



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

**Meeting #:** 21-002

**Date:** March 26, 2021

**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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## 6. DELEGATION REQUESTS

- \*6.1. Delegation Request from Dr. Sarah Sheehan, respecting St. Giles Church, Hamilton (for today's meeting)
- \*6.2. Delegation Request from Jacqueline Stagen, respecting St. Giles Church, Hamilton (for today's meeting)
- \*6.3. Delegation Request from Sheryl Mackay, respecting St. Giles Church, Hamilton (for today's meeting)
- \*6.4. Delegation Request from Marie Sharp, respecting St. Giles Church, Hamilton (for today's meeting)
- \*6.5. Delegation Request from Adam Colalillo respecting the Proposed Inclusion of 322 Mt Albion Rd, Hamilton on the Municipal Heritage Register and to the staff work plan for heritage designation (for today's meeting)
- \*6.6. Delegation Request from Linda Ott, respecting St. Giles Church (for today's meeting)

- \*6.7. Delegation Request from Lance Darren Cole, respecting St. Giles Church, Hamilton (for today's meeting)

## **7. CONSENT ITEMS**

- \*7.3. Inventory and Research Working Group Meeting Notes - January 25, 2021

## **9. STAFF PRESENTATIONS**

- \*9.1. Notice of Intention to Demolish Buildings at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton (PED21078)

## **10. DISCUSSION ITEMS**

- \*10.1. Inventory and Research Working Group Meeting Notes - February 22, 2021

**Request to Speak to Committee of Council**

Submitted on Wednesday, March 17, 2021 - 5:30 pm

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Dr. Sarah Sheehan

**Name of Organization:**

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:** [REDACTED]

**Reason(s) for delegation request:** To share updates about the former St. Giles and request clarification from staff + Committee

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

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

## Request to Speak to Committee of Council

Submitted on Tuesday, March 23, 2021 - 9:00 am

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Jacqueline Stagen

**Name of Organization:**

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:** [REDACTED]  
[REDACTED]

**Reason(s) for delegation request:** preservation of St. Giles Church

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

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

## Request to Speak to Committee of Council

Submitted on Wednesday, March 24, 2021 - 4:40 pm

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Sheryl Mackay

**Name of Organization:**

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:**

[REDACTED]

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

Live on street church is on and what ever happens to church will impact not only the neighborhood but my residence as well.

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

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

## Request to Speak to Committee of Council

Submitted on Thursday, March 25, 2021 - 12:44 am

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Marie Sharp

**Name of Organization:** Friends of St.. Giles

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:** [REDACTED]

**Reason(s) for delegation request:** To present my views on why St. Giles location should not be demolished.

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

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

## Request to Speak to Committee of Council

Submitted on Wednesday, March 24, 2021 - 11:09 am

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Adam Colalillo

**Name of Organization:**

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:** 322 Mt Albion Rd, Hamilton, ON L8K 5T2

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

Myself and my brother Lucas are the owners of 322 Mt Albion Rd in Hamilton and we respectfully would not like our property to be part of the register and further not apart of the Heritage list.

Thank you

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

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

## Request to Speak to Committee of Council

Submitted on Thursday, March 25, 2021 - 10:46 am

==Committee Requested==

**Committee:** Hamilton Municipal Heritage Committee

==Requestor Information==

**Name of Individual:** Lance Darren Cole

**Name of Organization:** Friends of St Giles

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:**

[REDACTED]

**Reason(s) for delegation request:** To support the Historical designation of St Giles Church. The existing structure to be included in any repurposing and or expansion renewal Redevelopment. By doing so we will demonstrate our collective Integrity

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

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



## Inventory & Research Working Group (IRWG)

### Meeting Notes

Monday, January 25, 2021 (6:00 pm – 8:00 pm)

City of Hamilton Webex Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Alissa Denham-Robinson; Graham Carroll; Lyn Lunstead; Ann Gillespie
- Regrets:** Chuck Dimitry; Jim Charlton; Brian Kowalesicz; Alissa Golden (Heritage Project Specialist)
- Also Present:** David Addington (Cultural Heritage Planner); Hannah Kosziwka (Student Intern)

#### 1. Chair's Remarks

Janice welcomed all present. Janice and the IRWG collectively welcomed Hannah Kosziwka, a new student intern working with David, we look forward to Hannah joining us.

#### 2. Declarations of Interest

None.

#### 3. Review & Approval of Meeting Notes & Recommendation: December 7, 2020

Approved by general consensus with minor amendments.

#### 4. Places of Worship – Tracking Table and Updates from Alissa Golden

Item being brought forward to next IRWG Meeting in February 2021.

#### 5. Places of Worship Update

Janice thanked Jim Charlton for providing images for Ward 3 Places of Worship. Lyn Lunstead brought to the IRWG's attention that the Flamborough Archives has a large collection of ephemeral objects that could be useful for research on Places of Worship and Places of Education. Alissa G. had provided a document on Hamilton Architects Research, which was noted by the IRWG. Review of Ward 3's 118 Stinson is being brought forward to our next meeting. (Note: Ward numbers are based on the pre-2018 ward boundaries.)

Additionally, Graham Cubitt is looking at four churches in Hamilton for adaptive reuse purposes. Cubitt has invited IRWG members to join him in a Zoom

informational session that he will be held – the date is not yet set.

