



**City of Hamilton**  
**PLANNING COMMITTEE ADDENDUM**

**Meeting #:** 19-013  
**Date:** September 3, 2019  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 4605

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	<b>Pages</b>
<b>6. DELEGATION REQUESTS</b>	
*6.1 John VanDuzer, Princess Bingo Sponsors Association, respecting Princess Bingo and cGaming (For the September 17th meeting)	3
*6.2 Ward Thomas respecting Properties of Potential Cultural Heritage Interest in Waterdown (For today's meeting)	5
<b>8. PUBLIC HEARINGS / DELEGATIONS</b>	
8.1 Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 3600 Guyatt Road, Glanbrook (PED19154) (Ward 11)	
*8.1.a Staff Presentation	6
8.2 Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2782 Barton Street East, Hamilton (PED19170) (Ward 5)	
*8.2.a Staff Presentation	18
8.3 Application for Draft Plan of Subdivision for Lands Located at 70 Bobolink Road (Hamilton) (PED19163) (Ward 7)	
*8.3.a Staff Presentation	32

*8.3.b	Written Submissions:	53
	(i) Hamilton-Wentworth District School Board	
	(ii) Jarett Brown	

8.4 Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 600 James Street North, Hamilton (PED19151) (Ward 2)

*8.4.a	Staff Presentation	56
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*8.4.b	Registered Speakers:	
	(i) Tracy Geddes	

*8.4.c	Written Submissions:	81
	(i) Mark Easden	
	(ii) Lachlan Holmes, Hamilton Forward	

*8.4.d	Applicant/Agent's Presentation	84
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**12. NOTICES OF MOTION**

*12.1	Properties of Potential Cultural Heritage Interest in Waterdown	110
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**Form: Request to Speak to Committee of Council**

Submitted on Wednesday, August 28, 2019 - 4:11 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** John VanDuzer

**Name of Organization:** Princess Bingo Sponsors Association  
(representing the charities of Hamilton's Princess Bingo)

**Contact Number:**

**Email Address:**

**Mailing Address:** Winona

**Reason(s) for delegation request:**

Princess Bingo is very much at risk of closing within the next year or two if it's not able to participate in cGaming, something now being offered in 37 other Bingo halls across the province. What was considered an issue of fairness, is now an issue of survival given that neighbouring municipalities are already offering (or will soon offer) cGaming.

Both Esther Pauls (Princess Bingo is in Ward 7), and the City's Licensing Department very much wants to obtain the City's permission that the Princess Bingo Sponsors Association and the hall be able to participate in the offering of electronic bingo gaming as provided for in Ontario Regulation 81/12 (Go to: <https://www.ontario.ca/laws/regulation/r12081> Please note you may need to copy the address into your browser in order to

access the Regulation. We can also supply a PDF of this 2-page document)

Without City Council's support:

- Princess Bingo will be forced to close its doors permanently
- Because of year-over-year declines in sales, the City of Hamilton will lose up to 80% of the revenue it receives from Princess Bingo while the Hall stays open and, obviously, lose all 100% of this revenue if it's forced into bankruptcy
- The City of Hamilton will forgo upwards of \$876,000 in annual revenues from the increase in sales cGaming is projected to bring
- The 54 charities that depend on revenue they earn from supporting Princess Bingo will be forced to say 'no' to your constituents because each of their revenues will decrease by up to 50%... or even more!!

Respectfully, we request the opportunity to make a 5-minute presentation on behalf of the charities who stand to lose.

**Will you be requesting funds from the City? No**

**Will you be submitting a formal presentation? Yes**

**Form: Request to Speak to Committee of Council**

Submitted on Friday, August 30, 2019 - 2:22 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Ward Thomas

**Name of Organization:** Estate of Alvin Thomas, mother Marie Thomas, Sister Shelly Thomas

**Contact Number:**

**Email Address:**

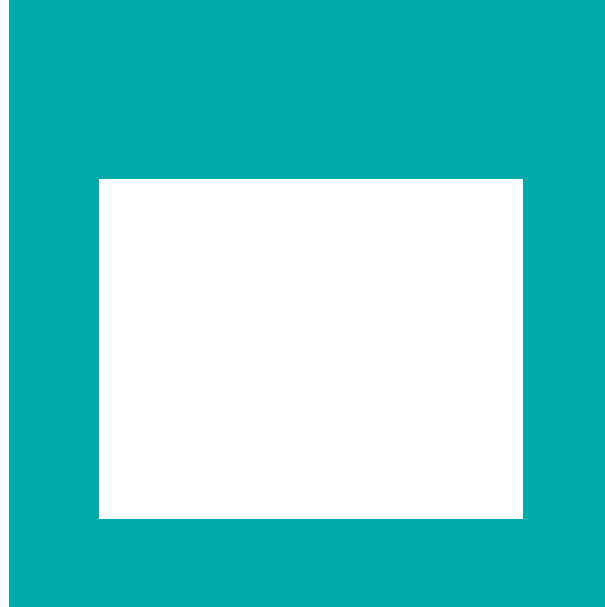
**Mailing Address:**

Waterdown , Ontario

**Reason(s) for delegation request:** Removal of my recently deceased father home from potential historic Registry.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No



WELCOME TO THE CITY OF HAMILTON

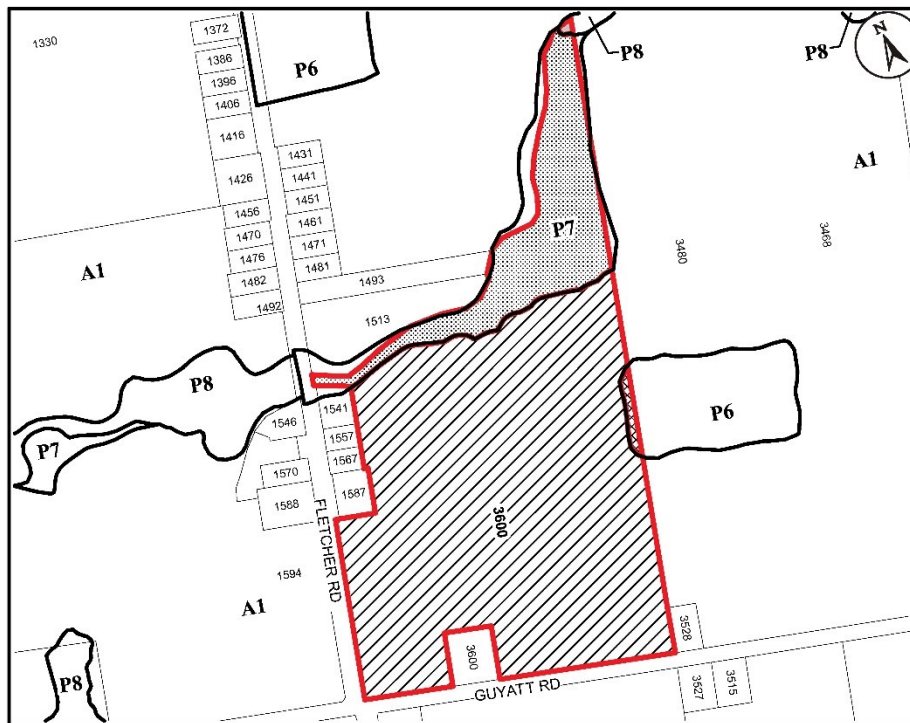
# PLANNING COMMITTEE

September 3, 2019

# PED19154 – (ZAA-18-006)

Application to Amend the City of Hamilton Zoning By-law No. 05-200  
for Lands Located at 3600 Guyatt Road, Glanbrook.

Presented by: Elyse Meneray



● Site Location



Key Map - Ward 11

N.T.S.

### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAA-18-006

Date:  
July 18, 2019

Appendix "A"

Scale:  
N.T.S.

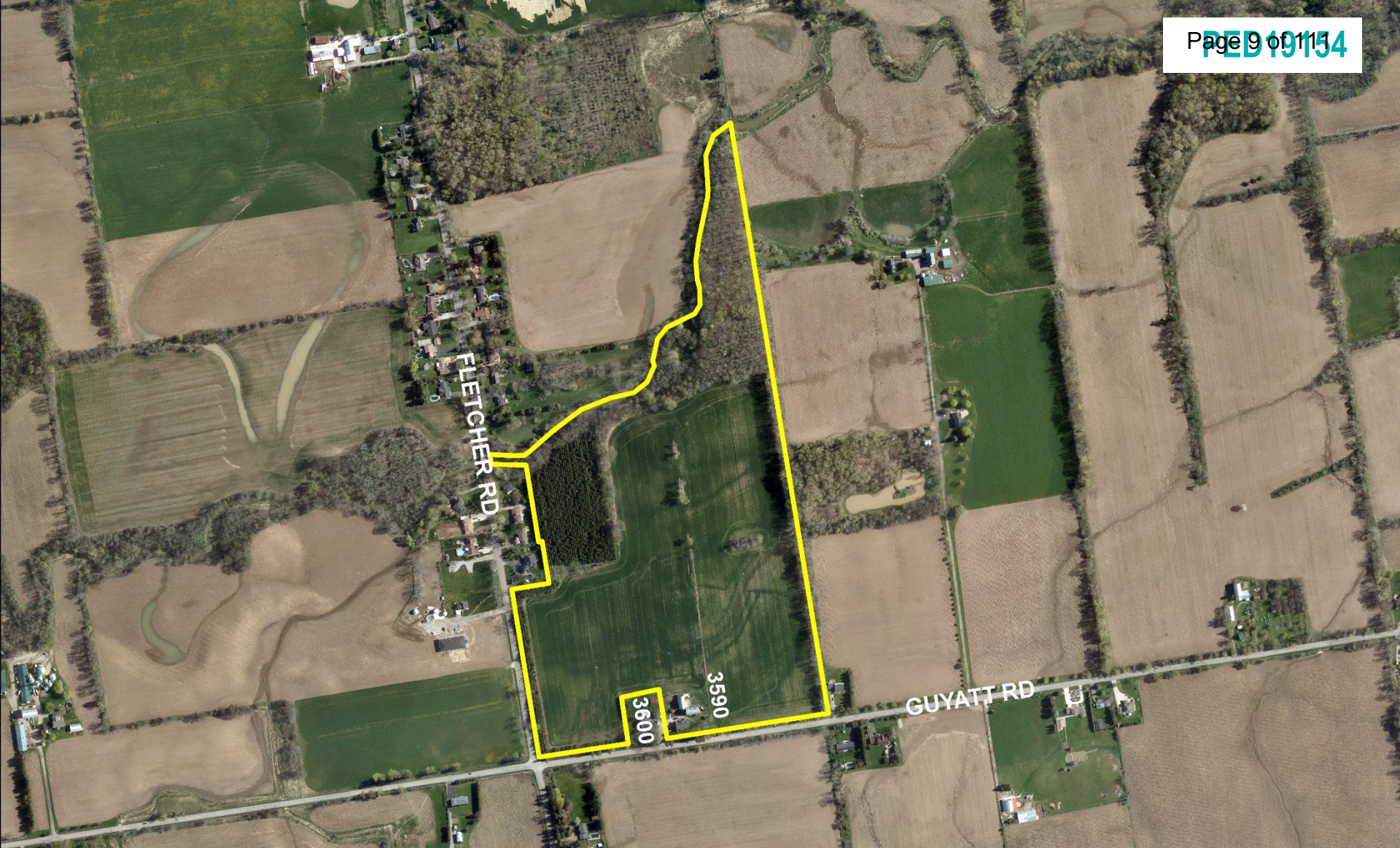
Planner/Technician:  
RF/V/S

#### Subject Property

3600 Guyatt Road

- Block 1** - Change in Zoning from Agriculture (A1) Zone to Agriculture (A1, 642) Zone
- Block 2** - Change in Zoning from Conservation / Hazard Land - Rural (P6) Zone to Conservation / Hazard Land - Rural (P6, 642) Zone
- Block 3** - Conservation / Hazard Land - Rural (P7) Zone
- Block 4** - Conservation / Hazard Land - Rural (P8) Zone

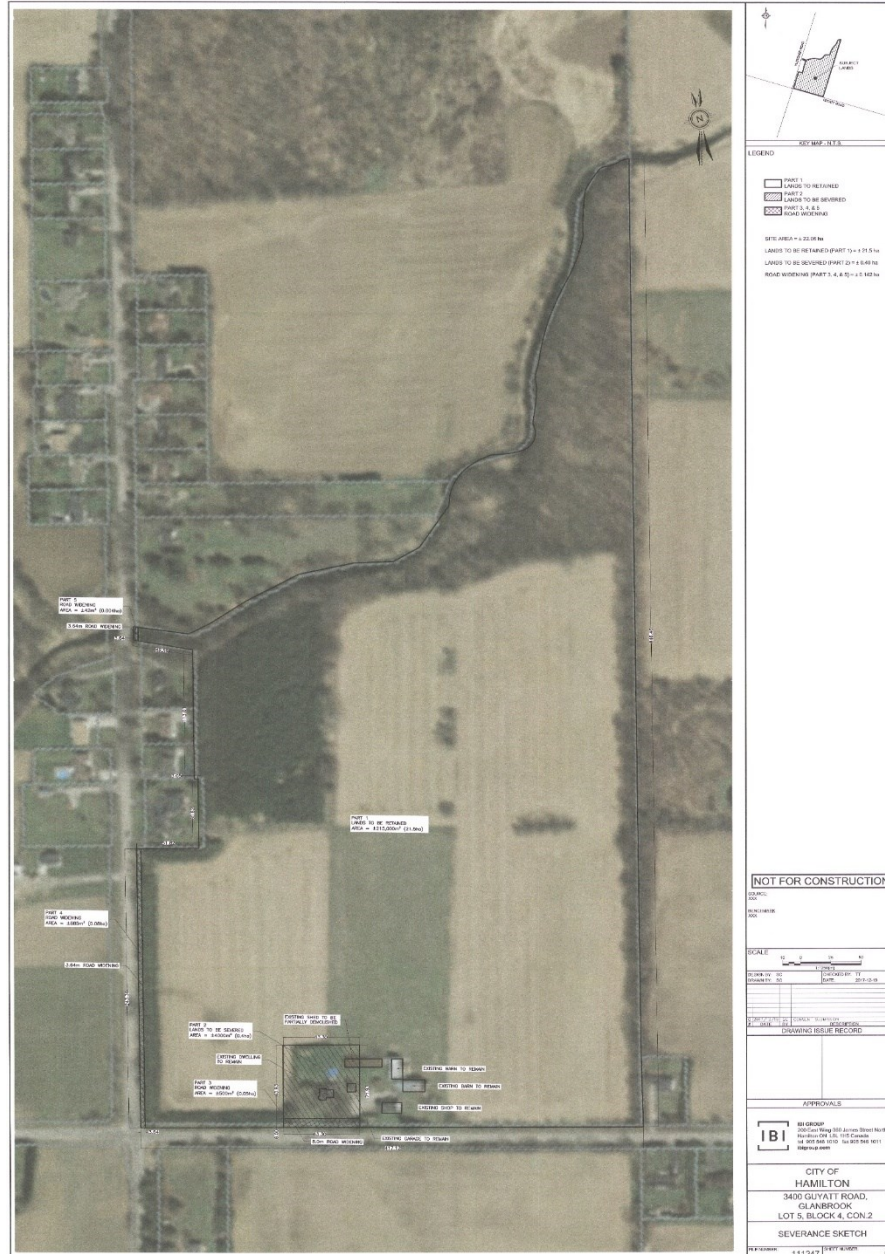




**SUBJECT PROPERTY**



**3600 Guyatt Road, Glanbrook**





Barn and agricultural buildings to remain



Existing house, accessory structure and barn



Agricultural Property to the north



Single Detached Dwelling to the east

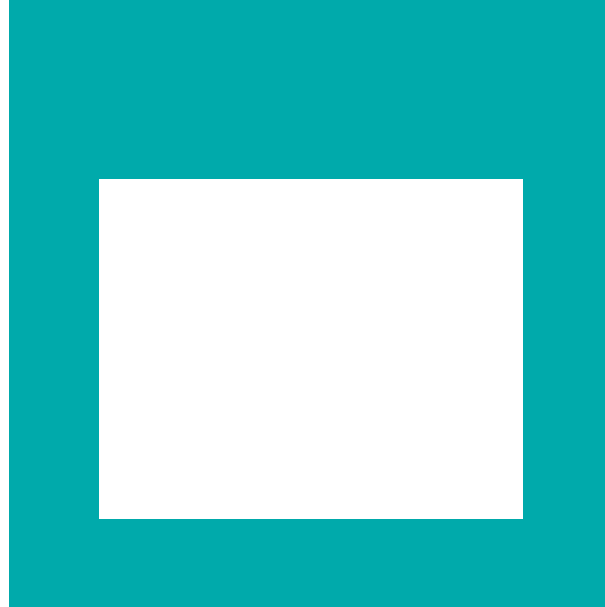


Agricultural Property to the south



Agicultural Property to the west





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

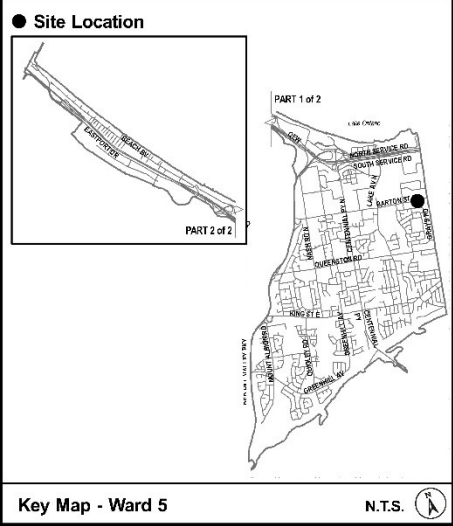
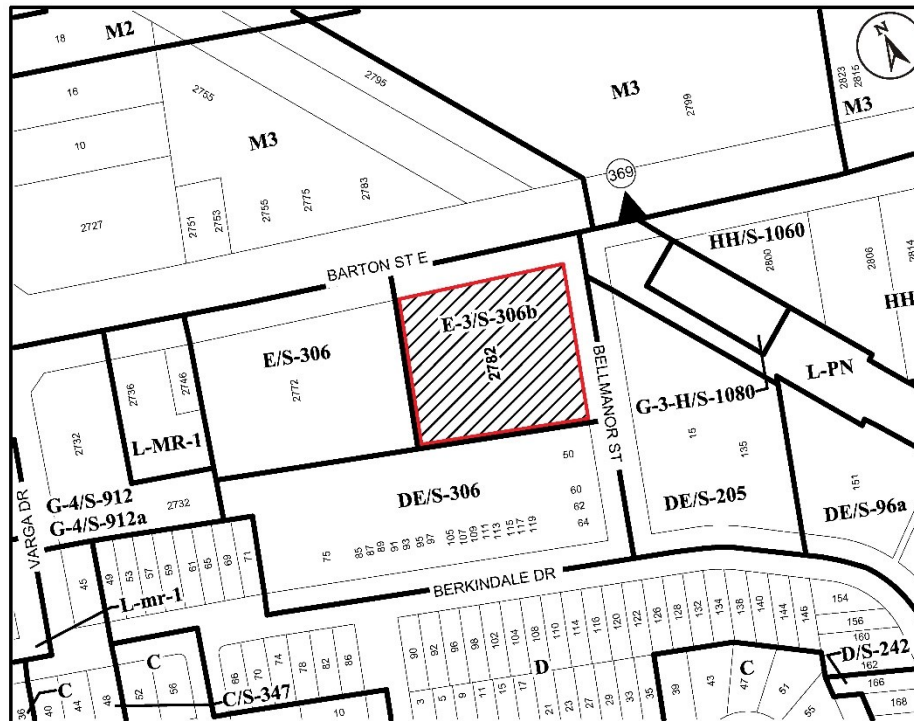
# PLANNING COMMITTEE

September 3, 2019

# PED19170 – (ZAC-19-001 / UHOPA-19-01)

Applications for Official Plan Amendment and Zoning By-law  
Amendment for lands located at 2782 Barton Street East, Hamilton.

