



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 20-007  
**Date:** November 30, 2020  
**Time:** 9:30 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall - ROOM 264

All electronic meetings can be viewed at:

City of Hamilton's Website:  
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

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

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**1. CEREMONIAL ACTIVITIES**

**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. October 30, 2020

**5. COMMUNICATIONS**

**6. DELEGATION REQUESTS**

**7. CONSENT ITEMS**

7.1. Heritage Permit Review Sub-Committee Minutes - September 15, 2020

7.2. Heritage Permit Applications - Delegated Approvals

- 7.2.a. Heritage Permit Application HP2020-029:Replacement of the existing exit balcony and stairs at the rear of the building (south elevation) at 35-43 Duke Street, Hamilton (Ward 2) (By-law No. 75-237)
- 7.2.b. Heritage Permit Application HP2020-030:Restoration of the upper southwest corner church sanctuary wall, flashing and shingles at 114-116 MacNab Street South, Hamilton (Ward 2) (By-law No. 90-144)
- 7.2.c. Heritage Permit Application HP2020-031:Construction of a 19 square metre rear yard deck to replace the existing deck at 171 Forest Avenue, Hamilton (Ward 2) (By-law No. 77-287)
- 7.2.d. Heritage Permit Application HP2020-032:Repainting of the front metal facade and restoration of the upper storey windows on the front facade at 68 King Street East, Hamilton (Ward 2) (Bylaw No. 84-259)
- 7.2.e. Heritage Permit Application HP2020-34:Proposed alterations to 157 Mill Street North, Waterdown (Ward 15), a property located within the Mill Street Heritage Conservation District (Bylaw No. 82-81-H)

**8. PUBLIC HEARINGS / DELEGATIONS**

**9. STAFF PRESENTATIONS**

**10. DISCUSSION ITEMS**

- 10.1. Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2)

**11. MOTIONS**

**12. NOTICES OF MOTION**

## 13. GENERAL INFORMATION / OTHER BUSINESS

### 13.1. Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

#### 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. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

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 (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie

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) (R) – K. Burke

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

(vi) 125 King Street East, Hamilton – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

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

(i) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**



# Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
MINUTES 20-006  
9:30 a.m.  
October 30, 2020  
Hamilton City Hall  
71 Main Street West**

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**Present:** Councillor M. Pearson  
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie and W. Rosart

**Absent with  
Regrets:** D. Beland

**Also in  
Attendance:** Councillor L. Ferguson

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**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 20-006  
AND RESPECTFULLY RECOMMENDS:**

**1. Built Heritage Inventory Strategy Update (PED20133) (Item 9.1)**

**(Burke/Lunsted)**

That the presentation respecting the Built Heritage Inventory Strategy Update (PED20133) be received.

**CARRIED**

**2. Inventory & Research Working Group - Recommendations on Various  
Properties (Item 10.1)**

**(Carroll/McKee)**

(a) That the pre-confederation property located at 187-189 Catharine Street North, Hamilton be included on the Municipal Register of Properties of Cultural Heritage Value or Interest;

**CARRIED**

**(Burke/McKee)**

(b) That the property at 24 Blake Street (former "Eastcourt" carriage house), Hamilton, be added to the Municipal Register of Properties Cultural Heritage Value or Interest, and added to staff work plan for designation with a medium high priority based on the cultural heritage evaluation.

**CARRIED**

**(Ritchie/Carroll)**

- (c) The following properties be added to the Municipal Register of Properties of Cultural Heritage Value or Interest:
- 9751 Twenty Road West, Glanbrook
  - 2081 Upper James, Glanbrook
  - 311 Rymal Road East, Hamilton
  - 7105 Twenty Road West, Glanbrook
  - 623 Miles Road, Glanbrook
  - 9445 Twenty Road West, Glanbrook

**CARRIED**

**3. Bill 108, More Homes, More Choice Act, 2019 - Ontario Regulations and Ontario Heritage Act (PED19125(b)) (City Wide) (Added Item 10.2)**

**(Janssen/Burke)**

- (a) That Council adopt the submissions and recommendations as provided in Report PED19125b regarding the proposed Regulation under the Ontario Heritage Act, as amended by Bill 108, More Homes, More Choice Act, 2019;
- (b) That the Director of Planning and Chief Planner be authorized and directed to confirm the submissions made to the Province attached as Appendix "B" to Report PED19125(b); and,
- (c) That in advance of the Proclamation of the amendments to the Ontario Heritage Act and associated regulations, the Director of Planning and Chief Planner be authorized to make any changes to internal guidelines and application forms as may be required to implement the changes to the Ontario Heritage Act.