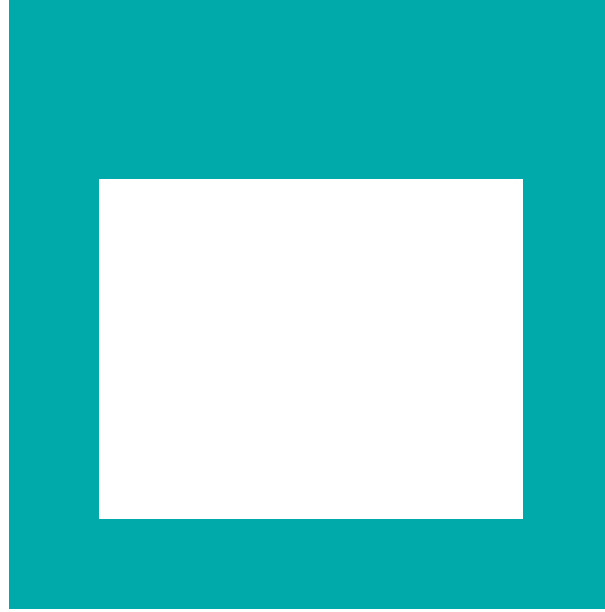
## **6. Other**

No other business.

## **7. Adjournment and Next Meeting Date**

The meeting was adjourned at 7:02 p.m.

Next meeting: Feb. 22, 2021 at 6:00 p.m. (WebEx Online)



# Notice of Intention to Demolish Buildings at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton (PED21078)

March 26, 2021

Figure 6: Intersection of Cannon and Cathcart Streets, showing front facade of 204 Cannon Street E; c.1973. (City of Hamilton Heritage Archives, ca. 1973).

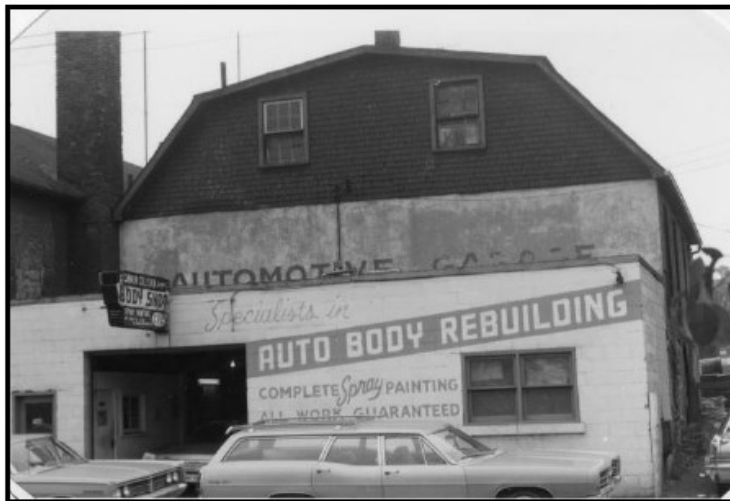
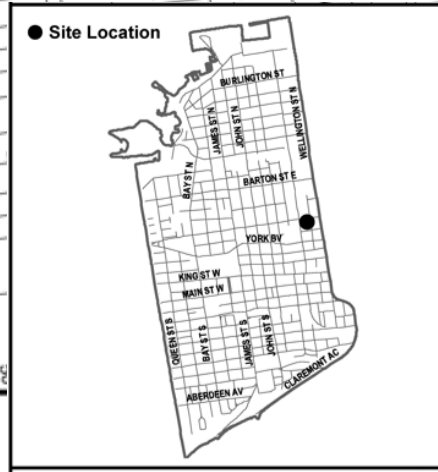


Figure 7: One-storey, concrete block entrance to garage at 200 Cannon St; with 2½ storey, gambrel-roof c.1890s, behind. The bottom of a large brick chimney is visible on the left. (City of Hamilton Heritage Archives, ca. 1973)



## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
200-202 Cannon St E & 79-81 Cathcart St

Date:  
March 22, 2021

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
SM/NB

### Subject Property


 200-202 Cannon Street East and  
79-81 Cathcart Street, Hamilton  
(Ward 2)



Figure 10: The foreground is a c.1960s one-storey concrete block entrance at 202 (formerly 200) Cannon Street. In the background is a 19<sup>th</sup> century, two storey, gambrel roof abandoned "industrial" building. **Source:** Google Images.

Figure 11: 202 Cannon Street; 19<sup>th</sup> century; two floors and gambrel roof. One storey concrete block addition (c1960) in foreground. **Source:** Google Images



Figure 12: 202 Cannon Street; Rear view of Figure 10, March 2020. **Source:** Earthworks Archaeological Services Inc.





Figure 8: 202 Cannon Street – formerly 204 Cannon Street & 85 Cathcart Street. *Source:* Google Images

Figure 9: 202 Cannon St; - (formerly 204 Cannon). *Source:* Google Images

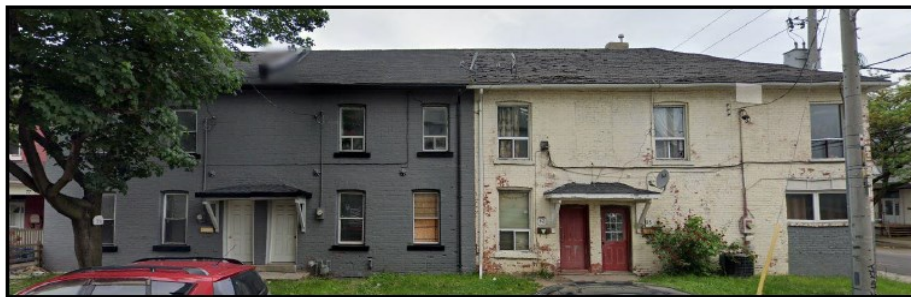


Figure 13: Facades of 79/81 Cathcart Street showing fire wall protruding above roof level between the units. The building at 202 Cannon Street (white building right) was originally 85 Cathcart Street. *Source:* Google Images.

