



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 22-002

Date: February 25, 2022

Time: 9:30 a.m.

Location: Due to the COVID-19 and the Closure of City Hall (RM)

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

5. COMMUNICATIONS

- *5.1. Correspondence from Michael Rosas and Cheryl Torrenueva respecting the Inclusion of 223 Governor's Road, Dundas on the Municipal Heritage Register

Recommendation: To be received and referred to Item 10.1 for consideration.

- *5.2. City of Hamilton Response to the Ontario Housing Affordability Task Force Recommendations Report

Recommendation: Be received.

6. DELEGATION REQUESTS

- *6.1. Delegation Request from C. Parslow, Parslow Heritage Consultancy Inc., respecting Item 10.4, Inventory and Research Working Group Meeting Notes of January 24, 2022 and 1107 Main Street West, Hamilton

7. CONSENT ITEMS

- *7.4. Heritage Permit Review Sub-Committee Minutes - January 18, 2022

*7.5. Policy and Design Working Group Meeting Notes

*7.5.a. December 7, 2020

*7.5.b. January 25, 2021

*7.5.c. March 15, 2021

*7.5.d. April 19, 2021

*7.5.e. June 21, 2021

*7.5.f. August 23, 2021

*7.5.g. September 20, 2021

*7.5.h. October 18, 2021

*7.5.i. November 15, 2021

*7.5.j. December 13, 2021

*7.5.k. January 17, 2022

*7.6. Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton

Referred from the January 21, 2022 meeting

10. DISCUSSION ITEMS

*10.4. Inventory and Research Working Group Notes - January 24, 2022

Planning Division, Planning and Economic Development
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5

Wednesday, February 23rd, 2022

Re: Heritage Recommendation for 223 Governor's Road, Dundas (Ward 13)

Hello Hamilton Municipal Heritage and Planning Committee,

This letter is in response to the letter of recommendation to list our home, **223 Governor's Road, Dundas** on the Municipal Heritage Register.

We agree and would like to see it included on the register as we intend on preserving the original features of the home. We purchased the home six years ago as we fell in love with the Victorian features and this was a landmark for Michael growing up. Driving in on Governor's Road from the West towards Creighton, this house was the "The Governor's House on the Hill" that he and all of his friends would daydream about living there one day. And now that this dream has come true, we share it's unique positioning and interior design with our wonderful neighbours to give everyone a glimpse into living in the 1800s.

We were astonished when we went to Dundurn castle where the original chandeliers from 223 Governor's (Parlour & Drawing Rooms) now live as historical relics in the lobby showcasing the beauty of the era. We were also surprised to see similar architecture from our home to Dundurn castle as they were both built around the same time by entrepreneurial magnets and have many similar features inside and out.

We understand that there is the request to develop a multi-storey building on the former Blackadar property that exceeds the current bylaws of a max four story building. We believe that we can work together to preserve the unobstructed view of our home given that it is unique in its west facing position while still meeting the objectives of developing the area. The home is the only one we know of in Dundas that was built specifically this way, its bay windows and front yard facing the sunset and not towards the road, it truly is an enigma architecturally and

historically in the region. We understand the need to develop in the area but also feel there is a way of doing it without sacrificing the beauty and historical significance.

We would also like to start the Heritage Designation Process since it aligns with our intentions to preserve and restore as much of the original features as possible.

Thank you for your time and we look forward to working with you in preserving buildings like 223 Governors while advancing development in Hamilton in a sustainable way that honors its storied history.

Best Regards,

Michael Rosas and Cheryl Torrenueva




Hamilton

Planning and Economic
Development Department

Memorandum

To: Members of the Hamilton Municipal Heritage Committee

From: Steve Robichaud, Director of Planning and Chief Planner
Planning Division, Planning and Economic Development Department 

Date: February 24, 2022

Subject: City of Hamilton Response to the Ontario Housing Affordability Task Force Recommendations Report

In response to the Province of Ontario's Housing Affordability Task Force (HATF) Report dated February 8, 2022, The City of Hamilton of Hamilton provided staff level comments to the Deputy Minister of Municipal Affairs and Housing and a report to Planning Committee on the matter is planned for the March 22, 2022 Planning Committee meeting. This memo outlines the staff comments related to heritage for the committee's information. The HATF report can be accessed here. [Ontario Publishes Housing Affordability Task Force Report | Ontario Newsroom.](#)

General Comments Re: Heritage and Urban Design

The task force report uses the term "abuse" with regards to heritage preservation and urban design considerations. This is not consistent with the City of Hamilton's experience. The Province has already made significant changes to the Ontario Heritage Act and it is important to keep in mind the refrain that "density without design leads to disaster", which captures why good urban design and heritage conservation are important to creating a sense of place and liability. In other words, it is the City's view that heritage conservation and high-quality urban design is an important matter of public interest and is also critical to the acceptance and success of the very forms of development that the HATF Report is seeking to achieve. A province-wide approach to drastically changing tools, especially when the alleged overreach of these tools may not be happening in all jurisdictions, does not recognize that both heritage and urban design add value to the planning process and contribute to creating distinct communities and enjoyable spaces.

Ontario Housing Affordability Task Force Recommendation 16

16. Prevent abuse of the heritage preservation and designation process by:

- a) Prohibiting the use of bulk listing on municipal heritage registers; and,
- b) Prohibiting reactive heritage designations after a *Planning Act* Development Application has been filed.

