



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

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

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. January 29, 2021

5. COMMUNICATIONS

5.1. Correspondence from Deirdre and Barry Finlay, respecting the Property at 2059 Powerline Road West, Ancaster

Recommendation: Be received.

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

7.1. Heritage Permit Applications - Delegated Approvals

- 7.1.a. Heritage Permit Application HP2020-035: Alterations to the Building Interior and Exterior of 52 Charlton Avenue West, Hamilton (Ward 2) (By-law No. 15-152)
- 7.1.b. Heritage Permit Application HP2021-001: Proposed alterations to the front pathway, driveway and stairs at 62 Mill Street North, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.c. Heritage Permit Application HP2021-002: Proposed front door replacement and installation of a rear wall exhaust fan to 5 Mill Street South, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.d. Heritage Permit Application HP2021-003: Proposed restoration of the large presentation stairs at 900 Woodward Avenue, Hamilton (Ward 4) (84-30)
- 7.1.e. Heritage Permit Application HP2021-004: Proposed instillation of interior security upgrades and exterior entrance modifications at 45 Main Street East (John Sopinka Courthouse), Hamilton (Ward 2) (93-011)

- 7.1.f. Heritage Permit Application HP2021-005: Proposed Tree Removal and Replacement, Centre Boulevard, St. Clair Blvd HCD (Across From 202 St. Clair Blvd), Hamilton (Ward 3) (92-140)
- 7.1.g. Heritage Permit Application HP2021-006: Renewal of previously-approved but lapsed Heritage Permit (HP2019-001) Proposed exterior rebuild and restoration work at 77 King Street West, Stoney Creek (Ward 5) (By-law No. 5055-00)

7.2. Heritage Permit Review Sub-Committee Minutes - January 19, 2021

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

8. PUBLIC HEARINGS / DELEGATIONS

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

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
- (xv) 80 to 92 Barton Street East (Hanrahan Hotel) – T. Ritchie
- (xvi) Television City, 163 Jackson Street West – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street – G. Carroll

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

(vii) St. Clair Blvd. Conservation District (D) – D. Beland

Trees have been cut in the district, without permit. Staff will investigate.

(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

(xv) 1 Main Street West, Hamilton – W. Rosart

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)

No properties

13.2. Hamilton Municipal Heritage Committee's Heritage Recognition Awards Update (no copy)

13.3. Call for Hamilton Municipal Heritage Committee's Heritage Nominations (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE
Minutes 21-001
9:30 a.m.
Friday, January 29, 2021
Hamilton City Hall
71 Main Street West

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

Also Present: Councillor L. Ferguson

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

1. Ancaster Pre-Confederation Inventory (PED21031) (Ward 12) (Added Item 10.1)

(Brown/Burke)

- (a) That staff be directed to list the properties identified in Appendix "A" to Report 21-001, on the Municipal Heritage Register (Register) as non-designated properties of heritage interest in accordance with Section 27 of the Ontario Heritage Act.
- (b) That staff be directed to add the properties identified in Appendix "B" to Report 21-001, to the work plan for Designation under Part IV of the Ontario Heritage Act as low priorities

CARRIED

**2. Inventory and Research Working Group Meeting Notes - December 7, 2020
(Added Item 10.2)**

(Carroll/Janssen)

- (i) Former Mount Hamilton Hospital, 711 Concession Street, Hamilton

That the 1932 Maternity Wing of the Former Mount Hamilton Hospital, 711 Concession Street, Hamilton be added to the Municipal Register of Properties of Cultural Heritage Value or Interest and to the staff work plan for heritage designation under the *Ontario Heritage Act*.

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 the City of Hamilton, and the City of Burlington respecting a Notice of Study Commencement, Valley Inn Road Bridge, City of Hamilton Municipal Class Environmental Assessment

Recommendation: Be received.

- 5.3. Correspondence from Doug and Alison Dunford, respecting the inclusion of 259 Filman Rd, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.4. Correspondence from Hazel Ryan, respecting the inclusion of 38 Academy Street, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.5. Correspondence from Donato Cascioli, respecting the inclusion of 1157 Garner Road, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.6 Correspondence from Carl Galli, NGE Land Holdings Inc., respecting the inclusion of 34 Lloyminn Avenue, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.7 Correspondence from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.7.a. Correspondence to Councillor L. Ferguson from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.8. Correspondence from Danyal Sheikh, respecting the inclusion of 105 Filman, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.9 Correspondence from Dave Braun respecting the inclusion of 157 Butter Road East, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

6. DELEGATION REQUESTS

- 6.1 Delegation Request from Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory

- 6.2 Delegation Request from Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory

- 6.3 Delegation Request from Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory
- 6.4 Delegation Request from Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory
- 6.5 Delegation Request from Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory

7. CONSENT ITEMS

- 7.4 Policy and Design Working Group Meeting Notes - December 7, 2020
- 7.5 Heritage Permit Review Sub-Committee Minutes - November 17, 2020

10. DISCUSSION ITEMS

- 10.1 Ancaster Pre-Confederation Inventory (PED21031) (Ward 12)
- 10.2 Inventory and Research Working Group Meeting Notes - December 7, 2020

(Dmitry/Brown)

That the Agenda for the January 29, 2021 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) October 30, 2020 (Item 4.1)

(Beland/Carroll)

That the Minutes of the October 30, 2020 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS ITEMS (Item 5)

(Burke/Lunsted)

That the following items were approved as presented:

- (i) Correspondence from Kevin Finnerty, Assistant Deputy Minister, Heritage, Tourism and Culture Division respecting an Update on Ontario Heritage Act amendments (Item 5.1)

Recommendation: Be received.

- (ii) Correspondence from the City of Hamilton, and the City of Burlington respecting a Notice of Study Commencement, Valley Inn Road Bridge, City of Hamilton Municipal Class Environmental Assessment (Added Item 5.2)

Recommendation: Be received.

