



## City of Hamilton

### CITY COUNCIL ADDENDUM

21-006

Wednesday, April 14, 2021, 9:30 A.M.  
Council Chambers, Hamilton City Hall  
71 Main Street West

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#### 4. COMMUNICATIONS

- 4.7. Correspondence respecting the designation of the former St. Giles Church, located at 679 Main Street East and 85 Holton Street South, Hamilton as a heritage building:
- \*4.7.i. Jie Chen
  - \*4.7.j. Helen Bradley
  - \*4.7.k. Tim Blair, CEO, United Property Resource Corporation
  - \*4.7.l. Daniel G. Peace
  - \*4.7.m. Josephine Ruiz
  - \*4.7.n. Dr. Joda Kuk
  - \*4.7.o. Cater Sloan
  - \*4.7.p. Angelica Stavnitzky
  - \*4.7.q. Bernie Lee Thompson

- \*4.7.r. Linda Waugh
- \*4.7.s. Rev. Diane Blanchard
- \*4.7.t. Angela Parkin
- \*4.7.u. Susannah Peace
- \*4.7.v. Karen Mathewson

Links to the July 2018 Speaking Notes and the Presentation made by United Property Resource Corporation (UPRC) to Planning Committee on April 6, 2021:

<http://newvisionunited.org/wp-content/uploads/2021/04/2021.04.05-Holton-Planning-Committee-Fact-Deck-Rev04.pdf>

<http://newvisionunited.org/wp-content/uploads/2021/04/Presentation-to-Planning-Committee-July-10-Final.pdf>

Recommendation: Be received and referred to the consideration of Item 2 (c) of Planning Committee Report 21-005.

## 7. NOTICES OF MOTIONS

- \*7.1. Enforcement of Offences and Regulations Under the Conservation Authorities Act, and the Trespass to Property Act, at Hamilton Waterfall Areas Under the Jurisdiction of the Hamilton Conservation Authority

**Pilon, Janet**

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**Subject:** Regarding affordable housing at the Holton Ave. site

**From:** Jie Chen

**Sent:** April 11, 2021 10:24 PM

**Subject:** [important] Regarding affordable housing at the Holton Ave. site

Dear Councillor,

I am contacting you as a member of New Vision United Church and a resident of your ward

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Best regards,

Jie Chen

PhD Candidate of Math Dept,

McMaster University

**Pilon, Janet**

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**Subject:** Vote re: heritage designation for the former St. Giles United Church, 85 Holton Ave. S.

**From:** Helen Bradley

**Sent:** April 12, 2021 10:54 AM

**To:** Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>

**Subject:** Vote re: heritage designation for the former St. Giles United Church, 85 Holton Ave. S.

Dear Councillor Pearson,

I am contacting you as a member of New Vision United Church Council and Board of Trustees, and a resident of your ward. I also have the perspective of a volunteer who, along with a dedicated group of individuals, has worked on plans for this property over the past 6 years. Outwardly, the building could be seen by some as being stagnant, or New Vision not moving forward with plans for the property. However, behind the scenes are countless meetings, developing an RFP for possible developers, and working with a succession of several developers for months, only to have them walk away from the project. We are confident we now have the right partner, UPRC (United Property Resource Corporation), for bringing our vision to fruition.

It was good to hear your stated support of Councillor Nann's initiative at your Planning Committee meeting last week. I am asking for your continued support at the City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To jog your memory of the context of my request and Councillor Nann's initiative, I am attaching a link to the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching a link to the presentation our development partner, UPRC, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

[2021.04.05 Holton - Planning Committee Fact Deck - Rev04](#)

[Presentation to Planning Committee July 10 Final](#)

Sincerely,

Helen Bradley

## 4.7 (k)

### UNITED PROPERTY RESOURCE CORPORATION

3250 Bloor Street West, Suite 200  
Toronto, ON M8X 2Y4

April 12, 2021

Mayor Eisenberger and Members of Council  
City of Hamilton  
71 Main Street West  
Hamilton, ON  
L8R 2K3

Attn: Andrea Holland, City Clerk

Dear Mr. Mayor Eisenberger and Members of Council:

**RE: 85 Holton Avenue South, Hamilton  
Motion of Planning Committee to Regarding Heritage Designation**

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We request that Council not proceed to designate 85 Holton Avenue South in order to allow time for UPRC to engage in further consultation with the community to determine a viable redevelopment approach to the site.

We appreciated the input and comments we received from Planning Committee staff and members of the community regarding the 85 Holton Avenue South site at the City of Hamilton's Planning Committee meeting on April 6, 2021. We remain open and will continue to work closely with the Planning Committee and the City of Hamilton to address the questions that arose.

We remain committed to a transparent process and further consultation with the community as we continue to explore the options to build mixed income and affordable rental housing on the site.

#### **UPRC Background**

The United Resource Property Corporation is a separate corporation of the United Church of Canada mandated to work in partnership with local faith communities throughout Canada in reimagining their real estate for positive community impact and to meet community housing and social needs. UPRC have been working since 2020 with the New Vision congregation, which includes the former St. Giles congregation located at 85 Holton Avenue South, to facilitate that positive change which includes the provision of affordable rental housing on the site.

The events of the past few weeks have been very concerning to us. The positive work being pursued has been questioned and considerable misinformation was communicated during the recent Planning Committee session at which we have not have an opportunity to respond. We are writing to you to respond and clarify the facts to ensure that you have all the information you need to make an informed decision on the matters related to 85 Holton Avenue South. A copy of our submission to Planning Committee is also attached for your reference.