City of Hamilton Comments

Bill 108 changes to the *Heritage Act* are not reflected in the HATF report. For example, 16.b) was addressed through the recommendations in the Heritage Review report. Use of the term “abuse” in this recommendation is confusing as the actions of 16a) and 16b) are both permitted and expected actions under the *Ontario Heritage Act*.

16a) is encouraged as a best practice and is highlighted in the draft Ontario Heritage Toolkit updates prepared by the provincial Ministry of Heritage, Sport, Tourism and Culture Industries. 16a) would prohibit the proactive identification and listing of heritage buildings through the City’s Built Heritage Inventory Strategy and is contrary to the intent of the Register as permitted under the Ontario Heritage Act. Listing on the Register is an administrative tool and does not prevent demolition, adaptive reuse or redevelopment of a property outright provides for certainty in the identification of heritage resources and implements the PPS policies regarding the conservation of heritage resources.

16b) is contrary to the 2021 provincial changes to the *Ontario Heritage Act* via Bill 108. The OHA now prevents a municipality from issuing a Notice of Intention to Designate (NOID) after 90-days of a “prescribed event” taking place (i.e., certain Planning Act applications being submitted). The existing “prescribed event” policies in the OHA triggers a response from municipalities to issue a NOID within 90-days of an application being received in order to protect and conserve a significant heritage property that might be under threat (which is a provincial interest in the PPS).

Ontario Housing Affordability Task Force Recommendation 17

17. Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.

City of Hamilton Comments

Not required – City staff report PED20030 (February 2020) reviewed the issue of heritage designation and property value and found no data or studies that establishes a negative correlation between heritage protection by means of including a property on the Municipal Heritage Register or through designation and a property’s resale value.

Highest and best use is not solely based on economics. Cultural heritage is a public good and the conservation of significant heritage resources is a provincial interest, required by the PPS. There are not currently any Ontario-specific studies that show that designation has a negative impact on resale value and conversations with MPAC have indicated that they do not assess property at a lower amount when it is designated. It is unclear how it would be possible to calculate “loss of property value” for compensation. Also unclear who would pay for the highest and best use exercise and how it would be conducted. Any compensation payments would become additional pressure on property taxpayers.

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: Delegation Request HMHC PARLOW
Date: Thursday, February 17, 2022 10:56:08 AM

-----Original Message-----

From: no-reply@hamilton.ca <no-reply@hamilton.ca>
Sent: Thursday, February 17, 2022 10:49 AM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Thursday, February 17, 2022 - 10:48am Submitted by anonymous user: 172.70.130.138 Submitted values are:

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee Will you be delegating via a pre-recorded video? No

==Requestor Information==

Name of Organization (if applicable): Parslow Heritage Consultancy Inc.

Name of Individual: Carla Parslow

Preferred Pronoun: She/her

Contact Number: 16473484887

Email Address: cparslow@phcgroup.ca

Mailing Address:

883 St. Clair Ave. W. Rear

Toronto, ON, M6C 1C4

Reason(s) for delegation request: Make presentation on CHIA results for the property located at 1107 Main Street West. Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

The results of this submission may be viewed at:
<https://www.hamilton.ca/node/286/submission/578981>



1107 MAIN STREET
WEST

Grace Lutheran Church





1107 Main Street West

- A gable-roofed sanctuary with steeple (built 1959)
- A one-storey flat-roofed wing/link (built 1959)
- A one-storey gable-roofed addition (built 1970)
- The former Grace Lutheran Church is one of over 6,000 properties listed on Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest* and is also included on the City's *Places of Worship Inventory*.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
is a rare, unique, <u>representative</u> or early example of a style, type, expression, material, or construction method,	Y	It is a mid-20 th century religious structure that combines contemporary design elements with traditional Gothic elements. <u>Is reflective of typical architectural style applied to religious structures of the Christian faith at the time of construction.</u>
displays a high degree of craftsmanship or artistic merit, or	Y	Structure was constructed using standard construction techniques of the time, including cement block and laminated wood beams. <u>The exterior exhibits a higher-than-average quality of finish</u> , utilizing cut limestone opposed to more common cast elements. Design balances a simplified modernist aesthetic with traditional Gothic elements.
demonstrates a high degree of technical or scientific achievement.	N	Utilizes standard building methods of the time. The load bearing structure is of concrete block and the use of laminated beams was common in the building industry at the time of construction.
The property has historical value or associative value because it,		
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Structure was built in response to increase in the Lutheran congregation in Hamilton from 300 to over 3,000 following WWII. Built in <u>direct response to the influx of protestant residence to the planned community of Westdale.</u>
yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Property does not offer an opportunity to impart new knowledge or greater understanding of the Lutheran faith or community history.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Designed by the firm of well-known local Hamilton architect William R. Souter but is not essential to understanding or interpreting the importance of William R. Souter or his firm. Numerous examples of his and his firms work are present in Hamilton area.
The property has contextual value because it,		
is important in defining, maintaining or supporting the character of an area,	Y	Reflective of the success of the <u>initial intent of Westdale to be a protestant community.</u>
is physically, functionally, visually or historically linked to its surroundings, or	Y	The structure has been part of the Main Street West streetscape for over 60 years and is historically linked to the Protestant development of Westdale.
is a landmark.	N	The property does not serve as a landmark. The structure is not prominent in the landscape, being obscured from site from all sides at distances greater than one block. It does not serve as a local or regional tourist attraction nor does it serve as a significant point of local orientation.