**CARRIED**

**4. Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 10.3)**

**(Lunsted/McKee)**

- (a) That Council, in accordance with the advice provided by the Hamilton Municipal Heritage Committee, advise the landowner that it has no objection to the demolition of the existing house at 1389 Progreston Rd. (the "Property") and the construction of the new house at 1389 Progreston Rd. in accordance with the architectural plans presented to the Hamilton Municipal Heritage Committee;
- (b) That the revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to Report PED20125(a), be approved;
- (c) That the revised Notice of Intention to Designate, attached as Appendix "B" to Report PED20125(a), be approved;

- (d) That, as recommended by the HamiltonMunicipal Heritage Committee, Council withdraw the existing Notice of Intent to Designate and issue a new revised Notice of Intent to Designate 1389 Progreston Road;
- (e) That the Clerk be directed to serve a notice of withdrawal of the Notice of Intention to Designate (as approved by Council on April 22, 2020, and issued on April 23, 2020) on the owner of 1389 Progreston Rd. and the Ontario Heritage Trust, and to cause the notice to be published in a newspaper having general circulation in the municipality and provided to the Conservation Review Board (refer to Appendix “C” of PED20125(a));
- (f) That the Clerk be directed to issue a new Notice of Intent to Designate 1389 Progreston Rd., Carlisle (Flamborough) under Part IV of the Ontario Heritage Act as a property of cultural heritage value, in accordance with Report PED20125(a);
- (g) That if there are no objections to the designation in accordance with the Ontario Heritage Act, that staff be directed to place a designation by-law before Council for adoption;
- (h) That if there are objections to the designation in accordance with the Ontario Heritage Act, the Clerk be directed to refer the designation to the Conservation Review Board for review; and,
- (i) That if the designation is referred to the Conservation Review Board, the City Solicitor and appropriate staff be directed to attend any hearing held by the Conservation Review Board in support of Council’s decision to designate the property.

**CARRIED**

**5. Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands (Added Item 11.1)**

**(Pearson/Carroll)**

WHEREAS, the City of Hamilton is currently conducting virtual meetings for its Council, Standing Committees, Sub-Committees and Advisory Committees;

WHEREAS, a report regarding the Ancaster High School Lands is proposed for the November 30, 2020 Agenda of the Hamilton Municipal Heritage Committee;

WHEREAS, the report respecting the Ancaster Highschool Lands is garnering a great deal of interest by the constituents of Ancaster;

WHEREAS, a petition of 11,000 residents of Ancaster has been received by the City regarding this issue which could result in 100 or more people requesting delegation status; and

WHEREAS, while delegations are permitted in these virtual meetings, they are not without their technical challenges;



THEREFORE BE IT RESOLVED:

That the Report respecting the Ancaster High School Lands be deferred until such time as an in-person meeting of the Hamilton Municipal Heritage Committee can be conducted, or the beginning of Q3 2021, whichever event occurs first.

**CARRIED**

**6. Amendments to the Register Beasley Heritage Project Batch 1 (Added 11.2)**

**(Pearson/McKee)**

WHEREAS, several property owners have requested further engagement, and some argue that the pandemic is negatively affecting their properties and business and that the still unknown effects of the pandemic is enough of a challenge at this time; and

WHEREAS the historic Central and Beasley Neighbourhoods are identified as short-term priorities in the City's Built Heritage Inventory Strategy Work Plan, and any properties removed from the Register Beasley list will be reviewed at a future date as part of the City-initiated inventory work;

THEREFORE BE IT RESOLVED:

(a) That the following properties be removed from the Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October:

- 203-205, 207-211, 213 James Street North
- 229, 235, 241, 245, 274 James Street North
- 282 James Street North
- 294-296 James Street North
- 309 James Street North; and

(b) That the remaining properties on the Register Beasley Heritage Project: Batch 1 be added to the Register.

**CARRIED**

**FOR INFORMATION:**

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

The Clerk advised the Committee of the following changes:

**5. COMMUNICATIONS**

- 5.2. Correspondence from Gaye Fletcher respecting 2081 Upper James, Mount Hope

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

- 5.3 Correspondence from Christina Ludica respecting 7105 Twenty Road East, Hannon, Ontario

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

**6. DELEGATION REQUESTS**

- 6.3 Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

- 6.4. John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

**7. CONSENT ITEMS**

- 7.5. Inventory and Research Working Groups Meeting Notes - September 28, 2020

**10. DISCUSSION ITEMS**

- 10.2. Bill 108, More Homes, More Choice Act, 2019 - Ontario Regulations and Ontario Heritage Act (PED19125(b)) (City Wide)

- 10.3. Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

**12. NOTICE OF MOTION**

- 12.1 Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands
- 12.2. Notice of Motion respecting Amendments to the Register Beasley Heritage Project Batch 1

**13. GENERAL INFORMATION/OTHER BUSINESS**

- 13.2 Staff Designation Work Plan

**DELEGATION REQUEST WITHDRAWN**

- 6.2. Graham McNally, respecting 229, 235, 241, 245, and 274 James Street North, Hamilton and their inclusion on the Municipal Heritage Register (for today's meeting)

The delegate has advised that they wish to withdraw their delegation request as their concerns have been addressed by staff. Subsequent Delegation Requests will be renumbered accordingly.

**(Janssen/Carroll)**

That the Agenda for the October 30, 2020 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

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

No declarations of interest were made.