#### **History of the Site**

The last religious service was held at the former St. Giles site in 2015 by New Vision United Church. the faith community that is the merger of the former St. Giles congregation and the former Centenary United congregation in 2014. Since February of 2015, the former St. Giles building at 85 Holton Avenue South has been vacant, and unfortunately, like many vacant buildings, has suffered further structural damage. In July of 2018, Council considered the designation of St. Giles under Part IV of the Heritage Act. At that

time, Council heard from New Vision United Church that the former St. Giles building was in poor condition, that New Vision United Church had explored paths to conserve elements of it as part of much needed mixed rental housing in the neighbourhood to meet its objectives as a religious charity and property owner. Council also knew then that New Vision United Church was committed to the heritage designation and maintenance of the historic 24 Main W 1868 building. The private developer working with New Vision in 2018 on the former St. Giles site redevelopment did not continue with the project, and in 2020, UPRC commenced working with New Vision to identify redevelopment options on the site.

Council did not recommend a Notice of Intention to Designate in 2018. Everyone understood that the St. Giles church would be demolished. New Vision worked with Heritage staff to begin to document and record the history of the building. That work has expanded and continued as is described in the response below to the question of what work has been done in relation to heritage conservation on the site.

During these initial stages of the planning process for the redevelopment of the St. Giles site, UPRC has been in continued contact with Councillor Nann to ensure updated information is provided to the community on securing the site, improving maintenance and security, and on the plans for the redevelopment for affordable housing units. UPRC is committed to continuing its consultation with the community and Planning Committee through the planning process.

### **Clarification of Facts**

On April 6, 2021, Planning Committee passed a motion to recommend Council to pursue a Part IV heritage designation for the 85 Holton Avenue South property. In response to this motion, which is now before Council for ratification, we need to ensure that Council has all of the correct, factual information to make an informed decision.

#### **1. UPRC did not file a demolition permit moments before Planning Committee Meeting**

- In 2018 a Demolition Permit Application was submitted to the City and remained under review pending completion of a number of conditions. These conditions involved a heritage impact assessment to document and conserve several items from the church.
- On February 19, 2021 the Building Division closed the Demolition Permit application due to inactivity. Notice of the closure was sent to the address of the owner (85 Holton Ave) and not the applicant (New Vision-24 Main St W) and was therefore not received within the 10-day period prior to the department closing the application.
- New Vision and UPRC were made aware of the closure of the permit on March 29, 2021 through an article published in the Spectator and reached out to the Building division to renew the permit as the conservation work had not stopped. The Building Division advised that as the City's database does not allow an application to be renewed, the best approach was to submit a second application.
- It was to reinstate a lawful process to continue the work needed to meet the required conditions for the permit.
- The reinstatement of the application was not done with any intent to sidestep any process or mislead the Planning Committee or the community.
- UPRC has since withdrawn the Demolition Permit application to avoid any further accusation of trying to sidestep or undermine any process.
- UPRC has engaged ERA Architects and other consultants to ensure all work is done to the greatest ability to address the conservation and documentation of the salvageable items from the church.

#### **2. UPRC is not abandoning its commitment to the provision of affordable rental units**

- At the Planning Committee meeting it was stated that redevelopment will no longer provide affordable rental housing. That is false.
- UPRC is using a mixed income approach to ensure affordable rental housing that is inclusive to all.
- 100% of the proposed units will be rental.

- Approximately 30% of the proposed units will be affordable (approx. 30 units). UPRC and Hamilton Housing will work together to explore opportunities for increased affordability.
  - Affordable rents will be per CMHC requirements for 79% of MMR, which would currently be \$474 for bachelor, \$790 for 1-bed, \$924 for 2-bed, and \$987 for 3-bed units.
  - To determine the rental rate for the market units, UPRC conducts a rental analysis of purpose-built rental within the surrounding area in Hamilton. This analysis will ensure the market units are fairly priced within the broader Hamilton rental market.
3. The existing building has been structurally compromised
- At the Planning Committee meeting and by reference on social media it has been stated that the building is still in reasonably good condition and can easily be reused. This is not true.
  - A structural assessment was conducted and has concluded the building has been structurally compromised.
4. UPRC has undertaken considerable work with its consulting team on conservation and redevelopment options to further address heritage matters
- Again, it has been stated that UPRC are doing nothing to reconsider options for the church or for any preservation or conservation. It has been stated that they have no interest in any conservation of the building.
  - This again is not true. UPRC has undertaken and continues to pursue a range of options for the redevelopment of the site that integrate components of the church. UPRC are happy to share these plans with members of Council and to meet with Councillors to review and discuss these plans.
5. In our opinion and based on our financial feasibility assessment, the site cannot be redeveloped to save the existing building while providing the same number of affordable units.
- Information was conveyed at the Planning Committee meeting that a developer is available to step in and save the building while redeveloping a portion of the site to provide the same number of affordable rental units.
  - UPRC have explored several opportunities to restore and adaptively reuse the existing structure through its consultants.
  - In order to offset the substantial cost of restoring the existing structure, the resulting redevelopment would have to consist of either a large residential tower at the rear of the property to achieve the same number of units. Above-market rents would also be necessary to offset the significant restoration costs.
  - In conserving the church, the same objectives for affordable housing cannot be met.
  - The ongoing restoration and work on New Vision United Church would also be impacted by this approach, which was and is to be funded partially from the operating revenue of rental housing on the St. Giles site.

### **UPRC's Commitment to the City and the Community**

We greatly appreciate Councillor Nann's support to referring the motion at Council back to the Planning Committee in order for UPRC to provide further clarification and certainty around the facts. We have been and continue to work on alternative development proposals that may allow for a degree of heritage preservation. This work is ongoing, and it is our commitment to the City of Hamilton and the community that the fullest conservation possible that is feasible to ensure the affordable housing units can be delivered will be pursued.

We understand and appreciate the concerns of the community regarding the loss of a heritage property and recognize that there is an inherent challenge in effectively communicating and engaging with all groups involved. There is unfortunately a reality in the redevelopment of the site that not all objectives can be fully realised to their fullest and that people value objectives differently. We are not suggesting one should be more important than another but in context they must be considered and balanced as they were

through Council's decision in 2018. That context has not changed and the housing crisis we face has become more critical.

UPRC also welcomes opportunities to hear from businesses and organizations in the Hamilton community that have the desire to lend their strategic support and fundraising efforts for 85 Holton Avenue South.