# Preliminary evaluation under Ontario Regulation 9/06

## 1. Design/Physical Value:

- i. The building is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- ii. The building does not display a high degree of craftsmanship or artistic merit.
- iii. The building does not demonstrate a high degree of technical or scientific achievement.

## 2. Historical/Associative Value:

- i. The building is not considered to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- ii. The building is not considered to have the potential to yield information that contributes to an understanding of a community.
- iii. The building on the property is not attributed to a prominent architect.

## 3. Contextual Value:

- i. The building is not considered important in defining, maintaining and supporting the character of the area.
- ii. The building is not physically, functionally, visually or historically linked to its surroundings.
- iii. The building is not considered a landmark.





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



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

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	March 26, 2021
<b>SUBJECT/REPORT NO:</b>	Notice of Intention to Demolish the Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Shannon McKie (905) 546-2424 Ext. 1288
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That 200 – 202 Cannon Street East and 79 – 81 Cathcart Street, be removed from the Register of Property of Cultural Heritage Value or Interest.

**EXECUTIVE SUMMARY**

The subject lands known municipally as 200 - 202 Cannon Street East and 79 - 81 Cathcart Street (see Appendix “A” to Report PED21078) were added to the Register of Property of Cultural Heritage Value or Interest in 2014 as part of the Downtown Built Heritage Inventory project.

Inclusion of a property on the Register does not automatically indicate a property should be designated under the *Ontario Heritage Act*. Rather, the intent is to provide Council with an opportunity to consider if the property should be designated to prevent the demolition of the building and to issue the Notice of Intention to Designate (NOID) if designation is deemed appropriate or to discuss other options with the proponent.

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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 Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2) – Page 2 of 8**

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Inclusion of non-designated property in the Register, established under Subsection 27 (1.2) of the *Ontario Heritage Act*, requires that Council be given 60 days' notice in writing of the intention to demolish or remove any building or structure on the property, and the demolition and removal of a building or structure is prohibited during this time period.

A Formal Consultation application (FC-19-068) and a Site Plan Control application (DA-20-040) have been submitted for the subject property. The applicant proposes to remove the existing buildings on-site to construct a new three and a half storey multiple dwelling at the southwest corner of Cannon Street East and Cathcart Street, Hamilton which is currently under review.

On November 2, 2020, the property owner submitted a Notice of Intention to Demolish the buildings on the subject property. The 60 days' notice expired on January 1, 2021. Staff have researched the buildings and are recommending that the buildings should be removed from the Register as they do not meet the criteria for designation.

**Alternatives for Consideration – See Page 7**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

On November 2, 2020, the owner of the property at 200-202 Cannon Street East and 79-81 Cathcart Street, submitted a Building Permit application to demolish the existing buildings on the subject property. The owner also submitted a Site Plan Control application (DA-20-040) on February 20, 2020 for the removal of all the existing buildings onsite to build a new three and a half storey multiple dwelling at the southwest corner of Cannon Street East and Cathcart Street, Hamilton, which is currently under review.

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

**SUBJECT: Notice of Intention to Demolish the Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2) – Page 3 of 8**

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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 last recognized use on each of the properties are described in Appendix "D" to Report PED21078 and include:

- Dwelling unit at 79 Cathcart Street;
- Dwelling unit at 81 Cathcart Street;
- Motor Vehicle Collision Repair Establishment at 200 Cannon Street East; and,
- Retail at 202 Cannon Street East.

The existing buildings on the subject lands are interconnected and included a two storey residential row building with four separate entrances fronting onto Cathcart Street; a two storey former commercial storefront fronting onto Cannon Street East that appears to have been converted to a residential use; and a single storey concrete block motor vehicle collision repair establishment and a two storey industrial barn structure to the rear of the concrete block addition (see Appendix "B" to Report PED21078).

The buildings at 200 - 202 Cannon Street East and 79 - 81 Cathcart Street, Hamilton were originally used for light industrial uses when they were constructed in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The property was used as a wood cutting and lumber yard as well as a file manufacturing operation in 1898. The R. Spence & Co. File Works, makers of hand-cut cast steel files, operated out of the property in 1894 and later the Beech File Works were associated with the property. Various additional light industrial uses followed and by the mid-20<sup>th</sup> century, the properties fronting onto Cathcart Street became used for residential uses with a commercial storefront and automotive garage fronting onto Cannon Street East. Today, the commercial and industrial component of the property is no longer in operation while the residential use remains.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant building heritage resources and significant cultural heritage landscapes shall be conserved".

**SUBJECT: Notice of Intention to Demolish the Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2) – Page 4 of 8**

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### **Urban Hamilton Official Plan**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)) and “ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the *Planning Act* either through appropriate planning and design measures or as conditions of development approvals” (B.3.4.2.1(g)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

### **Downtown Hamilton Secondary Plan**

Volume 2, Section 6.1 of the Downtown Hamilton Secondary Plan of the Urban Hamilton Official Plan (UHOP) provides direction with respect to the management of heritage resources. The Secondary Plan that is in effect states that the City of Hamilton “shall promote the conservation of significant built heritage resources and cultural heritage landscapes in accordance with Section B.3.4 – Cultural Heritage Resources Policies of Volume 1”. Additionally, the following policies, amongst others, apply:

- “6.1.11.1 d) conservation of existing cultural heritage resources shall be a priority in all development. New development shall be compatible with on-site and adjacent cultural heritage resources. Adaptive re-use will be given priority for all built heritage resources;
- e) the City may require that as part of development proposals that cultural heritage resources be retained on-site and incorporated, used or adaptively re-used, as appropriate with the proposed development. Retention and protection of cultural heritage resources on lands subject to development may be a requirement as a condition of development approval. Specifically, heritage easements under subsection 37(1) of the *Ontario Heritage Act* may be required and negotiated, as well as development agreements, respecting the care and conservation of the affected heritage property.”