- (iii) Correspondence from Doug and Alison Dunford, respecting the inclusion of 259 Filman Rd, Ancaster, on the Pre-Confederation Register (Added Item 5.3)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (iv) Correspondence from Hazel Ryan, respecting the inclusion of 38 Academy Street, Ancaster, on the Pre-Confederation Register (Added Item 5.4)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (v) Correspondence from Donato Cascioli, respecting the inclusion of 1157 Garner Road, Ancaster, on the Pre-Confederation Register (Added Item 5.5)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (vi) Correspondence from Carl Galli, NGE Land Holdings Inc., respecting the inclusion of 34 Lloyminn Avenue, Ancaster, on the Pre-Confederation Register (Added Item 5.6)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (vii) Correspondence from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register (Added Item 5.7)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (viii) Correspondence to Councillor L. Ferguson from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register (Added Item 5.7(a))

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (ix) Correspondence from Danyal Sheikh, respecting the inclusion of 105 Filman, Ancaster, on the Pre-Confederation Register (Added Item 5.8)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (x) Correspondence from Dave Braun respecting the inclusion of 157 Butter Road East, Ancaster, on the Pre-Confederation Register (Added Item 5.9)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

CARRIED

(e) DELEGATION REQUESTS (Item 6)

(Lunsted/Carroll)

The following Delegation Request were approved, for today's meeting:

- (i) Delegation Request from Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.1)
- (ii) Delegation Request from Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.2)
- (iii) Delegation Request from Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.3)
- (iv) Delegation Request from Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.4)
- (v) Delegation Request from Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.6)

CARRIED

(f) CONSENT ITEMS (Item 7)

(Beland/McKee)

That the following items be received:

- (i) Inventory and Research Working Group Meeting Notes - November 23, 2020 (Item 7.1)
- (ii) Policy and Design Working Group Meeting Notes - November 23, 2020 (Item 7.2)
- (iii) Heritage Permit Applications - Delegated Approvals (Item 7.3)
 - (i) Heritage Permit Application HP2020-033: Proposed alterations to 207-209 King Street West, Dundas (Ward 13) (By-law 3310-81) (Item 7.3(a))
 - (ii) Heritage Permit Application HP2020-036: Addition to the west face of the northeast wing to facilitate the installation of an elevator shaft and storage area at 601 Barton Street East, Hamilton (Ward 3) (By-law No. 16-334) (Item 7.3(b))
 - (iii) Heritage Permit Application HP2020-037: Enclosure of the second storey balcony, alterations to the lower storey porch and installation of window shutters at 912 Beach Boulevard, Hamilton (HCD) (Ward 5) (By-law No. 00- 135) (Item 7.3(c))
 - (iv) Heritage Permit Application HP2020-041:Renewal of previously-approved but lapsed Heritage Permit (HP2018-044)Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2) (Item 7.3(d))
- (iv) Policy and Design Working Group Meeting Notes - December 7, 2020 (Added Item 7.4)
- (v) Heritage Permit Review Sub-Committee Minutes - November 17, 2020 (Added Item 7.5)

CARRIED

(g) VIRTUAL PUBLIC DELEGATIONS (Item 8)

(McKee/Lunsted)

That the following Virtual Public Delegations be received:

- (i) Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.1)**

Danyal Sheikh, Owner addressed the Committee respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (ii) Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.2)**

Tom Murison, Consultant, addressed the Committee respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (iii) Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.3)**

Paul Masotti, addressed the Committee respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (iv) Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.4)**

Donato Cascioli, addressed the Committee respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (v) Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.5)**

Carl Galli, NGE Land Holdings Inc., addressed the Committee respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory.

CARRIED

For further disposition of this matter, refer to Item 1

(h) STAFF PRESENTATIONS (Item 9)

(i) 2020 Summary of Heritage Activity (Item 9.1)

David Addington, Cultural Heritage Planner, addressed the Committee with a 2020 Summary of Heritage Activity, with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

(McKee/Burke)

That the Presentation respecting the 2020 Summary of Heritage Activity, be received.

CARRIED

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(Carroll/McKee)

- (a) That the property known as the 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street, Hamilton was added to the Endangered Buildings and Landscapes (RED) list; and
- (b) That G. Carroll will monitor the property as part of the Buildings and Landscapes List.

CARRIED

(Rosart/Dmitry)

- (a) That the property located at 1 Main Street West, Hamilton, was added to the Buildings and Landscapes of Interest (YELLOW) list; and
- (b) That W. Rosart will monitor the property as part of the Buildings and Landscapes List.

CARRIED

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

(McKee/Carroll)

That the following updates be 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
- (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 existing permit is being renewed
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll

Work continues, but windows remain open at the top of the building.
- (ix) 120 Park Street, Hamilton (R) – R. McKee

New roof has been installed, but windows at the top of building remain open. Property Standards will be contacted.
- (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

(xv) 80 to 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

(xvi) Television City, 163 Jackson Street West – J. Brown

Vegetation has been cleared from the east side of the building.

(xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street – G. Carroll

**(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

Trees have been cut in the district, without permit. Staff will investigate.

(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
- (xv) 1 Main Street West, Hamilton – W. Rosart

**(c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

An appeal regarding the Heritage Designation of this property has been submitted to the Conservation Review Board.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

Designation of the property appears to be moving forward.

- (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 Workplan Update (Item 13.2)

(Ritchie/Rosart)

That the Staff Workplan Update, be received.

CARRIED

A. Denham-Robinson relinquished the Chair to speak to the next item

**(iii) Hamilton Municipal Heritage Committee Heritage Awards Update
(Item 13.3)**

A. Denham-Robinson addressed Committee with a Heritage Awards Update. Plans continue for a virtual event to be held during Heritage Week, February 15 – 20, 2021.

(Brown/Dimitry)

That the Hamilton Municipal Heritage Committee Heritage Awards Update, be received.

CARRIED

(j) ADJOURNMENT (Item 15)

(Lunsted/Burke)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 11:55 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

January 29, 2021

Dear Alissa,

*Re: Property at 2059 Powerline Road West, Ancaster
Draft Recommendations: Significant Built Resource
Register and Work Plan*

Thank you for the link to today's Heritage Committee Meeting, which we observed. As we mentioned in our earlier message, we support the recommendations with respect to our home. We share an interest in our history and a respect and affection for our built heritage.

By way of context, in the late 70's when we migrated from Toronto to settle in Ancaster, our first home was the recently designated Lampman House at 1021 Garner Rd. When we looked to retirement, we knew we wanted to return to a property of historical merit and character in rural Ancaster and have spent the past 4 years bringing this old home back to life; preserving its integrity to the extent that we could. As owners, we recognize and accept a measure of stewardship responsibility for such properties.