Presented by: Andrea Dear



### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
<b>File Name/Number:</b> ZAC-19-001 & UHOPA-19-01	<b>Date:</b> Dec. 13, 2018	
<b>Appendix "A"</b>	<b>Scale:</b> N.T.S.	<b>Planner/Technician:</b> AL/VVS

**Subject Property**  
 2782 Barton Street East

Change in zoning from "E-3/S-306b" (High Density Multiple Dwellings) District, Modified, to "E-3/S-306c" (High Density Multiple Dwellings) District, Modified



**SUBJECT PROPERTY**



**2782 Barton Street East, Hamilton**

# 2782 BARTON STREET EAST Hamilton, Ontario

## ARCHITECTURAL DRAWINGS

- A000 COVER SHEET
- A101 PLAN P1
- A102 PLAN P2
- A201 PLAN GROUND FLOOR
- A202 PLAN LEVEL 2 - 12
- A203 PLAN TOWER LEVEL 13
- A204 MECHANICAL PENTHOUSE
- A401 ELEVATIONS - NORTH AND SOUTH
- A402 ELEVATIONS - EAST AND WEST
- A501 BUILDING SECTION

## PROJECT CONSULTANTS

ARCHITECT  
RAW DESIGN INC.  
405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P5  
416.599.9729

**RAW** RAW DESIGN INC. 405-317 ADELAIDE STREET WEST TORONTO ONTARIO M5V 1P5 CANADA TEL: 416-599-9729

**PRELIMINARY SITE STATISTICS**  
18 October 2016

Category	Value	Unit
Site Area	10,000	Sq. Ft.
Building Footprint	1,500	Sq. Ft.
Site Coverage	15%	%
Site Area	10,000	Sq. Ft.
Building Footprint	1,500	Sq. Ft.
Site Coverage	15%	%

**AREA CALCULATION**

FLOOR	Area	Use
1	1,500	Commercial
2	1,500	Commercial
3	1,500	Commercial
4	1,500	Commercial
5	1,500	Commercial
6	1,500	Commercial
7	1,500	Commercial
8	1,500	Commercial
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94	1,500	Commercial
95	1,500	Commercial
96	1,500	Commercial
97	1,500	Commercial
98	1,500	Commercial
99	1,500	Commercial
100	1,500	Commercial

**PARKING CALCULATIONS**

Category	Value
Required	100
Available	100
Balance	0

1 Statistics  
SCALE: NA



2 3D VIEW  
SCALE: NTS



3 Context Plan  
SCALE: 1:1000

1-15 drawings are the property of the Architect and shall not be reproduced or used in any form without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The Architect shall not be responsible for any delays or interruptions in the construction of the project or for any consequences arising therefrom. The Architect shall not be responsible for any damages or injuries to persons or property arising from the use of the drawings. The Architect shall not be responsible for any costs or expenses incurred by the client in connection with the preparation or use of the drawings.

**ISSUE RECORD**

- 2016.02.07 - 01A-01-10M-2/1A
- 2016.02.28 - ISSUED FOR REVISION
- 2016.03.04 - 28A RE SUBMISSION
- 2016.03.14 - 1A-01-01-01-01-01
- 2016.03.27 - ISSUED FOR SPA
- 2017.06.10 - 28A-17A-01-01-01-01
- 2017.06.28 - 28A-17A-01-01-01-01
- 2018.02.07 - 1A-01-01-01-01-01

**REVISION RECORD**

**RAW**  
405-317 ADELAIDE STREET WEST  
TORONTO ONTARIO M5V 1P5  
416.599.9729  
www.rawdesign.ca

16073

2782 BARTON STREET  
HAMILTON, ON

LJM Developments  
COVER  
SEE NOTED  
A000

©2016-17 Barton Street East and 2782 Barton Street East, Hamilton, Ontario  
November 26, 2016 11:41:53 AM







Subject Site from the north side of Barton Street East





Commercial Uses to the northeast (Barton Street East)



Commercial Uses to the northwest (Barton Street East)



Transit Loop to the east (Brock Street South)



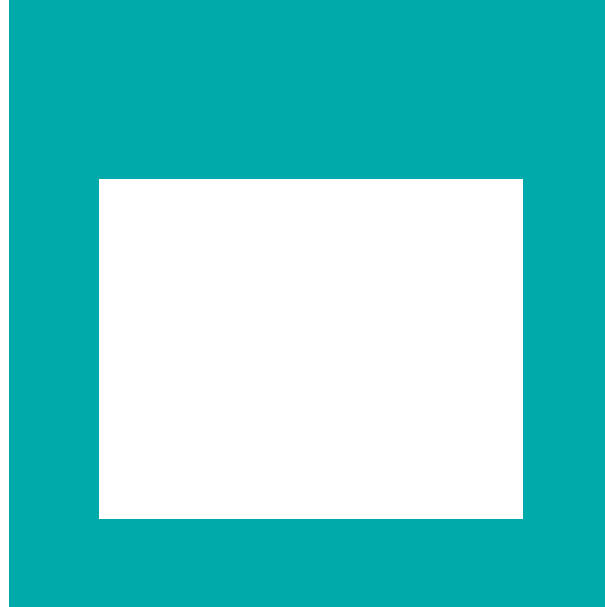
Townhouses to the east (Brock Street South)



Townhouses to the south

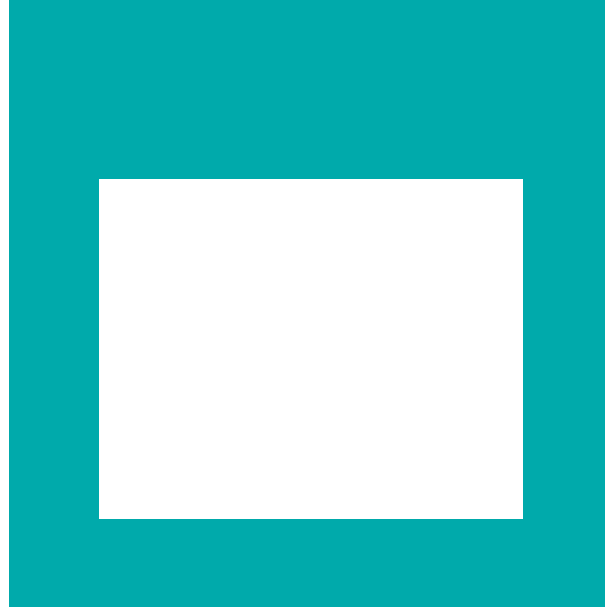


16 storey apartment building to the west (Barton Street East)



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

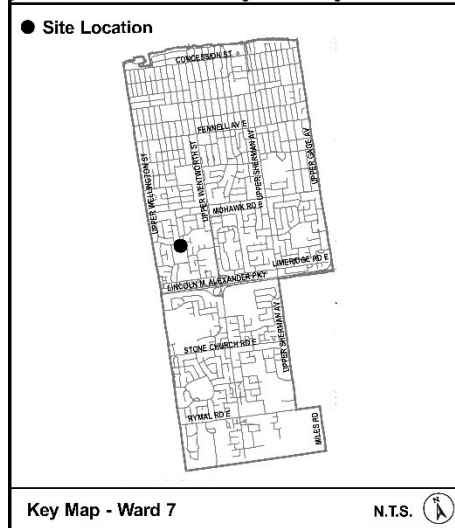
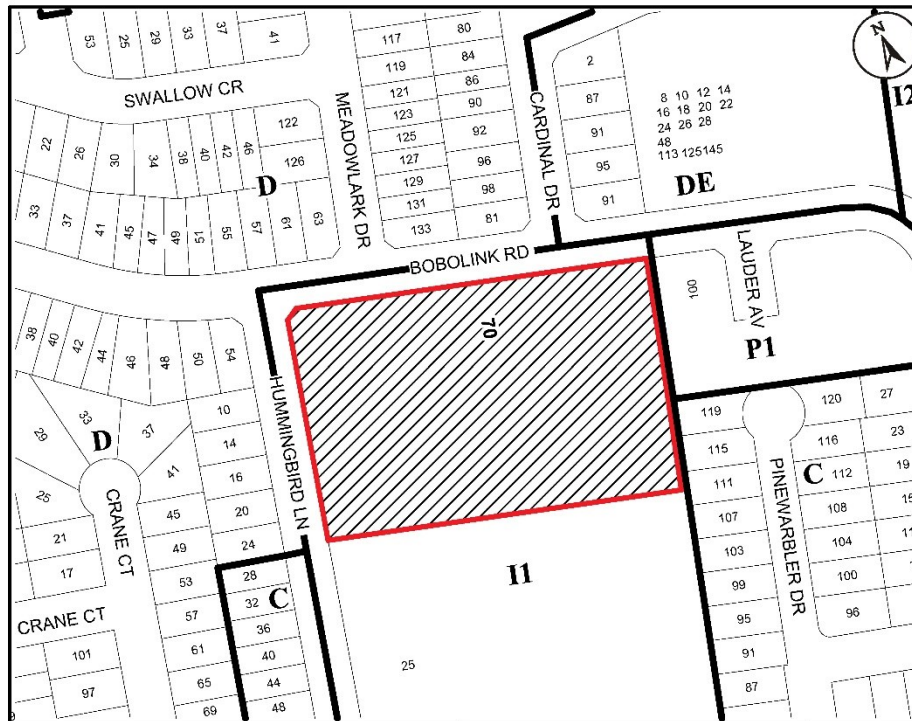
September 3, 2019



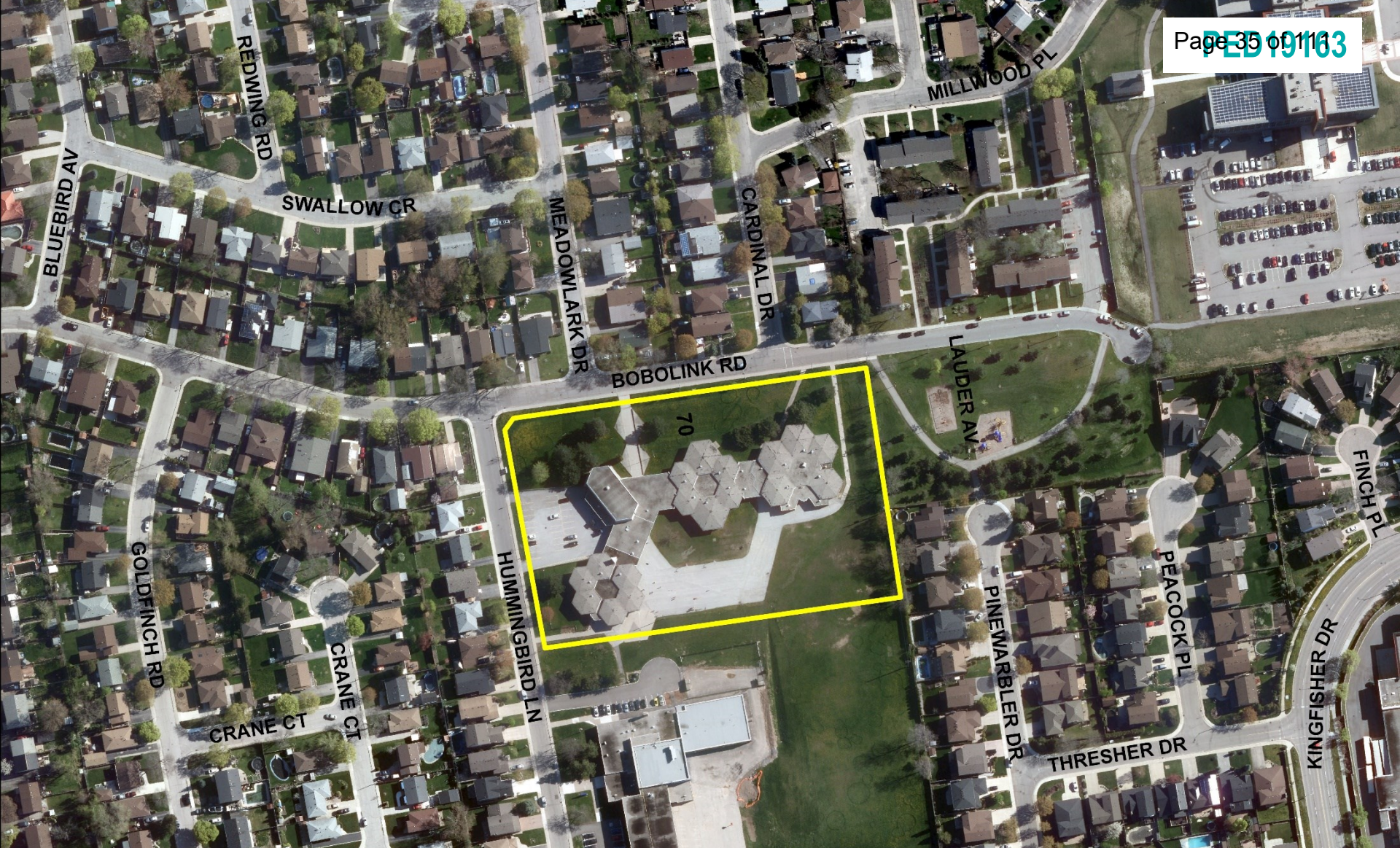
# PED19163 – (25T-201902)

Application for Draft Plan of Subdivision for Lands Located at  
70 Bobolink Road, Hamilton.

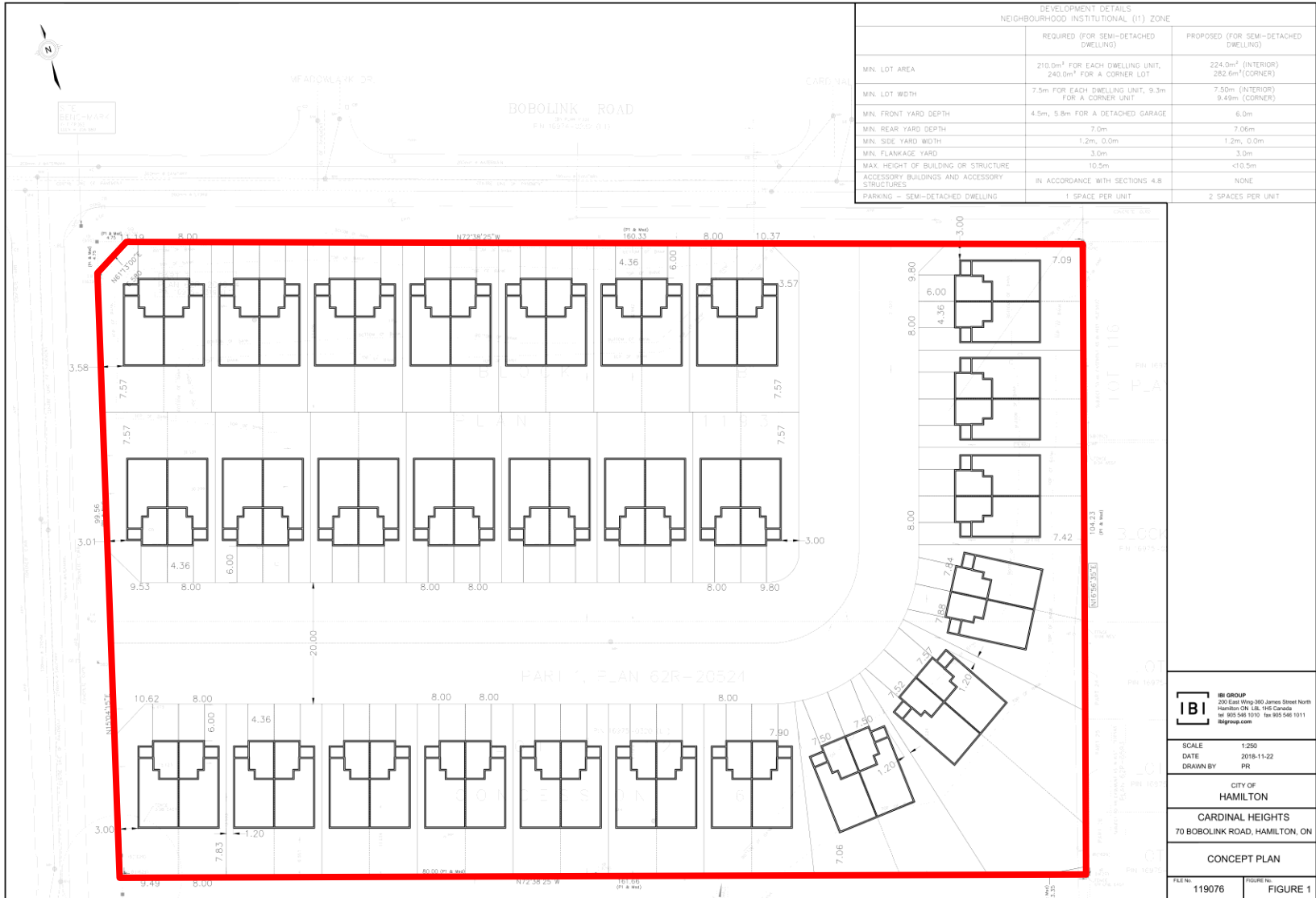
Presented by: Tim Vrooman

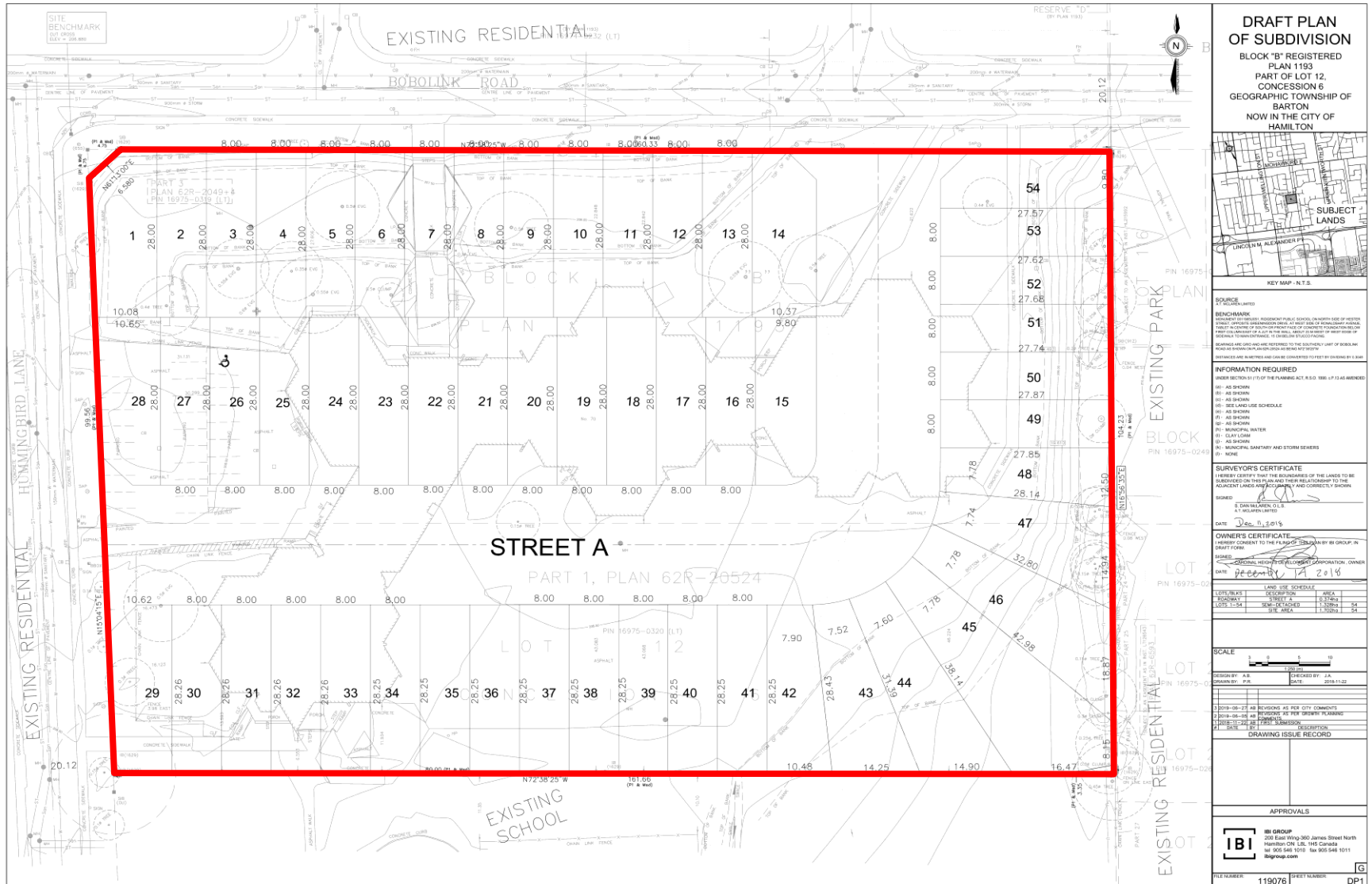


<h3>Location Map</h3>		
<small>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</small>		
<b>File Name/Number:</b> 25T-201902	<b>Date:</b> January 22, 2019	
<b>Appendix "A"</b>	<b>Scale:</b> N.T.S.	<b>Planner/Technician:</b> TV/AL
<b>Subject Property</b> 70 Bobolink Road		



**SUBJECT PROPERTY**  70 Bobolink Road, Hamilton





**DRAFT PLAN OF SUBDIVISION**  
**BLOCK "B" REGISTERED**  
**PLAN 1193**  
**PART OF LOT 112,**  
**CONCESSION 6**  
**GEOGRAPHIC TOWNSHIP OF**  
**BARTON**  
**NOW IN THE CITY OF**  
**HAMILTON**

**KEY MAP - N.T.S.**

**SOURCE**  
 AS SHOWN

**BENCHMARK**  
 ASSOCIATION OF PUBLIC ENGINEERS, ON BEHALF OF THE CITY OF HAMILTON, HAS ESTABLISHED A BENCHMARK AT THE CORNER OF THE INTERSECTION OF BOBOLINK ROAD AND HUNNINGBIRD LANE, AS SHOWN ON THIS PLAN. THE BENCHMARK IS A CONCRETE PIPER WITH A BRASS NAIL, 10 CM BELOW THE SURFACE OF THE ROAD. THE BENCHMARK IS 1.00 METRE ABOVE THE FINISHED GRADE OF THE ROAD. THE BENCHMARK IS 1.00 METRE ABOVE THE FINISHED GRADE OF THE ROAD. THE BENCHMARK IS 1.00 METRE ABOVE THE FINISHED GRADE OF THE ROAD.