A Documentation and Salvage report is required as a condition of Site Plan approval. Based on the O. Reg 9/06 (attached as Appendix “C” to Report PED21078) evaluation

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found below staff are of the opinion that the existing buildings do not contain sufficient heritage value to merit designation and are satisfied that the revised design of the proposed new building is compatible with the existing character of Cathcart Street through its proposed use of red brick, its window design and composition, and the scale of the proposed building. The recommendation of this Report complies with these policies.

## **RELEVANT CONSULTATION**

A Cultural Heritage Impact Assessment (CHIA) was submitted with the Site Plan application which identified the property's heritage value and assessed the impact of the proposed removal of the buildings on the identified heritage value of the property. The CHIA noted that the 79 - 81 Cathcart Street property displays design/physical value for its architectural style as a representative Georgian form of housing that was popular during the mid to late 19<sup>th</sup> century in Hamilton. The gambrel roof of the industrial barn structure in the middle of the property was noted as being an example of the small scale industrial activities common in Hamilton in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

The Policy and Design working group of the Hamilton Municipal Heritage Committee reviewed the CHIA on July 13, 2020 and revised submission on October 19, 2020. The working group noted that the properties fronting along Cathcart Street retain character supporting value and should be considered for restoration and reuse with the remainder of the site being developed with new infill development. The applicant noted that the existing buildings were not easily adaptable into the development concept and that the site required soil remediation which required the removal of the existing structures. The applicant subsequently resubmitted an updated design concept in a revised CHIA that displayed a simplified façade design that better reflected the character of the area in terms of the materials used and composition of the façade. While the working group preferred that the buildings be retained, it was acknowledged that the buildings did not merit further protection through designation and the revised design of the proposed building better reflected the neighbourhood context.

Staff have informed the Ward Councillor of the Notice of Intention to Demolish for the subject property. The Ward Councillor has not expressed any concerns as of the writing of this Report.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Staff used the research collected as part of the Downtown Heritage Inventory Review to complete the following evaluation.

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**Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest**

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1 (2) of Ontario Regulation 9/06 (attached as Appendix “B” to Report PED21078), a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9/06 identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value (see Appendix “C” to Report PED21078).

1. Design/Physical Value:

- i. The building is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- ii. The building does not display a high degree of craftsmanship or artistic merit.
- iii. The building does not demonstrate a high degree of technical or scientific achievement.

2. Historical/Associative Value:

- i. The building is not considered to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- ii. The building is not considered to have the potential to yield information that contributes to an understanding of a community.
- iii. The building on the property is not attributed to a prominent architect.

3. Contextual Value:

- i. The building is not considered important in defining, maintaining and supporting the character of the area.
- ii. The building is not physically, functionally, visually or historically linked to its surroundings.

**SUBJECT: Notice of Intention to Demolish the Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2) – Page 7 of 8**

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- iii. The building is not considered a landmark.

### **Conclusion**

Designation under of the *Ontario Heritage Act* is the only means available to render void any Building Permit application to demolish a property. Staff concur that the buildings do not contain enough heritage value to merit designation and are satisfied that the revised design of the proposed new building is compatible with the existing character of Cathcart Street through its proposed use of red brick, its window design and composition, and the scale of the proposed building. Additionally, the submission of a Documentation and Salvage report will be required as a condition of Site Plan approval.

### **ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by the Hamilton Municipal Heritage Committee (HMHC), may consider the alternative to designate the property immediately.

### **Reject Staff's Recommendation**

HMHC can advise that Council make designation of the subject property an immediate priority. However, staff are not recommending this option as the building is not considered to be of enough cultural heritage value to be identified as a heritage feature or resource. As such, if HMHC recommends this alternative to Council, the City typically retains outside consultants to support the designation of the subject property immediately.

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

#### **Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

#### **Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

#### **Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.



**SUBJECT: Notice of Intention to Demolish the Buildings located at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED21078) (Ward 2) – Page 8 of 8**

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**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.

**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

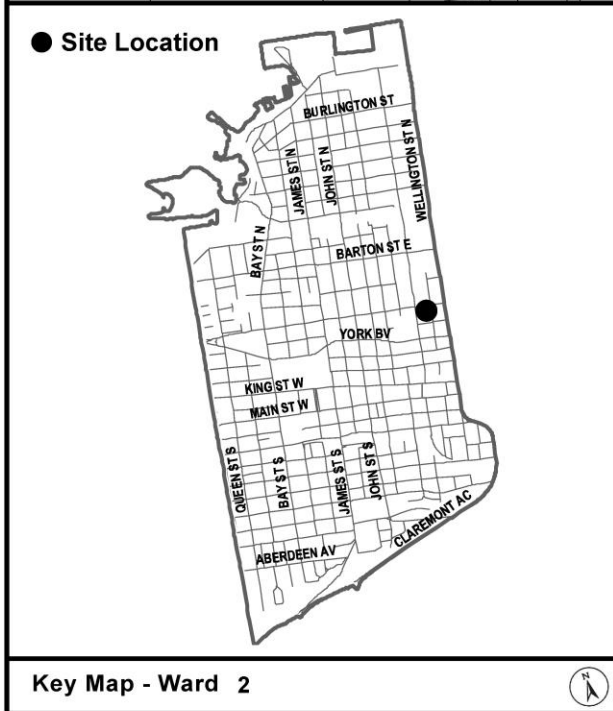
**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” – Location Map