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

**(i) September 17, 2020 (Item 4.1)**

**(Brown/Burke)**

That the Minutes of the September 17, 2020 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(d) COMMUNICATIONS (Item 5)**

**(Brown/Janssen)**

That the following Correspondence be approved as presented:

- (i) Correspondence from Jack Dennison respecting 1389 Progreston Road, Carlisle (Flamborough) (Item 5.1)

Recommendation: Be received and referred to Item 10.3, Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15), for consideration.

- (ii) Correspondence from Gaye Fletcher respecting 2081 Upper James, Mount Hope (Added Item 5.2)

Recommendation: Be received and referred to Item 10.1, Inventory & Research Working Group - Recommendations on Various Properties.

- (iii) Correspondence from Christina Iudica respecting 7105 Twenty Road East, Hannon, Ontario (Added Item 5.3)

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

**CARRIED**

**(e) DELEGATION REQUESTS (Item 6)**

**(Carroll/McKee)**

That the following Delegation Requests be approved for today's meeting:

- (i) Carol Priamo, Beasley Neighbourhood Association, respecting the Register Beasley Heritage Project (for today's meeting) (Item 6.1)
- (ii) Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 6.2)
- (iii) John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 6.3)

**CARRIED**

**(f) CONSENT ITEMS (Item 7)**

**(Brown/McKee)**

That the following items be received:

- (i) Education and Communication Working Group Meeting Notes - September 9, 2020 (Item 7.1)
- (ii) Heritage Permit Applications - Delegated Approvals (Item 7.2)
  - (a) Heritage Permit Application HP2020-25: Proposed alterations to 76 Mill Street North, Waterdown (Ward 15), a property located within the Mill Street Heritage Conservation District (By-law No. 82-81-H) (Item 7.2(a))

- (b) Heritage Permit Application HP2020-026: Proposed Installation of a Pool and Hot Tub at 63 Sydenham Street, Dundas (Ward 13) located within the Cross-Melville Heritage Conservation District (By-law No. 3899-90) (Item 7.2(b))
- (c) Heritage Permit Application HP2020-027: Installation of a Security Camera in the Mortar Joint of the West Elevation Stone Wall at 55 Main Street West, Hamilton (Ward 2) (By-law No. 87-250) (Item 7.2(c))
- (d) Heritage Permit Application HP2020-028 – Renewal of Previously - approved Heritage Permit HP2018-035 for 24-28 King Street East, Hamilton (Ward 2), (By-law No. 18-321) (Item 7.2(d))
- (iii) Policy and Design Working Group Meeting Notes - July 13, 2020 (Item 7.3)
- (iv) Policy and Design Working Group Meeting Notes - August 17, 2020 (Item 7.4)
- (v) Inventory and Research Working Groups Meeting Notes - September 28, 2020 (Added Item 7.5)

**CARRIED**

**(Brown/McKee)**

That the Inventory and Research Working Group Meeting Notes of September 28, 2020 be deferred to the next meeting of the Hamilton Municipal Heritage Committee to allow for the correction of errors in the recommendations.

**CARRIED**

**(g) DELEGATIONS (Item 8)**

**(Brown/Burke)**

That the following Delegations be received:

- (i) Carol Priamo, Beasley Neighbourhood Association, respecting the Register Beasley Heritage Project (Added Item 8.1)**

Carol Priamo addressed the Committee respecting the Register Beasley Heritage Project, with the aid of a PowerPoint presentation. A copy has been included in the official record.

For further disposition of this matter, refer to Item 6, (i)(i) and (j)(ii).

- (ii) **Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 8.2)**

Jack Dennison addressed the Committee respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15).

For further disposition of this matter, refer to Item 4.

- (iii) **John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 8.3)**

John Ariens, IBI Group, addressed the Committee respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

For further disposition of this matter, refer to Item 4.

**CARRIED**

(h) **STAFF PRESENTATION (Item 9)**

- (i) **Built Heritage Inventory Strategy Update (PED20133) (Item 9.1)**

Alissa Golden, Heritage Project Specialist, addressed the Committee with an overview of the Built Heritage Inventory Strategy Update (PED20133), with the aid of a PowerPoint Presentation. A copy has been included in the official record.

**(Burke/Janssen)**

That the presentation respecting the Built Heritage Inventory Strategy Update (PED20133), be received.

**CARRIED**

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

(i) **MOTION (Item 11)**

- (i) **Amendments to the Register Beasley Heritage Project: Batch 1**

J. Brown, G. Carroll, and W. Rosart requested that they be marked as OPPOSED to the approval of sub-section (a) of the motion that reads as follows:

- (a) That the following properties be removed from the Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October:

- 203-205, 207-211, 213 James Street North
- 229, 235, 241, 245, 274 James Street North
- 282 James Street North
- 294-296 James Street North
- 309 James Street North

For further disposition of this matter, refer to Item 6.

**(j) NOTICE OF MOTION (Item 12)**

- (i) **Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands (Added Item 12.1)**

**(Pearson/McKee)**

That the Rules of Order be waived to allow for the introduction of a Motion respecting a Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands.