**INFORMATION REQUIRED**  
 UNDER SECTION 51(2) OF THE PLANNING ACT, R.S.O. 1990, L.P. 13 AS AMENDED:

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) AS SHOWN
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN
- (h) AS SHOWN
- (i) AS SHOWN
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- (l) AS SHOWN
- (m) AS SHOWN
- (n) AS SHOWN
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- (p) AS SHOWN
- (q) AS SHOWN
- (r) AS SHOWN
- (s) AS SHOWN
- (t) AS SHOWN
- (u) AS SHOWN
- (v) AS SHOWN
- (w) AS SHOWN
- (x) AS SHOWN
- (y) AS SHOWN
- (z) AS SHOWN

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED IN THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

**SIGNED:**  
 S. DONALDSON, S.E.  
 A.P. REGISTERED

**DATE:** Dec 11, 2015

**OWNER'S CERTIFICATE**  
 I HEREBY CONSENT TO THE PLANNING ACT BY GROUP IN RESPECT OF THIS PLAN.

**SIGNED:**  
 J. A. [Signature]  
 OWNER

**DATE:** December 11, 2015

LOT	LAND USE SCHEDULE	AREA
LOT 1-54	RESIDENTIAL	13,769
LOT 1-54	SEMI-DETACHED	1,000
LOT 1-54	RESIDENTIAL	1,000

**SCALE**  
 0 5 10  
 METERS

**DESIGN BY:** A.E. [Signature]      **DRAWN BY:** J.A. [Signature]  
**DATE:** 2015-11-22

NO.	DATE	BY	DESCRIPTION
1	2015-08-27	A.E.	AS PER CITY COMMENTS
2	2015-08-27	A.E.	AS PER CITY COMMENTS
3	2015-08-27	A.E.	AS PER CITY COMMENTS
4	2015-08-27	A.E.	AS PER CITY COMMENTS
5	2015-08-27	A.E.	AS PER CITY COMMENTS
6	2015-08-27	A.E.	AS PER CITY COMMENTS
7	2015-08-27	A.E.	AS PER CITY COMMENTS
8	2015-08-27	A.E.	AS PER CITY COMMENTS
9	2015-08-27	A.E.	AS PER CITY COMMENTS
10	2015-08-27	A.E.	AS PER CITY COMMENTS
11	2015-08-27	A.E.	AS PER CITY COMMENTS
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46	2015-08-27	A.E.	AS PER CITY COMMENTS
47	2015-08-27	A.E.	AS PER CITY COMMENTS
48	2015-08-27	A.E.	AS PER CITY COMMENTS
49	2015-08-27	A.E.	AS PER CITY COMMENTS
50	2015-08-27	A.E.	AS PER CITY COMMENTS
51	2015-08-27	A.E.	AS PER CITY COMMENTS
52	2015-08-27	A.E.	AS PER CITY COMMENTS
53	2015-08-27	A.E.	AS PER CITY COMMENTS
54	2015-08-27	A.E.	AS PER CITY COMMENTS

**APPROVALS**

**IBI GROUP**  
 205 East Wray 300 James Street North  
 Hamilton ON L8L 1H5 Canada  
 Tel: 905.546.1010 Fax: 905.546.1011  
 ibigroup.com

**FILE NUMBER:** 119076      **SHEET NUMBER:** DP1



Existing site from Bobolink Road



Existing site from intersection of Bobolink Road and Hummingbird Lane



Existing site from Hummingbird Lane





View to the south along Hummingbird Lane and Pauline Johnson Elementary School



Streetscape to the north along Hummingbird Lane



Dwellings to the west on Hummingbird Lane



Streetscape to the south along Hummingbird Lane



View to the northwest along Bobolink Road



Streetscape to the east along Bobolink Road



Streetscape to the west along Bobolink Road



Streetscape to the east along Bobolink Road





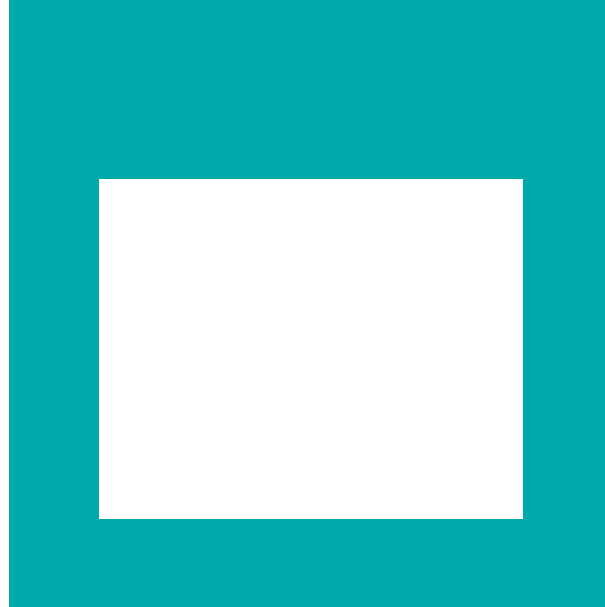
Block townhouses to the north on Bobolink Road



**Bruleville Park to the east on Bobolink Road**



Existing interface of site and Bruleville Park



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



Pat Hudyma  
Property Planner, Planning & Accommodations  
Hamilton-Wentworth District School Board  
20 Education Court, P.O. Box 2558  
Hamilton, ON L8N 3L1  
Phone: 905 527-5092 ext. 2479  
Email: phudyma@hwdsb.on.ca

February 19, 2019

City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attn: Ms. Yvette Rybensky, BES, MCIP, RPP  
Senior Project Manager

Dear Ms. Rybensky:

<b>RE: FILE #:</b>	<b>25T-201902 – Draft Plan of Subdivision</b>
<b>NAME:</b>	<b>Cardinal Heights Development Corp.</b>
<b>LOCATION:</b>	<b>70 Bobolink Road, Hamilton (Ward 7)</b>
<b>SUBJECT:</b>	<b>Comments</b>

In response to your letter of January 31, 2019, the Hamilton-Wentworth District School Board wishes to provide the following comment in regard to the Draft Plan of Subdivision proposed for the former Cardinal Heights School property located at 70 Bobolink Road, in the City of Hamilton.

The Hamilton-Wentworth District School Board has no objections to the application as submitted; however, the Board will require the following condition to be included for the application to be approved.

1. The Developer shall install at their sole cost and expense a 1.22m high permanent, galvanized chain link fence along the boundary of the Developers Lands and School Board Lands (Pauline Johnson Property Line) See attached Appendix A

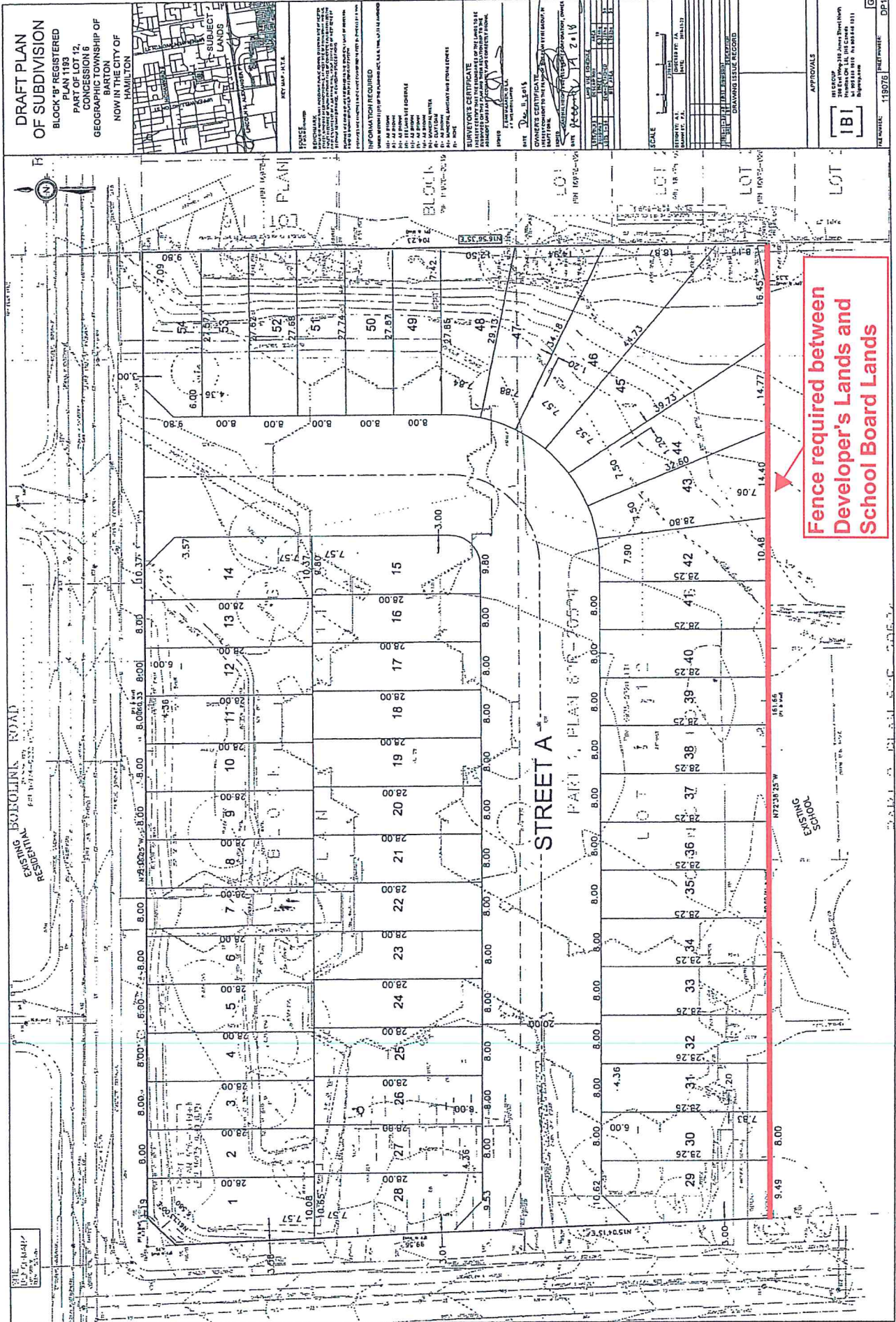
As the Board would like to be kept informed on the progress of all subdivisions, this is a written request to be notified of the City's decision respecting approval of the proposed plan of subdivision.

Yours truly,

Pat Hudyma, Property Planner  
Planning & Accommodation  
Facilities Management

Encl.

APPENDIX "A"



**From:** Jarett Brown  
**Sent:** August 30, 2019 3:14 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Comments Re: Draft Plan of Subdivision (File No. 25T-201902)

Legislative Coordinator, Planning Committee  
City of Hamilton

Jarett Brown

Comments Re: Draft Plan of Subdivision (File No. 25T-201902)

Concern is additional traffic and pedestrian safety with existing activity at Pauline Johnson Public School

During school drop-off/pick-up hours – Hummingbird lane already has a high volume of vehicles and pedestrians

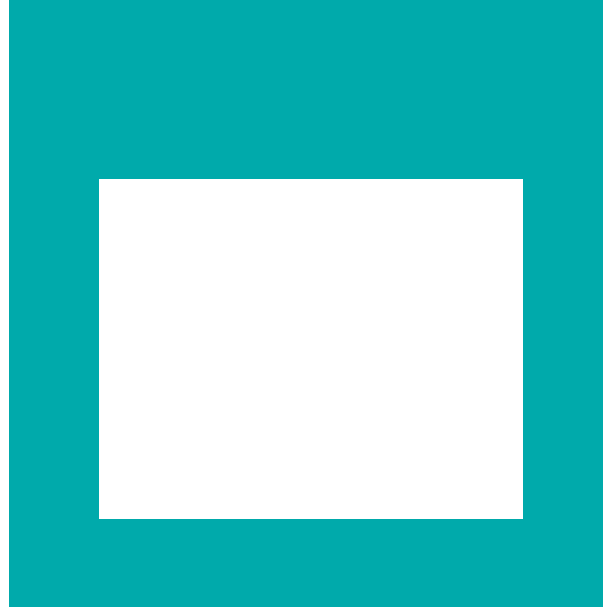
Is there a plan for Pauline Johnson to utilize an effective drive through system averting pedestrians off the streets? Cars are often parked on both sides of the street with occupants exiting, idling, executing three point turns, and reversing out of the driveways

Would this require part of the proposed neighbouring land to be repurposed in order to achieve a safe school drive lane for drop-off/pick-up?

Submitted comments are requested not to be public.

Sincerely,

**Jarett Brown**



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

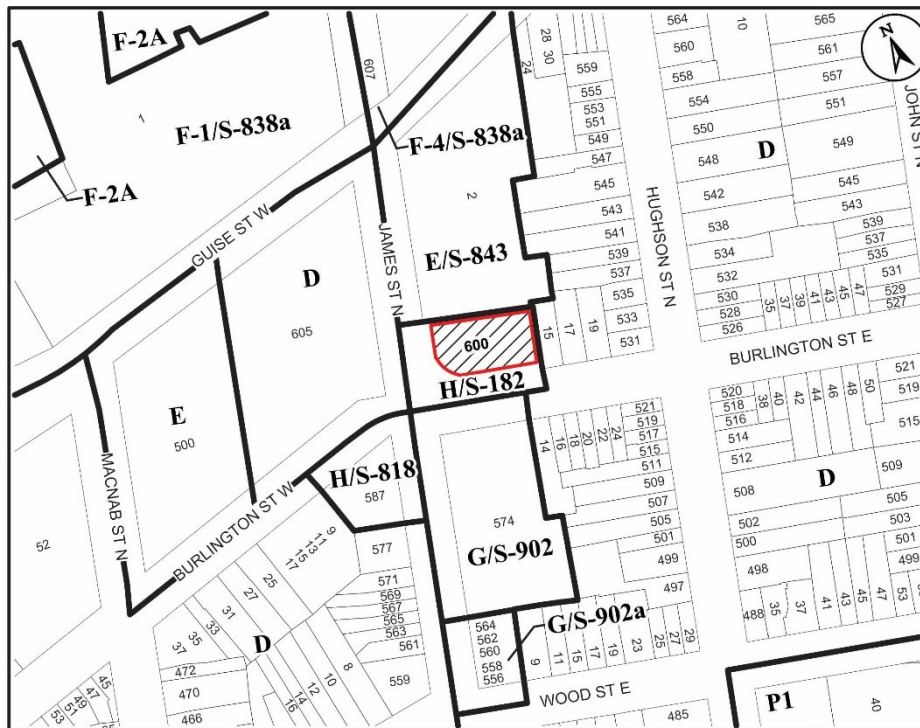
September 3, 2019



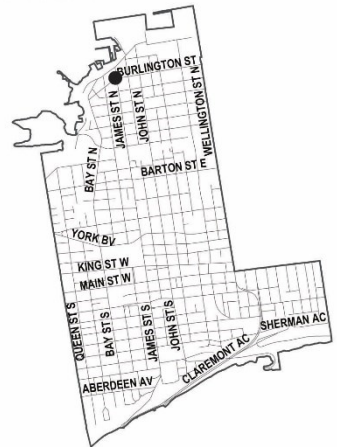
# PED19151 – (ZAC-18-024 / UHOPA-18-08)

Applications for Official Plan Amendment and Zoning By-law  
Amendment for lands located at 600 James Street North, Hamilton.

Presented by: Mark Kehler



● Site Location



Key Map - Ward 2

N.T.S.