Appendix “B” – Photographs

Appendix “C” – Ontario Regulation 9/06

Appendix “D” – Certificate of Zoning Verification and Property Report



## Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**File Name/Number:**  
200-202 Cannon St E & 79-81 Cathcart St

**Date:**  
March 22, 2021

<b>Appendix "A"</b>	<b>Scale:</b> N.T.S	<b>Planner/Technician:</b> SM/NB
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**Subject Property**

200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton (Ward 2)

**ONTARIO REGULATION 9 / 06**  
**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Criteria**

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



Planning and Economic Development Department  
Building Division  
71 Main Street West, 3<sup>rd</sup> Floor  
Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2720 Fax: 905-546-2764  
Email: [building@hamilton.ca](mailto:building@hamilton.ca)

Hamilton

**CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT**

**ATTENTION OF:** PHIL CALDWELL  
**PROPOSED USE:** 16 UNIT (3.5 STOREY) RESIDENTIAL BUILDING

**ISSUED BY:** Sebastian Cuming  
**TELEPHONE:** (905) 546-2424 ext. 3904

CERTIFICATE NO. 20-196230 00 ZI  
**202 CANNON ST E, HAMILTON**  
ISSUE DATE: DEC 23, 2020

**ZONING DISTRICT: D5 (DOWNTOWN RESIDENTIAL); HOLDING PROVISIONS H17, H19, H20**  
**SECTION 6.5 AND SCHEDULE D OF HAMILTON ZONING BY-LAW 05-200 AS AMENDED BY 18-114**  
**SITE PLAN CONTROL: SEE COMMENTS**  
**COMMITTEE OF ADJUSTMENT: A-270:02**

**THE PROPOSED USE IS: PERMITTED**

**COMMENTS:**

The lands are municipally known as 79 Cathcart Street, 81 Cathcart Street, 200 Cannon Street East and 202 Cannon Street East, Hamilton.

Our records indicate that the recognized uses are as follows:

- 79 Cathcart Street is a dwelling unit;
- 81 Cathcart Street is a dwelling unit;
- 200 Cannon Street East is a motor vehicle collision repair establishment; and
- 202 Cannon Street East is retail.

Dwelling units and retail are permitted uses in the D5 Zone of Hamilton Zoning By-law 05-200. The motor vehicle collision repair establishment use is not permitted and may be legally established non-conforming provided that it has existed continuously from prior to the passing of Hamilton Zoning By-law 6593 on July 25, 1950 until present.

The proposed use of a multiple dwelling is a permitted use in the D5 Zone of Hamilton Zoning By-law 05-200.

The property is subject to active Minor Variance application, Number HM/A-20:252. For further information, please contact Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca).

The property is subject to active Site Plan Control application, Number DA-20-40. For further information, please contact Development Planning Division staff at (905) 546-2424 extension 2799 or 4498.

This property is included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest as a non-designated property. Council requires 60 days' notice of any intention to demolish or remove any building or structure on the property. Please contact a Cultural Heritage Planner at (905) 546-2424, extension 1202 or 1214, or visit [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning) for further information.

Holding Provisions H17, H19 and H20 are assigned to this property. The holding contains specific conditions required to be satisfied before development can occur on the subject lands. For further information, please contact the Development Planning Division at (905) 546-2424 extension 1355 or email [pd.generalinquiry@hamilton.ca](mailto:pd.generalinquiry@hamilton.ca).

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division.

No survey submitted showing actual conditions.



**Planning and Economic Development Department**  
Building Division  
71 Main Street West, 3<sup>rd</sup> Floor  
Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2720 Fax: 905-546-2764  
Email: [building@hamilton.ca](mailto:building@hamilton.ca)

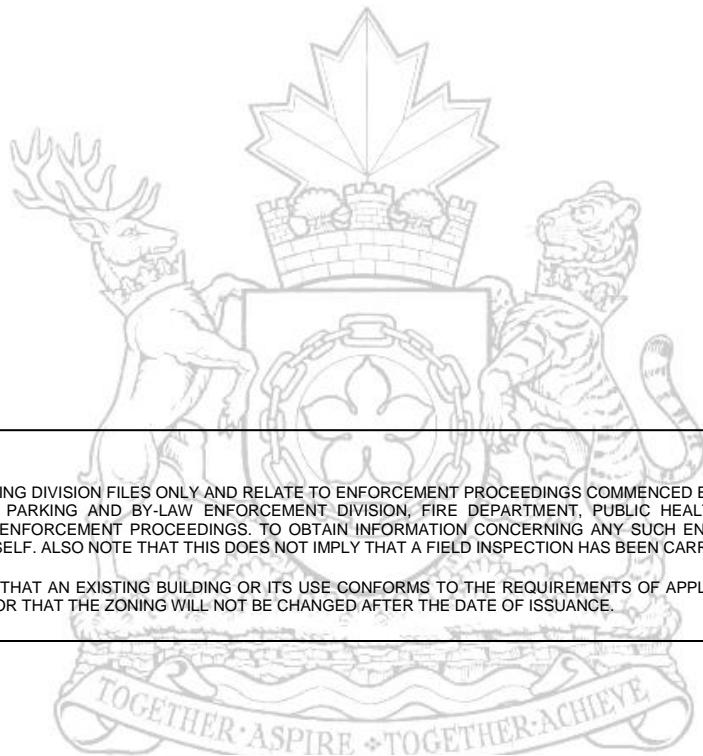
**Hamilton**

**PROPERTY REPORT**

Building Division records indicate the following:

**PERMIT UNDER REVIEW:** Building Permit No. 20 191671 "To demolish existing structures on the property" submitted on November 2, 2020 is currently under review. Please contact the Building Division at **(905) 546-2720** for further information.