**CARRIED**

For further disposition of this matter, refer to Item 5.

- (ii) **Amendments to the Register Beasley Heritage Project: Batch 1 (Added Item 12.2)**

**(Pearson/Janssen)**

That the Rules of Order be waived to allow for the introduction of a Motion respecting Amendments to the Register Beasley Heritage Project: Batch 1.

**CARRIED**

For further disposition of this matter, refer to Item 6.

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

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

**(Brown/McKee)**

That 163 Pinehurst, Hamilton be added to the Endangered Buildings and Landscapes List (RED).

**CARRIED**

**(Carroll/McKee)**

That the property at 187-189 Street Street North, Hamilton be added to the Buildings and Landscapes of Interest (YELLOW).

**CARRIED**

**(Ritchie/Carroll)**

That the property at 80 and 92 Barton Street East (Hanrahan Hotel) be added to Endangered Buildings and Landscapes List (RED)

**CARRIED**

**(Brown/Ritchie)**

The following updates were received:

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

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll  

The area surrounding Century Manor has recently been cleaned up by volunteers of the Friends of Century Manor.
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown

The Project Manager of the property has hired a muralist to design artwork for the hoarding surrounding the property.

- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie

The building is now being occupied by persons from a nearby care facility.



- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

**(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 (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6<sup>th</sup> Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie

There appears to be significant damage to the property's windows.

**(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) (R) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

**(d) Heritage Properties Update (black):**

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

No properties.

**CARRIED**

**(ii) Staff Designation Work Plan (Item 13.2)**

**(Brown/Ritchie)**

That the Staff Designation Work Plan, be received.

**CARRIED**

**(I) ADJOURNMENT (Item 15)**

**(Pearson/Burke)**

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 12:05 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

# **MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, September 15, 2020**

**Present:** Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), John Scime, Stefan Spolnik, Steve Wiegand

**Attending Staff:** David Addington, Miranda Brunton, Loren Kolar, June Christy, Yvette Rybensky

**Absent with Regrets:** None

Meeting was called to order by the Chairman, Charles Dimitry, at 4:20pm

## **1) Approval of Minutes from Previous Meetings: August 18, 2020**

Motion on overall minutes moved by – Stefan Spolnik

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

## 2) Heritage Permit Applications

- a. HP2020-025: 76 Mill Street North, Waterdown
- Repave drive way and add decorative paving stone runners along each side and;
  - reclad garage at rear of property with wooden board and batten siding.
  - Reason for work – The asphalt driveway is in poor condition and needs to be replaced and the stucco siding on the garage is failing and falling off the building.

The property owner and applicant, Jill Hill, represented herself at the permit review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motions:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-025 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2022. If the alteration(s) are not completed by September 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit conditions a) and b) moved by – Tim Ritchie

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

- b. HP2020-026: 63 Sydenham Street, Dundas
- Installation of new pool, hot tub, and associated landscaping
  - Reason for work – rear yard improvements

The property owner and applicant, Paul Johnson, represented himself at the permit review.

The Sub-committee considered the application and together with advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-026 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2022. If the alteration(s) are not completed by September 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,

Motion for permit conditions a) and b) moved by – John Scime  
Seconded – Melissa Alexander  
Carried by unanimous vote, no objections

- c. HP2020-027: 55 Main Street West, Hamilton
- Installation of a security camera in the mortar joint of the west elevation stone wall.
  - Reason for work – to facilitate video security upgrades for the Superior Court of Justice Family Courthouse.

Tim Finch of a+LiNK Architecture Inc, represented the provincial government owners of the property at the review.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motions:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-027 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2022. If the alteration(s) are not completed by September 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.
- c) That the applicant provide staff with details of the work to confirm that the camera will be installed in the mortar joint and to verify that this is in the scope of work for the vendor.

Motion for permit conditions a) and b) moved by – Diane Dent  
Seconded – Tim Ritchie  
Carried by unanimous vote, no objections

Motion for permit condition c) moved by – Diane Dent  
Seconded – Andy MacLaren  
Carried by unanimous vote, no objections

3) **Adjournment:** Meeting was adjourned at 6:00 pm

Motion moved by – Tim Ritchie

Seconded – John Scime

Carried by unanimous vote, no objections

4) **Next Meeting:** Tuesday, October 20, 2020 from 4:30 – 8:30pm



Hamilton

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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. 1214  
Fax: 905-540-5611

FILE: HP2020-029

November 4, 2020

Wentworth Condominium Corporation #96  
c/o Anna Prowcat  
P.O. Box 43523 Lower James P.O.  
Hamilton, ON  
L8P 4X5

**Re: Heritage Permit Application HP2020-029:  
Replacement of the existing exit balcony and stairs at the rear of the  
building (south elevation) at 35-43 Duke Street, Hamilton (Ward 2) (By-law  
No. 75-237)**

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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 HP2020-029 is approved for the designated property at 35-43 Duke Street, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the existing exit balcony and stairs at the rear of the building (south elevation) with a new steel structure and pressure treated timber decking.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alterations are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,



