hamilton.ca/NR/rdonlyres/B6DBF226-47C0-45E5-A4B6-809F032A0CE0/0/MLEPropertyStandardsBrochure.pdf>

Regards,

**Jeremy Parsons, MA, CAHP Intern**

Planner II - Cultural Heritage

Development Planning, Heritage & Design

Planning & Economic Development Department

P: 905-546-2424 ext. 1214

E: [jeremy.parsons@hamilton.ca](mailto:jeremy.parsons@hamilton.ca)

<https://www.hamilton.ca/heritageplanning>

## What is the Inventory?

- The *Inventory of Buildings of Architectural and/or Historical Interest*, also known as Hamilton's Heritage Volume 2 and the "Inventory".
- An ongoing list of individual properties identified as being of cultural heritage value or interest.
- Used by City staff as a tool to identify when potentially significant cultural heritage resources may be impacted through the Planning process.

## HOW ARE PROPERTIES ADDED TO THE INVENTORY?

- Historical inventory work conducted by volunteers and HMHC members.
- Inventory project work conducted by the City, including the Downtown Built Heritage Inventory Project (completed in 2014) and the Durand Built Heritage Inventory Project (ongoing).
- Through *Planning Act* development application screenings, such as Formal Consultations, Official Plan and Zoning By-law Amendments, Site Plans, Minor Variances and Severances.

## WHAT DOES IT MEAN TO BE LISTED ON THE INVENTORY?

- Inventoried properties are not subject to Heritage Permits.
- If changes or impacts are proposed to an Inventoried property as part of a development application under the *Planning Act*, staff may:
  - Comment on how to accommodate changes in a fashion sympathetic to the heritage character and context;
  - Require that the property be thoroughly documented for archival purposes prior to demolition or removal; and,
  - Require a Cultural Heritage Impact Assessment be prepared to assess the potential adverse effects and how they can be mitigated.



R.P.501 - 501

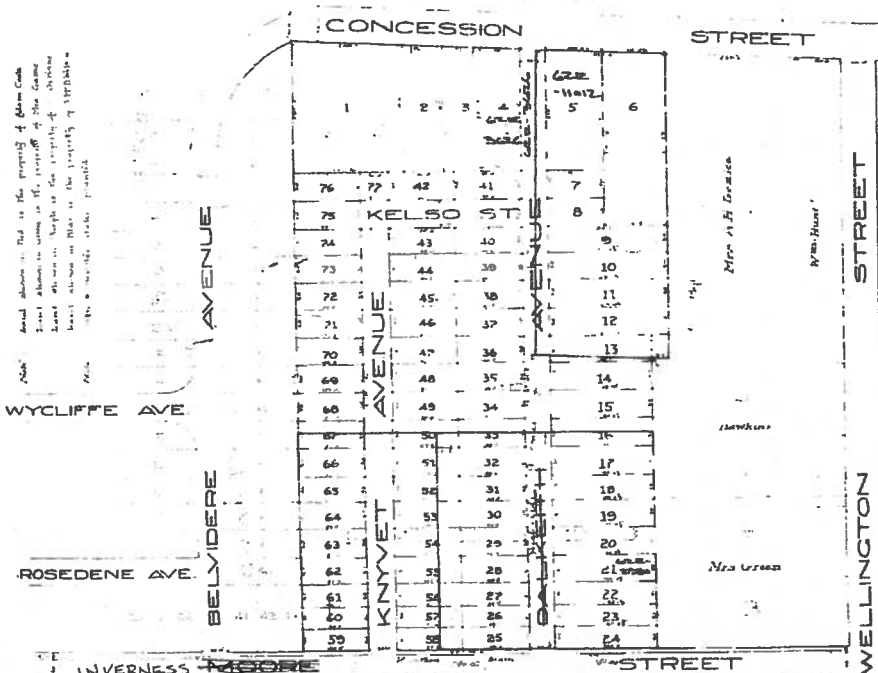
# PLAN OF HIGHCLIFF SURVEY

BEING THE RESUBDIVISION OF LOTS 12,3,4,5,6 AND PART OF LOT SHOWN AS N.CAMPBELL AND PART OF MELVILLE STREET AS SHOWN ON PLAN PREPARED BY TABLYTH PLS FOR R.J.HAMILTON ESQ. OF THE SUBDIVISION OF PART OF LOT NUMBER 13 CONCESSION 4.

## TOWNSHIP OF BARTON.

SCALE 1 INCH = 100 FEET.

Spivell & MacKay,  
Civil Engineers & Surveyors,  
Hamilton, Canada.