**PERMIT UNDER REVIEW:** Building Permit No. 17 109223 "To demolish the existing 170m<sup>2</sup> non residential building." submitted on April 18, 2017 is currently under review. Please contact the Building Division at **(905) 546-2720** for further information.



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**NOTE:**  
PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

**IMPORTANT:**  
THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE.

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*Selection Curcio*

FOR DIRECTOR OF BUILDING DIVISION

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\*\*\* THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS \*\*\*

Pictures are provided from the Cultural Heritage Impact Assessment completed by Historica Research dated September 26, 2020.

Figure 6: Intersection of Cannon and Cathcart Streets, showing front facade of 204 Cannon Street E; c.1973. (City of Hamilton Heritage Archives, ca. 1973).

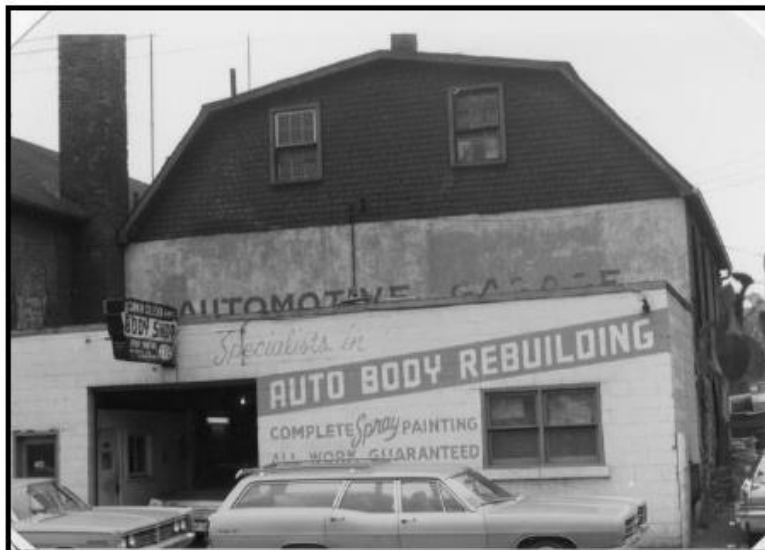


Figure 7: One-storey, concrete block entrance to garage at 200 Cannon St; with 2½ storey, gambrel-roof c.1890s, behind. The bottom of a large brick chimney is visible on the left. (City of Hamilton Heritage Archives, ca. 1973)





Figure 10: The foreground is a c. 1960s one-storey concrete block entrance at 202 (formerly 200) Cannon Street. In the background is a 19<sup>th</sup> century, two storey, gambrel roof abandoned "industrial" building. **Source:** Google Images.

Figure 11: 202 Cannon Street; 19<sup>th</sup> century; two floors and gambrel roof. One storey concrete block addition (c1960) in foreground. **Source:** Google Images



Figure 12: 202 Cannon Street; Rear view of Figure 10, March 2020. **Source:** Earthworks Archaeological Services Inc.



Figure 8: 202 Cannon Street – formerly 204 Cannon Street & 85 Cathcart Street. *Source:* Google Images

Figure 9: 202 Cannon St; - (formerly 204 Cannon). *Source:* Google Images



Figure 13: Facades of 79/81 Cathcart Street showing fire wall protruding above roof level between the units. The building at 202 Cannon Street (white building right) was originally 85 Cathcart Street. *Source:* Google Images.



# Inventory & Research Working Group (IRWG)

## Meeting Notes

Monday, February 22, 2021 (6:00 pm – 8:00 pm)

City of Hamilton WebEx Virtual Meeting

**Present:** Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Lyn Lunsted; Chuck Dimitry; Alissa Denham-Robinson

**Regrets:** Jim Charlton; Ann Gillespie; Brian Kowalesicz

**Also Present:** David Addington (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist); Hannah Kosziwka (Student Intern); Carol Priamo (Beasley Heritage Project and ACO Hamilton Region Branch Board)

## RECOMMENDATIONS

### THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

1. The Inventory & Research Working Group recommends that **48 Garner Road West, Ancaster** be removed from the Municipal Heritage Register.
2. The Inventory & Research Working Group recommends that **322 Mt Albion Road** be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the *Ontario Heritage Act* (see Appendix A for supporting documents).
3. The Inventory & Research Working Group recommends that **2299 Troy Road, Mount Carmel United Church** be added to the Municipal Heritage Register (see Appendix B for supporting documents).

## NOTES

### 1. Chair's Remarks

Janice welcomed all present.

### 2. Declarations of Interest

None.

### 3. Review & Approval of Meeting Notes, January 25, 2021

Approved by general consensus.

#### **4. Staff Presentations by Alissa Golden:**

##### **A) Beasley Inventory Batch 3 Update with Presentation by Carol Priamo**

Carol gave a brief PowerPoint presentation to the IRWG on listings for Batch 3 of the Beasley Inventory project, which were primarily residential buildings on Catharine Street North and March Street North. Of the 167 properties that were surveyed and evaluated, Carol is recommending 123 buildings, classified as either *character-defining* or *character-supporting*, be added to the Register. Supporting materials were also shared with the IRWG.