We are fortunate to have a close relative who chairs a Local Architectural Conservation Advisory Committee in the Niagara Region and have had the benefit of his knowledge in gaining some understanding of the listing and designation processes and implications.

Please feel free to share this letter as you see appropriate.

Should the Planning Committee approve this recommendation for our home, we look forward to working with the Heritage Committee on this project.

Regards,

Deirdre & Barry Finlay

Request to Speak to Committee of Council

Submitted on Wednesday, March 24, 2021 - 9:10 pm

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: Linda Ott

Name of Organization:

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address: [REDACTED]

Reason(s) for delegation request: To support the proposal to designate St. Giles as a heritage building and prevent its demolition

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 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



Hamilton

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71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1214
Fax: 905-540-5611

FILE: HP2020-035

February 9, 2021

2643151 Ontario Inc.
c/o Sheldon Salaba
52 Charlton Avenue West
Hamilton, ON
L8P 2C1

**Re: Heritage Permit Application HP2020-035:
Alterations to the Building Interior and Exterior of 52 Charlton Avenue
West, Hamilton (Ward 2) (By-law No. 15-152)**

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 HP2020-035 is approved for the designated property at 52 Charlton Avenue West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

Alterations to the building interior and exterior, including the following:

Interior:

- Reconfiguration of the internal room partition walls on each floor;
- Removal of the kitchen, laundry and pantry on the ground floor and construction of new kitchen, bathroom and living rooms on the upper floors;
- Removal and salvage of the existing central staircase and reconstruction of staircase in the rear portion of the building;
- Relocation of three existing fireplaces and removal of one built in cabinet;
- Removal of one existing hallway arch on the second storey and replication of the arch in three areas of the second storey; and,
- Removal of window surrounds on three second storey windows on east elevation and replacement and replication of the windows on each elevation.

Exterior:

- Reinstatement of the original dwelling entry on the front façade and re-bricking of the existing entry;
- Removal of the existing two storey front porch and reconstruction of a smaller porch similar to the building's original front porch;

- Construction of a second storey porch and deck off the east elevation including creating door openings from three existing second storey windows;
- Removal of the single storey paved room on the rear elevation and alterations to the rear building wall to facilitate a new two storey, rear addition with gabled roof and basement garage;
- Reconstruction of the wood bracketed eaves along the rear roof elevation; and,
- Enlargement of the length of the west elevation roof dormer.

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 February 28, 2023. If the alterations are not completed by February 28, 2023, 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 a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable; and,
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner.
- e) That the proposed alterations are not commenced until the applicant receives final approval of an Official Plan Amendment application and a Zoning By-law Amendment application to permit a commercial use at the subject property.

**Re: Alterations to the Building Interior and Exterior of 52
Charlton Avenue West, Hamilton (Ward 2) (By-law No.
15-152)**

**February 9, 2021
Page 3 of 3**

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.


This Heritage Permit has been assessed and approved based on an evaluation of the physical impact to the subject property's built heritage attributes and did not include a determination of the appropriateness of any land use that is not currently permitted under the applicable Zoning By-law. The approval of this Heritage Permit does not imply that any land use that is not currently included as a permitted use in the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District, that applies to the subject property, is appropriate or permitted. Any proposed change to the subject property's land use that is not currently permitted in the "E" District will require the approval of the appropriate *Planning Act* applications.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext.1214, or via email at David.Addington@hamilton.ca.

Yours truly,



 Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement MLE
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2
Miles Weeks, A.J. Clarke & Associates
James Neilson, ASI

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2020-035

ADDRESS: 52 Charlton Avenue West, Hamilton

Owner: 2643151 Ontario Inc. c/o Sheldon Salaba

Applicant / Agent: Miles Weekes, A.J. Clarke & Associates / James Neilson, ASI

Description of proposed alterations:

Alterations to the building interior and exterior, including the following:

Interior:

- Reconfiguration of the internal room partition walls on each floor;
- Removal of the kitchen, laundry and pantry on the ground floor and construction of new kitchen, bathroom and living rooms on the upper floors;
- Removal and salvage of the existing central staircase and reconstruction of staircase in the rear portion of the building;
- Relocation of three existing fireplaces and removal of one built in cabinet;
- Removal of one existing hallway arch on the second storey and replication of the arch in three areas of the second storey; and,
- Removal of window surrounds on three second storey windows on east elevation and replacement and replication of the windows on each elevation.

Exterior:

- Reinstatement of the original dwelling entry on the front façade and re-bricking of the existing entry;
- Removal of the existing two storey front porch and reconstruction of a smaller porch similar to the building's original front porch;
- Construction of a second storey porch and deck off the east elevation including creating door openings from three existing second storey windows;
- Removal of the single storey pergled room on the rear elevation and alterations to the rear building wall to facilitate a new two storey, rear addition with gabled roof and basement garage;
- Reconstruction of the wood bracketed eaves along the rear roof elevation; and,
- Enlargement of the length of the west elevation roof dormer.

Reasons for proposed alterations:

- To accommodate a planned optometry clinic and retail space on the ground floor and the owner's living space within the upper storeys. The mixed-use proposal has been subject to Formal Consultation application FC-19-034 and will be subject to the approval of future Official Plan Amendment and Zoning By-law Amendment applications;
- Please note this Heritage Permit has been assessed and approved based on an evaluation of the physical impact to the subject property's built heritage attributes

and did not include a determination of the appropriateness of any land use that is not currently permitted under the Zoning By-law that currently applies to the subject property. The approval of this Heritage Permit does not imply that any land use that is not currently included as a permitted use in the “E” (Multiple Dwellings, Lodges, Clubs, etc.) District is appropriate or permitted. Any proposed change to the subject property’s land use that is not currently permitted in the “E” District will require the approval of the appropriate *Planning Act* applications.

Documentation submitted with application:

- Cultural Heritage Impact Assessment, ASI (October 2020)

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of “displacement effects” (those adverse actions that result in the damage, loss or removal of valued heritage features) and “disruption effects” (those actions that result in detrimental changes to the setting or character of a heritage feature). In the consideration of any heritage permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the corresponding designation By-law (By-law No. 15-152).