Read above: That in the property of Adam Cook  
 Street address shown in the Township of Barton  
 have been shown in the Township of Barton  
 have been shown in the Township of Barton  
 have been shown in the Township of Barton

Pioneer of Ontario  
 to wit:  
 I, *John D. Smith*, of the City of Hamilton in the County of Westchester  
 do hereby certify that the within plan duly signed and  
 deposited by the said *Spivell & MacKay*, in the office of the  
 Registrar of Deeds, in the City of Hamilton, Ontario, on the  
 15th day of *October*, 1911, is a true and correct copy of the  
 original plan and duplicate as signed in the City of Hamilton  
 and that I am a subscribing witness to the said plan and duplicate  
 and that I know the said parties.

*John D. Smith*  
 Registrar of Deeds

Given before me of the City of Hamilton in the County of Westchester  
 on the 15th day of *October*, 1911.

*John D. Smith*  
 Registrar of Deeds

I hereby certify that this plan accurately shows the measures in which the  
 land described therein has been surveyed and subdivided by me, and that the said  
 plan has been prepared in accordance with the provisions of the Statute in  
 that behalf made.

*John D. Smith*  
 Registrar of Deeds

This plan has been prepared under the instructions and with the approval  
 of the said *Spivell & MacKay*.

*Spivell & MacKay*  
 Civil Engineers & Surveyors

The Municipal Council of the Township of Barton do hereby approve of the  
 plan of the said *Spivell & MacKay*.

*John D. Smith*  
 Registrar of Deeds

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**vitulli law group**  
69 Hughson Street North  
Hamilton, ON L8R 1G5  
Tel: 905.528.8773 | Fax: 905.528.6543  
Reply to: [jvitulli@vitullilawgroup.com](mailto:jvitulli@vitullilawgroup.com)  
**John Vitulli Professional Corporation**

June 28, 2019

***VIA EMAIL: [david.addington@hamilton.ca](mailto:david.addington@hamilton.ca)***

Hamilton City Hall  
Planning Division  
71 Main Street West  
Hamilton, Ontario L8P 4Y5

Attention: David Addington

***VIA EMAIL: [john-paul.danko@hamilton.ca](mailto:john-paul.danko@hamilton.ca)***

Hamilton City Hall  
71 Main Street West, 2<sup>nd</sup> Floor  
Hamilton, Ontario L8P 4Y5

Attention: John-Paul Danko

Dear Mr. Addington and Mr. Danko:

**RE: Request to Register 180 Concession Street, Hamilton, Ontario as a Heritage Property**

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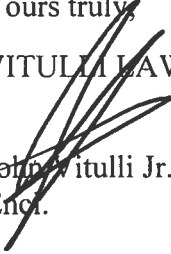
As you know, we are the lawyers for Rick Demers and Dorothy Todd.

Please accept this correspondence as clarification that in addition to adding 180 Concession to the Municipal Register under to Section 27 of the *Ontario Heritage Act* (“OHA”), our clients also request for the designation of 180 Concession under Part IV of the OHA.

Should you require anything further, please do not hesitate to contact us.

Yours truly,

VITULLI LAW GROUP

  
John Vitulli Jr.  
Encl.

## City Clerk's Division COUNCIL FOLLOW-UP NOTICE

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**TO:** Steve Robichaud  
Director, Planning

**DATE:** July 8, 2019

**FROM:** Loren Kolar  
City Clerk's Division

**RE:** Council Follow up – Hamilton Municipal Heritage Committee

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At the June 26, 2019 meeting of City Council, the following items were approved as part of Planning Report 19-010:

**11. 23-25 King Street East, Stoney Creek (Hamilton Municipal Heritage Report 19-003, Item 1 (b)(3)) (Deferred from the June 4th meeting) (Item 10.1)**

That the property at 23-25 King Street East, Stoney Creek, be added to the City Register of Non-designated Properties of Cultural Value or Interest, and to the staff work plan.

**14. 1 Main Street North, Waterdown (The Royal Coachman) - Register of Property of Cultural Heritage Value or Interest (Item 11.2)**

WHEREAS, the owner of the lands located at 1 Main Street North, Waterdown, is considering selling the property for redevelopment;

WHEREAS, 1 Main Street North, Waterdown, known as the Royal Coachman property, is listed on the *Inventory of Building of Architectural and/or Historic Interest*, but is not currently recognized through registration or protected through designation under the *Ontario Heritage Act*;

WHEREAS, based on a preliminary evaluation of Cultural Heritage Value or Interest conducted as part the Waterdown Village Built Heritage Inventory, 1 Main Street North, Waterdown meet the criteria specified in Ontario Regulation 9/06 including, but not limited to:

- Historical associations with early transportation and lodging in the village. The property has a direct association with the Kirk family, who built and operated the Kirk House Hotel (now the Royal Coachman) for approximately 80 years (1880's-1960's). Additionally, the property has the potential to yield information that contributes to the understanding of the community through additional research.

- Physical and architectural design value as the property is a representative style of the Queen Anne Revival style, which was popular in Ontario between 1870 and 1910. The property displays a high degree of craftsmanship, including but not limited to the projecting bay with wood paneling and decorated barge board on the primary elevation.
- Contextual associations as it is important in defining the historical character of the area, is physically, functionally and historically linked to its surroundings, and is considered to be a local landmark.