### Location Map

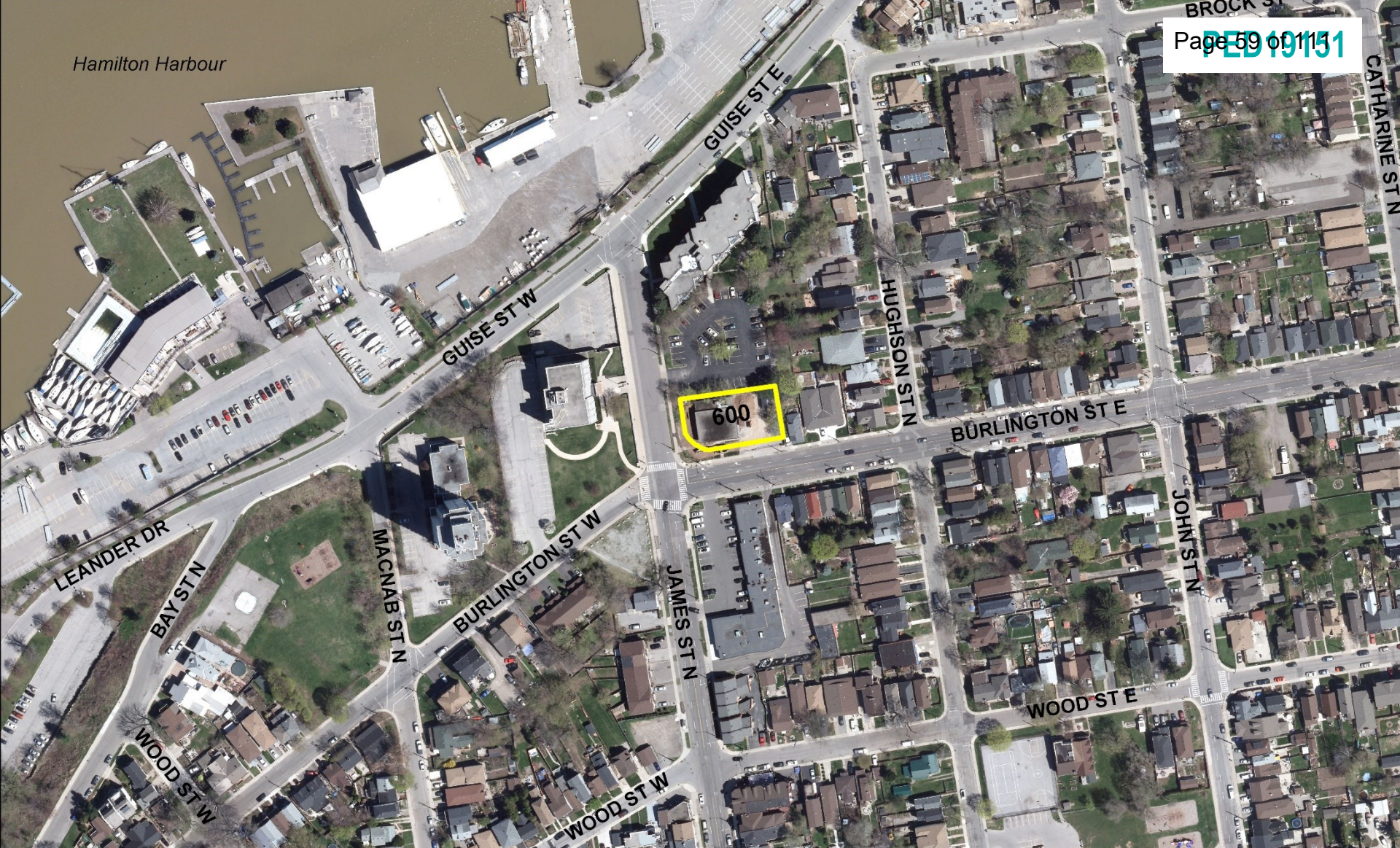


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-18-024 / UHOPA-18-008	Date: June 25, 2019
Appendix "A"	Scale: N.T.S.
Planner/Technician: MK/AL	

**Subject Property**

600 James Street North

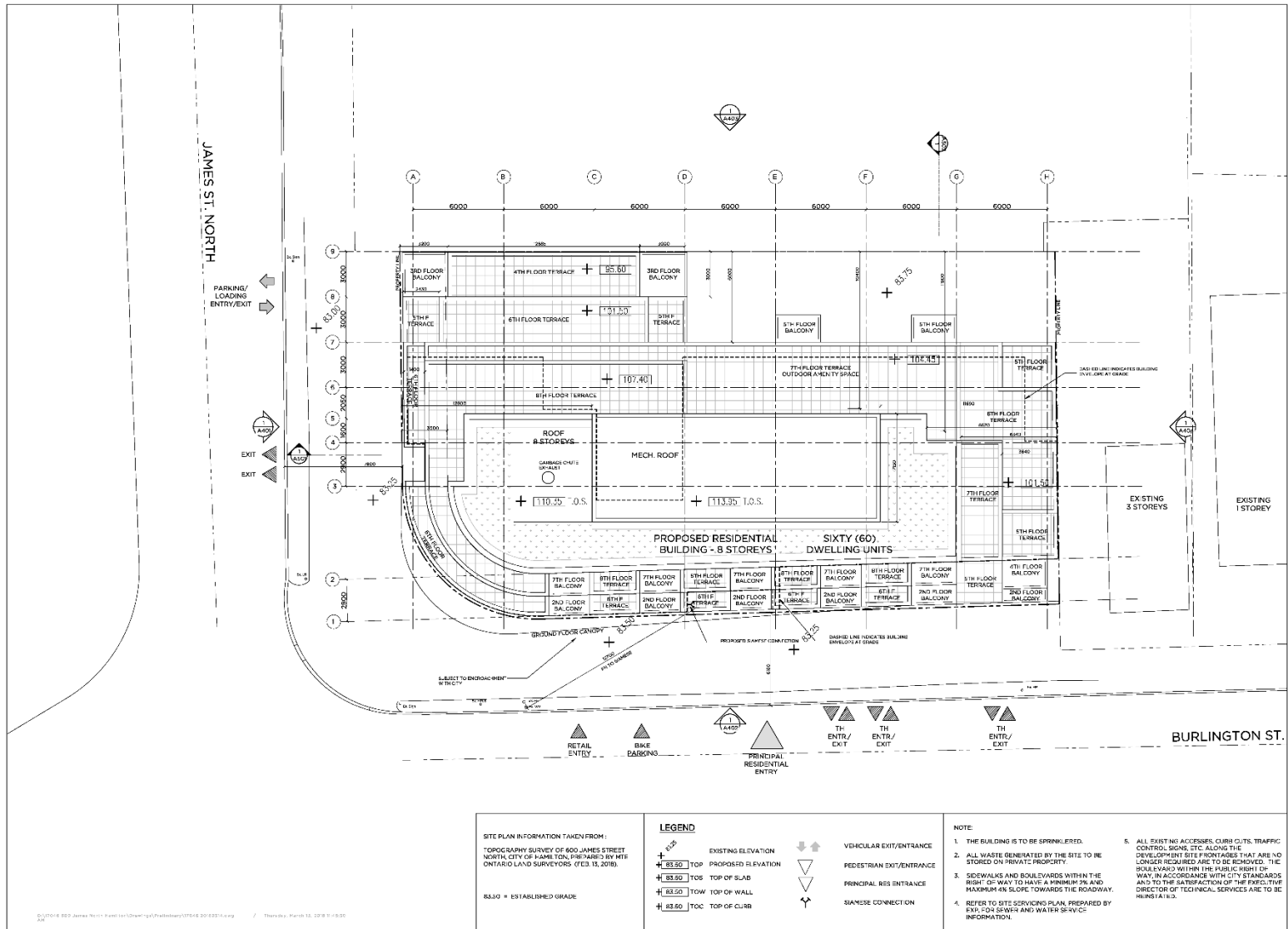
- Change in zoning from "H/S-182" (Community Shopping and Commercial, Etc.) District, Modified to "H/S-1783-H" (Community Shopping and Commercial, Etc.) District, Holding, Modified



**SUBJECT PROPERTY**



**600 James Street North, Hamilton**



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ISSUED RECORD  
 2018 01 15 ISSUED FOR RECORDING

REVISION RECORD



**RAW**  
 465-314 ALEXANDER STREET WEST  
 TORONTO CANADA M5H 1K4  
 TEL: 416 298 9725  
 WWW.RAWINC.COM

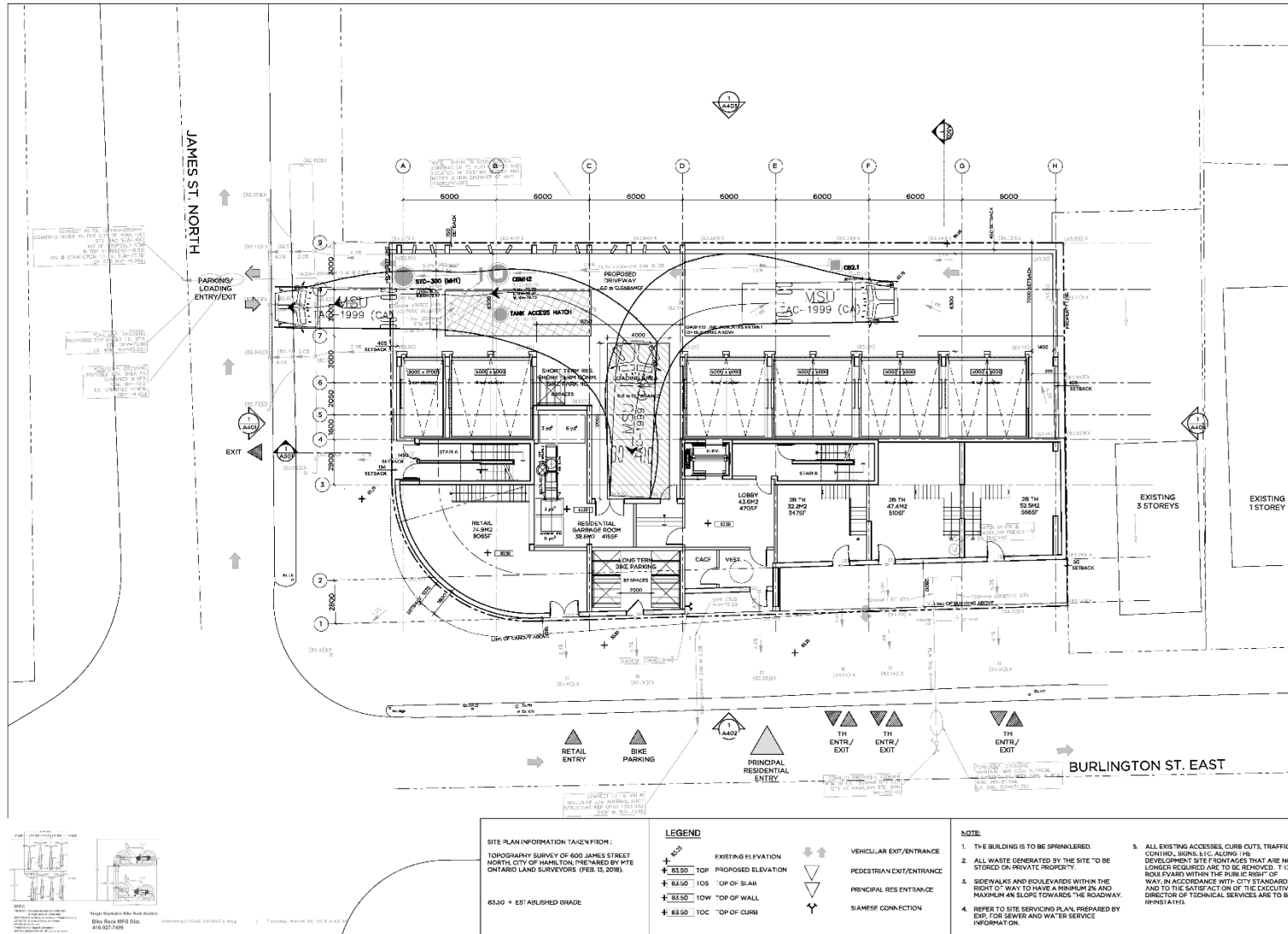
17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT HOLDING  
 24 MARTIN ROSS AVE.  
 UNIT 5, TORONTO  
 ON, M2J2K8

PLAN  
 SITE  
 1:100

**A100**

<p>SITE PLAN INFORMATION TAKEN FROM:                  TOPOGRAPHY SURVEY OF 600 JAMES STREET NORTH, CITY OF JAMINGTON, PREPARED BY MFC ONTARIO LAND SURVEYORS (CE 15, 2008)</p> <p>8330 = ESTABLISHED GRADE</p>	<p><b>LEGEND</b></p> <p>  EXISTING ELEVATION   PROPOSED ELEVATION   TOP OF SLAB   TOP OF WALL   TOP OF CURB                 </p>	<p>  VEHICULAR EXIT/ENTRANCE   PEDESTRIAN EXIT/ENTRANCE   PRINCIPAL RES. ENTRANCE   SIAMESE CONNECTION                 </p>
--	--	---

- NOTE:**
1. THE BUILDING IS TO BE SPRINKLERED.
  2. ALL WASTE GENERATED BY THE SITE TO BE STORED ON PRIVATE PROPERTY.
  3. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT-OF-WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
  4. REFER TO SITE SERVICES PLAN, PREPARED BY EXP. FOR SEWER AND WATER 90-41-C INFORMATION.
  5. ALL EXISTING ACCESSORS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE PRIORITIES THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE SOLE ENDS WITHIN THE PUBLIC RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE DIRECTOR/DEPARTMENT OF TECHNICAL SERVICES ARE TO BE MAINTAINED.



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**ISSUED RECORD**  
 170446 - 170446 (FOR RESUBMIT)

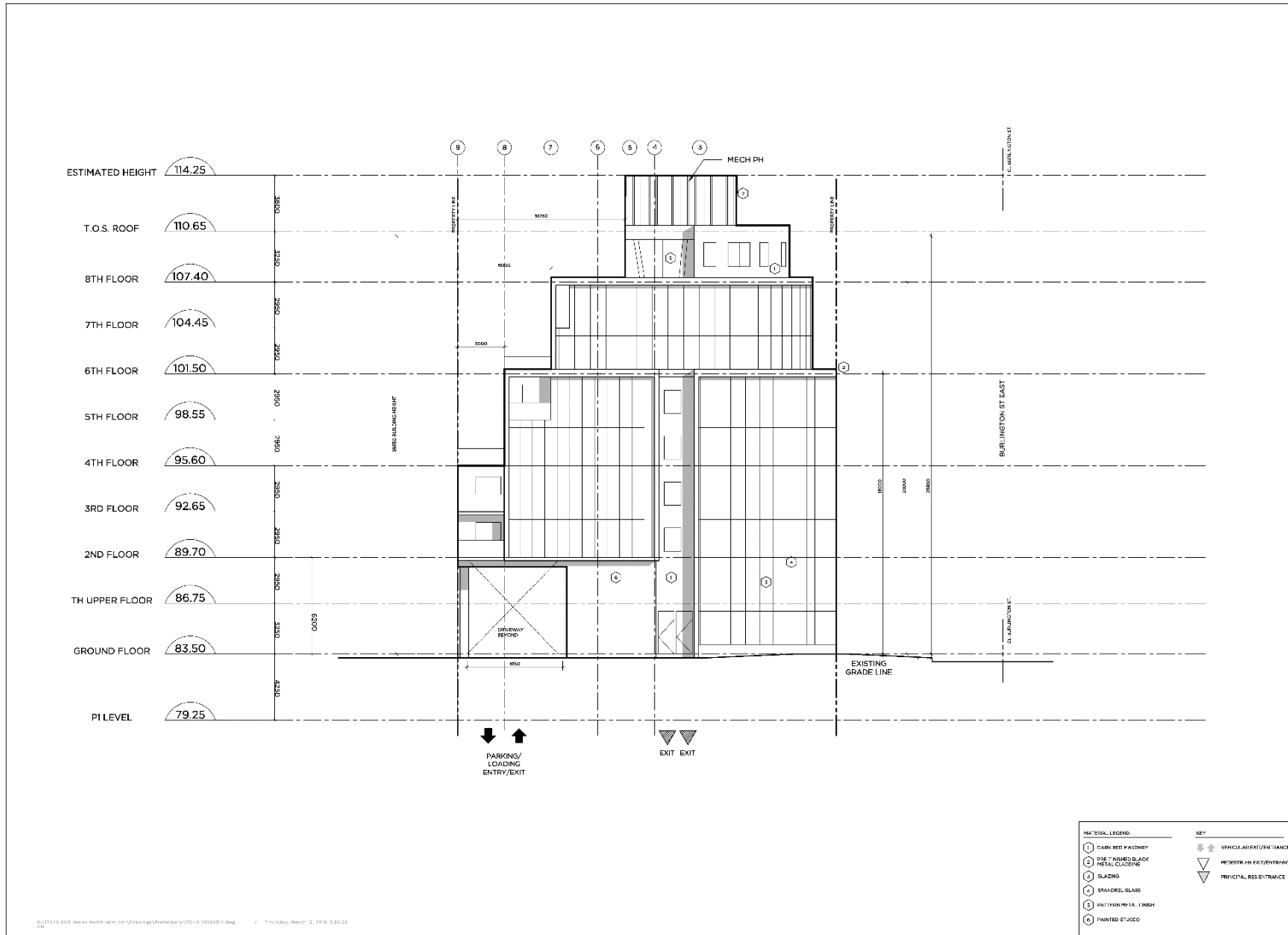
**REVISION RECORD**



**RAW**  
 405-317 ADELAIDE STREET WEST  
 TORONTO, ONTARIO M5V 1P8  
 WWW.RAWDESIGN.COM

17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT HOLDING  
 24 MARTIN ROSS AVE.  
 UNIT 3, TORONTO  
 ON, M3J2K8

PLAN  
 GROUND FLOOR  
 1:100  
**A201**



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**ISSUED RECORD**  
 170438 - ISSUED FOR RECORD

**REVISION RECORD**



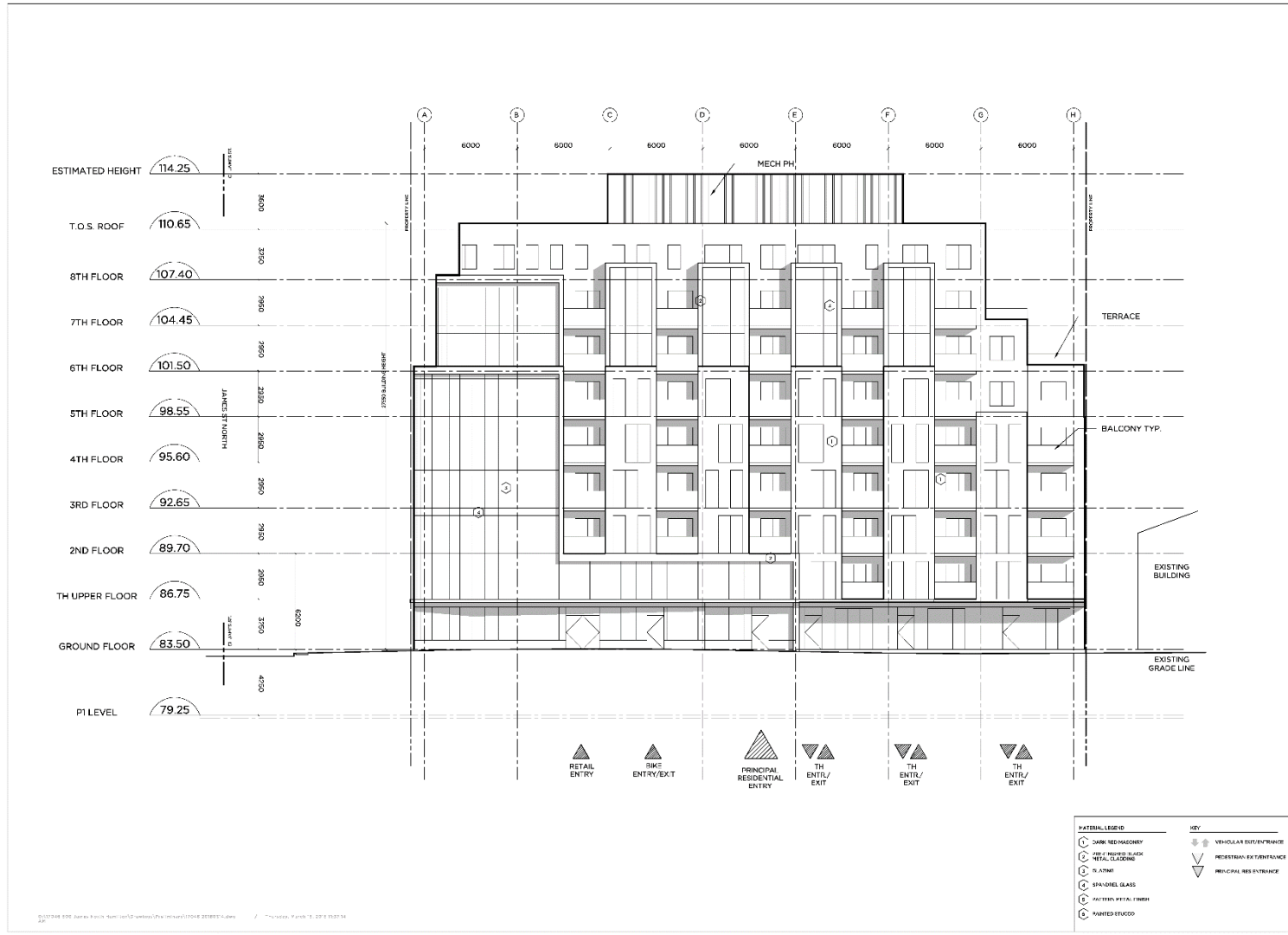
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 405 BIP A DELAIDE STREET WEST  
 72 BLOOR STREET EAST, NEW YORK  
 TEL: 416 593 8729  
 WWW.RAWDESIGN.CA

17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON

PINEMOUNT HOLDING  
 24 MARTIN ROSS AVE.  
 UNIT 3, TORONTO  
 ON, M5J2K8  
 EAST BUILDING  
 ELEVATIONS  
 1:100  
**A401**

MATERIAL LEGEND	KEY
① DARK RED KALINGRY	↑ ↓ VEHICULAR ENTRY/EXIT
② DYE TINTED BLACK METAL CLADDING	▽ RESEAL AN ENTRY/EXIT
③ GLAZING	▽ PRINCIPAL RESEAL ENTRY
④ SPANDREL GLASS	
⑤ TINTED METAL FINISH	
⑥ PAINTED STUCCO	