With this context before you, we request that Council not proceed to designate 85 Holton Avenue South, and commit to further consideration and consultation with the community on the alternative approaches to the site redevelopment that we have commenced.

We are committed to responding to the ongoing affordable housing crisis within Hamilton. We are committed to responsibly exploring all options for heritage conservation while creating affordable rental housing that is inclusive to all.

Thank you for your support and consideration.

**Contact Information**

Tim Blair, CEO UPRC  
info@uprc.ca

**Pilon, Janet**

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**Subject:** Support Affordable Housing in Ward 3

**From:** Daniel G. Peace

**Sent:** April 12, 2021 11:10 AM

**To:** VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>

**Cc:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>

**Subject:** Support Affordable Housing in Ward 3

Dear Councillor Vanderbeek

I am contacting you as a member of New Vision United Church and a resident of your ward

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Yours;

Daniel G. Peace

**Pilon, Janet**

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**Subject:** Affordable housing at the Holton Ave. site

**From:** Josephine Ruiz

**Sent:** April 12, 2021 10:58 AM

**To:** [arlene.vanderbeek@hamilton.ca](mailto:arlene.vanderbeek@hamilton.ca)

**Cc:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>

**Subject:** Affordable housing at the Holton Ave. site

Dear Councillor Arlene Vanderbeek,

I am contacting you as a member of New Vision United Church and a resident of your ward

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

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Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Respectfully,

Josephine Ruiz

Speaking note to brief to Planning Committee July 10 2018

Ian Sloan

Councilors and Chair, thanks.

In a nutshell – New Vision owns two buildings. New Vision is a merger of two congregations. Their merging meant something had to be done with one building to support the other if one of the two were to continue standing.

We made the choice to keep the 24 Main St. W. building, based on community responsiveness to the building.

Having decided, now we have to make the other assist us in keeping the doors open at 24 Main W. But there's more to the story than that...

I am here to speak against your recommending a heritage designation to Hamilton's City Council for the New Vision United Church 1912 building at 85 Holton Ave. S., formerly known as St. Giles United Church.

My name is Ian Sloan. I have been in United Church ministry for 30 years, in Hamilton for 9 of them. I minister to and with New Vision United Church, the owners of 85 Holton S. New Vision is the product of a merger four years ago of the former St. Giles congregation whose church building was at 85 Holton Ave. S., and the former Centenary United Church, whose church building was at 24 Main W. New Vision holds title to both properties.

There are two main propositions that I want to advance with you. First, my church is an "accidental developer" at both 24 Main W. and the subject property of this recommendation, 85 Holton Ave. S. We knew little about development when we began our study and decision making about the 85 Holton Ave. S. and 24 Main W. four years ago. We know a fair bit more now. Development of real property is the domain of individuals and corporations with deep pockets, whose primary incentive is a pecuniary or financial one. There are many risks in property development, not risks typically a congregation would consider. Our focus and our calling is something like "self-emptying." We own property as a church as a collective, for the common good.

When we formed New Vision out of St. Giles and Centenary United Churches four years ago, we vowed as a collective that we would not sell off our real property, but we would seek to redevelop it ourselves for the best good we could find. The church's role has shifted in the new social fabric, and we intend to continue to be a pillar of it, in a new way.

In our new role, we might appear to be "accidental developers" at 85 Holton Ave. S. In fact, we are engaged in social enterprise.

Social enterprise is a movement of creating not-for-profit and for-profit businesses with a core vision to make a better world. This movement is engaged largely by post-Boomer generations. Typically, social

enterprises focus on contributing to social good, healing the environment and making “enough” money to keep the venture going. This is called a “triple bottom line” approach. They sacrifice maximizing profit in the short term for the long term good of social and environmental impact. New Vision adds a “spiritual” bottom line in pursuit of “quadruple” bottom line results as it seeks to develop as a social enterprise.

Social enterprises like we at New Vision are developing transgress a lot of boundaries. The Canada Revenue Agency is trying to figure out where income taxes begin and charity ends. The Municipal Property Assessment Corporation is trying to figure out how to assess church properties that mix profitable businesses and charities. It is a strange place - obviously for the civil servants who work on policy and its implementation in those areas - but also for us. This is not the church your grandparents were a part of.

The transgressions we as a social enterprise commit as a church leads to my second proposition to you. Another legislative regime that is heavily affected by the many changes in the social order with respect to Christianity is heritage legislation. Civil servants working in this policy area have exactly similar challenges to the CRA and MPAC. Churches are not deep-pocketed developers, but for a long time we have been easy targets of deep-pocketed developers – we’ve been shrinking congregations, making mergers, desperate for cash, selling buildings, living in the illusory hope that next year, or maybe the year after, things will turn around. People will come back. It has not happened, and we are more realistic in our hopes.

If your heritage planner is dealing with a deep-pocketed developer who has swooped in and paid cheaply for a church property, it makes sense to me that the municipality needs legislative tools to stop a further erosion of community value that happens after the congregation packs up and stops adding its value to the neighbourhood. That’s the erosion that comes with the demolition of the symbol of all that community good. Indeed, I observed Councilor Partridge at the Hamilton Municipal Heritage Committee on June 21 make the assumption that this is what is happening at 85 Holton Ave S. I could see her surprise when she learned that the very church itself is seeking to change the use of the lands.

Councilors and chair, the ground has shifted under us all. It is not a deep-pocketed developer in front of you this morning, it is your neighbours who work hard to make a positive difference in the community, the present generation of many generations of people like us – like you and me. New Vision is few, but our religious convictions and purpose burn strongly in our hearts. We did not leave St. Giles Church, the community around it left it. As we who are still there look at the painful and vast deferred maintenance that inevitably arose as numbers diminished, at the absence of will in the neighbourhood to recreate the social economy by which such a building can flourish, we know it is time for the building to go down to the dust with its ancestors. That’s our heart in the matter. It’s our symbol, our place. We as a church are called to new uses of our lands.