The applicant is proposing alterations to the interior and exterior of the existing dwelling with the intent of establishing a future optometry clinic and retail space on the ground floor (subject to the approval of future *Planning Act* applications) and a personal residential space over the upper storeys. The chart below illustrates the anticipated “displacement effects” to the heritage attributes noted both in the property’s designation By-law No. 15-152 and Appendix “B” to the Municipal Heritage Easement on the property as a result of the proposed alterations:

Heritage Attributes	Area	Displacement Effect
Brick and Window sills	Front entry, rear wall and under three second storey windows on the east elevation.	<p>The original 1896 entry to the front of the home will be reinstated (it had been bricked-in in 1938 with a small window added). The existing entry at the front will be bricked-in.</p> <p>The rear wall of the dwelling will have bricks removed to facilitate a proposed two storey addition which will also result in the loss of three window sills. The extension of the three second storey windows on the east elevation</p>

		to create doorways will result in the removal of bricks that are intended to be used to re-brick the current front entry.
Wood window sash and frames	Each building elevation.	The owner is proposing to replace and replicate the profiles of the existing windows to improve their functionality.
Rear elevation plain wood eaves	Rear elevation, second storey.	The rear wood eaves will be displaced with the construction of the new two storey addition. The applicant is proposing to replicate the pattern of wood brackets that exists along the east and west elevations along a new wood eaves at the rear elevation.
Parged plaster back wing	Rear elevation, and first storey	This single storey rear room clad in parged plaster will be removed in its entirety to facilitate the new two storey addition.
Vestiges of the original interior plan	Interior, first floor to third floor.	The remaining vestiges from the original 1896 plan of the dwelling are limited to the perimeter of the building (to be retained), a small portion of the wall separating the hall from the former dining room (to be partially retained but shortened) and the rounded shape of the former living room and adjacent front room (to be retained). The kitchen, pantry (both to be removed however neither room retains heritage attributes) and staircase are all in the original location but have been altered significantly from the original condition. The stairs leading from the ground floor to upper floors will be removed with the

		railing and balusters intended to be salvaged for a new staircase proposed for the rear of the dwelling.
Plaster arches at the upper floor hall	One plaster arch remains on the second floor.	The existing arch in the second storey hallway will be removed and replicated in three places in the second storey living area.
Window surrounds, built-in cabinets	Built-in cabinet (in first floor former dining room) and window surrounds (three windows on the second storey, east elevation).	The built-in cabinet (the door has been removed) will be removed and the three window surrounds removed to create new doorways to the proposed side elevation deck.
Three fireplaces	One in front room of the first floor former living room; one in the first floor former dining room; and, one in the living room on the second floor.	All three fireplaces are proposed to be retained within the house but relocated to different locations on the first and second floor to create space that is functional for the proposed commercial use.

Interior Alterations:

The existing building has undergone significant interior alterations, primarily over two different periods of construction. In 1938 the original Queen Anne style open plan and grand hallway was altered through the addition of numerous partition walls which created numerous enclosed rooms. The original long, central staircase off the main hall was also removed and replaced by a significantly shorter staircase that remains today. In approximately 2014, many of the remaining original finishes on the interior had been removed (flooring, doors along with their casing and hardware, and baseboards). The kitchen has entirely new cabinetry and counters and no remaining built-in cabinets. Two of the upper storey plaster arches had been removed at an unknown date as well. The result of these previous alterations has resulted in an interior with a mostly modern appearance, with few remaining original features.

While the applicant is proposing to remove various heritage items from their current location, many of the items are intended to be either salvaged and relocated for reuse within the building (elements of the staircase and fireplaces) or replicated within the building (plaster mouldings and second storey archways). The existing built-in cabinet to be removed has been altered from its original form as the cabinet door had previously been removed and only the shelves remain, resulting in limited heritage value. The built-in cabinet design will provide the design inspiration for the new kitchen cabinetry on the

second floor. The window surrounds that are proposed to be removed on the three second storey windows on the east elevation are not unique to the building as there are multiple examples of the same type of window surrounds on the retained window openings on each floor.

The applicant is proposing to remove the existing windows on each elevation and to replace them with new replications to improve functionality in terms of adding storm screens, double glazing and for security purposes. The applicant has investigated upgrading and restoring the existing windows with a local heritage window specialist and has expressed that the cost would be burdensome and would not result in a product that is as functional as a new window (ie. the storm screens would need to be physically removed each summer if the windows are to be opened). Any window to be replaced would be a replication of the existing window profile and where windows from the front or side elevations are removed, consideration is to be given for their salvage and reuse on the proposed, two storey rear addition. The specifics of the window replacement and salvage is intended to be reviewed by staff as part of the approval of the Conservation Plan, the submission of which has been added as a condition to this Heritage Permit.

The physical integrity of the interior as a cohesive whole has been significantly reduced as a result of the earlier modifications to the building's interior. The proposed alterations to the remaining interior attributes are not expected to have a significant impact to the property's overall heritage value as the physical context of the remaining attributes has been altered. The applicant is proposing to either retain or replicate examples of the interior existing attributes. Additionally, the applicant is proposing to restore an open concept floor plan for the first floor which is closer to the original building plan than currently exists today, as has been demonstrated by the inclusion of building plans from 1938 in the Cultural Heritage Impact Assessment (ASI, October 2020) that shows the original layout of the dwelling.

Exterior:

The applicant is proposing to remove the existing two storey front porch and deck which had been added by 1938. This porch is not a heritage attribute and the 2013 Cultural Heritage Assessment (CHA) completed in support of the designation of the property noted that there originally had been a smaller porch when the dwelling was first constructed. The CHA noted that the existing large porch overpowers the composition and balance of the home. The owner is seeking to build a smaller porch that will be similar to the appearance of the original porch and to the existing porch at 64 Charlton West which was designed by the same architect of 52 Charlton Avenue West.

The reinstatement of the original front entry and bricking in of the existing front entry is a positive restoration based on historical documentation of the location of the first building entry. Though the single storey parged room at the rear of the home is original, its removal to facilitate the proposed two storey addition is not expected to have a significant adverse impact on the heritage value of the property as it does not contain any notable heritage features and has been highly altered with parging cladding. The new addition will feature a gabled roof extension from the existing hip roof and the wood eaves along the rear will be reconstructed with a continuation of the brackets that exist

along the side elevations. The new addition is anticipated to be both compatible and distinguishable as a modern form from the existing building. The extension of the west side roof gable in a north/south direction is not expected to have an impact on the heritage attributes as the existing gable is not an identified heritage attribute.

