



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

**Meeting #:** 19-007  
**Date:** September 19, 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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## 6. DELEGATION REQUESTS

- \*6.1 Erin Davis, respecting the Designation of the Mineral Springs on Sulphur Springs Road, Ancaster (for a future meeting)

## 7. CONSENT ITEMS

### 7.1 Heritage Permit Applications - Delegated Approvals

- \*7.1.q Heritage Permit Application HP2019-029: Proposed Tree Planting, Stump Removal and Tree Removal at 77 King Street West, Stoney Creek (Ward 9) (By-law No. 3419-91)
- \*7.1.r Heritage Permit Application HP2019-030: Proposed Tree Planting and Removal in St. Clair Boulevard Heritage Conservation District (Ward 3) (By-law No. 92-140)
- \*7.3 Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton,  
  
Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2)

## 9. STAFF PRESENTATIONS

### 9.1 Hamilton Municipal Heritage Committee Budget Overview

- \*9.1.a Presentation

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

Submitted on Wednesday, September 18, 2019 - 9:36 am

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Erin Davis

**Name of Organization:**

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:** [REDACTED]

**Reason(s) for delegation request:** I would like to request to delegate to the Hamilton Municipal Heritage Committee for Sept. 19 2019 : to speak to council regarding designating the Mineral Springs on Sulphur Springs Rd. a Heritage Site. These mineral springs predates 1888.

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

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



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, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

FILE: HP2019-029

September 12, 2019

Dave Turner  
City of Hamilton  
28 James Street North, Second Floor  
Hamilton, ON L8R 2K1

**Re: Heritage Permit Application HP2019-029:  
Proposed tree planting, stump removal and tree removal at 77 King Street  
West, Stoney Creek (Ward 9) (By-law No. 3419-91)**

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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 HP2019-029 is approved for the designated property at 77 King Street West, Stoney Creek, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of 38 stumps and 4 dead trees; and,
- Replanting of 10 new trees on east side of property:
  - 5 Spruce; and,
  - 5 White Pine.

Subject to the following conditions:

- a) That, if required, the archaeological report on the work conducted will be submitted to the satisfaction and approval of Planning staff;
- b) That the disturbed soils will be replaced and remaining cavities backfilled to the prior existing surface conditions;
- c) Any minor changes to the plans 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 HP2019-029:  
Proposed tree planting, stump removal and tree  
removal at 77 King Street West, Stoney (Ward 5) (By-  
law No. 3419-91)**

**September 12, 2019**

**Page 2 of 2**

- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2021. If the alterations are not completed by September 30, 2021, 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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at [David.Addington@hamilton.ca](mailto:David.Addington@hamilton.ca)

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Chad Collins, Ward 5



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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

FILE: HP2019-030

September 9, 2019

Bill Longley  
City of Hamilton  
1301 Upper Ottawa Street  
Hamilton, ON  
L8W 3L5

**Re: Heritage Permit Application HP2019-030:  
Proposed tree planting and removal in St. Clair Boulevard HCD (Ward 3)  
(By-law No. 92-140)**

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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 HP2019-030 is approved for the designated property, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of newly planted common Hackberry opposite 174 St. Clair and replacement with new Autumn Blaze Maple; and,
- Planting of new Autumn Blaze Maple in centre median opposite 211 St. Clair Boulevard.

Subject to the following conditions:

- a) That any minor changes to the plans 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2021. If the alterations are not completed by September 30, 2021, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2019-030:  
Proposed tree planting and removal in St. Clair  
Boulevard HCD (Ward 3) (By-law No. 92-140)**

**September 9, 2019  
Page 2 of 2**

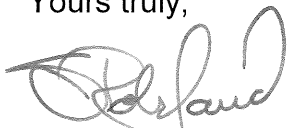
alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V 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 Local Planning Appeal Tribunal 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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at David.Addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Erin Semande, Registrar, Ontario Heritage Trust  
Councillor Nrinder Nann, Ward 3



## INFORMATION REPORT

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	September 19, 2019
<b>SUBJECT/REPORT NO:</b>	Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	David Addington (905) 546-2424 Ext. 1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### **Notice of Intention to Demolish under Section 27 (3) of the *Ontario Heritage Act***

On September 12, 2019, the owner of 71 Rebecca Street, Hamilton, Sonoma Development Group Inc., submitted written notice of the intention to demolish the existing building and attached canopy located on the subject property.

The subject property was included as a non-designated property in the City's Register of Property of Cultural Heritage Value or Interest by Council in 2014 as part of the Downtown Built Heritage Inventory project. Section 27(3) of the *Ontario Heritage Act* provides that the owner of a non-designated property on the Register shall not demolish a building or structure on the property unless Council is provided at least 60 days notice in writing of the owner's intention to demolish the building or structure. This provision of the *Ontario Heritage Act* is intended to provide Council with the opportunity to prevent demolition or removal through designation of the property under Part IV of the *Ontario Heritage Act* or to discuss other options with the proponent.