THEREFORE BE IT RESOLVED:

- (a) That Council add the property located at 1 Main Street North, Waterdown, to the City's *Register of Property of Cultural Heritage Value or Interest* as a non-designated property, providing 60-days of interim protection from demolition; and,
- (b) That Council direct staff to add 1 Main Street North (the Royal Coachman), Waterdown, to staff's designation work plan and be assigned immediate priority for Heritage Designation in Q4.

Please take the necessary steps to execute the directions of Council. The correspondence has been sent, and a copy emailed to you for your files.

**Loren Kolar**  
**Legislative Coordinator**

Cc: Alissa Denham-Robinson, Chair, HMHC  
David Addington, Cultural Heritage Planner  
Miranda Brunton, Cultural Heritage Planner



  
Hamilton

An Introduction to  
**HERITAGE INVENTORIES & STRATEGIES**


Hamilton Municipal Heritage Committee  
July 25, 2019

Alissa Golden *MCIP RPP*  
Heritage Project Specialist

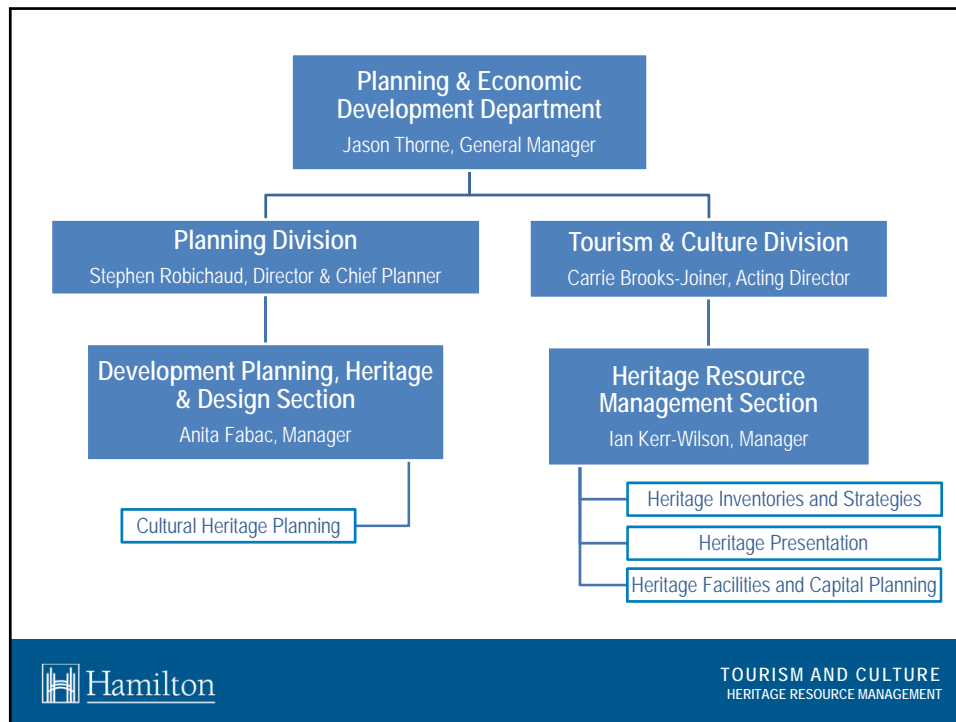
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HERITAGE RESOURCE MANAGEMENT

Agenda

- Introduction to HRM Section
- Heritage Inventories and Strategies
  - Archaeology Management Plan
  - Built Heritage Inventory
    - Waterdown Village BHI
    - Places of Worship Inventory
  - Cultural Heritage Landscape Inventory & Management Plan

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## Heritage Resource Management

### Heritage Inventories and Strategies

Alissa Golden, Heritage Project Specialist  
Sonia Mrva, Senior Curator of Heritage Strategies

### Heritage Presentation

Christopher Redford, Heritage Presentation Coordinator  
Meghann Haggerty, Heritage Presentation Coordinator (PT)

### Heritage Facilities and Capital Planning

Carolyn Samko, Senior Project Manager  
Ashleigh Bell, Heritage Facility Program Coordinator  
Dave Turner, Supervisor of Heritage Facility Maintenance  
Alex Cuberovic, Heritage Facility Maintenance Repairperson  
Martha Chung, Capital Works Administrative Coordinator

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## Heritage Inventories & Strategies