0:\171416-000-RAW\17046\17046.dwg (P:\17046\17046.dwg) 12/19/2023 10:30:23



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ISSUED RECORD  
 2020 02 10 ISSUED FOR RECORDING

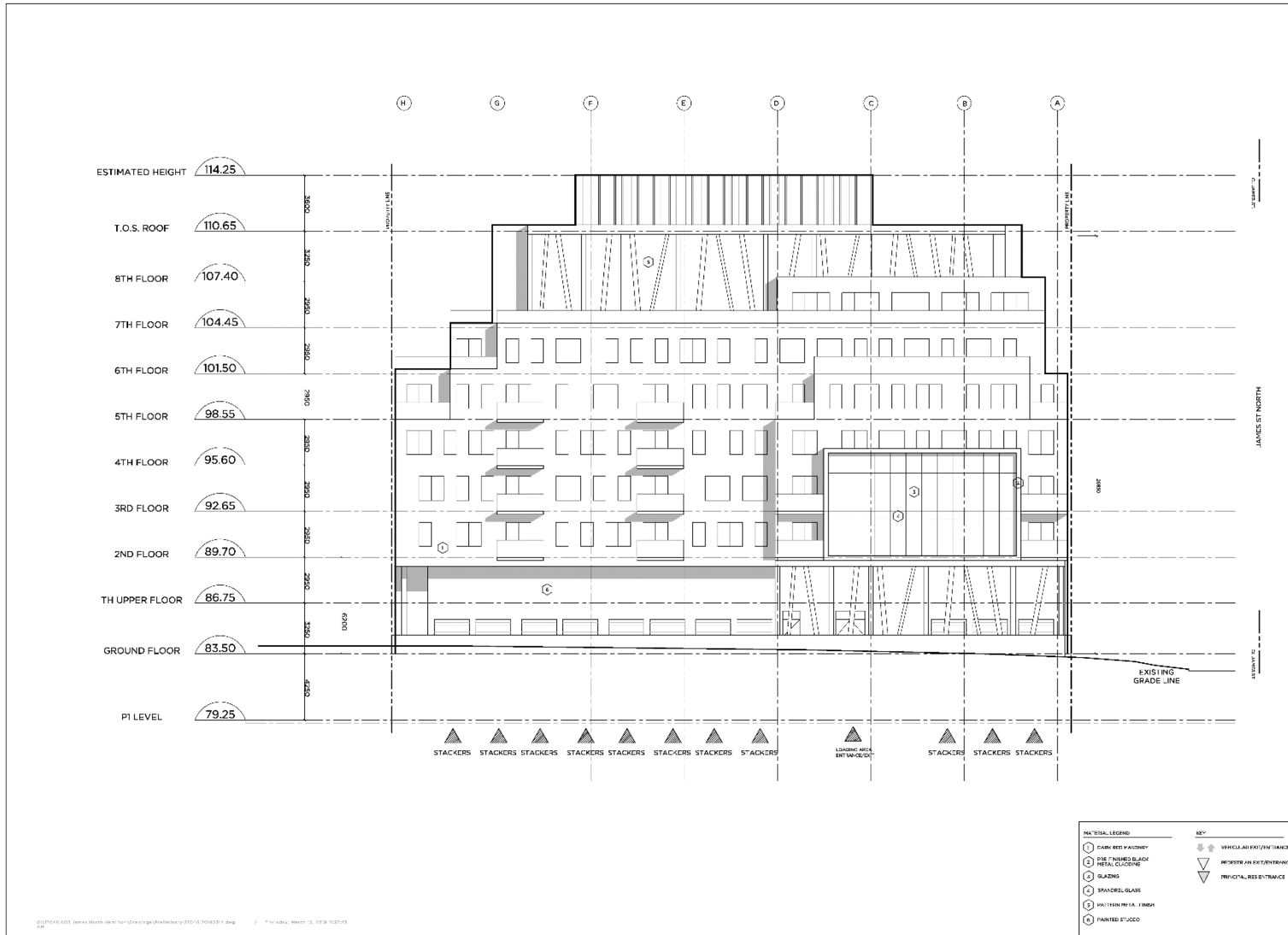
REVISION RECORD



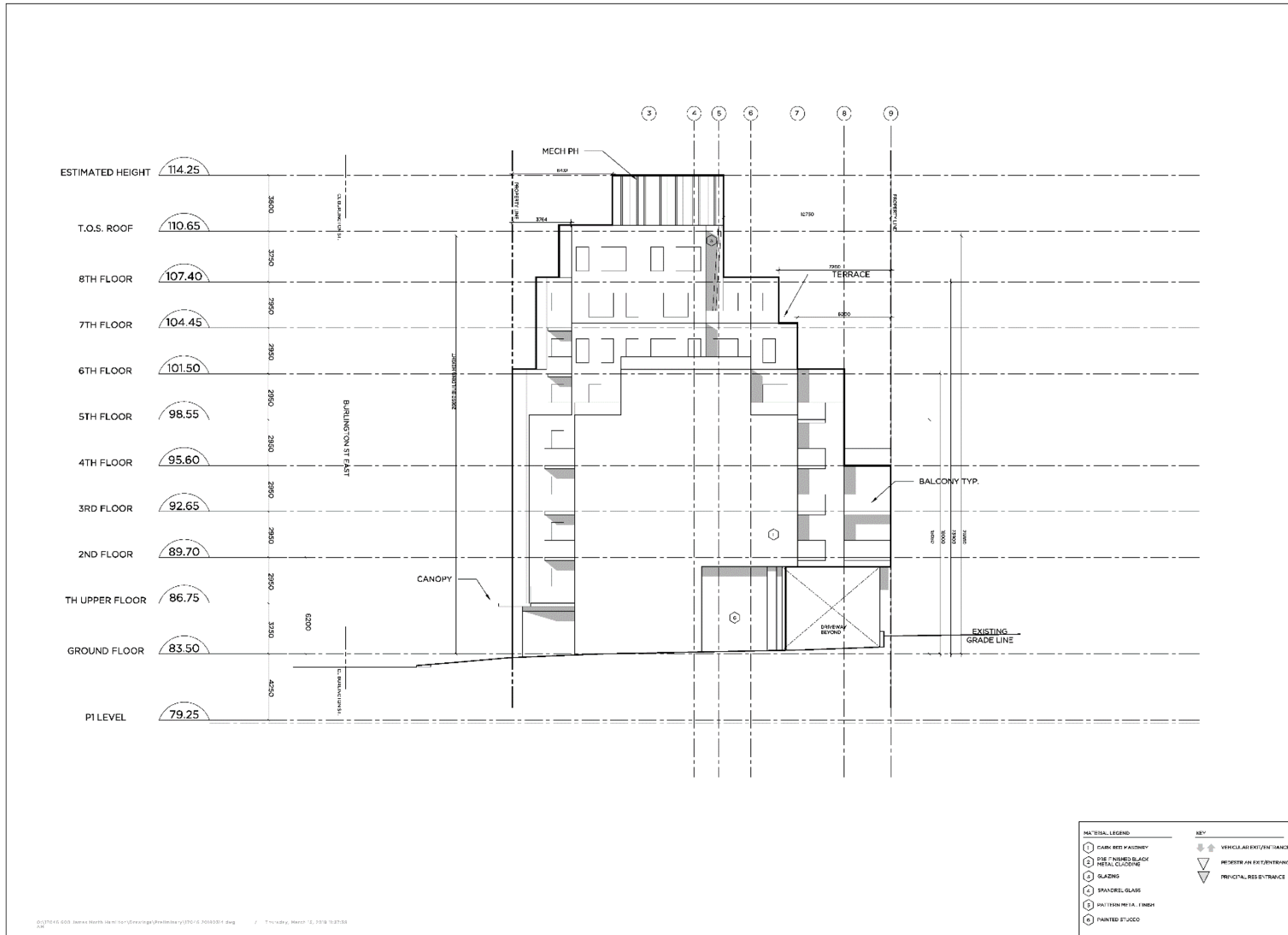
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 455-171 ADELA DE STREET WEST  
 TORONTO, ONTARIO M5V 1P9  
 TEL: 416-598-8722  
 WWW.RAWDESIGN.COM

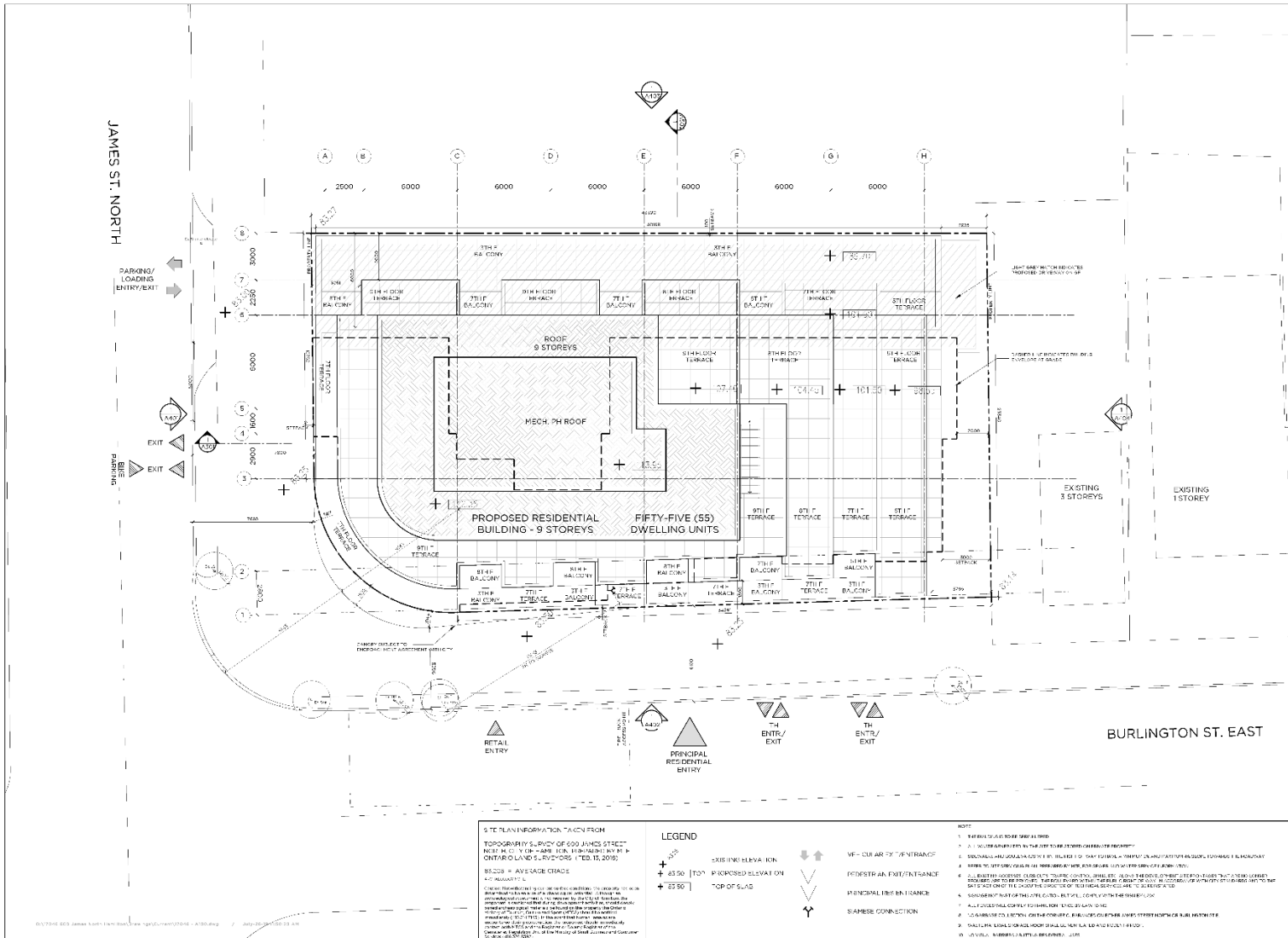
17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT HOLDING  
 24 MARTIN ROSS AVE  
 UNIT 3, TORONTO  
 ON, M2Z 2K8  
 SOUTH BUILDING  
 ELEVATIONS

1:100  
**A402**









**AS-BUILT RECORD**

222 (0.2)	AS-BUILT FOR FOLLOWING
222A (0.2)	AS-BUILT FOR FOLLOWING
222C (0.2)	AS-BUILT FOR FOLLOWING
222D (0.2)	AS-BUILT FOR FOLLOWING
222E (0.2)	AS-BUILT FOR FOLLOWING

**REVISION RECORD**

**RAW**  
 450-BY APPEL OF STREET WEST  
 TORONTO CANADA M5V 1P6  
 WWW.RAWENGINEER.CA

17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 FINEMOUNT HOLDINGS LTD.

PLAN SITE  
 1:100  
**A100**

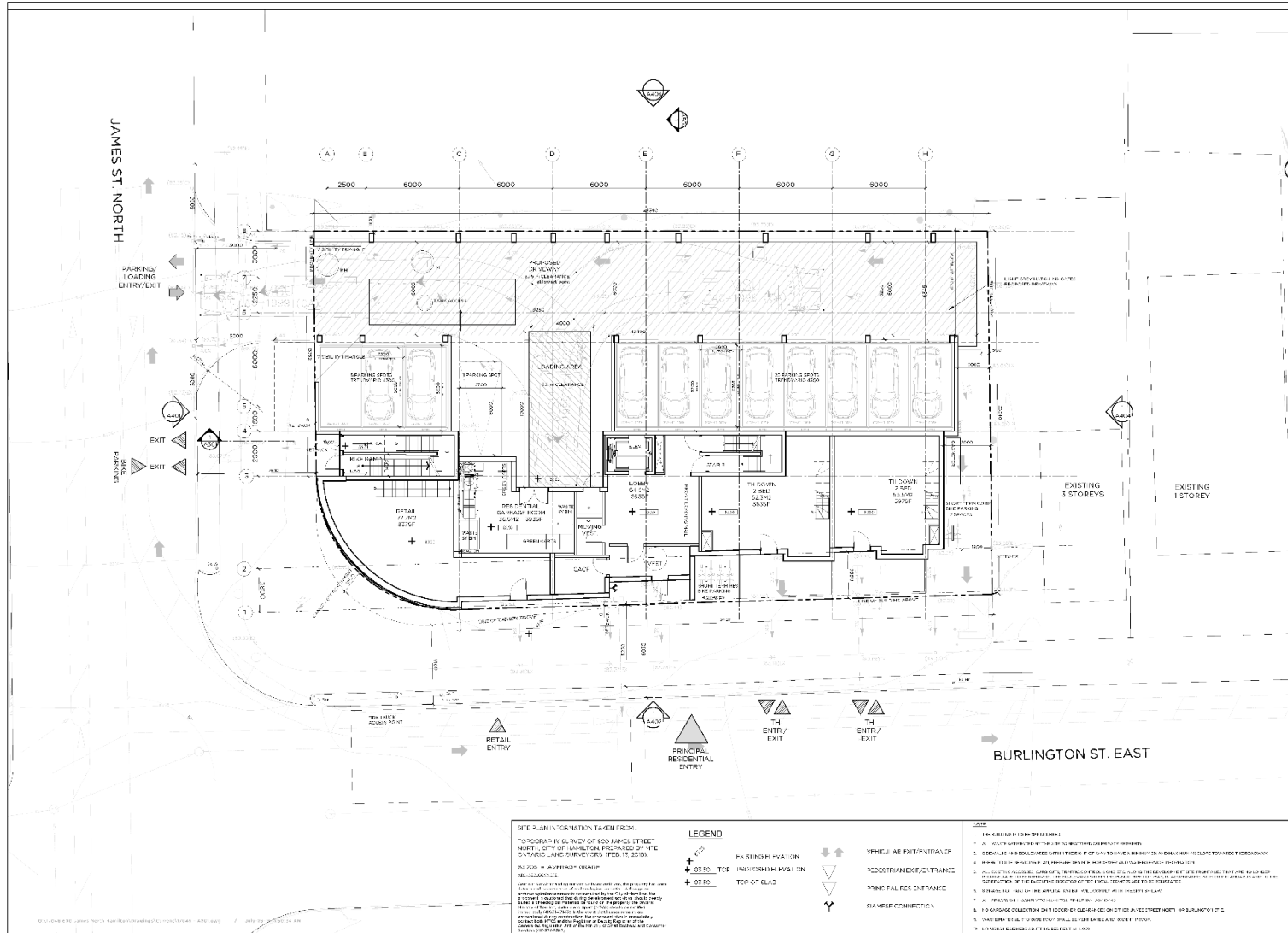
**SITE PLAN INFORMATION - A100 CONVERSION**

TOPOGRAPHY SURVEY OF 600 JAMES STREET  
 N.E.T. & CO. V.T.B. - A.M.E. (C.A. 118-1624) BY A.P.  
 CENTR/O/LANDS SURVY CO. LTD. 11.12.2016

M.S.C.S. = AVERAGE GRADE  
 A.C. = ADJACENT LOT

This site plan has been prepared by a professional engineer in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P1. The site plan is intended to be used in conjunction with the zoning by-law and other relevant regulations. The site plan is not intended to be used as a legal document.

LEGEND	NOTES
(Symbol: Dashed line with arrows)	1. EXISTING ELEVATION
(Symbol: Solid line with arrows)	2. PROPOSED ELEVATION
(Symbol: Plus sign)	3. TOP OF SLAG
(Symbol: Double arrow)	4. VERTICAL CURVE ENTRANCE
(Symbol: Inverted triangle)	5. REINFORCED CONCRETE ENTRANCE
(Symbol: Triangle)	6. PRINCIPAL ENTRY ENTRANCE
(Symbol: Circle with cross)	7. SHARED CONNECTION



**ISSUED RECORD**  
 DATE: 10/15/2014  
 BY: [Name]  
 FOR: [Description]

**REVISION RECORD**

**RAW**  
 480-271-8834 FAX: 519-520-1111  
 1100 GERRARD ST. EAST  
 TORONTO, ONT. M4M 1B7  
 WWW.RAWARCHITECTS.COM

17045  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT HOLDINGS LTD.