Re: Heritage Permit Application HP2020-029:  
Replacement of the existing exit balcony and stairs at  
the rear of the building (south elevation) at 35-43  
Duke Street, Hamilton (Ward 2) (By-law No. 75-237)

November 4, 2020  
Page 2 of 2

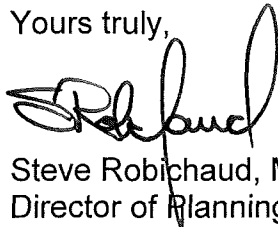
- c) That the applicant provide confirmation on the existing condition of the rear wall including specifications for its restoration in the areas where the existing balcony structure has been secured and any additional areas requiring repair prior to the installation of the new balcony structure, to the satisfaction and approval of the Director of Planning and Chief Planner.

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.

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Hank Huitema, Kalos Engineering Inc.  
David Addington, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2



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FILE: HP2020-030

November 5, 2020

Trustees of MacNab Street Presbyterian Church  
399 Hess St. South  
Hamilton, ON  
L8P3R2

**Re: Heritage Permit Application HP2020-030:  
Restoration of the upper southwest corner church sanctuary wall, flashing  
and shingles at 114-116 MacNab Street South, Hamilton (Ward 2) (By-law  
No. 90-144)**

---

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 HP2020-030 is approved for the designated property at 114-116 MacNab Street South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the upper southwest corner church sanctuary wall including the removal and replacement of deteriorated stones and the replacement of select damaged slate roof shingles and flashing on the southwest section of the church roof in kind to match the existing appearance.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alterations are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Restoration of the upper southwest corner church sanctuary wall, flashing and shingles at 114-116 MacNab Street South, Hamilton (Ward 2) (By-law No. 90-144)**

**November 5, 2020**

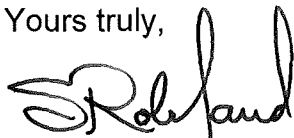
**Page 2 of 2**

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 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  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2



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Phone: 905-546-2424, Ext. 1214  
Fax: 905-540-5611

FILE: HP2020-031

November 5, 2020

Anna and Ruwon Matthews  
171 Forest Avenue  
Hamilton, ON  
L8N 1X8

**Re: Heritage Permit Application HP2020-031:  
Construction of a 19 square metre rear yard deck to replace the existing  
deck at 171 Forest Avenue, Hamilton (Ward 2) (By-law No. 77-287)**

---

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 HP2020-031 is approved for the designated property at 171 Forest Avenue, Hamilton, in accordance with the submitted Heritage Permit Application for the following alteration:

- Construction of a 19 square metre rear yard deck to replace the existing deck.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alterations are not completed by November 30, 2022, 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

**Re: Heritage Permit Application HP2020-031:  
Construction of a 19 square metre rear yard deck to  
replace the existing deck at 171 Forest Avenue,  
Hamilton (Ward 2) (By-law No. 77-287)**

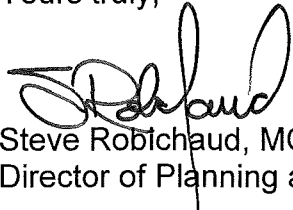
**November 5, 2020  
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be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

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  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2



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Fax: 905-540-5611

FILE: HP2020-032

November 4, 2020

68 King Street Investments Inc.  
Attn: Alex Manojlovich  
115 King Street East  
Hamilton, ON  
L8N 1A9

**Re: Heritage Permit Application HP2020-032:  
Repainting of the front metal façade and restoration of the upper storey  
windows on the front façade at 68 King Street East, Hamilton (Ward 2) (By-  
law No. 84-259)**

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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 HP2020-032 is approved for the designated property at 68 King Street East, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repainting of the front metal façade and window and doorframes with two coats of acrylic based paint to match existing paint; and,
- Restoration of the single-hung windows on the second and third floors of the front façade and replacement of three top storey vinyl windows of the front façade with historic wood replications.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alterations are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;

**Re: Heritage Permit Application HP2020-032:  
Repainting of the front metal façade and restoration  
of the upper storey windows on the front façade at 68  
King Street East, Hamilton (Ward 2) (By-law No. 84-  
259)**

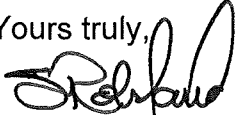
**November 4, 2020  
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- c) That the applicant confirm the specifications for the window restoration prior to any alterations to the windows, to the satisfaction and approval of the Director of Planning and Chief Planner;
- d) That the applicant provide the specifications for the scaffolding to ensure it does not adversely impact the metal façade of the building, to the satisfaction and approval of the Director of Planning and Chief Planner; and,
- e) That the applicant confirm the details of the paint and painting application process, to the satisfaction and approval of the Director of Planning and Chief Planner.