No “disruption effects” are anticipated as a result of the proposed works noted in this Heritage Permit application.

Conservation Plan, Municipal Easement and *Planning Act* Applications:

The construction details and specifications of the project will be reviewed through the submission of a Conservation Plan that is to be approved by the Director of Planning and Chief Planner prior to the commencement of any alterations. Additionally, there is a Municipal heritage easement on the property which requires an update upon the alteration or removal of any heritage attributes within 90 days of the substantial completion of the work. A condition has been added to this Heritage Permit to this effect. Additionally, the Municipal heritage easement requires that the Conservation Plan be added to the easement as a new Appendix.

The applicant will also require the approval of amendments to the Official Plan, Zoning By-law and possibly the approval of a Site Plan Control application to permit the proposed use of an optometry clinic and retail store on the ground floor of the building which is the reason for the alterations proposed in the Heritage Permit application. At the time of the approval of this Heritage Permit, these applications have not yet been submitted however there was a Formal Consultation application (FC-19-034) that has been submitted for the subject proposal. Through the Formal Consultation, it was identified that an Official Plan Amendment application and Zoning By-law Amendment application would be required to facilitate the proposal.

A condition requiring the approval of an Official Plan Amendment and Zoning By-law Amendment prior to the commencement of any alterations has been included to this Heritage Permit. This condition has been added to ensure that the applicant has the required land use approvals for the proposed commercial use for which the alterations described in this Heritage Permit are intended to facilitate. Additionally, this condition is to make explicit that the approval of this Heritage Permit does not indicate staff support for the proposal to change the land use that would occur as part of the Official Plan and Zoning By-law Amendment applications. The applicant made the Heritage Permit application prior to the *Planning Act* applications as there was a wish to consult with the Municipal Heritage Committee on the physical modifications to the property first as the proposal for an optometry clinic and retail space would not be possible without the physical changes to the building that have been proposed through this Heritage Permit.

Key dates:

Site Visit: January 6, 2020

Sub-committee meeting date: November 17, 2020

Notice of Receipt: November 9, 2020

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Ritchie / MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-035 be approved as submitted, 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 December 31, 2023. If the alterations are not completed by December 31, 2023, 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,
- c) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable.
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2020-035 is approved in accordance with the submitted application, 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2023. If the alterations are not completed by February 28, 2023, 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 a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable;
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner; and,
- e) That the proposed alterations are not commenced until the applicant receives final approval of an Official Plan Amendment application and a Zoning By-law Amendment application to permit a commercial use at the subject property.

Approval:

Staff Approval:


___ DA _____

___ SM/AF _____

David Addington
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

 _____

per Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 15-152)

The following elements give meaning to the property's cultural heritage value.

The heritage attributes on the exterior, and in the interior, of 52 Charlton Avenue West are embodied in all original materials and features and include the:

- Brick walls, red sandstone window sills, and limestone foundation;
- Wood window sash and window glazing;
- Wood eaves decorated with moulded brackets, the east elevation's pediment which is also decorated with moulded brackets, and the rear elevation's plain wood eaves;
- Carved wood canopy over the side entrance on the west elevation;
- Parged plaster back wing and its wood doors and window;
- Profile of hip roof, conical roof and surviving brick chimney stack;
- Vestiges of the original interior plan;
- Cove ceilings with plaster moulding, plaster medallion for the light fixture in the original vestibule space (now a closet) and plaster arches at the upper-floor hall;
- Wood baseboard, door casing, doors, window surrounds, built-in cabinets and staircase;
- Door hardware;
- Fireplace mantles, surrounds, hearths, floors and electric grates; and,
- Cast-iron radiators.



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

FILE: HP2021-001

February 6, 2021

Jennifer Zimmerman
62 Mill Street North,
Waterdown, ON
L0R 2H0

**Re: Heritage Permit Application HP2021-001:
Proposed alterations to the front pathway, driveway and stairs at 62 Mill
Street North, Waterdown (Ward 15), located within the Mill Street Heritage
Conservation District (By-law No. 96-34-H)**

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 HP2021-001 is approved for the designated property at 62 Mill Street North, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Paving of existing gravel driveway and walkway with aggregate concrete and patterned stone slab borders; and,
- Reconstruction of front pathway stairs with an aggregate concrete surface, bullnose tread finish and concrete stone pattern step faces.

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 February 28, 2023. If the alterations are not completed by February 28, 2023, 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 HP2021-001:
Proposed alterations to the front pathway, porch
stairs and driveway at 62 Mill Street North, Waterdown
(Ward 15), located within the Mill Street Heritage
Conservation District (By-law No. 96-34-H)**

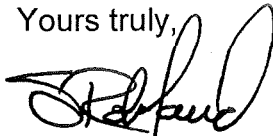
**February 4, 2021
Page 2 of 2**

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 Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214 or via email at David.addington@hamilton.ca.

Yours truly,



Steve Ropichaud, 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
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15



Hamilton

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

FILE: HP2021-002

February 4, 2021

Locke Eady
5 Mill Street South,
Waterdown, On.
L0R 2H0

**Re: Heritage Permit Application HP2021-002:
Proposed front door replacement and installation of a rear wall exhaust fan
to 5 Mill Street South, Waterdown (Ward 15), located within the Mill Street
Heritage Conservation District (By-law No. 96-34-H)**

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 HP2021-002 is approved for the designated property at 5 Mill Street South, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of an 12.5" x 13" aluminum exhaust vent on the rear exterior wall of the building, and;
- Replacement of the front door.