**SITE PLAN INFORMATION TAKEN FROM:**  
 "PROGRAM BY SURVEY OF 600 JAMES STREET"  
 REPORT, CITY OF HAMILTON PROVIDED BY THE  
 ONTARIO LAND SURVEYORS (FEED 11, 2010)

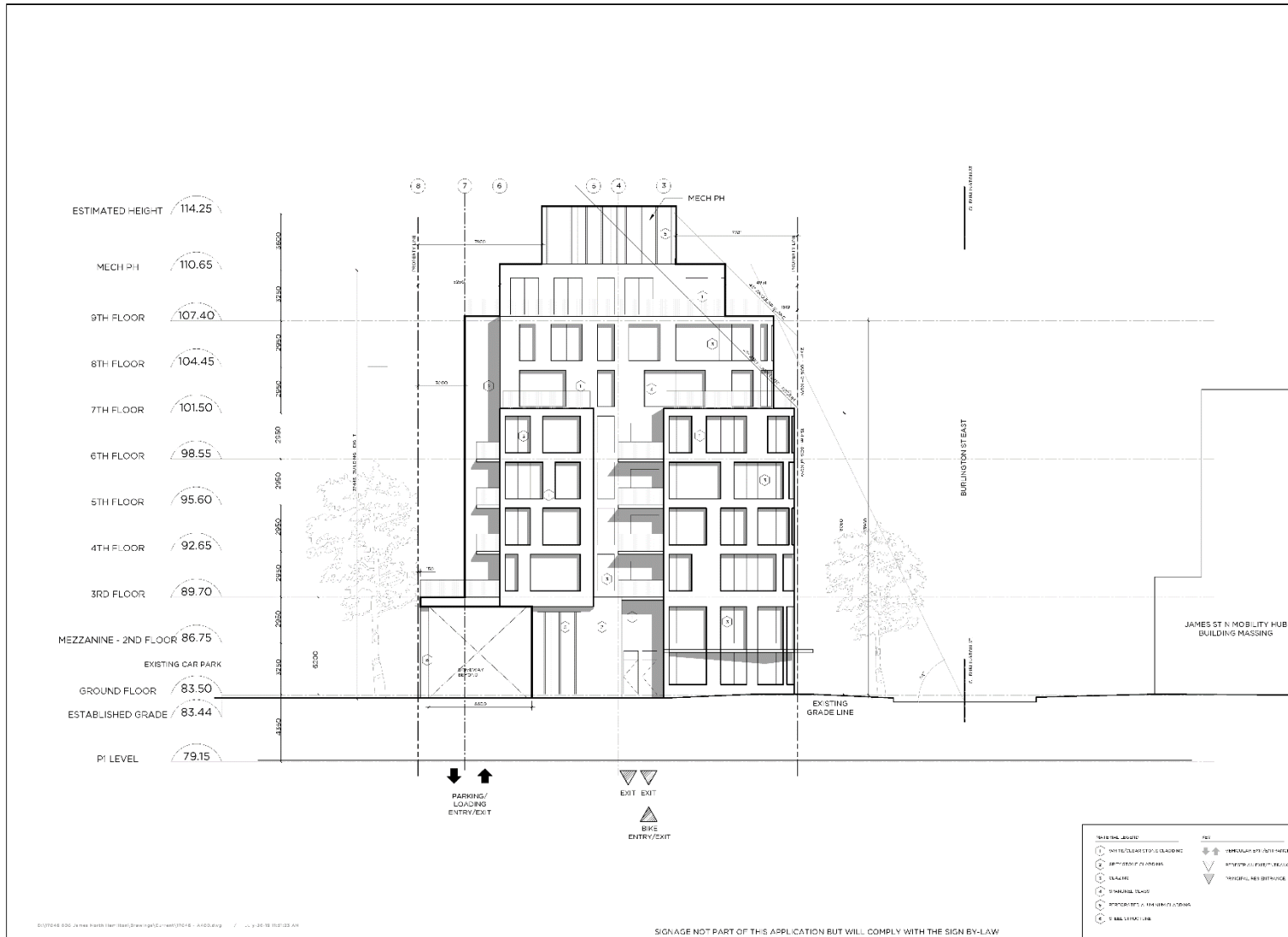
**LEGEND**

- PA STAINS EVALUATION
- ⊕ 0.50 TOP
- ⊖ 0.50 TOP OF SLAB
- ↕ VERTICAL AIR EXITS/INTAKES
- ↔ 3000 TRANSDUCER/CENTRIMIC
- ⊕ PRINCIPAL EGRESS ENTRANCE
- ⊖ PRINCIPAL EGRESS ENTRANCE

**NOTES**

1. FOR ALL OTHERS TO BE REVIEWED.
2. ALL WORK SHOWN IN THIS SET IS TO BE REVIEWED BY THE CITY OF HAMILTON.
3. GENERAL NOTES: REFER TO THE CITY OF HAMILTON WEBSITE FOR THE LATEST VERSION OF THE CITY OF HAMILTON DESIGN STANDARDS.
4. ALL STRUCTURAL ELEMENTS SHALL BE DESIGNED TO RESIST ALL LOADS AND CONDITIONS AS SPECIFIED IN THE CITY OF HAMILTON DESIGN STANDARDS.
5. ALL STRUCTURAL ELEMENTS SHALL BE DESIGNED TO RESIST ALL LOADS AND CONDITIONS AS SPECIFIED IN THE CITY OF HAMILTON DESIGN STANDARDS.
6. FOR ALL OTHERS TO BE REVIEWED.
7. FOR ALL OTHERS TO BE REVIEWED.
8. FOR ALL OTHERS TO BE REVIEWED.
9. FOR ALL OTHERS TO BE REVIEWED.
10. FOR ALL OTHERS TO BE REVIEWED.

**PLAN**  
 GROUND FLOOR  
 1100  
**A201**



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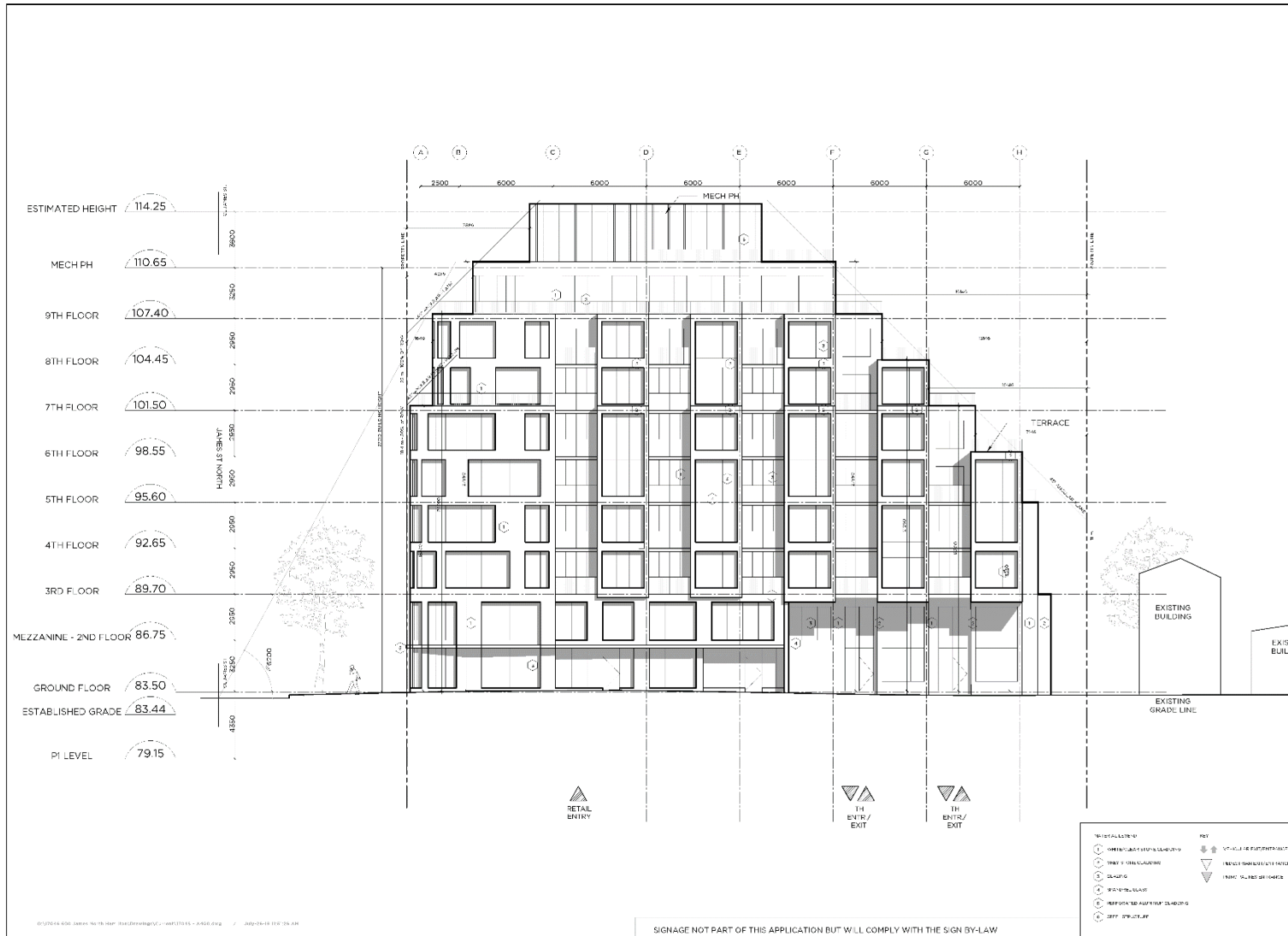
**REVISION RECORD**

NO.	DATE	DESCRIPTION
001	11/13/18	BY: JAMES ST N MOBILITY HUB
002	11/13/18	BY: JAMES ST N MOBILITY HUB
003	11/13/18	BY: JAMES ST N MOBILITY HUB
004	11/13/18	BY: JAMES ST N MOBILITY HUB
005	11/13/18	BY: JAMES ST N MOBILITY HUB

**REVISION RECORD**



17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT HOLDINGS LTD.



**REVISION RECORD**

NO.	DATE	DESCRIPTION
1		ISSUED FOR RECORDS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS

**REVISION RECORD**

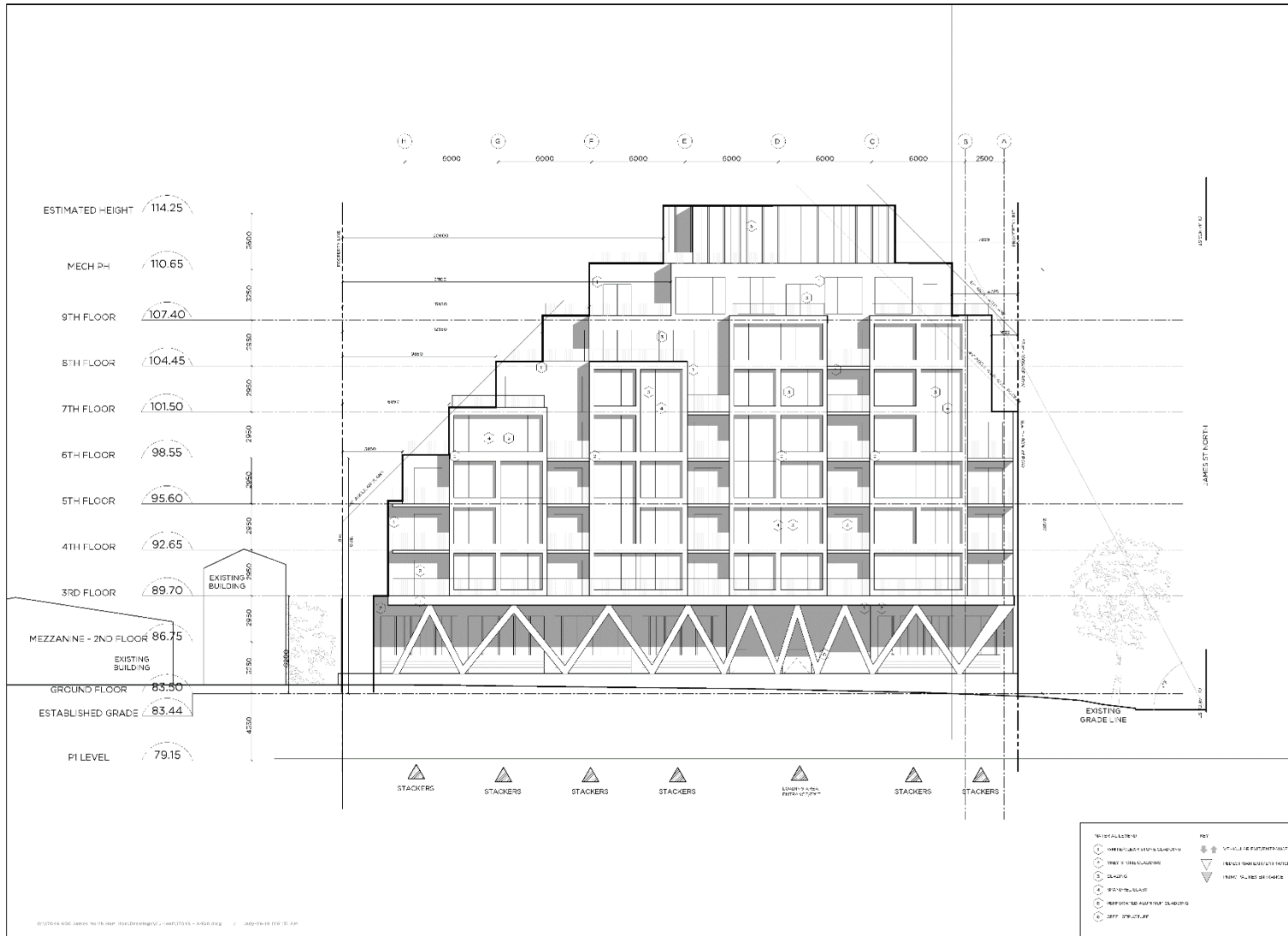


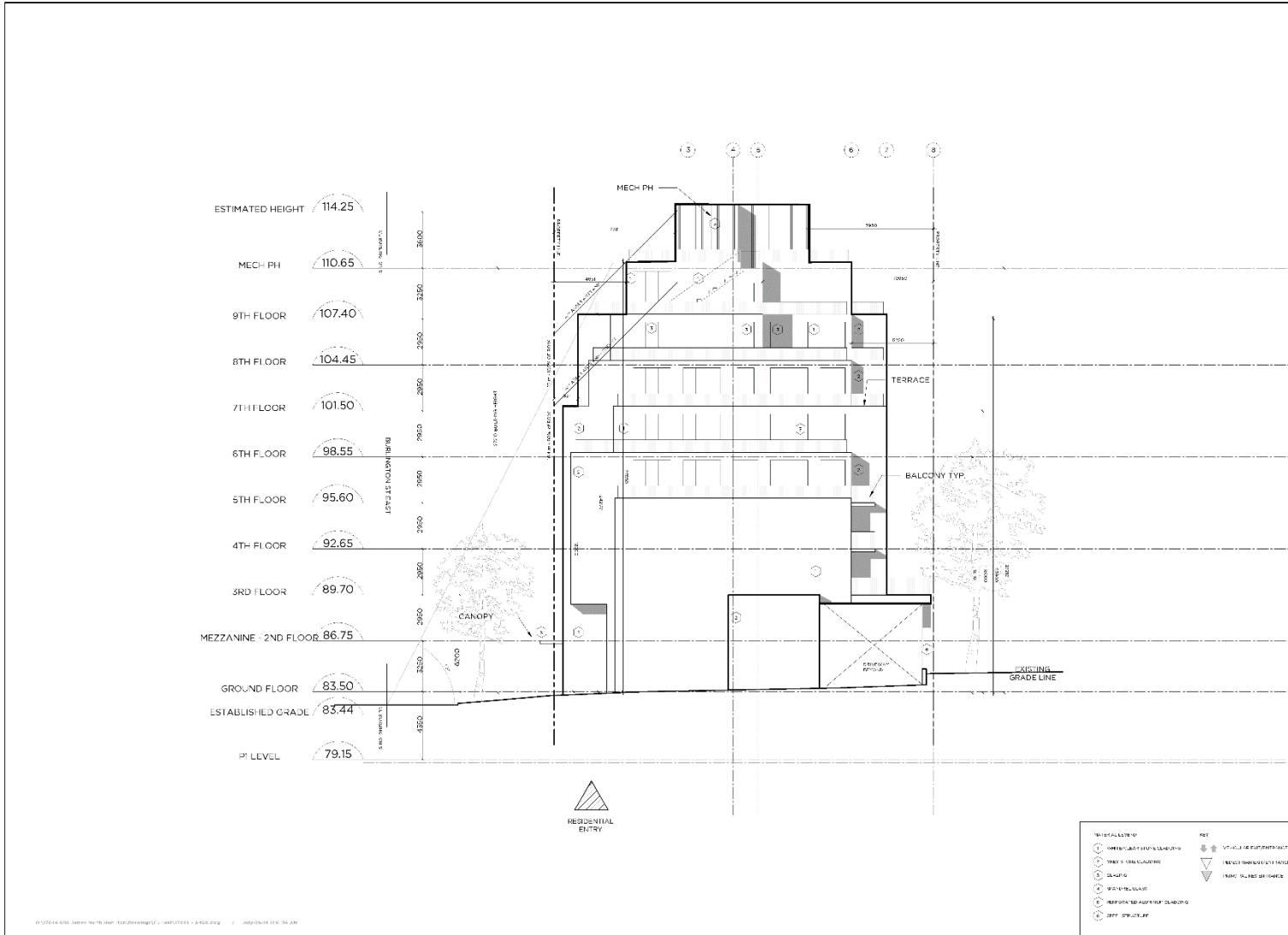
17046  
MIXED USE  
600 JAMES ST. NORTH  
HAMILTON, ON  
PINEMOUNT HOLDINGS LTD.

ELEVATIONS SOUTH

1:100

A402





**RAW**  
 400 2ND ALEXANDER STREET WEST  
 TORONTO CANADA M5V 1V7  
 416 399 8122  
 WWW.RAWDESIGN.CO.CA

17046  
 MIXED USE  
 600 JAMES ST. NORTH  
 HAMILTON, ON  
 PINEMOUNT  
 HOLDINGS LTD.

ELEVATIONS  
 EAST  
 1/100  
**A404**



Subject Lands as seen from the intersection of James Street North and Burlington East, looking northeast





Existing development to the west of the Subject Lands as seen from James Street North looking west



Existing development to the southwest of the Subject Lands as seen from the intersection of James Street North and Burlington Street East, looking southwest



Existing development to the south of the Subject lands as seen from the intersection of James Street North and Burlington Street East, looking south



Existing development to the south of the Subject Lands as seen from Burlington Street East, looking south



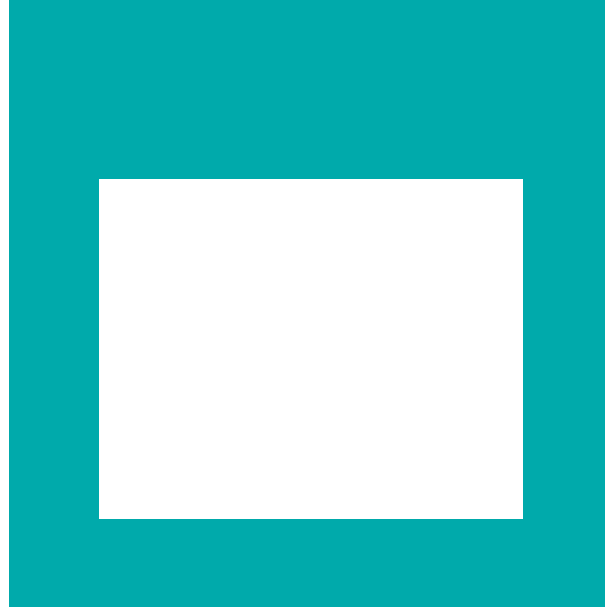
Existing development to the east of the Subject Lands as seen from Burlington Street East, looking north



Existing development to the north of the Subject Lands as seen from James Street North, looking northeast



Existing development to the north of the Subject Lands as seen from the intersection of James Street North and Guise Street, looking east



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



By Fax 905-546-2095

August 29, 2019

Hamilton, Ontario

Legislative Coordinator, Planning Committee  
City of Hamilton  
71 Main Street West, 1st Floor  
Hamilton, ON L8P 4Y5

Re: Application # UHOPA-18-008, ZAC-18-024

I can not attend in person on September 3, 2019.

I write to object to the applicant's variance to reduce the number of parking spaces to 32 instead of approximately 68 (1.25 per unit) as required by the bylaw.

The reduced parking spaces would apply in downtown Toronto, where adequate modes of public transit are available, making it unnecessary for occupants to own a car. The current Hamilton bylaw should apply for this development since public transit is limited and most people need access to a car for daily living.

In addition, there are not sufficient public parking lots adjacent to the proposed development to house the overflow. The development is surrounded by a commercial plaza, a coop development, and an office tower, which will not allow parking. The result will be those excess cars will park on Hughson Street or potentially Burlington Street.

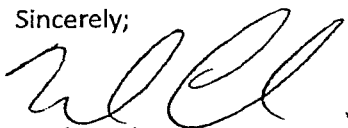
Hughson Street North, between Burlington and Guise, already has a significant on-street parking issue. Many homes do not have off-street parking and have more than one car. There is no parking allowed on the east side of Hughson and the road way is narrow. In the winter, Hughson Street is barely plowed and is limited to one lane.

In addition, Hughson already has an issue with people, who don't live on the street, parking on Hughson.

The developer should be responsible to provide adequate parking for their development. They should not be allowed to transfer their responsibility to nearby residents.

I support the redevelopment of this land, however, the city should not allow the parking variance.

Sincerely;



Mark Easden

**August 30, 2019****CORRESPONDENCE**

**TO:** Members of the City of Hamilton Planning Committee

**CC:** Clerk of the City of Hamilton

**RE:** 600 James Street North

---

Members of the Planning Committee, we write to you today in support of the proposed mid-rise development at 600 James Street North. It is our organization's belief that the proposal represents proper modern planning principles and should be approved, and as such support the staff recommendation.

Particularly, we find the height and density to be more than appropriate for the area, which is served by a number of HSR bus lines. As well, the proposal is suitable for sustainable commuting given the West Harbour GO Station located just a short walk away, now with increased service.