Archaeology Management Plan & Implementation



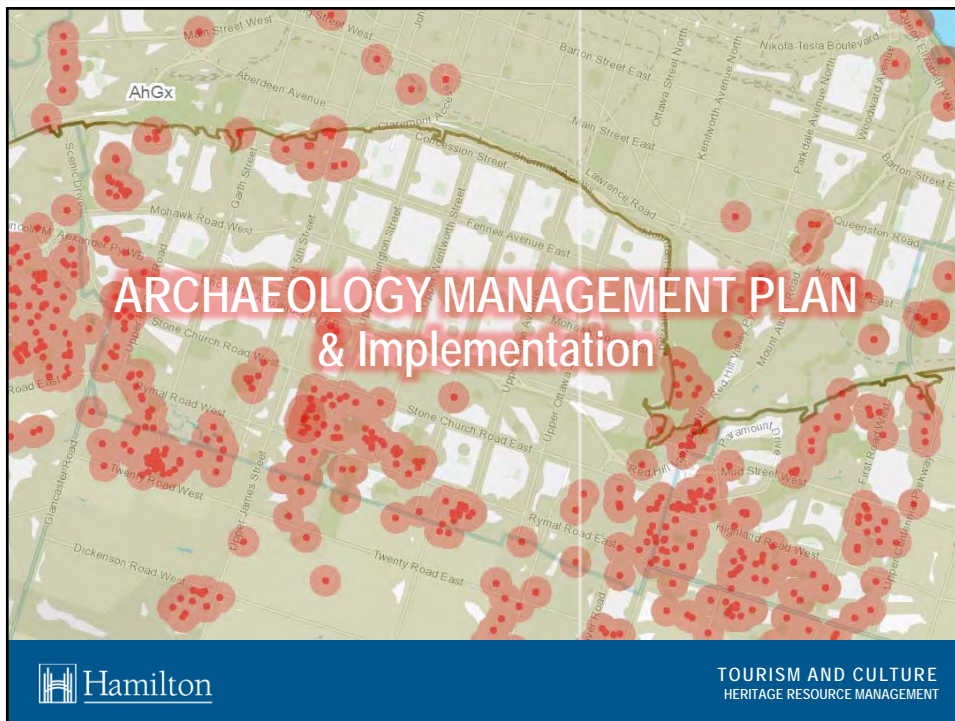
Built Heritage Inventory Process



Cultural Heritage Landscape Inventory & Management Plan



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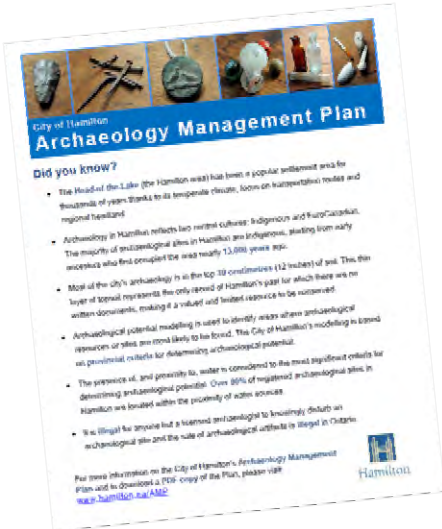
# What is the AMP?




[www.hamilton.ca/AMP](http://www.hamilton.ca/AMP)


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# AMP Implementation



- Staff training
- Mapping updates
- Report tracking
- Public awareness
- Information requests
- Plan review
- Municipal-Indigenous Relationship Building


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# BUILT HERITAGE INVENTORY





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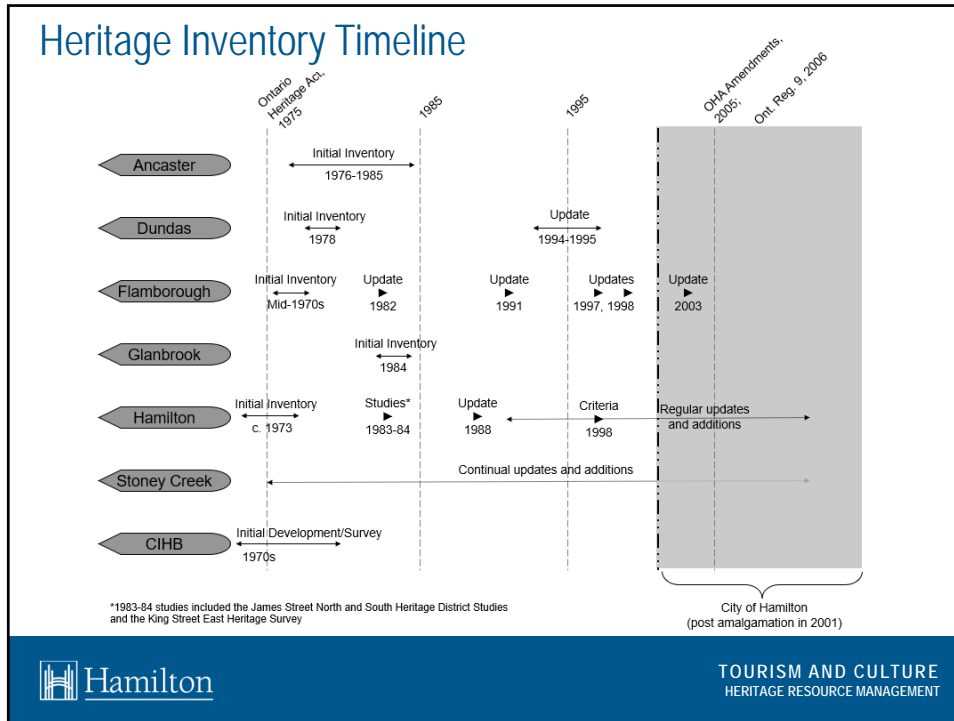
## Inventorying Our Heritage