The subject property is comprised of the former Rebecca Street Bus Terminal which was constructed in 1955 to serve as the regional bus terminal. This terminal operated until 1996. The building consists of a two-storey brick, concrete block and steel structure with a single storey annex and attached L-shaped covered loading canopy.

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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

**SUBJECT: Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2) - Page 2 of 2**

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On September 26, 2018, Council passed Official Plan and Zoning By-law Amendments to permit the redevelopment of the subject property with a mixed use building with a maximum height of 30 storeys. The proposal included the demolition of the existing building and L-shaped canopy. In the review of the redevelopment applications, Council did not recommend the preservation or reuse of the building through designation under Part IV of the *Ontario Heritage Act* or through any other means.

As part of the submission for the Official Plan and Rezoning Amendment applications, Cultural Heritage Planning staff requested and received a Documentation and Salvage Report by Detritus Consulting (April 2017). The report concluded that the existing building does not contain cultural heritage value or interest and did not recommend the salvage or reuse of any portion of the building. The report was reviewed and accepted by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee (HMHC) on August 21, 2017 and the HMHC was made aware of the proposed demolition on September 28, 2017. Cultural Heritage Planning staff indicated satisfaction with the Documentation and Salvage Report which was noted in the staff report (PED18195) recommending the approval of the Official Plan and Zoning By-law Amendment applications.

Sonoma Development Group Inc. has indicated that the L-shaped canopy on the eastern section of the subject property will be demolished imminently while the main building is intended for demolition within approximately the next two years.

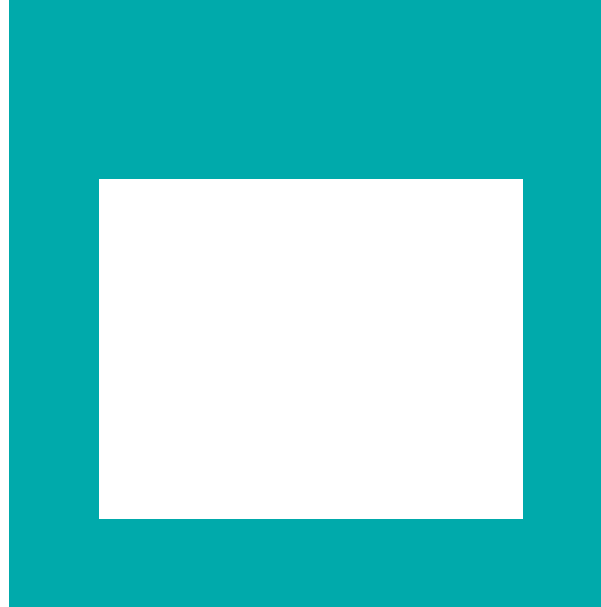
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WELCOME TO THE CITY OF HAMILTON

# MUNICIPAL HERITAGE COMMITTEE

September 19, 2019

# Budget Overview

- Operating Budget
- Capital Budgets
- Staff Investments

# Hamilton Municipal Heritage Committee

- Operating Budget (\$17,500) shared with other Planning program areas:
  - Parking
  - Food
  - Specialty printing (ie Sub-committee guides)
  - Advertising (special events)
  - Attendance at conferences
  - Support for Heritage Awards and other initiatives

# Heritage Permit Sub-Committee

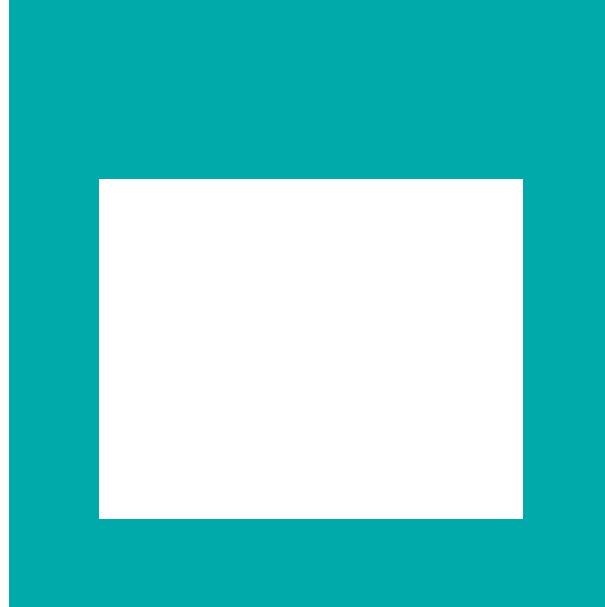
- Operating Budget (\$17,500) shared with other Planning program areas:
  - Mileage
  - Food
  - Courier
  - Specialty Printing

# Capital Budgets

- Part IV Designation Work Plan
  - Target 4-6 designations a year
  - Approx. \$300,000 remaining
- St. Clair Heritage District Plan Review (\$100,000)

# Staff investments

- City invests in Heritage staff:
  - Payment of membership dues
  - Invest in training and conferences
  - Year round Heritage student support (have more staff per capita than other similar sized municipalities)



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON MUNICIPAL HERITAGE COMMITTEE