Character Defining Elements:

- Rectangular and symmetrical massing with steep gable roof line
- Stained glass windows with emphasis on main façade
- Carved limestone detailing: window tracery, main door surround, continuous plinth course
- Rusticated limestone exterior
- Simplified Gothic style pointed arched punched windows
- One storey flat roofed wing, clad to match main church building
- Slim metal steeple
- Central placement on lot with east-west orientation

Liturgical Elements:

- East-west orientation of structure
- Stained glass windows depicting Christian scenes

The CHVI of the former Grace Lutheran Church structure is to a large extent based on two factors:

- It reflects the growth of the Lutheran congregations and growth in religious congregations of all denominations in Hamilton, particularly after the Second World War.
- The association with well-known Hamilton architect William Russell Souter.

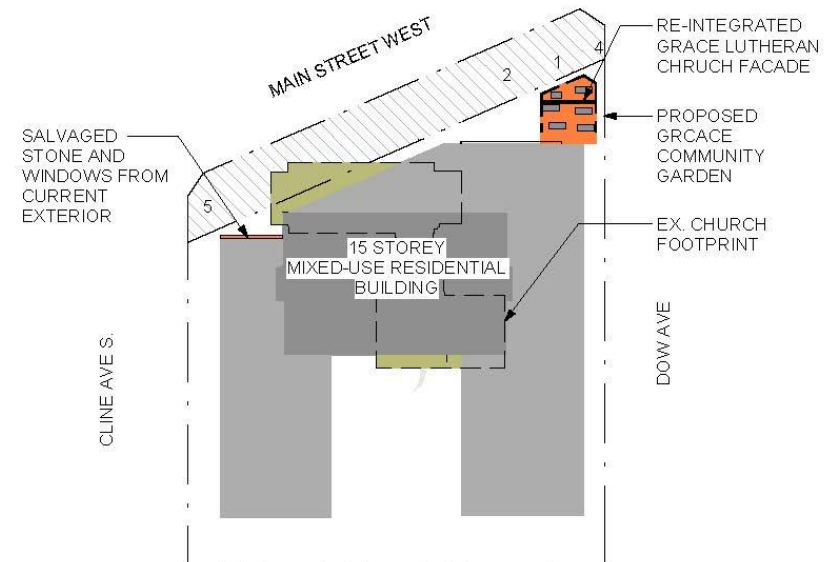
Alterations in the Lutheran population of Hamilton triggered the construction of Grace Lutheran Church and an alteration in the Lutheran population of Hamilton has resulted in the sale of the property.

Working Group recommendation to list the property at 1107 Main Street West, Hamilton on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*.

Working group also recommended property to be added to the Council-approved staff work plan for designation.

Challenges to Retention/Reuse

- ❑ Current configuration of existing Church makes it difficult to retain and incorporate into a new development.
- ❑ Integration of a non-secular design into a secular structure. How to retain character defining elements and remain secular.
- ❑ Hamilton City Planning Improvements to Main Street.
- ❑ It is not about MONEY, it is about COMMUNITY.
 - ❑ *Provide affordable housing to the community including students of McMaster University and the thriving congregation of Adas Israel Synagoge.*



1 HERITAGE FEATURES KEY MAP
N.T.S.



THE FRONT FAÇADE WILL BE RECONSTRUCTED AND RETAIN ITS CURRENT VISUAL PRESENCE ON MAIN STREET WEST. THE RECONSTRUCTED FAÇADE WILL INCLUDE THE DATE STONE, CUT STONE ENTRANCE SURROUND AND EXISTING STAINED-GLASS WINDOWS

THE PROPOSED RE-DEVELOPMENT OF THE PROJECT AREA REQUIRES THE DEMOLITION OF THE FORMER GRACE LUTHERAN CHURCH. IT SHOULD NOT BE VIEWED AS A LOSS OF HERITAGE AS THE STRUCTURE WILL BE COMMEMORATED IN THE NEW DEVELOPMENT.



3

The re-development will provides an opportunity to educate the community on the work of William Russell Souter, establish a new community garden where the objectives of the Grace Lutheran Church congregation will have the opportunity to continue to enhance and influence the community.



4

THIS REDEVELOPMENT PROJECT HAS THE ABILITY TO RETAIN THE HERITAGE OF THE PROPERTY WHILE CREATING NEW OPPORTUNITIES WHICH WILL ENHANCE THE VITALITY OF THE SURROUNDING AREA





As communities grow and evolve change is inevitable.

The physical growth and the related development pressure of intensification is both a positive sign of health, as well as a force of change.

In the past, change often resulted in the loss and complete erasing of heritage but today we understand more clearly the value of celebrating a continued connection to community history.

Salvaged exterior finishes including sections of the plinth, rusticated stone finish and decorative cut stone window arches will be integrated into the main entrance of the proposed structure.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, January 18, 2022

Present: Melissa Alexander, Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: Ken Coit, James Croft, Chloe Richer, Charlie Toman

Absent with Regrets: All Sub-Committee members were in attendance

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

1) Approval of Agenda:

(Ritchie/Spolnik)

That the Agenda for January 18, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(MacLaren/Carroll)

That the Minutes of December 14, 2021 be approved as presented.