There are new needs to be met with these lands at 85 Holton Ave. S. Our redevelopment plan is to bring urgently needed mid-market purpose-built rental housing into our urban neighbourhood. Revenue from the housing will generate ongoing funds for our core vision of making a better world. And by deciding to

bring down the building at 85 Holton Ave. S. we have chosen against a civic trophy for a passing Christian-dominated society, and we have chosen for housing people.

That, Councilors and Chair, is our case for your support for our intentions for the lands at 85 Holton Ave. S. New Vision as a collective, a proud collective, a Christian collective, precedes you in making a decision not to seek heritage designation from you for it. We will carry on with those lands. They will do what they have done, though are not doing now, yet will again do in the future – they will make the community a better place to live.

Thank you.

# New Vision United Church

24 Main Street W and 85 Holton Ave

April 2021

United Properties Resource Corporation

Introduction - UPRC

New Vision United Church - Timeline

85 Holton - Vision / Project Goals

85 Holton - Housing Key Facts

Community Consultation - What we heard

Next Steps

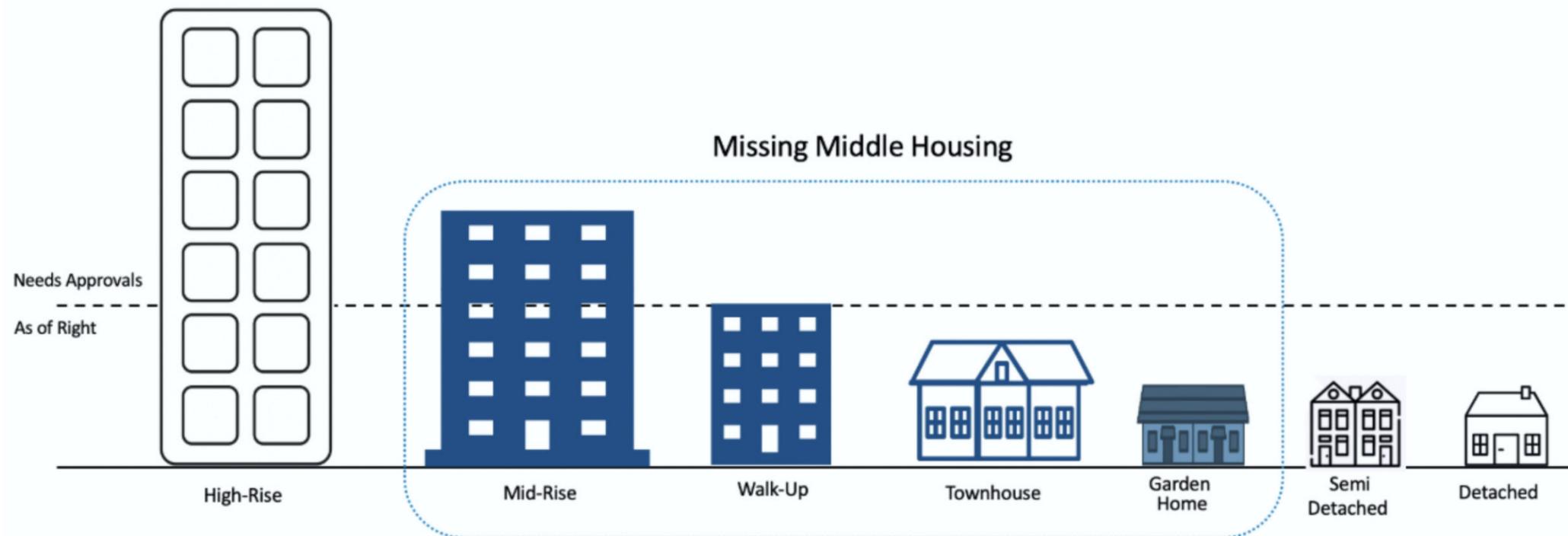
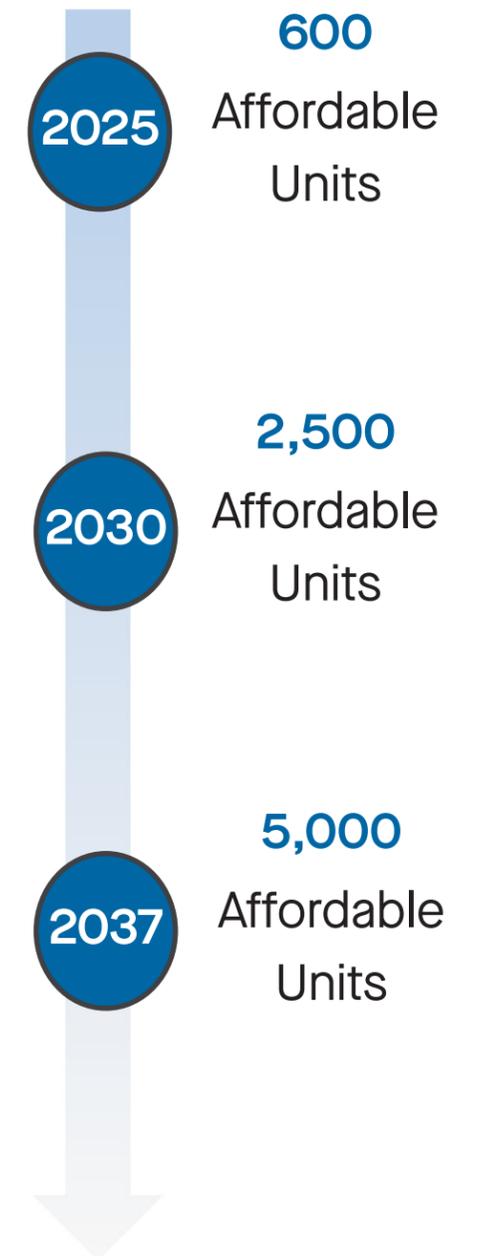
**AGENDA**

Founded in 2019 as community building developer United Property Resource Corporation (UPRC) works with communities of faith and non-profits to create mixed-income rental housing.