*What do we have?*  
*Where is it located?*



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## Inventory Background

- Existing Inventory
  - Reflects 25 years of data
  - Inconsistent, static data
- Changes to the OHA in 2005

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## What is the Built Heritage Inventory (BHI)?

- **Proactive** identification of built heritage resources
- **Consistent** database of information
  - Improve **transparency** and **access** to information for property owners, citizens and staff
  - Facilitate **informed decision-making** and priority-based planning from staff and Council

## BHI Objectives

### ***Updating the Inventory***

Properties that have been lost, modified or recognized under the Act

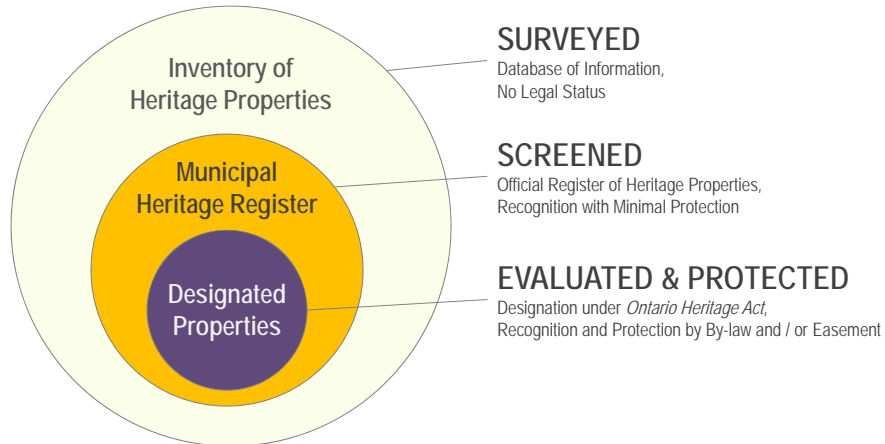
### ***Listing on the Register***

Properties whose heritage value lies primarily in the contribution they make to their historic context

### ***Candidates for Designation***

Properties that are historical, aesthetic or cultural landmarks of considerable heritage value

## Understanding Heritage Status



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## Heritage Inventory Process



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## Recent Built Heritage Inventories

Hamilton Downtown Built Heritage Inventory  
December February 2014



**DBHI**  
(Pilot)

Downtown Built Heritage Inventory, 2014  
723 additions to Municipal Heritage Register  
30 candidates added to designation work plan

CITY OF HAMILTON  
DURAND NEIGHBOURHOOD  
Built Heritage Inventory  
South Hamilton 10 2016



**DNBHI**  
(Second Phase)

Durand Neighbourhood Built Heritage Inventory, 2017  
736 additions to Municipal Heritage Register  
52 candidates added to designation work plan