3) Heritage Permit Applications

a. **HP2021-055: 124 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)**

- Scope of work:
 - To permit the installation of new cladding (Indiana Split Veneer Limestone) along the front of garage structure.

- Reason for work:
 - Garage was damaged by tree impact on October 8, 2020;
 - Building permit for repairs did not include altering front façade of structure; and
 - This application is retroactive to accept installation of new limestone veneer on front façade.

The homeowner, Peter McMillan and Ryan Sneek of EFI Global, an authorized agent, spoke to the Sub-committee at the permit review.

The Sub-Committee deferred the application at the December 14, 2021 meeting allowing time for city staff and the homeowner to discuss changes to the veneer more sympathetic to the Heritage Conservation District.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-055 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, 2024. If the alterations are not completed by January 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

The vote on the motion was six citizen members against approval and four citizen members for approval. As such, the Sub-committee did not recommend approval of the permit application.

b. HP2022-001: 374-376 Mountsberg Road, Flamborough

- Scope of work:
 - To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition.

- Reason for work:
 - Additional outdoor amenity space.

Irene Kraus-Picado, 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 motion:

(Dent/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2022-001 be consented to, 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 January 31, 2024. If the alteration(s) are not completed by January 31, 2024, 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. HEA2022-001: 159 Carlisle Road, Flamborough

- Scope of work:
 - To install a replacement metal roof consisting of metal shingles (Decra Shingle XD); and
 - Steel – Aluminum-Zinc Hot Dip Coating with Acrylic Basecoat, Priming System and Over-Glaze and Ceramic Coated Stone Granules).

- Reason for work:
 - Deterioration of the existing roof has included rusting of the surface, lifting at the seams and leaking into the attic; and,
 - On two previous occasions, the owners have engaged contractors to repair and repaint the existing roof, however, the work was not successful and water penetration continues.

Larry Tansley, 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 motion:

(Burke/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HEA2022-001 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, 2024. If the alterations are not completed by January 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

4) **Adjournment:** Meeting was adjourned at 6:30 pm

(Priamo/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, February 15, 2022 from 5:00 – 8:30pm

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday December 7, 2020

10:00 am

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, B. Janssen, L. Lunsted, R. McKee, W. Rosart,

Regrets: C. Priamo , K.Stacey, A. Denham- Robinson

Also Present: D. Addington

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

None

(c) REVIEW OF PAST MEETING NOTES

Notes of November 19, 2020:

Notes approved.

(d) C.H.I.A. – 1 property: 101 King Street East, Hamilton

An overview of the proposed changes was given by David Addington, (City of Hamilton). The subject property is listed on the Municipal Heritage Register and is located within the Gore Park Cultural Landscape.

- Proposed development:
 - o Adding 3 storeys to the existing 3 storey building. This building is structurally sound.
 - o Remove an existing 1-storey addition at the rear to allow for a 7 storey addition
 - o Integrate the existing interior to the new addition
 - o Remove existing cladding and repair existing brick exterior using original brick where possible
 - o Remove existing windows which are not original

Working Group Members noted the following regarding the CHIA in general:

- In general, the working group liked the concept and was happy to see that existing brick would be used. The integration of the existing building into the design is very well done.
- Review of the proposed changes:
 - The group was unanimous in their dislike of the proposed cube structures on the front of the 4th and 5th storey. Although the CHIA indicates that the cubes are intentionally designed to contrast with the heritage aspects of the 2nd and 3rd storeys, the group felt they were too drastic a contrast.
 - C. Dimitry suggested that perhaps the cantilever on the 5th storey could be set back. He also wondered if there were any plans to leave some of the interior joists exposed as they are the only interior heritage feature left.
 - B. Janssen liked the proposed use of the brick and the work on the heritage features
 - L. Lunsted wondered if they could frame the cube in brick, similar to the building at 185 King St. E., to soften the look of the cube.
 - The group also suggested that the window glazing could be simplified
 - The cube shape is evident in several surrounding buildings but the impact of those is not as jarring. Some are set back so they are not as visible from the street.

Recommendations regarding the CHIA for 101 King Street East, Hamilton

- That the applicant provide alternative designs more in keeping with the heritage design of the building.

(e) OTHER BUSINESS

- R. McKee asked what the status was concerning the designation of Gore Park. D. Addington replied that it is still being worked on. There is also no change to the status of the Auchmar Gate House.
-

(f) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 9:45 am.

Next meeting date: To be determined

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday March 15, 2021

3:30 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, B. Janssen, L. Lunsted, R. McKee, W. Rosart, A. Denham-Robinson

Regrets: C. Priamo, K. Stacey

Also Present: D. Addington
Hannah Kosziwka

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

A. Denham-Robinson stated that her office is working on the building being discussed in the C.H.I.A.

(c) REVIEW OF PAST MEETING NOTES

Notes of December 7, 2020:

Approved by general consensus with minor edits.

(d) C.H.I.A. – 1 property: Chedoke Browlands / Long & Bisby Building

An overview of the Cultural Heritage Impact Assessment (CHIA) was given by Cultural Heritage Planner, David Addington. It was noted that Council approved the Notice of Intent to Designate in February and the NOID has been issued. The property owner has noted to staff that not all of the windows are intact or present, and that a portion of the rear addition had been previously been removed due to fire damage.