Staff advised that the Batch 3 recommendations will proceed to HMHC at a future date, and that an IRWG recommendation to HMHC to approve the listings is not required at this time. After receiving the Batch 3 recommendations, the IRWG was supportive of the proposed Register listings.

##### **B) 48 Garner Road West, Ancaster**

Staff presented information from the owner at 48 Garner Road West confirming that the home was built in 1945 replacing a previous circa 1850 home. The owner requested to have 48 Garner Road West, Ancaster removed from the Municipal Heritage Register. Both staff and the IRWG support the removal of the property from the Register and noted that the property would remain listed on the Inventory (*see Recommendation #1 above*).

#### **5. Staff Presentation – David Addington: 322 Mt Albion Road**

Staff presented information on 322 Mt Albion Road, also known as the Jame M. Lottridge House. This house is the last remaining building that was originally part of a large farm estate. Staff has also completed an Inventory Form and Preliminary Evaluation of 322 Mt Albion Road (*see Appendix A*), and explained the rationale for adding the property to the register. After review, the IRWG recommend that 322 Mt Albion Road be added to the Register and to staff's work plan for potential designation (*see Recommendation #2 above*).

#### **6. Places of Worship Update – Alissa Golden**

This item is being brought forward to the next IRWG Meeting on March 22, 2021.

Note: staff has reviewed all documents pertaining to Places of Worship submitted so far, and anticipates bringing Stoney Creek listings forward at the next meeting. Summaries for Wards 4, 6, 7, and 8 will be circulated to the IRWG prior to the next meeting.

#### **7. Other Business:**

##### **A) 2299 Troy Road, Mount Carmel United Church – Lyn Lunsted**

The IRWG supported Lyn's request to add this property to the Municipal Heritage Register. Lyn will update the inventory and evaluation forms and send to Alissa Golden along with pictures. After discussion and review, the IRWG recommend that 2299 Troy Road, Mount Carmel United Church be added to the Register (*see Recommendation #3 above*).

**B) 452 & 454 Upper Wellington Semi-Detached – Graham Carroll**

Graham brought the above listing to the attention of the IRWG. The semi-detached is a popular style in the lower city, but unique for this area of the Mountain. The 452 & 454 Upper Wellington Semi-Detached property has been added to the Inventory, and Graham will do further research on the property.

**C) Farewell – David Addington**

IRWG members wished David Addington farewell and best wishes in his new position.

**8. Adjournment and Next Meeting Date**

The meeting was adjourned at 7:58PM

Next meeting: March 22, 2021, 6:00-8:00 PM (WebEx Online)

## 322 Mt. Albion Road, Hamilton – James M. Lottridge House

Lot 32, Concession 5, Township of Saltfleet



East/front Elevation – date unknown (source: 'From the Mountain to the Lake: The Red Hill Creek Valley', Walter G. Peace, 1998)



East elevation (left) and north elevation (right) (source: historicalhamilton.com)



East elevation – June 2019 (source: Google streetview)

**Design/Physical Value:**

The property at 322 Mt. Albion Road features a large, two storey, double brick farm house built circa 1891-93 for James M. Lottridge. The design of the house displays the Queen Anne style along with classical features. It has double polygonal projecting bays topped with a semi-turreted roof form integrated within the home's hip roof facing onto Mt. Albion Road. The window openings are tall and rectangular with a one-over-one sash profile. The east elevation features bold stone coursing over the windows and stone sills while the windows of the south elevation are emphasized by prominent stone lintels. There is a thin, tall chimney stack with decorative string coursing on the east side of the house and a rectangular roof cresting centered upon the roof of the front section of the home.

The entrance to the home is not within the east elevation facing the street, rather the north and south elevations of the home each have prominent entrances within narrow projecting pavilions that are centered on both the north and south elevations. Each projection displays classical design characteristics in its gabled roof forms with returned eaves and decorative door surrounds together with the symmetrical composition of each facade. The entrance on the north elevation has a portico with gable roof supported by a twin set of columns. It is speculated the home may have been built as a double house for two brothers of the Lottridge family or as a residence for both James M. Lottridge and a manager of the farm operation, Mr. James W. Jardine.

The home once had intricately detailed double height verandahs on each elevation which have been removed. Additionally, there was decorative moulding along the cornice which also has been removed.

It is believed that James M. Lottridge had this home designed to be a replica of his family's residence that was located at 266 Bay Street South, Hamilton which is no longer extant. While there are a significant number of Queen Anne inspired homes in the central Hamilton area, the James M. Lottridge home at 322 Mount Albion Road is a rare surviving example of a large farm house designed in the Queen Anne style in the Mt. Albion area.

**Historical/Associative Value:**

The 1875 Historical County Atlas shows J&J Jardine as the owners of the subject property at Lot 32, Concession 5 in Saltfleet township. The 1883 Wentworth County Gazetteer and Directory notes Joseph W. Jardine as the owner of property at Lot 32, Concession 5 and who was also the Reeve of Saltfleet on Wentworth County Council.

James M. Lottridge was a businessman, brewer and the President of the Hamilton Jockey Club. He had purchased the 200 acre Vine Vale farm in 1892 which consisted of over 200 acres including the subject property, and by 1893, he had acquired the adjacent Glen farm, which was also 200 acres, to create a large 400 acre farm. Vine Vale farm was a large stock farm that also housed and bred thoroughbred race horses, grew fruit, grapes, grain and hops which were dried in barns that were located along the pond above Albion Falls. The hops were used in beer production at the Spring brewery on Bay St. which later was known as the Grand-Lottridge Brewing Co. and was owned by Lottridge's father in law Peter Grant.