UPRC works to create socially, environmentally, and financially sustainable communities through redevelopment projects that will promote the common good for the next 100 years.

UPRC's model invests profit back into the local community through affordable housing, community services, and congregation and neighbourhood programs.

## Nation-wide Housing Program Deliverables



## UPRC - KEY FACTS

# Our organization is guided by the following principles illustrating the values that underpin our work.

Three key takeaways:

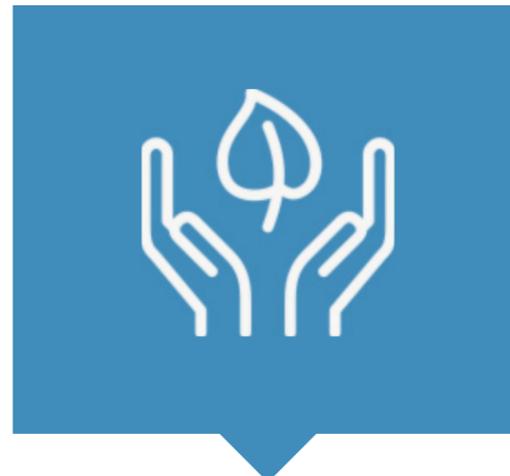
1. Affordable housing for all (Not just houses - homes)
2. Sustainability - Social, Financial, Environmental
3. Open and accessible to all



**Prioritize the development of safe, stable, affordable housing for all Canadians**



**Maximize social impact to achieve the highest possible economic environmental and social benefits.**



**Innovate and lead by advocating for progressive real estate and financial models that create long-term sustainability**



**Collaborate with public and private partners to build spaces that balance the need for affordable housing with the required returns to unlock value that is reinvested in social purpose.**



**Recognize the diversity of our communities by building neighbourhoods that are accessible to all.**

## UPRC - CORE PRINCIPLES

**2013 - Joint ministry**  
St Giles United and  
Centenary United

**2015 - Final  
Worship at St Giles**

**2018 - City Council Decision not  
to designate St Giles**

New Vision to work with Heritage to record  
and preserve the history.

**2021 - UPRC begins study  
of 85 Holton**

**2013 - Building Assessments -  
24 Main St. W + 85 Holton**

24 Main Street W Site Chosen for Joint  
Ministry

85 Holton studied for adaptive Re-use

**2020 - 24 Main  
Street W. designated**

**TBD**  
Combined New Vision sites  
Community and cultural  
Affordable and market housing



New Vision works to expand and create cultural programming at 24 Main Street W.

## **NEW VISION UNITED CHURCH / COUNCIL DECISION TIMELINE**

### **Religious Items relocated and preserved:**

- Baptismal Font and the Communion Table were donated to Hamilton Korean Congregation.
- Pews were donated to Mustard Seed Co-op and Bethel Church.
- Seven stained glass windows have been sold at Auction:
  1. The Cody Memorial in the Chapel
  2. The Adamson Window in the Chapel
  3. The Robinson Window over the Front Door.
  4. The Sweet Window in the Chapel
  5. The Martin Window in the Sanctuary
  6. The East Decorative Window in the Narthex
  7. The West Decorative Window in the Narthex.
- The stained-glass window in the Chancel returned to original family who were Members of the Congregation for five generations.
- Organ sold to a Toronto organ builder for resale to a church.



### **Military and Memorial Items relocated and preserved:**

- All Flags and documents of the 85th Machine Gun Battalion have been transferred to the Royal Hamilton Light Infantry Museum, (The successor Regiment)
- Memorial Plaque from the WWI Memorial Cairn is in storage at New Vision United and could be installed in New Vision United Church or included as part of the proposed redevelopment.

### **Bells**

11 Bell Carillon - Being salvaged for re-use or display at another location. Details TBD.

### **Cultural Heritage Impact Assessment**

The in-progress Cultural Heritage Impact Assessment will recommend preparation of a Documentation and Salvage report

### **Ongoing Commitment to consider further Preservation Options**

## **ST GILES HERITAGE RECOGNITION PLAN**



**FAMILY FRIENDLY AMENITIES**



**AFFORDABLE HOUSING**



**URBAN GARDENS**



**WALKABLE STREETS**



**SOLAR READY**



**MASS TIMBER**



**HIGH QUALITY MATERIALS**



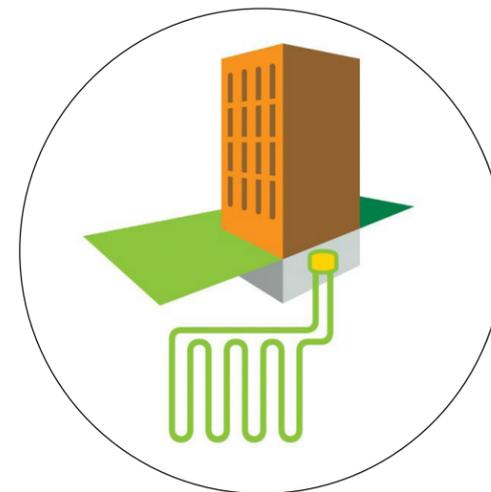
**GREEN ROOF/URBAN GARDEN**



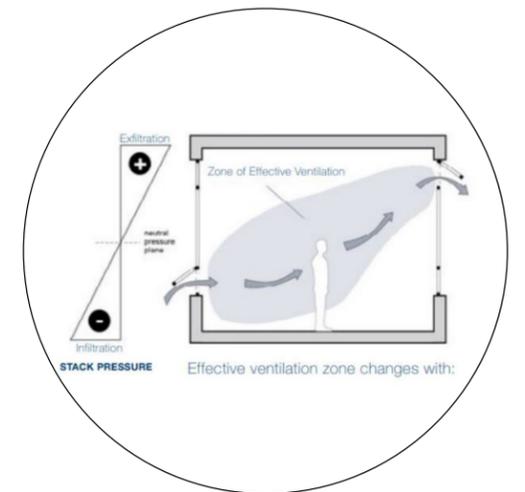
**PASSIVE HOUSE**



**ZERO ON-SITE CARBON**



**GEOHERMAL**



**PASSIVE VENTILATION**

# **85 HOLTON - PROJECT GOALS**



**100% Rental Housing**

**What type of housing will be provided?**

**How Many Affordable Units will be provided?**

UPRC and Hamilton Housing will work together to explore opportunities for increased affordability through housing benefits and other programs.