In our view, the architecture of the proposal adequately fits into and complements the context of the neighbourhood providing quality stepbacks to create terraces and utilizes materials that co-exist and respect the neighbouring heritage *Hamilton Port Authority* office.

In addition, the new units created by this development must not be ignored. Once completed, this mid-rise will contain 55 homes for Hamiltonians and contribute to new supply in the city, which over time will ensure the affordability of our city. As well, since this is a redevelopment of a vacant commercial lot, there is no possibility of displacement. This is a win all around.

It is promising that the proposal includes retail space, which will further enrich the livelihood of the corner of James and Burlington, which can be vastly improved with more foot traffic and amenities. Likewise, the short-term bicycle parking spaces will encourage nearby residents to visit the retail space in a sustainable manner, rather than bringing the car.

And the project respects neighbourhood character to the best degree any new development can, with aforementioned stepbacks, height precedence, and quality materials being planned for use.

In sum, the entirety of the development promotes good design and urban principles and enriches the neighbourhood and city, and in our view, should be approved. We



**August 30, 2019**

are hopeful that the committee will follow the recommendations of staff on this file and approve the project on September 3rd.

As always, HamiltonForward appreciates the opportunity to provide feedback to the City.

All the best,

*Lachlan*

Lachlan Holmes  
*Chair, HamiltonForward*

# 600 JAMES ST. N.

PLANNING COMMITTEE  
September 3, 2019



# Surrounding Context



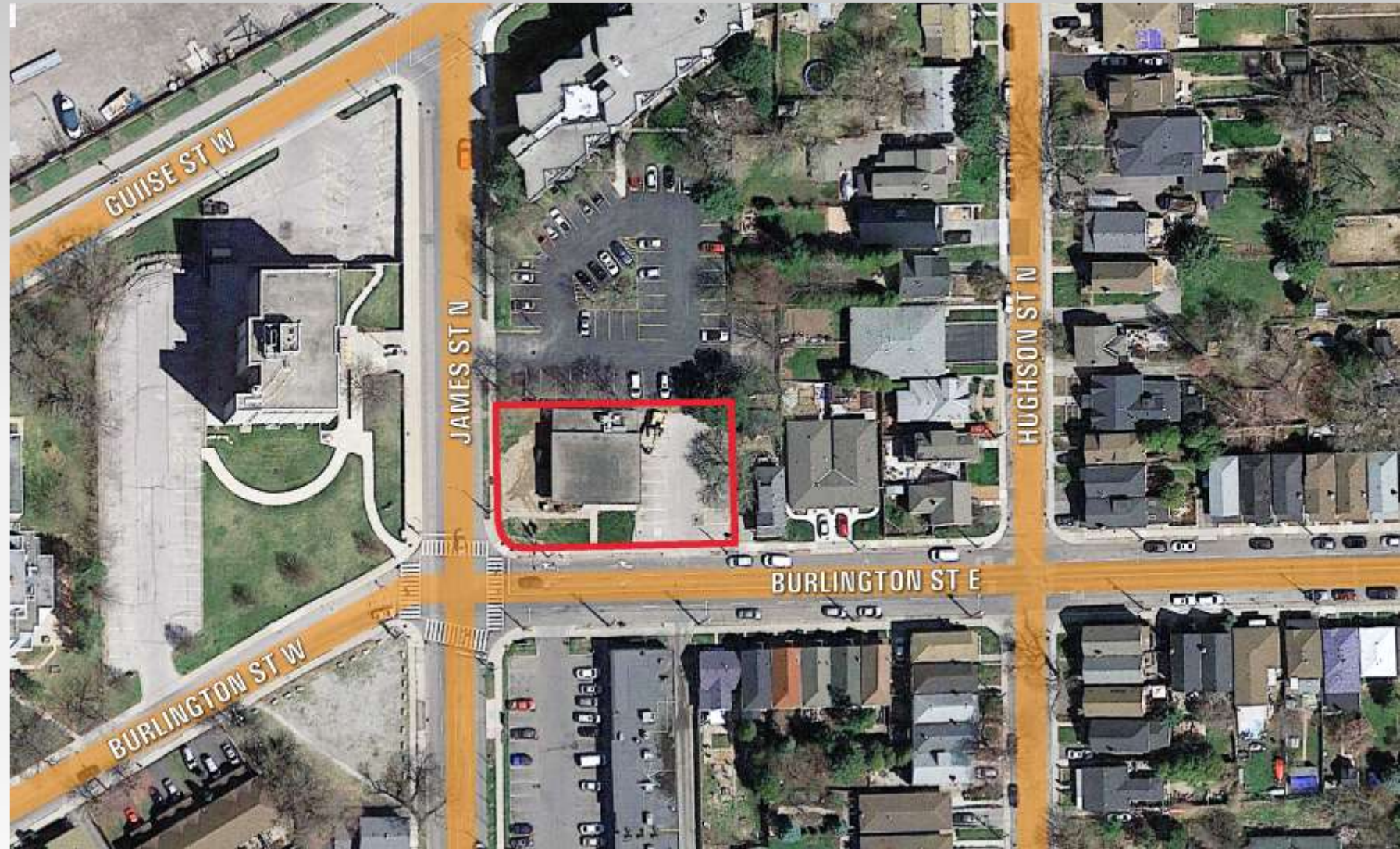
**SURROUNDING CONTEXT PLAN**

# Context

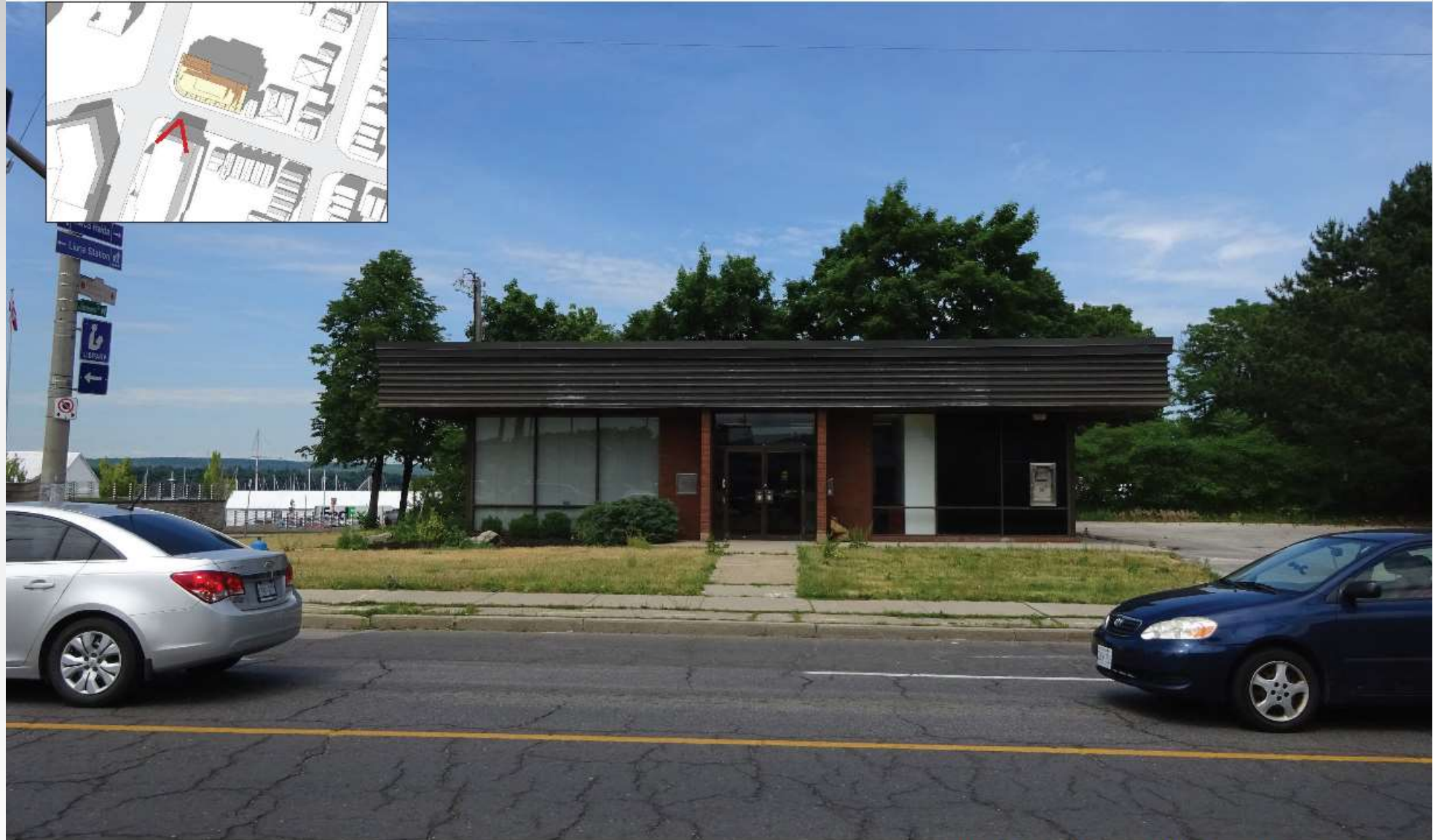


# The Site

- Frontage: 15.7 metres
- Depth: 43.4 metres
- Area: 1,022 sq. m.
- Existing one storey commercial building (former Scotia Bank)
- Surface parking



# Views of Surroundings



**SUBJECT SITE: VIEW LOOKING NORTH**



# Views of Surroundings



**SUBJECT SITE: VIEW LOOKING EAST**

# Views of Surroundings



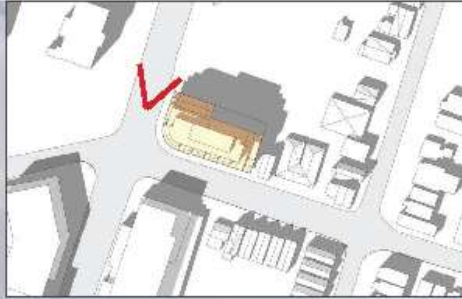
**SUBJECT SITE: VIEW LOOKING WEST**

# Views of Surroundings



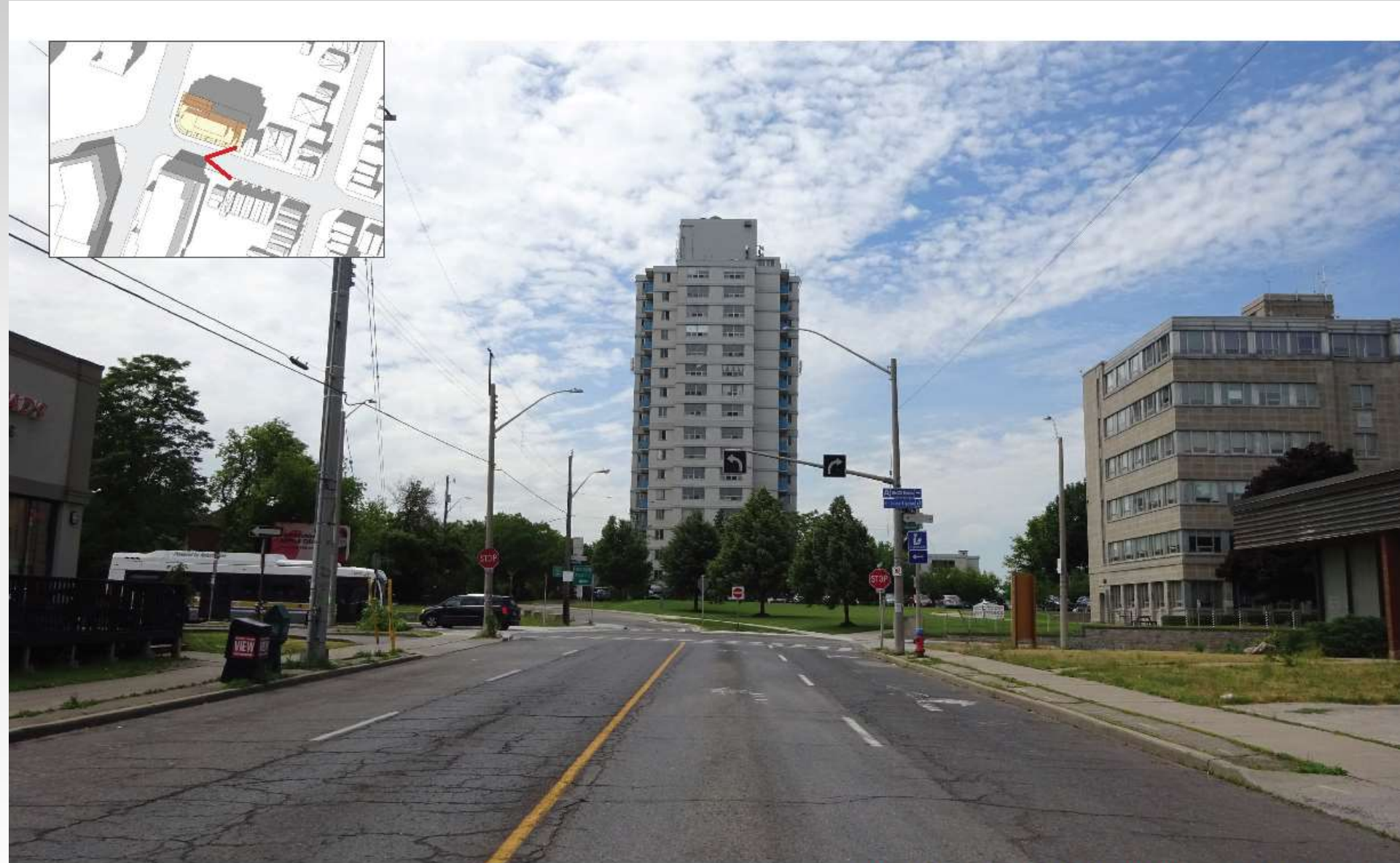
**JAMES STREET NORTH, VIEW LOOKING NORTH**

# Views of Surroundings



**JAMES STREET NORTH, VIEW LOOKING SOUTH**

# Views of Surroundings



**BURLINGTON STREET, VIEW LOOKING WEST**

# Transit Network



# Evolution of Proposal

- **Original Submission – March 2018**
- **2<sup>nd</sup> Submission – November 2018**
- **3<sup>rd</sup> Submission – March 2019**
- **4<sup>th</sup> Submission – July 2019**

**Revised proposal were the result of comments from the public, DRP & City Staff**

# Proposal: Midrise Building

## KEY STATISTICS

### Gross Floor Area

- |                   |                       |
|-------------------|-----------------------|
| • Residential     | • 4,886 sq. m.        |
| • Non-Residential | • 153 sq. m.          |
| • TOTAL           | • <b>5,039 sq. m.</b> |

### FSI

4.93

### Height

27.4 m plus mech.

### Residential Units

- |             |                   |
|-------------|-------------------|
| • 1 Bedroom | • 18              |
| • 2 Bedroom | • 32              |
| • 3 Bedroom | • 3               |
| • Townhouse | • 2               |
| • TOTAL     | • <b>55 units</b> |

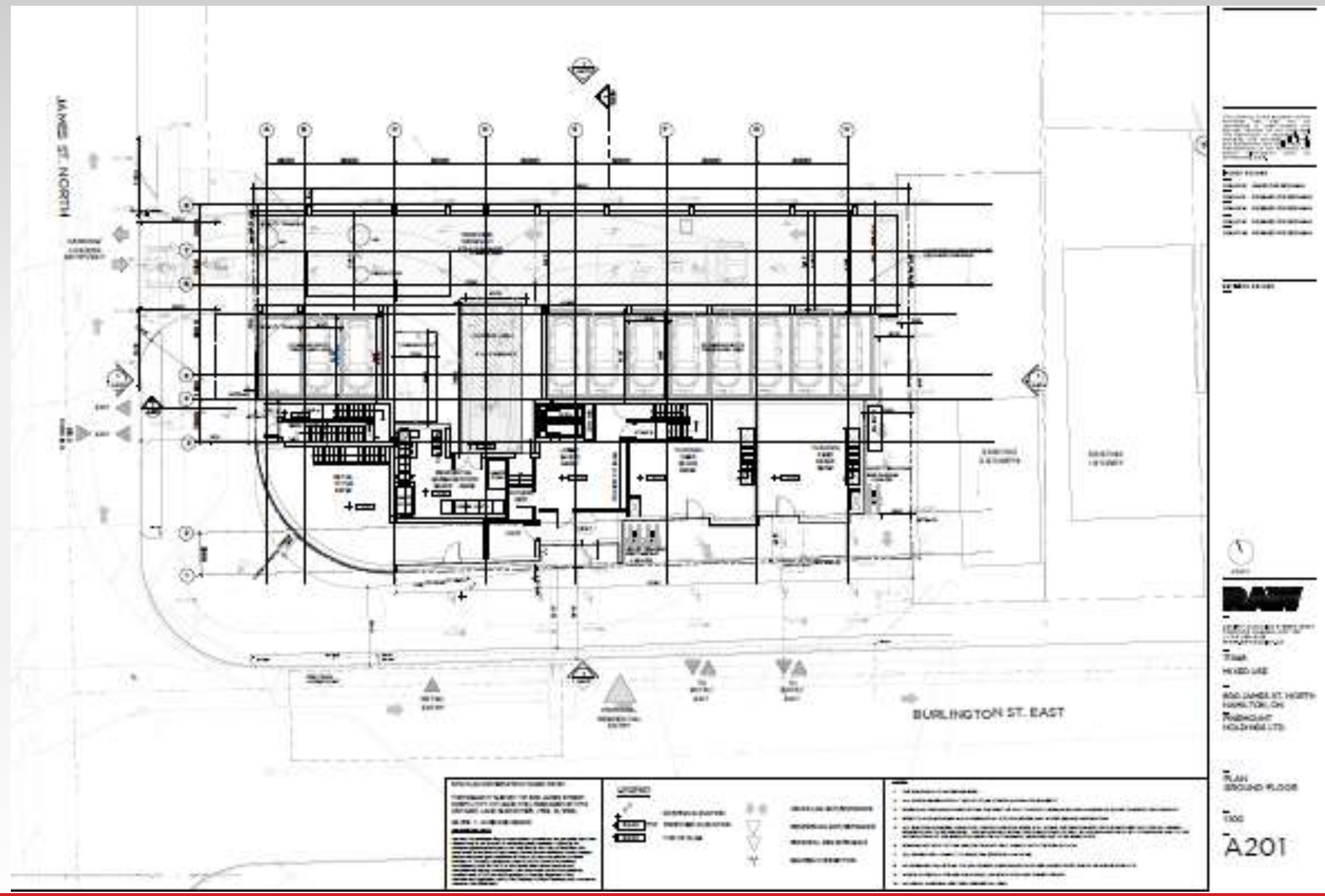


# Proposal: Midrise Building

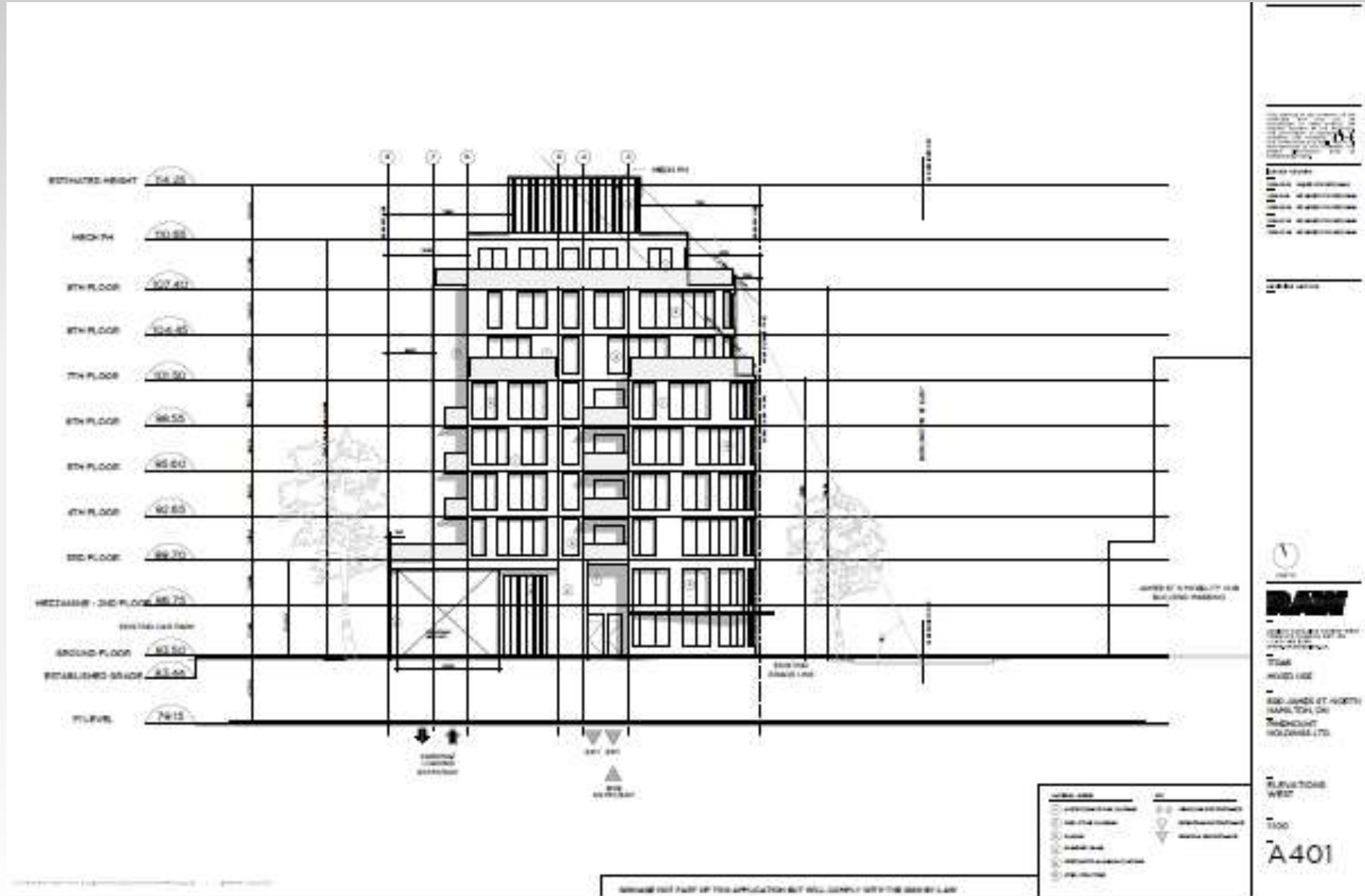
## KEY STATISTICS

Vehicular Parking	<b>32 (0.58/unit)</b>
Bicycle Parking	61 spaces (55 long term)
Amenity Space	
<ul style="list-style-type: none"><li>• Indoor</li><li>• Outdoor</li><li>• TOTAL</li></ul>	<ul style="list-style-type: none"><li>• 60.6 sq. m.</li><li>• 746.8 sq. m.</li><li>• <b>807.4 sq. m.</b></li></ul>