The Long & Bisby building was built in 1920 as a nurses residence for staff working at the Mountain Sanatorium. It is the only building from that institution still standing.

Overview Proposed development:

- Building 630 residential units, a mix of townhouses and multi-unit residential buildings.
- The townhouses are proposed to be 2-3 storeys, the multi-unit residential buildings will range in height with 4, 5, and 8 storey buildings being proposed.
- The development will be built in phases.
- Approximately 9 acres of land near Chedoke Creek will remain as open space and ownership will be transferred to the City.
- The Long & Busby building will be retained, initially as the office for the developer and later potentially converted for amenity or office use.
- A tree preservation plan has been submitted with the development application.

Working Group Members noted the following regarding the CHIA:

- In general, the working group were pleased that the Long & Bisby building is being retained and recommended that a Conservation plan be completed for the building. A. Denham-Robinson noted that the a plan for the ongoing monitoring and securing of the building must be included.
- C. Dimitry wondered if there were more heritage features inside the Long & Bisby building which have not been identified as being worth retaining such as the fireplace surround and ceiling the nurses lounge.
- R. McKee felt it was not clear what was happening to the Cross of Lorraine, and more information was needed as to how it was going to be dealt with and a plan for its restoration should be provided. Was it going to be restored and was it going to be lit? Was there a plan to remove trees so that the Cross was more visible?
- R. McKee suggested that the Hamilton Mountain Historical Society may be interested in preserving the Cross and may be able to help with funds and restoration plans.
- L. Lunsted said that the plans include blasting near the Long & Bisby building for construction of underground parking, and there was potential for damage to the building. It is agreed that an engineer should report on the potential blasting impacts on the Long & Bisby building and referenced in the CHIA. We would like to see regular reporting and ongoing monitoring of the building when this is happening.
- B. Janssen would like to see more detail on the park lands and hopes that as many trees as possible will be retained. It was noted that landscape components were removed from the designation By-law at Planning Committee.
- The CHIA reports that the landscape has been significantly altered over time so there is no significant impact with any changes, however, the P&D Working group is not in agreement with this statement.

Recommendations regarding the CHIA for Chedoke Browlands/Long & Bisby

- That the CHIA be received and that the questions and issues noted by the working group be addressed in a resubmission of the CHIA.

(e) OTHER BUSINESS

- R. McKee had various questions about the potential timing of a designation of the Auchmar Gatehouse and how a designation by-law would apply to the property should the gatehouse be moved.

(f) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 10.00 am.

Next meeting date: To be determined

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday March 15, 2021

3:30 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, B. Janssen, L. Lunsted, R. McKee, W. Rosart, A. Denham-Robinson, Carol Priamo

Regrets: K.Stacey

Also Present: A. Golden
Hannah Kosziwka

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

None

(c) REVIEW OF PAST MEETING NOTES

Notes of January 25, 2021

Approved

- (d) C.H.I.A. – Revised Cultural Heritage Impact Assessment for 115-117 George Street & 220-222 Main Street West, by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2021**

This CHIA was previously discussed on October 19, 2020. In reviewing the revised CHIA, the group feels that their comments were not all addressed and the recommendations remain the same.

Working Group Members noted the following regarding the CHIA:

- In general, the working group was pleased with the additions to the CHIA with regards to the George Street addresses.

Individual comments:

220 Main St. W.

- C. Dimitry felt that there are at least 3 attributes for 220 Main St. W. which should be noted in the Reg. 9/06 criteria – Queen Anne style, the turrets and the brickwork
 - He would like the new design to have more actual brick rather than a representation and more of a heritage look
- C. Priamo asked if they have already applied for re-zoning for the higher number of stories. She does not approve of tearing the building down

222 Main St. W.

- C. Dimitri – would like to keep this building
- C. Priamo – feels that the 9/06 assessment in the CHIA is not accurate, and should be as follows:
 - 1 i) – should be a Yes
 - 1 ii) – it does have craftsmanship
 - 2 i) yes it has a theme – its historical development
 - 2 ii) Yes – if the building comes down then there is nothing left to help describe the neighbourhood
 - 3 i) Yes it is important in defining the character of the neighbourhood
 - 3 ii) Yes, it is linked to its surroundings
- B. Janssen feels that they have missed the mark and could do a lot more to recognize the heritage and history, if the building is demolished.

Overall comments:

The Working Group hoped for more features to be saved from 222 Main St. W. If possible they would prefer that the building be saved and a structure be built above it. They would prefer that more of the red brick be incorporated into the design. They do not agree with the Ref.. 9/06 criteria as written in the CHIA.

It is recognized that the setback of the Main Street buildings could be an issue in the design but it is an integral part of the original structure and would have contributed to the character of the neighbourhood.

Recommendations regarding the CHIA for 115-117 George St. & 220-222 Main St. W.

- That the CHIA be received and that the questions and issues noted by the working group be addressed in a resubmission of the CHIA.
- In addition, while 115-117 George Street are Registered, they recommend referring these buildings, as well as Arlo House at 206 Main St. W. to the Inventory and Research Working Group as possible candidates for Designation.