The former owner of the farm, J.W Jardine had business dealings with James M. Lottridge and stayed on as the farm manager after he sold the farm to Mr. Lottridge. He lived at the home which was also said to have been the headquarters of Mr. Lottridge's business operations.

The farm property, which included the brick house, large barns, hop kilns and a woodshed was sold to the Peace family in 1901 for \$11,500. The Peace farm remained in operation until the late 1960's.

Mr. James Balfour (1854-1917) is believed to be the architect of the home who had also designed Mr. Lottridge's home on Bay Street South as well as the Hamilton Jockey Club at the Central Hamilton Fairgrounds. The contractor was Mr. Fred W. Schwendeman, of the Hamilton Hydraulic Works.



1875 Historical County Atlas showing the approximate area of the future J.M Lottridge house in red

**Contextual Value:**

The house is situated on what was once a large farm property which stretched east to include what is now the Glendale Golf Club.

The former farm lands surrounding the dwelling has changed substantially with the late 20<sup>th</sup> residential subdivision surrounding the former Lottridge property along the west side of Mt. Albion Road. The James M. Lottridge home is physically and historically linked to its surroundings and the former farming use of the lands that surrounded the Red Hill Creek Valley.

The dwelling's scale, design, age and historical associations together with its substantial setback from the street and siting on an expansive lot starkly contrasts this home from the surrounding modern residential development along the west side of Mt. Albion Road, and as a result, is a community landmark.

**Mount Carmel United Church**

**2299 Troy Rd., Troy**

Troy Episcopal Methodist Church, named Mount Carmel, now known as Troy United Church, was built in 1873 in Troy. It replaced a smaller church built in 1844, across the road. When the first formal church was dismantled a small piece of wood inscribed E.M. Chapel, AD 1844, was retained and later placed in a prominent corner at the front of the new church.

In order to get the funds to build the church, the old church was auctioned off for \$500. It was purchased by Robert Clement who took it down and rebuilt it as a barn on his farm. Public subscriptions were solicited for the new church, fifteen members promised from \$300 to \$700 each and many pledged their labour. The lot was purchased for \$218.00 from A. Coleman.

The tender to construct the building was won by Mellish and Watts for \$7,128. Troy could supply local stone, lumber, brick and mortar.

When the corner stone was laid on June 1, 1873 by Bishop Richardson, a dinner was served and .50¢ a plate was charged. Dedication subscriptions brought in \$2,398. In all, 87 church members subscribed to the building fund.

The Architect William Mellish (1807 – 1895), from Brantford. He was born in London, England in 1807, was active as a builder, contractor and later as an architect in Brantford, Ont. He emigrated to Canada in 1841 and worked in Toronto for two years before moving to Brantford to begin a contracting business. He hired John J. Russell as a carpenter and later formed a partnership with him. By 1851 they were advertising themselves as builders, carpenters and contractors. Over the years his firm was responsible for the design of a number of public buildings in the area, such as the Waterloo County Court House & Jail, Huron County Court House in Goderich, the railway station in Brantford and numerous churches in Brantford, Troy, Cainsville, Hamilton (Gore Street Methodist Church), St. Mary's and Norwich.

The contractor was a Mr. Watts, also from Brantford.

The church was forty by sixty five feet and constructed of red and white (buff) brick. The front of the church was made of brick from the Brantford brickyard (\$10 per thousand bricks) and the rest were made in the Troy brickyard owned by Samuel Wood, purchased at \$6 for 1,000 bricks. The stained glass for the windows was from London, Ontario.

The name Mount Carmel was suggested by Dr. Carmen, who later became superintendent of the Methodist Church of Canada, and was a frequent visitor to the village.

The stained glass windows were most likely made by Robert Lewis, who, in the 1871 census is listed as a stained glass merchant, dealing in church windows and stained glass for dwellings. An artist, George Noble, was also part of his household. Robert Lewis went on to be the founder and owner of the Ontario Stained Glass Works in London, Ontario. He also made windows for St. John's Anglican Church at Arva in 1875. (Daniel Brock, *Fragments from the Forks: London Ontario's Legacy*. London & Middlesex Historical Society, 2011)





The handcrafted sofa, designed and built by the local cabinetmaker, John Roelofson, fits neatly into the alcove at the back of the altar.

When the new church was built, an organ was purchased and for many years the choir and organist sat in the gallery. The minister sat on the circular couch in the alcove and the pulpit stood before them. Then the choir moved down to the northwest corner and later to the alcove with the organ.

Four small coal oil lamps and 1 large lamp were hung from ceiling plaster medallions.



The square benches in the basement are relics of the old church. The walls were white plaster marked off with large bricks in red lines. The seats were quite straight with curved armrests painted pink and trimmed with light brown.



APPENDIX B: 2299 TROY ROAD

The church was redecorated in 1908. The seats were sold to members for \$3.00 each, the walls were painted green and cream and new pews, pulpit, bench, choir seats and clock were purchased.

In 1934 it was redecorated rose-beige with touches of royal blue.

In 1973 the interior was repainted and the roof repaired.

In 1993 the church was again repaired and rededicated. Renovations included a new roof, and restoration of many of the original features such as the wood-grained pews, faux fresco with blue skies and the gold angels painted on the ceiling.



1991 – Flamborough Archives photo

2001 –



Flamborough Archives photos



Current day photos