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  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2



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Fax: 905-540-5611

FILE: HP2020-034

November 19, 2020

Meagan Muirhead - Intern Architect  
McCallum Sather  
286 Sanford Ave N,  
Hamilton, On  
L8L 6A1

**Re: Heritage Permit Application HP2020-34:  
Proposed alterations to 157 Mill Street North, Waterdown (Ward 15), a  
property located within the Mill Street Heritage Conservation District (By-  
law No. 82-81-H)**

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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 HP2020-034 is approved for the designated property at 157 Mill Street North, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the existing Narthex with a new, larger Narthex.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alterations are not completed by November 30, 2022, 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 V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the



**Re: Heritage Permit Application HP2020-34:  
Proposed alterations to 157 Mill Street North,  
Waterdown (Ward 15), a property located within the  
Mill Street Heritage Conservation District (By-law No.  
82-81-H)**

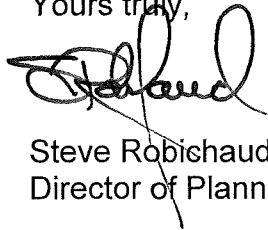
**November 19, 2020  
Page 2 of 2**

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 Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202 or via email at [Miranda.Brunton@hamilton.ca](mailto:Miranda.Brunton@hamilton.ca).

Yours truly,



Steve Robishaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Partridge, Ward 15



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	November 30, 2020
<b>SUBJECT/REPORT NO:</b>	Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the <i>Ontario Heritage Act</i> (PED17167(a)) (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>	

**RECOMMENDATION**

- (a) That the revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes of 85 King Street East and 4 - 12 John Street North, Hamilton, attached as Appendix “A” to Report PED17167(a), be approved; and,
- (b) That the City Clerk be directed to take appropriate action to designate 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the *Ontario Heritage Act*, in accordance with the revised Notice of Intention to Designate, attached as Appendix “B” to Report PED17167(a).

**EXECUTIVE SUMMARY**

The recommendation of Report PED17167 to designate the property at 85 King Street East and 4-12 John Street North, Hamilton (the Pagoda Building and Treble Hall) under Part IV of the *Ontario Heritage Act* was approved by City Council on October 25, 2017. As part of this approval, City Council also approved the content of the Statement of

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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: Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2) - Page 2 of 6**

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Cultural Heritage Value or Interest (SCHVI), Description of Heritage Attributes and the Notice of Intention to Designate (NOID) attached as Appendix “B” and “C” respectively to Report PED17167.

While the City continued to work with the Owner on the designation of the subject lands, the owner proceeded with interior renovations. The owner has no concerns with the NOID being issued. The property owner has confirmed that the following various interior heritage attributes that were included in the SCHVI and Description of Heritage Attributes, that was approved by Council on October 25, 2017, have since been removed from the property resulting from renovations to the building’s interior. These include the following interior attributes:

- The pressed metal ceiling coverings and plaster ceiling medallions;
- Moulded baseboard and architraves; and,
- Straight stairs on the interior leading directly to the second level.

As a result, staff have revised the SCHVI and Description of Heritage Attributes as well as the NOID to remove the select internal building attributes that are no longer extant to accurately reflect the existing heritage attributes of the subject property prior to the issuance of the NOID. No further changes to the recommendations or content of Report PED17167 are being proposed. Please refer to Report PED17167 for background information related to the recommendation to designate the subject property.

**Alternatives for Consideration – See Page 5**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act*, and provide for adequate notice of Council’s intention to designate the property. Formal objections may be made under the *Ontario Heritage Act*, and heard before the Conservation Review Board, prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property’s cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process

**SUBJECT: Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2) - Page 3 of 6**

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enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that “is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grants and loan programs to assist in the continuing conservation of properties, once they are designated.

## **BACKGROUND**

Report PED17167 containing the recommendations to designate 85 King Street East and 4 - 12 John Street North, Hamilton (Pagoda Building and Treble Hall) was approved by the Hamilton Municipal Heritage Committee (HMHC) on September 28, 2017 (HMHC Report 17-007). Subsequently, Planning Committee approved the recommendations of Report PED17167 on October 17, 2017 (PC Report 17-017) and Council approved the recommendations on October 25, 2017 (Council Report 17-019).

The NOID that was included as Appendix “C” to Report PED17167 was not issued subsequent to City Council’s approval of the designation as the property owner had open Building Permits and work already underway to the interior of the property to convert the upper storey units from commercial to residential units. The issuance of the NOID renders all open Building Permits void. The property owner has completed the work to facilitate the residential reuse of the upper storey units.

Among the heritage attributes that had been identified in the 2017 SCHVI and Description of Heritage Attributes approved by City Council as part of the recommendations contained in Report PED17167, the following interior building features were identified:

- The pressed metal ceiling coverings and plaster ceiling medallions;
- Moulded baseboard and architraves; and,
- Straight stairs on the interior leading directly to the second level.

Since the initial City Council approval of the recommendations of Report PED17167 in October 25, 2017, the renovations completed to the interior of the subject property resulted in the removal of the interior heritage attributes that are noted above, as has

**SUBJECT: Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2) - Page 4 of 6**

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been confirmed by the property owner. As a result, the SCHVI and Description of Heritage Attributes as well as the NOID have been revised (attached as Appendix "A" and Appendix "B" respectively to Report PED17167(a)) to accurately reflect the heritage attributes that remain on the subject property prior to the issuance of the NOID.