**30% Affordable Housing  
(Approximately 30 units)**

**What Level of Affordability will be pursued?**

Affordable rents will be per CMHC requirements: 79% of MMR:  
Currently this would be:

<b>Bachelor</b>	<b>\$474.00 / mo</b>
<b>1-Bed</b>	<b>\$790.00 / mo</b>
<b>2-bed</b>	<b>\$924.30 / mo</b>
<b>3-bed</b>	<b>\$987.50 / mo</b>

**85 HOLTON - AFFORDABLE HOUSING FACT SHEET**



**UPRC with local partners**

**Who will manage the project?**

UPRC will manage the project & work with local partners to support the affordable housing & long-term management

**Are there restrictions to groups that can live here?**

**We are committed to fair and equitable access to affordable units for all.**

**Who will the affordable units be targeted to?**

Increase the opportunity for vulnerable and marginalized individuals, including Indigenous Peoples, Black people, People of Colour, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy, and adequate homes.

**Vulnerable and marginalized individuals**

Work with Hamilton housing to identify the most appropriate populations

**85 HOLTON - AFFORDABLE HOUSING FACT SHEET**



**Shortage of outdoor / family friendly space in the area.**

**Shortage of Affordable Housing/  
does not support diversity of  
neighbourhood**



**Community Scale Development**

**Desire for historic preservation**

**85 HOLTON PUBLIC MEETING FEBRUARY 2021 - WHAT WE HEARD**

**Initial Studies and due-diligence in progress**

**Coordinate community consultation with Councillor Nann's Office**

**Follow-up Public Meeting (Spring 2021 - Date TBD)**

**Formal Application to City (Spring / Summer 2021)**

**NEXT STEPS**

**Pilon, Janet**

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**Subject:** Please do NOT give 85 Holton Ave S a heritage site designation

**From:** Joda Kuk

**Sent:** April 12, 2021 11:58 AM

**To:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>

**Cc:** Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>

**Subject:** Please do NOT give 85 Holton Ave S a heritage site designation

Dear Councillor Maureen Wilson, Hamilton Councillors, Mayor Eisenburger and the city clerk,

I've been part of the New Vision United Church community for 15 years. We exist to help the marginalized in Hamilton. We wish to respond to the housing crisis in Hamilton. We have a property at 85 Holton Ave S (The now empty St. Giles building) that we wish to demolish in order to repurpose the land to build much needed rental and affordable housing units.

I truly question the name of the twitter advocacy group 'Friends of St. Giles'. Are they really "Friends"? Real "Friends" of St. Giles would have gone to St. Giles United Church each week when it was still open and would have given 10% of their income to that church. These "Friends" are more like strangers showing up to the funeral of a neighbor who they never talked to once.

I can guarantee you that 100% of the people who signed the petition to "Save St. Giles" are not true "Friends" of St. Giles. I propose that advocacy group rename themselves as "Friends of the status quo" or "Enemies of affordable housing in my backyard".

I see every true remaining friend of St. Giles every Sunday morning on Zoom. They sit on the New Vision church council, they are New Vision's trustees; they are 100% supportive of demolishing the 85 Holton Ave S building and repurposing the land to help Hamiltonians. These remaining leaders of the old St. Giles congregation know that the price of keeping the current St. Giles building standing for the next century would cost hundreds of thousands of dollars, and would prefer to see their funds spent on helping Hamiltonians instead of keeping the Hamilton streetscape status quo.

The people of New Vision United Church are not a group of evil money hungry developers. We are a group of self-sacrificing, church-going, do-gooders. If we wanted money, we'd just build a condo or townhouses. In contrast, we are building much needed rental units.

The City of Hamilton needs more rental units and more affordable housing. To address this need in the city, our congregation has decided to make the 85 Holton Site development 100% rentals with 30% (~30 units) being affordable housing. Affordable means that a Hamiltonian will be able to rent a bachelor's apartment for \$474/mth or a 1 –bedroom apartment for \$790/mth.

**Please do NOT designate the 85 Holton Ave S building as a heritage site.** In doing so you will be stopping us from creating homes for ~100 people/families.

The person/group who suggested that the 85 Holton Ave S building be kept as is and turned into mixed rental units/community hub does not have the insight that we do into the very expensive repairs that are required for such an old building to remain standing in the long term, and they have made no commitments to paying for such repairs over the next century. The true friends of St. Giles – the members of New Vision United Church, do not want to continue pouring money into the old building at 85 Holton Ave S. We would much prefer to provide homes for Hamiltonians. Attached to this email are the plans that we have made to create such homes.

Thank you for your time and consideration.

Dr. Joda Kuk

Resident of Hamilton for 21 years.

**Pilon, Janet**

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**Subject:** Affordable Housing at 85 Holton Ave. S

**From:** Cater Sloan

**Sent:** April 12, 2021 12:16 PM

**To:** Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>

**Cc:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Affordable Housing at 85 Holton Ave. S

Dear Councillor Nann,

I am contacting you as a member of New Vision United Church and a resident of your ward.

I write to thank you for supporting the efforts of New Vision and the United Property Resource Corporation (UPRC) to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. New Vision members have spent hundreds of volunteer hours, which included consultations with Councillor Green and yourself, to develop a project that would meet an important need in the Ward. I know you work tirelessly for your Ward and I am especially grateful for the work you do on the issue of affordable housing.

As I am sure you are aware, today the UPRC sent a letter to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Our faith-based community is committed to a balanced approach to the conservation of our United Church heritage in Hamilton. I thank you for and value your continued support of my church's leadership in conserving the real property elements of that United Church heritage as we seek to live out our faith in the midst of social injustice.