(e) OTHER BUSINESS

- R. McKee confirmed that the Cross of Lorraine is included in the designation of the Long & Bisby building.
- He also questioned if it is better to designate a building (Auchmar Gatehose) before or after moving it to another location.
- W. Rosart asked if information can be sent out to the group earlier. This will be discussed at the next meeting and potential timelines developed. However it all depends on when staff get the information and how urgent it is.

(f) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 4:50 p.m..

Next meeting date: To be determined

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday April 19, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, B. Janssen, L. Lunsted, R. McKee, W. Rosart, A. Denham-Robinson, Carol Priamo

Regrets: K.Stacey

Also Present: A. Golden
Hannah Kosziwka

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

None

(c) REVIEW OF PAST MEETING NOTES

Notes of March 15, 2021

When asked these notes had been forwarded to the developer yet, Alissa Golden advised that she was waiting for them to be approved at this meeting. She will then add her comments and forward them.

Approved

(d) C.H.I.A. – Cultural Heritage Impact Assessment for 101 Hunter Street E. by Goldsmith Borgal & Company Ltd. February 26, 2021

The proposal is to demolish the building. The report did not find any criteria which met the Ontario Regulation 9/06 criteria for Cultural Heritage Value or interest.

Alissa Golden made the following comments for our clarification:

- Hunter Street was the cutoff and was not included in the Downtown Built Heritage Inventory.

- She feels that there is contextual value
- The statement that there is no historical or associative value may need more research
- The study seems to focus on the impact to adjacent buildings

Overall, the group disagreed with the report and felt that there were aspects that did not meet the Regulation 9/06 criteria.

Individual comments:

- The city Secondary Plan currently in effect does not allow this type of development
- It does not conform with the Tall Building Study or the current Zoning By-laws
- Corktown is one of four historical areas and needs more study
- The Shadow impact study is not representative of reality
- The placement of the building on the lot should be reconsidered
- The City should be accountable for studies which have been done and follow their own recommendations.
- We feel there is technical merit
- The brick and foundation are in good shape
- We would have expected to see more in the 'Associative Value' category
- If the new building is built, the row houses on the East and West may not survive
- While other nearby properties are on the Register, there are no plans for designation and they are not on the workplan.
- There is associative value
- Buildings may start to disappear in the Corktown area, south of Hunter Street if they are not added to the Register
- We do not see any heritage aspects in the design
- The buildings could be integrated into the design as they are right on the corner of the property.
- There were multiple references to high rises which do not exist yet
- The report does not recommend any heritage incorporation of the existing buildings

Recommendations regarding the CHIA for 101 Hunter Street West

The group does not agree with the Ontario Regulation 9/06 criteria as noted in the report. They feel that the existing buildings could be incorporated into the design or at the very least, some indication of the heritage of the buildings should be incorporated.

The proposal does not seem to conform with existing Zoning By-laws.

- (e) **C.H.I.A. – Cultural Heritage Impact Assessment for 455 and 457 Bay Street North prepared by ASI July 2020**

The proposal is for an addition at the rear of 455 Bay Street North, a designated building, and to construct a new residence on the adjacent vacant lot at 457 Bay Street North.

The major concerns of the group were with regards to maintaining the stability of the slope, and the number of mature trees which may need to be removed to facilitate the build. In particular there is a large tree which seems to be in front of the proposed new construction and removing it would significantly alter the streetscape.

- All heavy equipment will have access from the rear of the properties
- The City is taking over the operation of the marina and it may eventually close, resulting in great public access to the area at the rear of these lots.
- There are three tunnels near these lots which have heritage significance. They are currently boarded up but in future they may be recognized with a heritage plaque.
- It was felt that the design of both the rear addition and the new construction were more in keeping with Vancouver, rather than Hamilton, and they do not fit the area.

Overall comments:

The Working Group agrees in general with the report. They concur with the suggestion in section B.3.4.1.3 that exterior finishes for the new construction could make greater use of wood and brick materials, rather than the glass, steel and concrete. Engineering reports should evaluate the structural integrity and stability of the slope, and a landscape plan should be provided.

Recommendations regarding the CHIA for 455 and 457 Bay Street North

- That the CHIA be received and that the issues noted by the working group be addressed.

(f) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 4:35 p.m..

Next meeting date: To be determined

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday June 21, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, B. Janssen, L. Lunsted, A. Denham- Robinson, W. Rosart

Regrets: K.Stacey, R.McKee, , C. Priamo, S. Kusikowski

Also Present: C. Richer , H. Kosziwka,

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

(a) CHANGES TO THE AGENDA

None

(b) DECLARATIONS OF INTEREST

None

(c) REVIEW OF PAST MEETING NOTES

Notes of May 17, 2021

Approved with revision – correction to the spelling of Chloe Richer.

(d) C.H.I.A. – Cultural Heritage Impact Assessment for 265 Mill Street South, Waterdown by KSA Architectural Solutions, December 2020

The report was to support a Zoning By-Law amendment application. A presentation was made by Cultural Heritage Planner Chloe Richer and she had a few comments:

- Landscaping needs to be addressed
- The property is on the Register and may be put forward for designation if further research supports it
- Several of the attributes in the report say they 'partially' apply. The answer should be yes or no, not partially.