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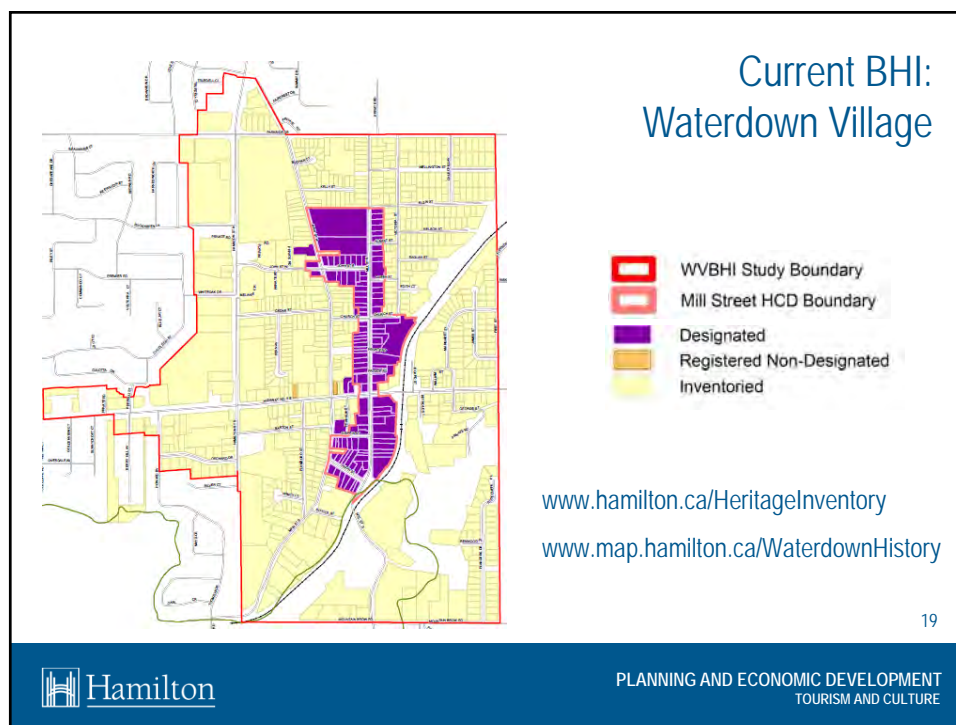
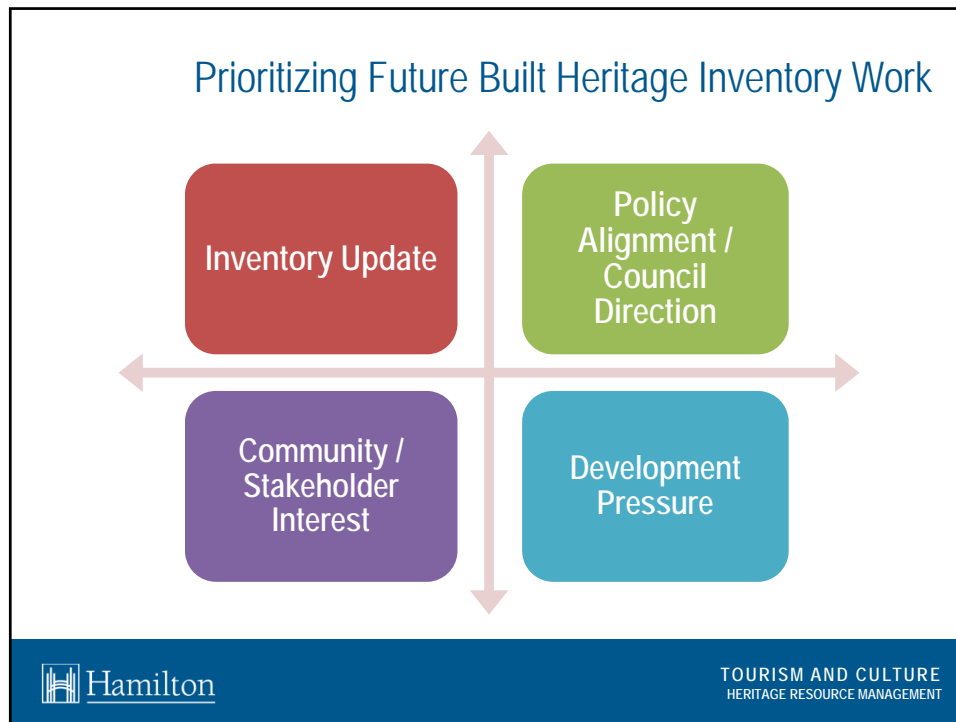
## Built Heritage Inventory Pilot – Downtown Hamilton