Background information related to the recommendation to designate the subject property is contained in Report PED17167.

### **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The majority of heritage attributes that had been included in the initial SCHVI and Description of Heritage Attributes are on the exterior of the building and remain extant (please see the full list of heritage attributes in the SCHVI and Description of Heritage Attributes attached as Appendix "A" to Report PED17167(a)).

The only change in the revised SCHVI and Description of Heritage Attributes from the initial City Council approval on October 25, 2017 is the removal of the following interior attributes:

- The pressed metal ceiling coverings and plaster ceiling medallions;
- Moulded baseboard and architraves; and,
- Straight stairs on the interior leading directly to the second level.

The pressed metal ceiling coverings and medallions had previously been located in the south room of the most northerly ground floor commercial unit. The moulded baseboards and architraves had been extant in various sections of the second to fourth storeys while the central staircase was situated in the mid section of the John Street North frontage of Treble Hall. It has now been replaced by an elevator.

The above noted interior attributes entailed ornamental decorative architecture details that contributed to the subject property's overall design and physical value due to the craftsmanship involved in their construction. While the loss of these architectural features reduces the design value of the subject property, it does not negate the subject property's overall design and physical value to a significant extent where its cultural heritage value is lost. The subject property continues to retain much of its physical and design integrity both in terms of its structural composition and the combination of numerous decorative and structural architectural elements most visibly evident on the building's exterior façade. For the full list of the subject property's retained architectural attributes, please see the SCVHI and Description of Heritage Attributes attached as Appendix "A" to Report PED17167(a).

**SUBJECT: Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2) - Page 5 of 6**

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Given that the subject property retains its architectural, historical and contextual integrity, its overall heritage value has been preserved and staff recommend the approval of the revised SCHVI and Description of Heritage Attributes and NOID to proceed with the subject property's designation and to protect its numerous remaining heritage attributes.

Please note that the revised NOID (attached as Appendix "B" to Report PED17167(a)) has also been revised to include updated staff contact information.

As part of the process to designate a property under Part IV of the *Ontario Heritage Act*, the NOID is issued to the property owner, the Ontario Heritage Trust and is also published in the newspaper that has general circulation in the municipality. The SCHVI and Description of Attributes identifies the subject property and outlines its cultural heritage value and is specifically referenced in the content of the NOID. Given that City Council approves the content of the SCHVI and Description of Heritage Attributes and NOID, revisions to the content of either document necessitates City Council's approval of the revisions as it differs from the initial City Council approval from October 25, 2017.

#### **ALTERNATIVES FOR CONSIDERATION**

Council, as advised by its Municipal Heritage Committee, may consider the following two alternatives:

#### **Decline to Approve the Revised SCHVI and Description of Heritage Attributes and NOID:**

By declining to approve the revised SCHVI and Description of Heritage Attributes and NOID as contained in Appendix "A" and Appendix "B" to Report PED17167(a) respectively, the previous City Council approved NOID that references the SCHVI and Description of Heritage Attributes, including the removed heritage attributes, would be issued. This would inaccurately reflect the existing heritage attributes of the subject property and may lead to an objection to the subject property's designation.

#### **Approve the Revised SCHVI and Description of Heritage Attributes and NOID:**

Approval of the revised SCHVI and Description of Heritage Attributes and NOID would enable the issuance of a NOID that accurately reflects the existing heritage attributes of the subject property. This alternative is recommended.

**SUBJECT: Revisions to the Council Approved Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and Notice of Intention to Designate for the Designation of 85 King Street East and 4 - 12 John Street North, Hamilton under Part IV of the Ontario Heritage Act (PED17167(a)) (Ward 2) - Page 6 of 6**

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

### **Clean and Green**

*Hamilton* is environmentally sustainable with a healthy balance of natural and urban spaces.

### **Built Environment and Infrastructure**

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

### **Culture and Diversity**

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

## **APPENDICES AND SCHEDULES ATTACHED**

- Appendix “A” - Revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix “B” - Revised Notice of Intention to Designate

85 King Street East and 4-12 John Street North, Hamilton  
Pagoda and Treble Hall

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES**

### **Statement of Cultural Heritage Value or Interest**

The connected commercial buildings at 85 King Street and 4-12 John Street in the City of Hamilton, are known locally as the Pagoda and Treble Hall, respectively. The Pagoda occupies the northeast corner of King Street East and John Street North, while Treble Hall fronts onto John Street North.

The combined property including the Pagoda and Treble Hall is of cultural heritage value for its design or physical value, its historic or associative value, and its contextual value. Built before 1850 the three-storey, two-part commercial block Pagoda is constructed of brick in Flemish bond and accented with a stone string course, Jack arch stone lintels on the King Street East façade, and fire wall parapets on two sides. Despite alterations in the late 20<sup>th</sup> century, its modest Georgian massing and composition —achieved through symmetrical fenestration and hipped roof— survives largely intact. For the last 50 years it has been a local landmark, not only for its historic appearance and location on the corner of two main streets, but also for its association with the Pagoda Chop Suey House, a long-running Chinese restaurant in the City and one advertised through a prominent neon sign.