Sincerely,  
Cater Sloan

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[Cater Sloan, BFA, MA \(she/her\)](#)

**Pilon, Janet**

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**From:** Angelica Stavnitzky

**Sent:** April 12, 2021 12:28 PM

**To:** Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:**

Dear Councillor Farr, Mayor Eisenburger, and Andrea Holland

I am contacting you as a member of New Vision United Church and a resident of Ward 2 and a concerned Hamiltonian

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Yours truly,

Angelica Stavnitzky

**Pilon, Janet**

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**Subject:** Support of affordable housing at the Holton Ave S site

**From:** Bernie Thompson

**Sent:** April 12, 2021 2:19 PM

**To:** Maureen Wilson for Ward 1 <[ward1wilson@gmail.com](mailto:ward1wilson@gmail.com)>

**Cc:** Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Support of affordable housing at the Holton Ave S site

Dear Councillor Maureen Wilson

I am contacting you as a member of **New Vision** United Church and a resident of your ward

Please support Councillor Nann's initiative at your City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. To help you understand the context of my request and Councillor Nann's initiative, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am attaching the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Yours truly,

Bernie Lee Thompson

Presentation to Planning Committee July 10 Final

2021.04.05 Holton - Planning Committee Fact Deck -1Rev04

**Pilon, Janet**

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**Subject:** Heritage Act

**From:** Linda Waugh

**Date:** April 12, 2021 at 4:41:05 PM EDT

**To:** [maureen.wilson@hamilton.ca](mailto:maureen.wilson@hamilton.ca)

**Subject:** Heritage Act

Dear Councillor Wilson,

I am contacting you as a member of New Vision United Church and a resident of your ward.

Please support Councillor Nann's initiative at your City Council meeting on April 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. Receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

I would ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, April 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6, 2021 Planning committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in reviewing my reasons for my request. I prayerfully hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting.

Yours truly  
Linda Waugh

## 4.7 (s)

Judi Partridge  
Councillor Ward 15  
Hamilton, ON

Dear Judi,

Re: St Giles Church

As you know, I served as minister of the congregation of Carlisle United Church for fourteen years until I moved to work for the regional councils of The United Church of Canada. In this more administrative position, I have the privilege of being a member of a congregation as a parishioner. After much discernment, I became part of New Vision United Church about five years ago. It's a very diverse community of faith, not larger than Carlisle United Church in the number who worship and with many from the low-income people of Hamilton. The vision of this church is to serve its neighbourhood in the downtown and to seek justice and peace. We have sought to make the space of a large sanctuary available to the arts communities of Hamilton, both as a form of connection and ministry but also as a social enterprise that may eventually raise some funds for ministry. The other source of income we are hoping for, along with serving the Hamilton community, is from the property that was St. Giles United Church, now amalgamated with the former Centenary United Church to form New Vision United Church.

Because you are so familiar with Carlisle United Church and the role the church plays in that community, I want to draw your attention to a few things that are different when "being church" in the urban part of the City of Hamilton. Although there aren't a large number of members of Carlisle United Church, many are middle-class or upper middle-class with disposable income. It is the only visible church building in the community and its people are active in serving the community which means that many folks support the annual Carlisle Festival and some make annual donations that support the congregation's budget. When there is a special need – replacing the roof or installing a new elevator – the people of the wider community of Carlisle step up to help because it is also a hub for groups like the Scouts and Guides as well as the Flamborough Food Bank.

Being church in the urban part of Hamilton is different. Many churches, like the one I think you are a member of in Waterdown, do mission by renting space and thus, being able to relocate if the focus of mission changes or demographics change. Being church means being nimble enough to change, responsive enough to adapt. Buildings with huge sanctuaries which were once filled with intergenerational families rarely can meet the current needs of Christian communities which are often smaller. While I am grateful for the ways St. Giles served both its members and the community around it for over a hundred years, that building cannot be sustained by a small group and so the decision was made by the congregation to amalgamate and bring its assets into the new community of faith, New Vision.

We are hopeful that this property can bring affordable housing to the community of Hamilton while it also helps the remaining congregation of New Vision with a stream of income.

705 Main St, East at the corner of St. Clair is an Anglican church which has been turned, predominantly, into a community hub. I have gone there to dance on occasion! It is only a couple of blocks from St. Giles so I don't think that the St. Giles building could serve the community in that function.

I don't think it is in anyone's interest to leave it sitting vacant and boarded up for the foreseeable future simply because it has been designated as a heritage site.

While I sympathize with people who mourn the loss of church buildings and a way of life that these gorgeous sanctuaries represent, my hope is for small, faithful, active Christian communities to thrive. Unless the state is willing to support these buildings and maintain them for historical and architectural reasons, I don't think it's reasonable to expect smaller Christian communities to spend all their energy maintaining buildings that no longer serve their needs. The government of Quebec has declared that churches are part of its "patrimony" or heritage and has poured money into helping maintain beautiful wooden churches I once served in the Eastern Townships. Some have few, if any, remaining members. I would be very surprised if the Ontario government or the City of Hamilton made such a choice.

I appreciate that the Council has several pressures facing it in such decisions. I urge you, both as a Councillor and as a member of the planning committee, to consider the long-term implications of the decisions about St. Giles Church which continues to be the property of The United Church of Canada held in trust by New Vision United Church.

Best wishes,

Rev. Diane Blanchard

**Pilon, Janet**

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**Subject:** St. Giles (85 Holton Ave. S) and Upcoming City Council Meeting

**From:** Angela Parkin

**Sent:** April 12, 2021 10:19 PM

**To:** Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>

**Cc:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; [maria.pearson@hamilton.ca](mailto:maria.pearson@hamilton.ca); Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** St. Giles (85 Holton Ave. S) and Upcoming City Council Meeting

Dear Councillor Nann,

I am contacting you as an attendee of New Vision United Church and a resident of your ward.