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## Heritage Inventories



### Geographic

- Settlement Areas
- Neighbourhoods
- Communities
- Planning Study Areas



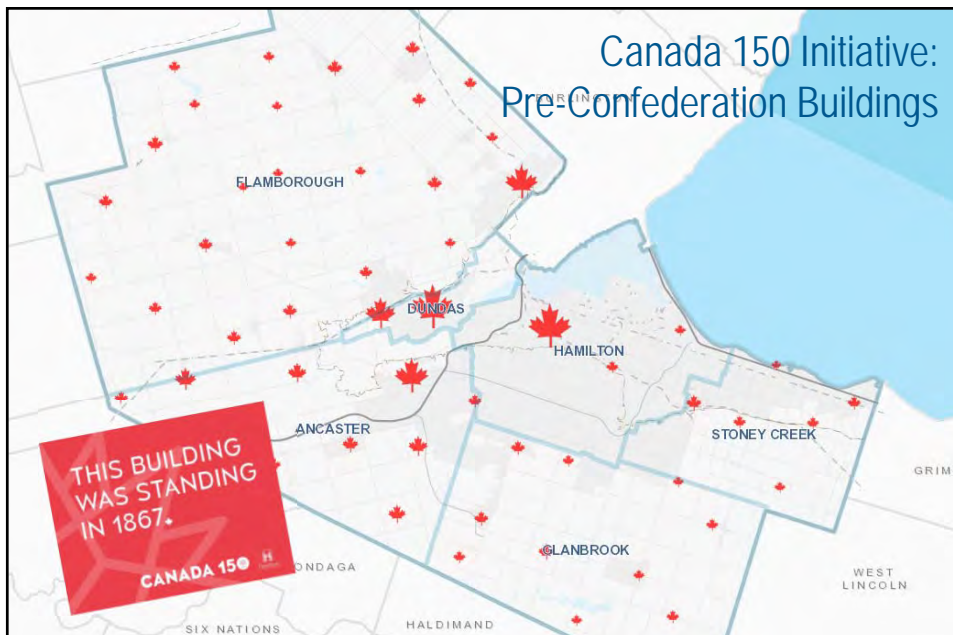
### Thematic

- Resource Type (*Archaeological Sites, Buildings, Landscapes, NHs*)
- Use (*Worship, Education, Industrial*)
- Era (*Pre-Confederation, Early-20<sup>th</sup>, Modern*)
- Style (*Row housing, Ontario Cottages, Queen Ann, Revivalist*)



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## Canada 150 Initiative: Pre-Confederation Buildings



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## Places of Worship Inventory Review

**PLACES OF WORSHIP INVENTORY FORM**

**St. John's Community Gospel Church**

Address: 1077 Central Expressway  
 Community: Protestant  
 Year: 1978  
 Building Style: Gothic Revival  
 Planning Area: 7014  
 Other Name: St. John's Protestant Church

**Previous Inventory Research:**

Current Assessment Status:  Not Assessed  Assessed (Indicate Assessment Date)

Assessment Date: 2011  
 Assessor: [Name]  
 Assessor Title: [Title]  
 Assessor Organization: [Organization]  
 Assessor Contact Information: [Phone/Email]  
 Assessor Signature: [Signature]

**Inventory Classification:**

Building's Inventory Status:  Not Inventory  Inventory (Indicate Inventory Status)

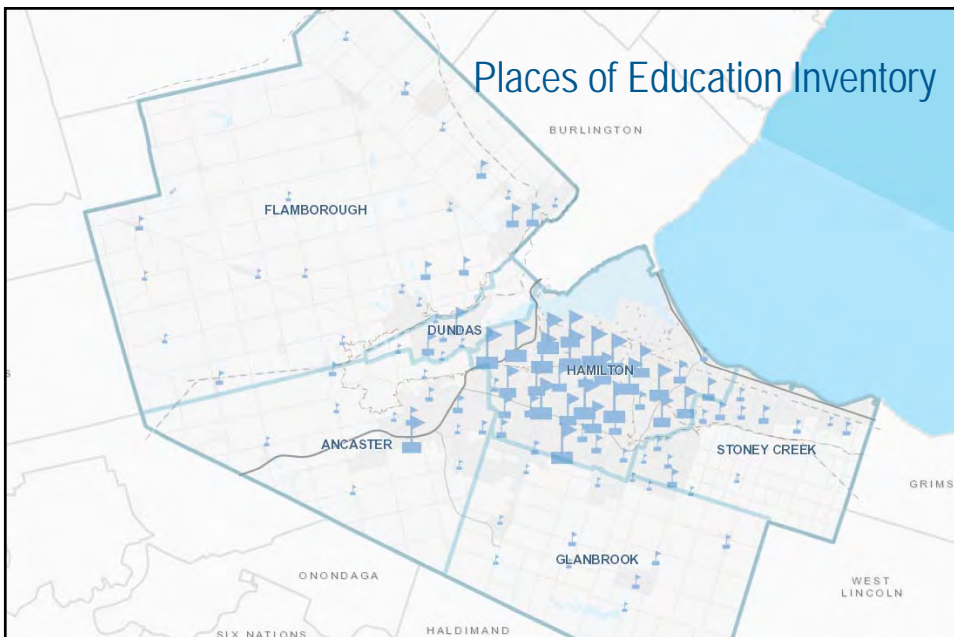
Inventory Status:  Inventory  Not Inventory

Inventory Date: 2011  
 Inventory Assessor: [Name]  
 Inventory Assessor Title: [Title]  
 Inventory Assessor Organization: [Organization]

Prepared and Checked: [Name] Date: 2/10/11 Page 2 of 2



## Places of Education Inventory











## CULTURAL HERITAGE LANDSCAPE INVENTORY & MANAGEMENT PLAN




### CHL Inventory and Management Plan

- Preliminary work
  - Identification of “established historic neighbourhoods”
  - Inventorying of historic settlement areas
  - Review of “Inventory” for properties that are landscapes
  - Review of heritage assessments (EAs, CHIAs, etc.) for identified CHLs