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 February 28, 2023. If the alterations are not completed by February 28, 2023, 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 HP2021-002:
Proposed front door replacement and installation of a
rear wall exhaust vent to 5 Mill Street South,
Waterdown (Ward 15), located within the Mill Street
Heritage Conservation District (By-law No. 96-34-H)**

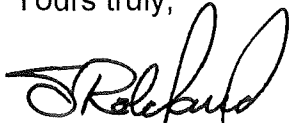
**February 4, 2021
Page 2 of 2**

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 Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214 or via email at David.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

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Planning Division
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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-003

March 3, 2021

Carolyn Samko
28 James St. North
Hamilton ON
L8P 4Y5

**Re: Heritage Permit Application HP2021-003:
Proposed restoration of the large presentation stairs at 900 Woodward
Avenue, Hamilton (Ward 4) (84-30)**

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 HP2021-003 is approved for the designated property at 900 Woodward Avenue, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the large presentation stairs at the east side of the Pumphouse, including:
 - Lifting and repositioning of selected stone steps;
 - Rebuilding of the side parapets; and,
 - Repair of damaged masonry units and re-pointing.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, 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 HP2021-003:
Proposed restoration of the large presentation stairs
at 900 Woodward Avenue, Hamilton (Ward 4) (84-30)**

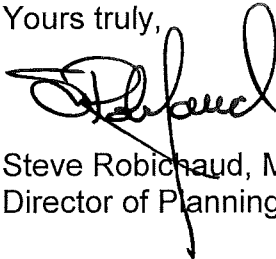
**March 3, 2021
Page 2 of 2**

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: David Addington, 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 Sam Merulla, Ward 4



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Planning Division
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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-004

March 3, 2021

Mehmood Shah
485 Pinbush Road, Suite 202
Cambridge, ON N1T 1A6

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and exterior entrance
modifications at 45 Main Street East (John Sopinka Courthouse), Hamilton
(Ward 2) (93-011)**

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 HP2021-004 is approved for the designated property at 45 Main Street East (John Sopinka Courthouse), Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Interior security upgrades within the Main Street East heritage lobby; and,
- Installation of entry signs at the King Street East and Main Street East entrances.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, 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 submit a detailed plan and construction drawings illustrating the location, number and type of proposed floor fasteners for the internal security structures in the heritage lobby as well as the final design and attachment details for the proposed entrance signs prior to installation; and,

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and
exterior entrance modifications at 45 Main Street East,
Hamilton (Ward 2) (93-011)**

**March 3, 2021
Page 2 of 3**

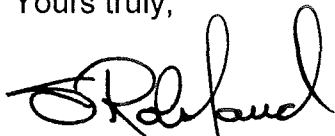
- d) That the applicant submit a heritage report by a qualified masonry and marble heritage conservation specialist(s) that assesses the impacts of the proposal to the building's heritage fabric. The report and its terms of reference shall be circulated and reviewed by the Heritage Permit Review Subcommittee, the Policy and Design working group and be subject to the satisfaction and approval of the Director of Planning and Chief Planner prior to any alterations. The report shall include the following:
- A review of the proposed installation plan and drawings, and confirmation that the materials and assemblies for all holes cut into the marble floor and exterior masonry proposed by the contractor are in accordance with accepted conservation principles; and,
 - Recommendations to ensure that the proposed holes in the marble floor of the heritage lobby and to the exterior stone masonry are the least invasive methods possible, with an assessment on the reversibility of the proposed alterations.

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: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and
exterior entrance modifications at 45 Main Street East,
Hamilton (Ward 2) (93-011)**

**March 3, 2021
Page 3 of 3**

Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2



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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-005

March 3, 2021

City of Hamilton
c/o Lorne McArthur, Superintendent Forestry
Public Works Department
71 Main Street West
Hamilton, ON
L8W 4Y5

**Re: Heritage Permit Application HP2021-005:
Proposed Tree Removal and Replacement, Centre Boulevard, St. Clair Blvd
HCD (Across From 202 St. Clair Blvd), Hamilton (Ward 3) (92-140)**

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 HP2021-005 is approved for the designated property at address, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of a mature Norway Maple tree (*Acer platanoides*) with a measured diameter of 90 cm;
- Stump to be cut to the ground with stump removal to occur within 6 to 8 weeks;
- Planting of six large canopy trees including:
 - one White Oak (*Quercus alba*);
 - two Tulip Trees (*Liriodendron tulipifera*);
 - two Sycamore (*Platanus occidentalis*); and,
 - one Accolade Elm (*Ulmus 'Morton'*).

Subject to the following conditions:

- a) Any minor changes to the plans following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2021-005:
Proposed Tree Removal and Replacement, Centre
Boulevard, St. Clair Blvd HCD (Across From 202 St.
Clair Blvd), Hamilton (Ward 3) (92-140)**

**March 3, 2021
Page 2 of 2**

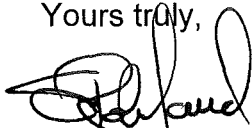
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the location of the replacement trees and species type shall be confirmed, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to planting.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214 or via email at David.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Nrinder Nann, Ward 3



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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-006

March 3, 2021

Carolyn Samko
28 James St. North
Hamilton ON
L8P 4Y5

**Re: Heritage Permit Application HP2021-006:
Renewal of previously-approved but lapsed Heritage Permit (HP2019-001)
Proposed exterior rebuild and restoration work at 77 King Street West,
Stoney Creek (Ward 5) (By-law No. 5055-00)**

Note: This Heritage Permit application is the same as HP2019-001, which was approved on March 27, 2019 with condition (b) expiring March 31, 2021. The Heritage Permit is being re-issued as Heritage Permit HP2021-006 to extend the date for the completion of alterations as the proposed work will not be completed by March 31, 2021.

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 HP2021-006 is approved for the designated property at 77 King Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- Rebuilding of the south porch;
- Refinishing and sealing of existing windows on the Caretaker's (east wing) addition;
- Reinstallation of the original storm windows on the Caretaker's (east wing) addition;
- New paint finish on dwelling that reflects the historical colour scheme; and,
- Trimming of historic trees and re-positioning of south porch hedge.