Individual comments:

- o The working group is in favour of the overall strategy
- o We feel that all of the attributes under Contextual Value should read 'meets criteria'

- We would like the comments under the Historical Attributes to be stronger, not 'partially meets'
- We felt that there is potential for this building to be designated. The Waterdown Village Built Heritage Inventory lists this property as a Designation Candidate.
- We would like to know if there are more items on the interior which could be salvaged. Most of the documentation is about the staircase.
- While the additions to the rear are necessary, would it be possible to have these more in line with the current structure.
- Would it be possible to have a site visit to view the interior?

**Recommendations regarding the CHIA for 265 Mill Street South, Flamborough
(Waterdown)**

The Policy & Design Working Group is supportive of this CHIA and agrees with the recommendations. It is not necessary to have this resubmitted to us.

We would like the Cultural Heritage Planner to update us on any changes or responses regarding the questions and comments identified.

It is recommended that this property be sent to the Inventory & Research Group for further research regarding eventual Designation.

- (e) C.H.I.A. – Cultural Heritage Impact Assessment for 207 King Street, Dundas**
by Wren Design, revised April 2021
- The working group is very pleased with the revisions to the CHIA. All of our concerns and questions have been addressed and answered.
 - The only question was if there will be accessible entry as it does not look like there is an AODA access in the front.

(f) ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 3:55 p.m.

Next meeting date: To be determined

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday August 23, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: A. Denham- Robinson, C.Dimitry, L. Lunsted, R. McKee, C. Priamo, W. Rosart,

Regrets: K.Stacey,

Also Present: A. Knowles, H. Kosziwka, S. Kursikowski

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) **CHANGES TO THE AGENDA**

None

b) **DECLARATIONS OF INTEREST**

None

c) **REVIEW OF PAST MEETING NOTES**

Notes of June 21, 2021

Approved .

d) **C.H.I.A. – Cultural Heritage Impact Assessment for 44 Hughson Street South, 75 James Street South** by Megan Hobson, 1 July 2021

The proposal is for a 34-storey mixed use development. A CHIA-Documentation and Salvage report has already been received for 75 James Street.

Individual comments:

- The shadow study only seems to have focussed on the church, not on the site of Prince's Square
- On page 12, the study seems to indicate the wrong square. Staff will follow up with the consultant.
- 44 Hughson St. is listed on the Municipal Heritage Register but Registered buildings do not require a heritage permit for any changes.
- The project is quite far down the process and there is not much that the committee can comment on at this point

- We are in agreement with the step back of the building design
- There is no discussion in the CHIA about Designation.
- Since the developer is already keeping the building in the plans, it was suggested that Designation would be an option.

Recommendations regarding the CHIA for 44 Hughson Street South:

The Policy & Design Working Group is supportive of this CHIA and agrees with the recommendations.

It is recommended that this property be sent to the Inventory & Research Group to do further research regarding eventual Designation.

e) C.H.I.A. – Cultural Heritage Impact Assessment for 1107 Main Street West

This is a revised CHIA. The document did not address the previous comments by the P & D Working Group. Staff will ask that the CHIA be revised again to address our previously documented concerns.

Individual Comments:

- The front façade of the church is being retained but in a courtyard where it does not seem to fit
- The location is quite far back from the street
- The church seems to meet all of the criteria so it should be considered for designation, not just kept as a wall somewhere in the overall design

Recommendations regarding the CHIA for 1107 Main Street West:

The Policy & Design Working Group would like to see this CHIA revised again, with more emphasis on saving the entire church.

It is recommended that this property be sent to the Inventory & Research Group to do further research regarding eventual Designation

f) Process for sending a property to the Inventory & Research Working Group

During the previous discussion, the question was raised as to what the process is when this group recommends that a property be forwarded to I & R for further research, and how staff is directed as to what to tell developers regarding Designation.

Over the past two years, several properties have been recommended for further research, but it is not clear if this has ever been carried out. Lyn will look through the previous meeting notes to find the properties which fall into this category and send the list to the heritage planners.

g) C.H.I.A. – 398 Wilson Street, Ancaster

A presentation was given by S. Kursikowski regarding this property. The CHIA does not assess the property with regards to O.Reg. 9/06. It does not provide a new SOS for the proposed new location of the building.

The recommendations of the CHIA recognizes the complexity of moving the building and:

- Advises that a Structural Engineer with heritage knowledge be consulted
- Advises specifications & the scope of the relocation should be prepared by a qualified building mover in conjunction with the structural engineer
- Suggest that permanently relocating the building will limit unnecessary impacts from multiple moves

Individual Comments:

- o The CHIA does not assess the property with regards to Regulation 9/06
- o the building is a designated heritage property - moving it will change some of the aspects of the designation
- o moving the building will take it out of context and remove it from the streetscape
- o the date and style of construction are significant
- o the building has not been significantly altered over the years
- o the type of construction is not one that can be easily moved
- o it will not be easily visible in the proposed new location
- o if the ground needs to be dug out, then perhaps it could be moved back a bit, to ground which has already been prepared.
- o we would like a mortar specialist to assess the building and a guarantee that it can be moved safely
- o more information regarding the specifications and scope of the move need to done by qualified building mover and a structural engineer
- o we would like further details and case studies of the proposed move/ remediation/ decontamination
- o the examples in the CHIA of buildings which have been moved do not include any of this particular type of construction
- o we would like more information as to how this building is described in the Ancaster secondary Node Plan
- o the CHIA is incomplete - it does not tell us anything about the proposed future site of the building or what the plans are for the future streetscape

Recommendations regarding the CHIA for 398 Wilson Street

The Policy & Design Working Group would like to see this CHIA revised again, to address our concerns. There is a special meeting of the Permit Review Subcommittee to address this property, on August 31. Further recommendations may come as a result of that meeting.