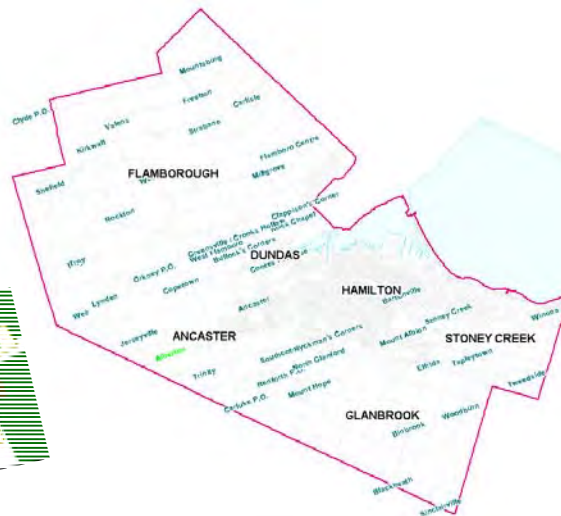
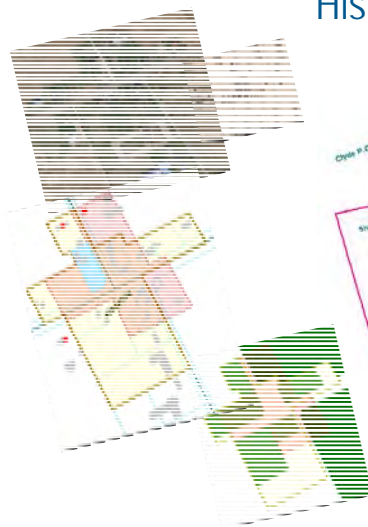
## Identifying Established Historical Neighbourhoods

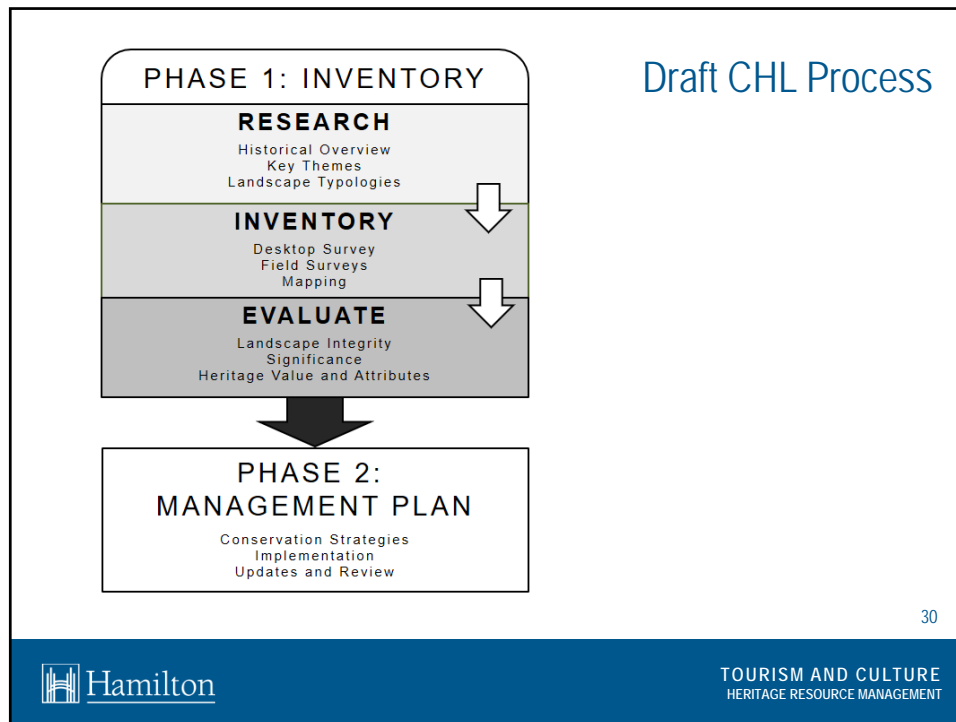


 Historic Roadway (circa 1875)  
 Property with a Pre-1950 Structure (MPAC)

 Designated (2)  
 Registered Non-Designated (3)  
 Inventoried (107)

## Historic Settlement and Rural Identity





### Thank you!

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905-546-2424, extension 4654

[www.hamilton.ca/HeritageInventory](http://www.hamilton.ca/HeritageInventory)  
[www.map.hamilton.ca/HeritageMap](http://www.map.hamilton.ca/HeritageMap)

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Hamilton Municipal Heritage Committee  
Tentative Working Groups membership

(a) Heritage Permit Review Sub-Committee (Item 10.1.a)

C. Dmitry, Chair of HPRSC  
Karen Burke  
Tim Ritchie  
Will Rosart  
Alissa Denham-Robinson

(b) Education and Communications Working Group (Item 10.1.b)

Janice Brown  
Robin McKee  
Tim Ritchie  
Alissa Denham-Robinson

(c) Inventory and Research Working Group (Item 10.1.c)

Graham Carroll  
Janice Brown  
Chuck Dmitry  
Alissa Denham-Robinson

(d) Policy and Design Working Group (Item 10.1.d)

Will Rosart  
Bill Janssen  
Alissa Denham-Robinson