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

**Re: Heritage Permit Application HP2021-006:
Renewal of previously-approved but lapsed Heritage
Permit (HP2019-001) - Proposed exterior rebuild and
restoration work at 77 King Street West, Stoney Creek
(Ward 5) (By-law No. 5055-00)**

**March 3, 2021
Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

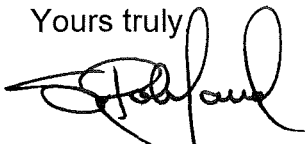
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Tamara Reid, Municipal Law Enforcement
Councillor Chad Collins, Ward 5

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, January 19, 2021

Present: Melissa Alexander, Charles Dimitry (Chair), Andy MacLaren, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: David Addington, June Christy, Hannah Kosziwka, Shannon McKie

Absent with Regrets: Diane Dent, Carol Priamo, John Scime

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

1) Approval of Minutes from Previous Meetings: November 17, 2020

Motion on overall minutes moved by – Tim Ritchie

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

2) Heritage Permit Applications

- a. HP2021-001: 62 Mill Street North, Waterdown (HCD)
 - Scope of work:
 - Paving of existing driveway and walkway with aggregate concrete and patterned stone slab borders; and,
 - Reconstruction of front pathway stairs with an aggregate concrete surface, bullnose tread finish and concrete stone pattern step faces.
 - Reason for work:
 - Driveway and walkway improvements and maintenance.

Jennifer Zimmerman, the property owner, spoke to the sub committee 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 HP2021-001 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 January 31, 2023. If the alteration(s) are not completed by January 31, 2023, 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 – Andy MacLaren
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

- b. HP2021-002: 5 Mill Street South, Waterdown (HCD)
 - Scope of work:
 - Addition of a 12.5"x13" aluminum exhaust fan on the rear exterior wall of the building
 - Replacement of front door to unit
 - Reason for work:
 - Required for operation of business tenant.

Kendra McCalla, the store manager, spoke to the sub committee 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 HP2021-001 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 January 31, 2023. If the alteration(s) are not completed by January 31, 2023, 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 – Melissa Alexander
Seconded – Steve Wiegand
Carried by unanimous vote, no objections

3) **Adjournment:** Meeting was adjourned at 5:45 pm

Motion moved by – Tim Ritchie

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

4) **Next Meeting:** Tuesday, February 16, 2021 from 4:30 – 8:30pm

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.

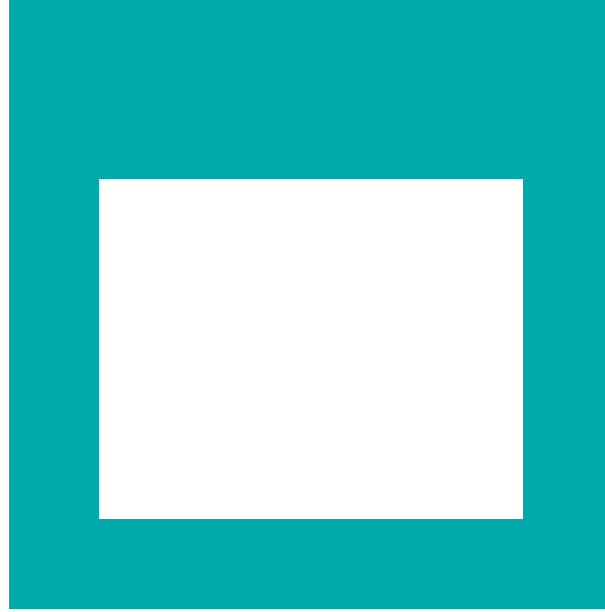
6. Other

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).

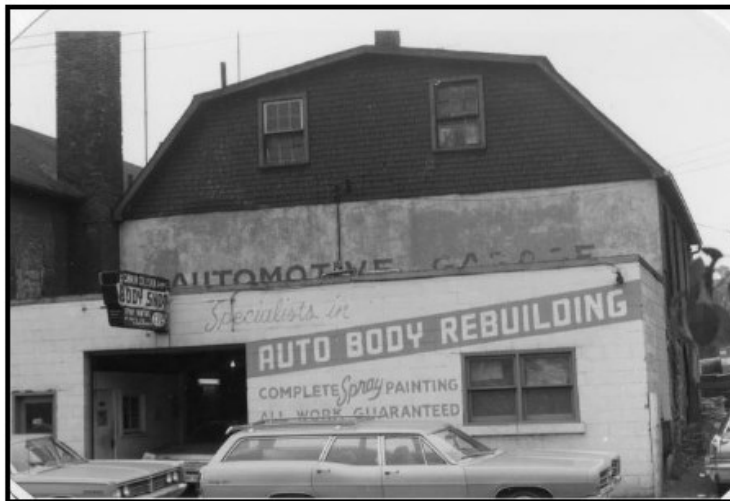
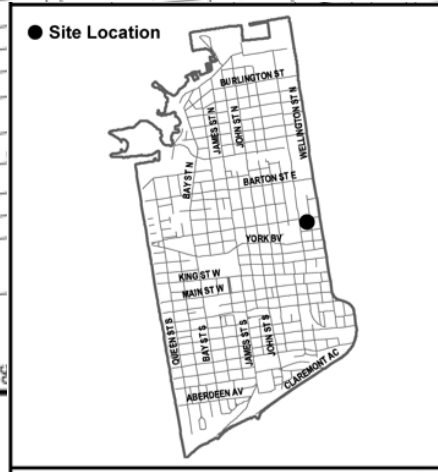


Figure 7: One-storey, concrete block entrance to garage at 200 Cannon St; with 2½ storey, gambrel-roof c.1890s, behind. The bottom of a large brick chimney is visible on the left. (City of Hamilton Heritage Archives, ca. 1973)



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 19th century, two storey, gambrel roof abandoned "industrial" building. **Source:** Google Images.

Figure 11: 202 Cannon Street; 19th 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:

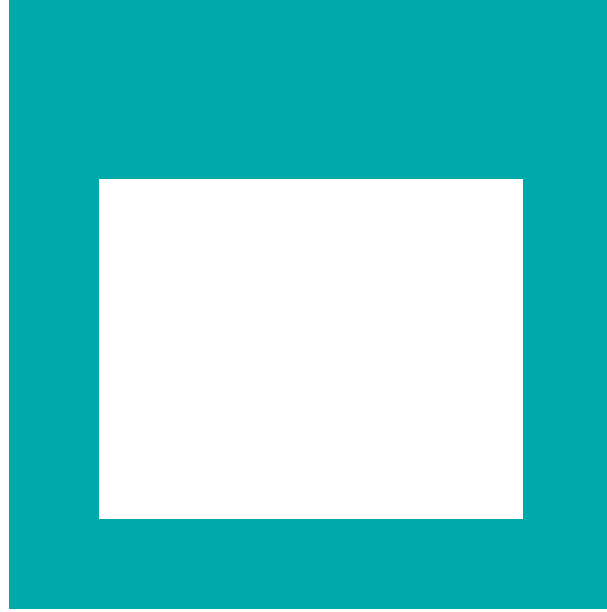
- i. The building is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- ii. The building does not display a high degree of craftsmanship or artistic merit.
- iii. The building does not demonstrate a high degree of technical or scientific achievement.