Treble Hall, which shares an end wall with the Pagoda and also connected through internal doorways, was designed as a three-storey, two-part commercial block in ornate *palazzo* Italianate style by renowned Hamilton architect James Balfour for developer and barrister Henry Larkin. The ground floor store fronts follow the typical Victorian pattern of large windows interspersed by recessed entries and framed by panelled stall risers and fanlights. Corinthian Order pilasters and narrow support columns are made in cast iron, and a prominent cornice above is formed in galvanized iron. The windows on the exposed running-bond brick walls above are surrounded by panelled Tuscan Order columns, scrolled brackets and Baroque pediments, and the storeys visually separated by a string course moulded in galvanized iron. At the cornice of the gable roof with prominent brick parapets and carved stone skew corbels is a substantial frieze with prominent dentils, and closely spaced scrolled modillions, all formed in galvanized iron. At the centre of the roof is a wide brick chimney decorated with cogging and covered by a galvanized iron cartouche with 'TREBLE HALL' and the date of construction in relief, and this is flanked by large pedimented dormers. American bond and Jack arch door and window voussoirs have been used for the masonry on the rear façade and end wall of the building, which faces a courtyard and alley. The expert execution and structural strength of the building is evidenced on the interior through its massive stone and brick partition walls, and king post roof trusses with scissor braces that support the roof and frame the ceiling of the grand hall at the top storey.



Despite their age, both structures have a high level of heritage integrity and are historically connected to the public common space of Gore Park, the original commercial core of Hamilton, and the mid-to-late 19<sup>th</sup> century expansion of the City as Ontario's key industrial centre. Their contrasting style represents in a single property not only the City's urban growth over the 19<sup>th</sup> century, but also the changing architectural fashion for urban and commercial architecture over the same period. As its popular name suggests, the Pagoda is also associated with the Chinese business community in Hamilton, and for much of the 20<sup>th</sup> century the building was a local landmark for its restaurant with prominent neon sign. Through their history and continued use, the Pagoda and Treble Hall reflect the evolution of Hamilton's urban landscape over the past 170 years, and support and maintain the surrounding historic commercial architecture and public spaces of the downtown.

### **Description of Heritage Attributes**

The heritage attributes that support the design or physical, historical or associative, and contextual value of the Pagoda are its:

- Three-storey, two-part commercial block massing combining Flemish bond brick masonry and cut stone on two principal façades;
- Hip roof with substantial trusses and fire walls with parapet;
- Flat arch windows with Jack arch voussoirs on the John Street façade and stone arch lintels on the King Street façade;
- Connection to Treble Hall through interior doorways; and,
- Large and early neon sign advertising the Pagoda Chop Suey House

The heritage attributes that support the design or physical, historical or associative, and contextual value of Treble Hall are its:

- Three and a half storey, two part commercial block massing combining cast iron, galvanized iron, and brick masonry in running bond;
- Victorian store fronts with prominent cornice with roll brackets and dentils, cast iron Corinthian Order pilasters and narrow pillars, dressed stone and ceramic steps, and variety of panelled stall risers, large windows with mullions, recessed entrances with panelled doors, and fanlights;
- A central recessed entrance with large transoms and sidelights framed with Corinthian Order pilasters;
- Galvanized iron Tuscan Order and Baroque window architraves and string course and decorative tie-rod ends on the second and third level of the John Street North façade;
- Substantial galvanized iron cornice at the eaves, with closely spaced scrolled modillions and dentils, framed with carved stone skew corbels on the fire walls;
- Large central chimney on the street side façade with cogging and galvanized iron cartouche, and flanked by large pedimented dormers; and,
- Substantial construction involving course rubble foundations, coursed rubble interior partitions, brick interior partitions extended to the second level, end fire walls with tall chimneys and parapets, and thick timber roof trusses with king and queen posts and scissor braces.

CITY OF HAMILTON

## Notice of Intention to Designate

### 85 King Street East and 4-12 John Street North, Hamilton (The Pagoda and Treble Hall)

The City of Hamilton intends to designate 85 King Street East and 4 - 12 John Street North, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

#### Statement of Cultural Heritage Value or Interest

Built before 1850, the Pagoda is reflective of early commercial development in downtown Hamilton's core. The simplicity of Georgian style is reflected in its design.

Built between 1878 and 1879, Treble Hall was designed by significant Hamilton architect James Balfour in a Palladian Italianate style for Hamilton barrister Henry Larkin.

Both buildings are historically connected to Gore Park, the original commercial core and Hamilton and the mid-to late 19<sup>th</sup> century expansion of the City as Ontario's key industrial centre.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this            day of            , 2020.

A. Holland  
City Clerk  
Hamilton, Ontario

**CONTACT:** David Addington, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1214, E-mail: [david.addington@hamilton.ca](mailto:david.addington@hamilton.ca)