# Site Plan



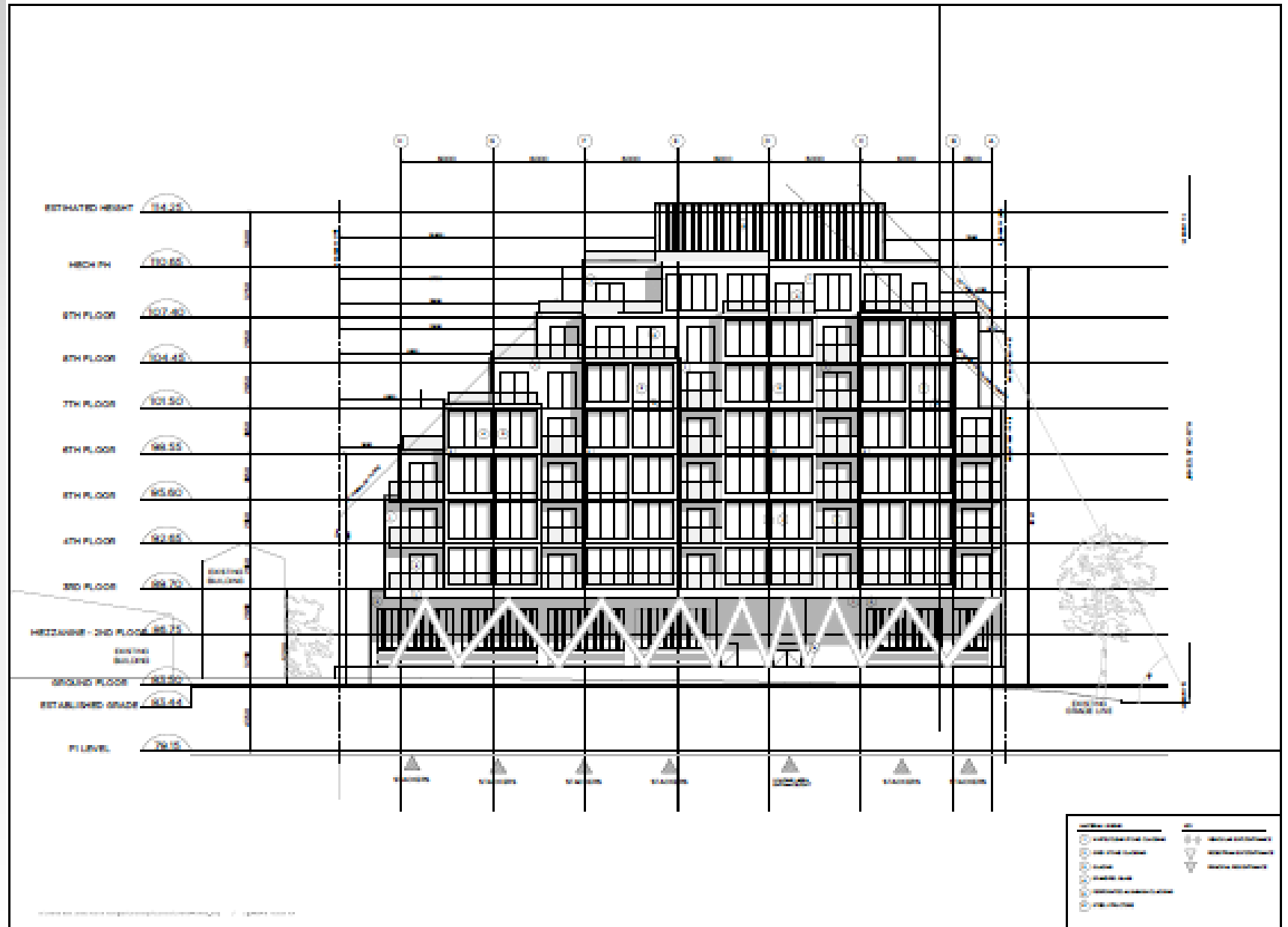
# Angular Planes



# Angular Planes



# Angular Planes



**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2018
2	ISSUED FOR PERMIT	01/15/2018
3	ISSUED FOR PERMIT	01/15/2018
4	ISSUED FOR PERMIT	01/15/2018

**SCALE**

**DATE**

**PROJECT**

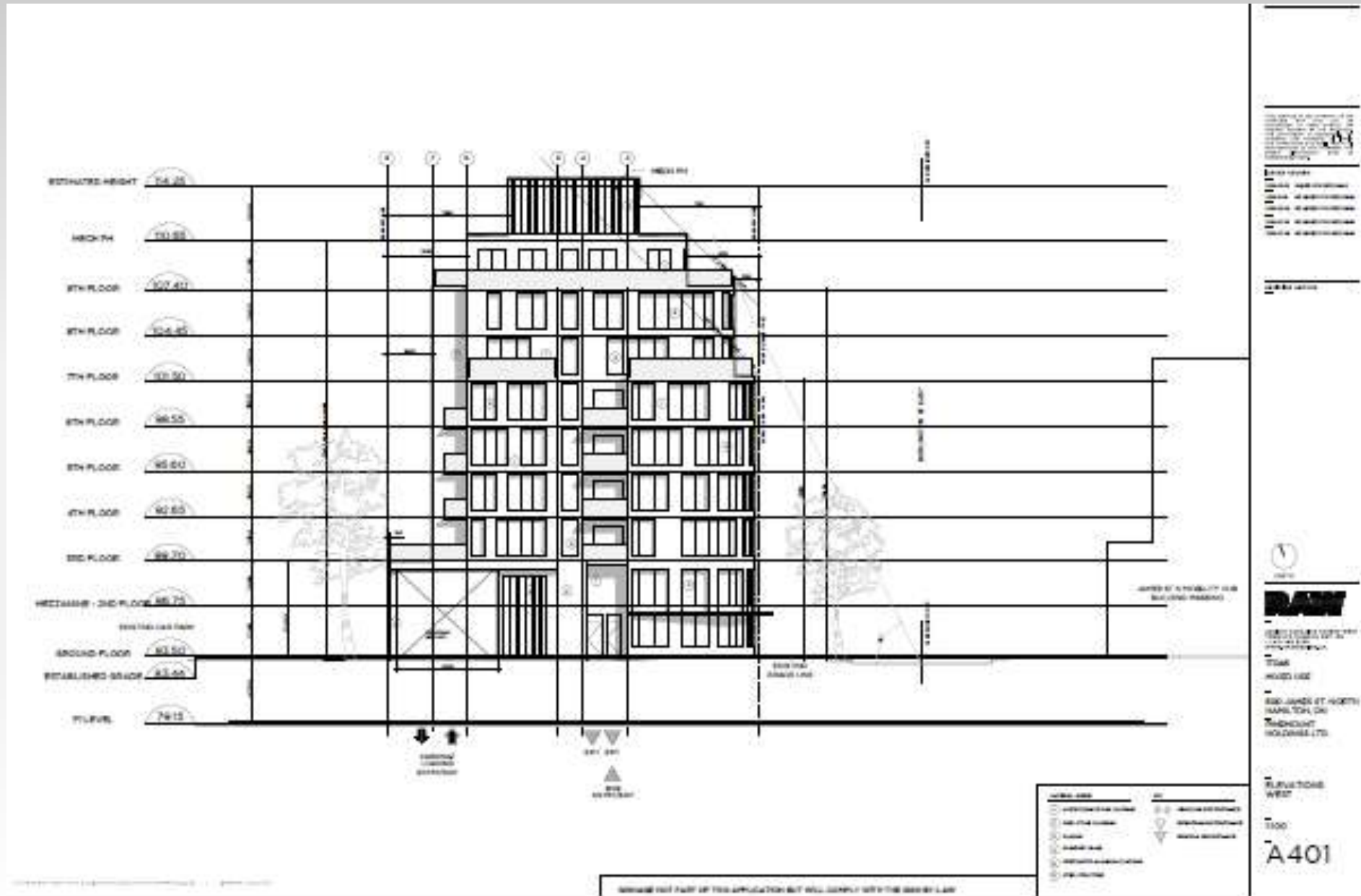
**CLIENT**

**ARCHITECT**

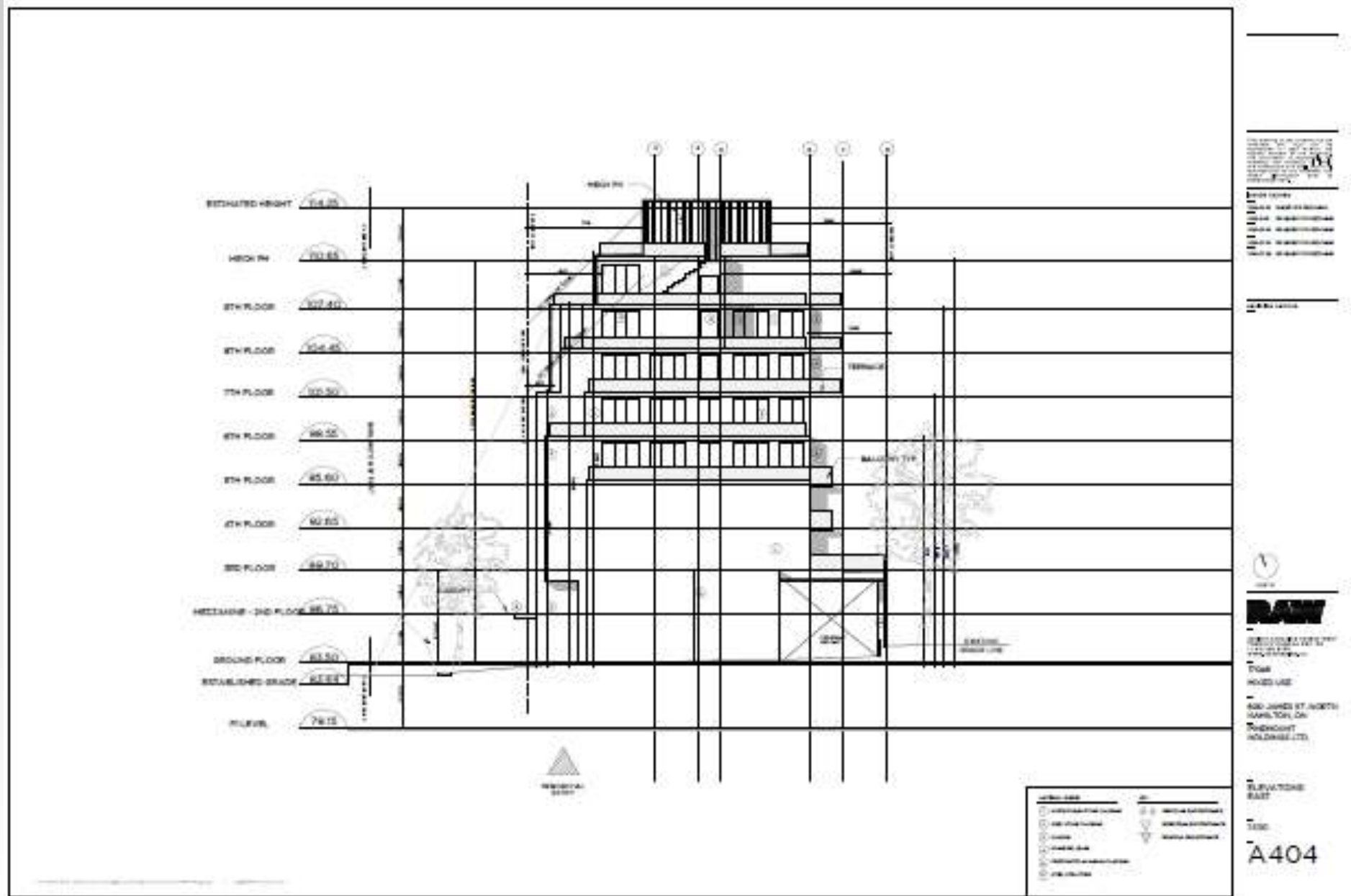
**100**

**A403**

# Angular Planes



# Angular Planes



# Issues Raised

## 1. Additional Traffic to Neighbourhood

Response: TIS by Paradigm analyzed the traffic impacts and concludes:

- The proposal is projected to generate 28 new vehicle trips during AM peak & 40 during PM peak
- Result is a minor increases to study area intersection volumes
- Existing transportation infrastructure is more than adequate to accommodate traffic from proposal
- City Staff are satisfied with this analysis



# Issues Raised

## 2. Parking

Response: Parking Study prepared by Paradigm, which concludes:

- Given planned transit improvements and policy objectives, future parking demand will be lower than current vehicle ownership rates
- Parking utilization survey concluded support for a lower parking rate than what is proposed
- The proposed parking ration of 0.58 per unit is suitable for the proposed development
- City Staff are satisfied with this analysis

# Issues Raised

## 3. Height & Built Form

### Response:

- Proposed height & built form is appropriate and desirable and will fit harmoniously within existing and planned built form context
- Height is consistent with the 6-storey Port Authority building, 6-storey Guise St. Co-op and 17-storey apartments on MacNab
- 5-storey height in Setting Sail does not include a metric height (Commercial = taller floor plate)

# Issues Raised

## 3. Height & Built Form (Cont'd)

### Response:

- Massing has been sculpted to limit built form impacts
- 6-storey base provided in accordance with guidelines (80% of ROW width)
- Angular plane to low rise residential to the east
- City Staff are satisfied with proposed built form and height

# Reasons For Approval

## THE PROPOSAL:

- **Is consistent with the PPS and conforms to the Growth Plan**
- **Complies with the Hamilton-Wentworth OP, the Hamilton OP and the general intent of the Setting Sail Secondary Plan**
- **Is compatible with existing land uses in the immediate area**
- **Enhances the streetscape character**
- **Achieves numerous intensification goals**
- **Is transit supportive**
- **Will add housing inventory and choice to the neighbourhood**
- **Is contextually appropriate and represents a high-quality architectural addition to the neighbourhood**
- **Is appropriately scaled to the surrounding context**
- **Represents good planning**

**Questions?**

# CITY OF HAMILTON

## ~~Notice of~~ NOTICE OF MOTION

Planning Committee Meeting: September 3, 2019

MOVED BY COUNCILLOR PARTRIDGE.....

SECONDED BY.....

### Properties of Potential Cultural Heritage Interest, Waterdown

WHEREAS, the following properties (henceforth referred to collectively as “the properties”) are listed on the City’s Heritage Inventory but have no formal protection from demolition under the *Ontario Heritage Act*:

- 289 Dundas Street East, Waterdown (Smith/Carson House);
- 341 Main Street North, Waterdown (Buchan/Rymal House);
- 29 Berry Hill Avenue, Waterdown (Finance House);
- 100 Sunnycroft Court, Waterdown (Gauld House);
- 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
- 298 Dundas Street East, Waterdown (Maycock House);
- 10 First Street, Waterdown (Balgownie);
- 49 Main Street North, Waterdown (McGregor House);
- 8 Margaret Street, Waterdown (Reid House);
- 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
- 340 Dundas Street East, Waterdown (Eager House);

WHEREAS, there is concern that the properties may be lost to demolition or subject to significant alterations prior to a full assessment of their cultural heritage value;

WHEREAS, including the properties on the Municipal Heritage Register as non-designated properties under Section 27(1.2) of the *Ontario Heritage Act* provides the properties with interim, 60-day protection from demolition; and,

WHEREAS, a preliminary evaluation of cultural heritage value or interest of the properties indicate they meet the criteria specified in *Ontario Regulation 9/06*, including but not limited to:

- Historical Associations – The properties are located in or adjacent to Waterdown’s historic core and are associated with people or industries potentially significant to the history, growth and development of the village. Through further research, the properties have the potential to yield additional information which may contribute to an historic or contemporary understanding of the community;
- Physical and Architectural Design – The properties can be considered representative examples of different eras of Ontario’s vernacular residential architecture, ranging from the mid-19<sup>th</sup> century to the early-20<sup>th</sup> century. The properties display architectural elements characteristic of various styles, including Gothic, Georgian, Regency, and Queen Anne. Through further research, the properties may be found to display high degrees of craftsmanship, artistic merit, or technical achievement; and,
- Contextual Value – The properties are important in defining the historic character of the Village of Waterdown and maintaining its historic fabric. Given their locations within and adjacent to Waterdown’s historic core, the properties are physically, visually, and historically linked to their surroundings. Through further research, the properties may be identified as local landmarks that contribute to our understanding of the development of the Waterdown community;

THEREFORE BE IT RESOLVED:

- (a) That the following properties be added to the City’s Municipal Heritage Register as non-designated properties, after consultation with the Hamilton Municipal Heritage Committee:
- 289 Dundas Street East, Waterdown (Smith/Carson House);
  - 341 Main Street North, Waterdown (Buchan/Rymal House);
  - 29 Berry Hill Avenue, Waterdown (Finance House);
  - 100 Sunnycroft Court, Waterdown (Gauld House);
  - 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
  - 298 Dundas Street East, Waterdown (Maycock House);
  - 10 First Street, Waterdown (Balgownie);
  - 49 Main Street North, Waterdown (McGregor House);
  - 8 Margaret Street, Waterdown (Reid House);
  - 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
  - 340 Dundas Street East, Waterdown (Eager House); and,
- (b) That Council direct Tourism and Culture staff to include the above noted properties as part of the ongoing Waterdown Village Built Heritage Inventory work associated with the Waterdown Community Node Secondary Plan study and bring forward potential heritage designations as part of the Built Heritage Inventory work.