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

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	March 26, 2021
SUBJECT/REPORT NO:	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)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Shannon McKie (905) 546-2424 Ext. 1288
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

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.

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

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

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 19th century and early 20th 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-20th 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

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

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 5 of 8

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 19th 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 19th and early 20th 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.

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 6 of 8

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

- 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

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.

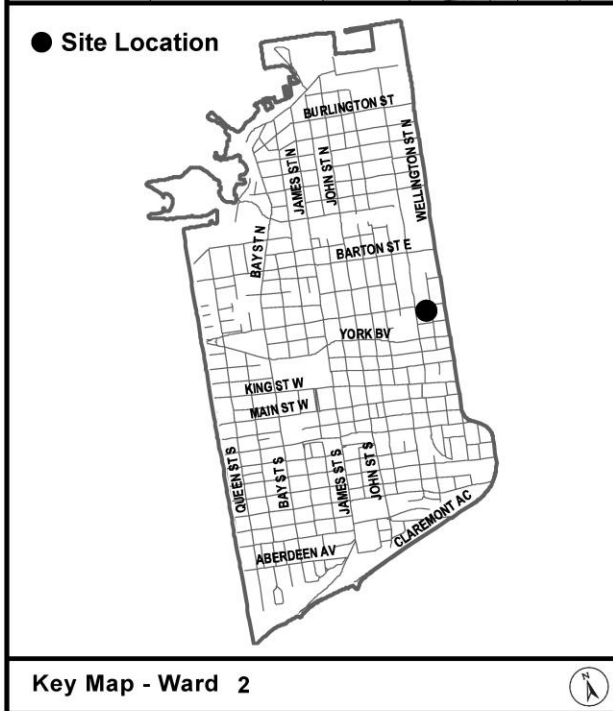
APPENDICES AND SCHEDULES ATTACHED

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

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)



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, 3rd Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2720 Fax: 905-546-2764
Email: 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.

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 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.

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, 3rd Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2720 Fax: 905-546-2764
Email: building@hamilton.ca

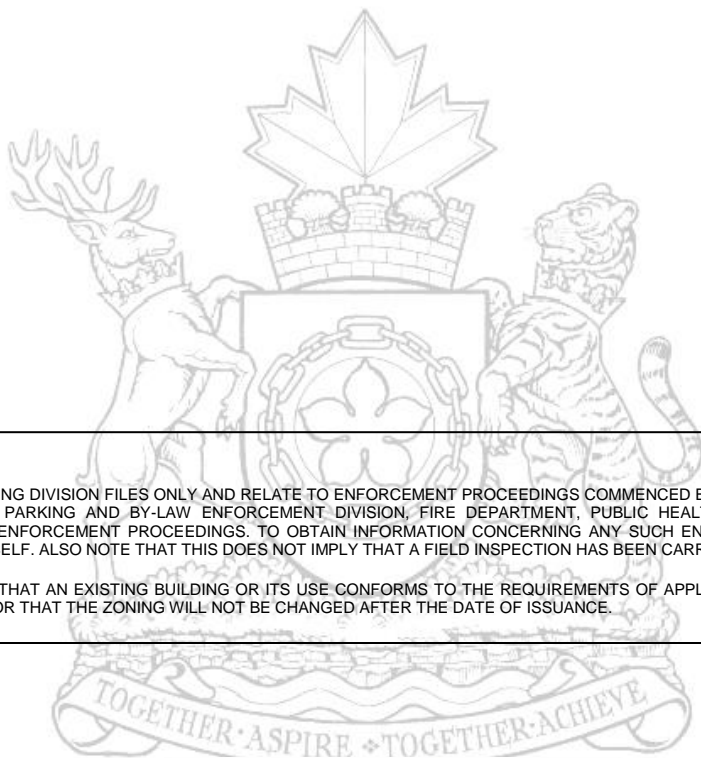
Hamilton

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 170m² non residential building." submitted on April 18, 2017 is currently under review. Please contact the Building Division at **(905) 546-2720** for further information.



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.

Selection Curcio

FOR DIRECTOR OF BUILDING DIVISION

*** 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).

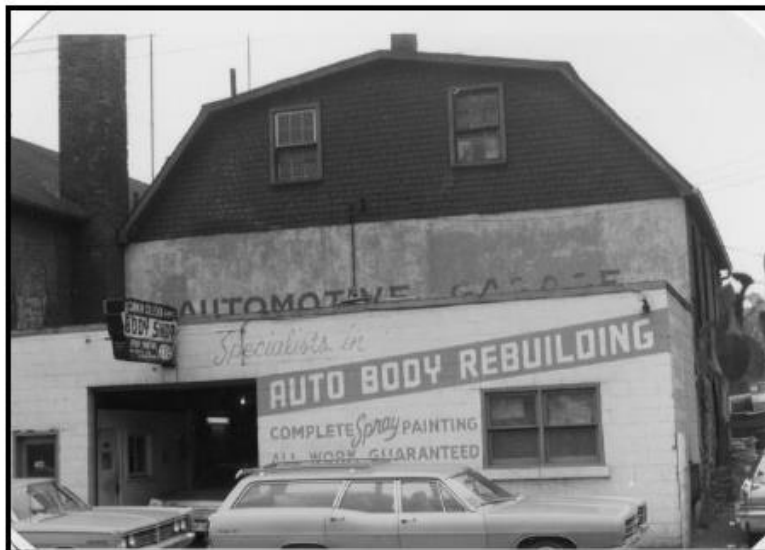


Figure 7: One-storey, concrete block entrance to garage at 200 Cannon St; with 2½ storey, gambrel-roof c.1890s, behind. The bottom of a large brick chimney is visible on the left. (City of Hamilton Heritage Archives, ca. 1973)



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

Figure 11: 202 Cannon Street; 19th 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 20th 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