I am writing in support of your initiative at the City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. In support of your initiative, I am including a link to the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am also including a link to the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in pursuing this initiative. I hope that you will receive the support of City Council in this matter at Wednesday's meeting.

Sincerely,

Angela Parkin

Aforementioned Links:

<http://newvisionunited.org/wp-content/uploads/2021/04/2021.04.05-Holton-Planning-Committee-Fact-Deck-Rev04.pdf>

<http://newvisionunited.org/wp-content/uploads/2021/04/Presentation-to-Planning-Committee-July-10-Final.pdf>

**Pilon, Janet**

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**Subject:** St. Giles (85 Holton Ave. S) and Upcoming City Council Meeting

**From:** Sue Peace

**Sent:** April 12, 2021 10:29 PM

**To:** Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** St. Giles (85 Holton Ave. S) and Upcoming City Council Meeting

Dear Councillor Nann,

I am contacting you as an attendee of New Vision United Church and a resident of your ward.

I am writing in support of your initiative at the City Council meeting on Apr 14 to have our church's efforts to develop affordable housing at the former St. Giles site at 85 Holton Ave. S. receive more consideration by the public and the City Planning Department before deciding on the motion to designate the site under Part IV of the Ontario Heritage Act.

It has been three years since City Council chose not to designate the site under Part IV of the Ontario Heritage Act. In support of your initiative, I am including a link to the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation under Part IV of the Ontario Heritage Act.

For your convenience, I am also including a link to the presentation our development partner, United Property Resource Corporation, gave to the Planning Committee on April 6 2021 explaining the affordable housing it is proposing for the site.

I would also ask you to access the letter UPRC sent to City Council through the City Clerk on Monday, Apr 12 in which UPRC clarifies facts and corrects misrepresentations given at the April 6 2021 Planning Committee meeting before Council entertains the Planning Committee's recommendation to designate the site under Part IV of the Ontario Heritage Act.

Thank you for your diligence in pursuing this initiative. I hope that you will receive the support of City Council in this matter at Wednesday's meeting.

Sincerely,

Susannah Peace

Aforementioned Links:

<http://newvisionunited.org/wp-content/uploads/2021/04/2021.04.05-Holton-Planning-Committee-Fact-Deck-Rev04.pdf>

<http://newvisionunited.org/wp-content/uploads/2021/04/Presentation-to-Planning-Committee-July-10-Final.pdf>

**Pilon, Janet**

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**Subject:** Upcoming Council meeting April 14

**From:** k mathewson

**Sent:** April 12, 2021 11:26 PM

**To:** Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Upcoming Council meeting April 14

Dear Councillor Ferguson,

I am contacting you as a resident of your ward and a member of New Vision United Church, to ask you to support Councillor Nann's initiative at the upcoming City Council meeting on April 14.

Councillor Nann has been supportive of our church's efforts to develop affordable housing in her ward at the former St. Giles site at 85 Holton Ave. S. In the midst of an ongoing housing crisis due to historically low vacancy rates and unaffordable rents, purpose-built, affordable rental units are badly needed in Hamilton.

We believe the Holton site should receive more consideration by the City Planning Department before deciding on any motion to designate the site of interest under the Ontario Heritage Act.

Three years ago, City Council decided *not* to designate the Holton site under Part IV of the Ontario Heritage Act. For context, I am attaching the speaking notes used by our church's delegation to the Planning Committee in July 2018 in which the Planning Committee chose not to give the site designation. The lack of rental housing has only been exacerbated since that time.

I am also attaching the presentation made by our development partner, United Property Resource Corporation (UPRC), to the Planning Committee on April 6, 2021, explaining the rental housing it is proposing for the site.

You may wish to access the letter UPRC sent to City Council through the City Clerk on Monday, April 12, in which UPRC corrects the misrepresentations of the April 6 2021 Planning Committee meeting.

Thank you for reviewing my reasons for my request. I hope that you will give Councillor Nann your support in this matter at Wednesday's City Council meeting on April 14.

Sincerely,

Karen Mathewson

# CITY OF HAMILTON

## NOTICE OF MOTION

Council: April 14, 2021

**MOVED BY COUNCILLOR A. VANDERBEEK.....**

**Enforcement of Offences and Regulations Under the *Conservation Authorities Act*, and the *Trespass to Property Act*, at Hamilton Waterfall Areas Under the Jurisdiction of the Hamilton Conservation Authority**

WHEREAS, requests for by-law enforcement at Hamilton Waterfall areas continue to increase and City Council, at its 2021 Budget meeting, approved the hiring of additional enforcement staff to establish a pilot project for the enforcement of Waterfall areas where challenges have been identified;

WHEREAS despite many City Council approved regulations and increased fines, regular enforcement, and other improvement measures being enacted/conducted, as well as a reservation system being tested by the Hamilton Conservation Authority, increased visitors to the waterfall areas, the Dundas Peak and Conservation Areas within the City continue to have negative impacts on area residents; and,

WHEREAS additional measures are required to enforce offences and Regulations under the *Conservation Authorities Act* and the *Trespass to Property Act* at Waterfall areas under the jurisdiction of the Hamilton Conservation Authority;

THEREFORE, BE IT RESOLVED:

- (a) That staff from Licensing and By-law Services work with the City's Legal Department and with the Hamilton Conservation Authority to formalize the appointment of City staff as Provincial Offences Officers to enforce offences and Regulations under the *Conservation Authorities Act*, in addition to the *Trespass to Property Act* when carrying out their duties on property under the jurisdiction of the Hamilton Conservation Authority; and,
- (b) That the Director of Licensing and By-law Services be authorized to sign any agreements between the City of Hamilton and the Hamilton Conservation Authority or other documentation as required to facilitate City enforcement staff's enforcement of offences and Regulations under the *Conservation Authorities Act* and the *Trespass to Property Act* on property under the jurisdiction of the Hamilton Conservation Authority provided such agreements are satisfactory to the City Solicitor.