The Policy & Design Working Group Meeting adjourned at 5 pm

Next meeting date: September 20, 2021.

MEETING NOTES POLICY AND DESIGN WORKING GROUP

Monday September 20, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: A. Denham- Robinson, C.Dimitry, L. Lunsted, R. McKee,

Regrets: K.Stacey, C. Priamo, W. Rosart

Also Present: A. Knowles, S. Kursikowski, J. Lee

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) **CHANGES TO THE AGENDA**

None

b) **DECLARATIONS OF INTEREST**

None

c) **REVIEW OF PAST MEETING NOTES**

Notes not ready

d) **C.H.I.A – Cultural Heritage Impact Assessment for 983 Beach Blvd.** by Giamo Architects, 31 August 2021

This property had previously been reviewed by the P& D Working Group, with regards to an addition at the rear. As construction started it became obvious that the structure was in poor condition and the recommendation was to demolish and rebuild the house.

Comments:

- Given the obvious issues with the foundation and the compromised structural integrity of the house, going forward with the addition would not be possible
- The iron fence in the front of the building is to be retained and the landscaping redone to be as close to the original design as possible.
- The impact on the streetscape will be negligible.

Recommendations regarding the CHIA for 983 Beach Blvd.:

The Policy & Design Working Group is supportive of this CHIA and agrees with the recommendations.

e) C.H.I.A – Cultural Heritage Impact Assessment for 80 John Street North by mcCallum Sather, July 16, 2021

The proposal is for two 30-storey towers with a 4 storey upper podium and lower 4 storey podium for the rental market with retail at street level. The property is adjacent to two heritage buildings which are listed on the Municipal Heritage Register. The site is currently a parking lot.

Comments:

- Although the two heritage buildings are not part of this CHIA, we would like to see a bit more information about them – who owned them, who built them etc.
- We would like to see more of a setback of the front façade on Catharine Street North to allow the heritage homes at #85 and #89 Catharine Street to be more visible along the streetscape.
- A shadow impact analysis was not included with the CHIA – it appears that these two houses may be in shadow for most of the day.
- We would like more details regarding privacy / fencing at the back of these two properties as it appears that there is no landscape buffer.
- The shadow study should also incorporate buildings on the other side of Wilson Street
- Section 6.2 – we would like more information on the building materials.

Recommendations regarding the CHIA for 80 John Street N:

The Policy & Design Working Group would like to see this CHIA again, after the revisions and updates have been completed, with the shadow study and more details on the building materials which suggested to be sympathetic to the adjacent heritage buildings.

f) C.H.I.A – Cultural Heritage Impact Assessment for 193-213 King Street W. by mcCallum Sather, June 30, 2021

The proposal is for a 30 storey building, with 241 residential units and 110 hotel units.

Comments:

- Buildings around this property are on the inventory and the property kitty-corner to it is on the Municipal Heritage Register.

- Section 4.3 – we would like to see more information regarding the historical and associated value of the surrounding buildings, especially for the one on the Register.

Recommendations regarding the CHIA for 193 – 213 King Street West

The Policy & Design Working Group likes the proposed design and is ok with this CHIA.

- A general comment was made with regards to the previous two CHIA's highlighting that we are starting to see more CHIA's of 30 stories. The group would like to know if the downtown secondary plan currently allows for 30 stories and requests that staff investigate this.

g) C.H.I.A – Cultural Heritage Impact Assessment for 260 & 276 Dunsmure Road by Detritus Consulting Limited, September 2021

The proposal is to demolish the existing buildings and build a residential development consisting of two duplexes and a three building stacked townhouse complex totally 60 units.

Comments:

- The Lawson Lumber office was constructed in 1956, following a fire which destroyed previously existing buildings
- The Lawson Lumber complex meets all of the O.Reg 9/06 criteria
- The CHIA recommends significant salvage of parts of the Lawson Lumber office building
- The CHIA provides recommendations for further integration into the neighbourhood
- The P & D Working group suggests that the Lawson Lumber sign be moved to the entrance where it would be more visible and a link to the heritage of the site.

Recommendations regarding the CHIA for 260 & 276 Dunsmure Road

The Policy & Design Working Group agrees with this CHIA and does not need to see any updates. However we would be interested in knowing how the final proposal integrates the Lawson Lumber sign.

The Policy & Design Working Group Meeting adjourned at 4:10 pm

Next meeting date: October 18, 2021.

**MEETING NOTES
POLICY AND DESIGN WORKING GROUP**

Monday October 18, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: A. Denham- Robinson, C.Dimitry, L. Lunsted, R. McKee, C. Priamo

Regrets: K.Stacey, W. Rosart

Also Present: C. Richer, A. Knowles, S. Kursikowski, J. Lee

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

- a) **CHANGES TO THE AGENDA**
None
- b) **DECLARATIONS OF INTEREST**
None
- c) **REVIEW OF PAST MEETING NOTES**
Approved
- d) **C.H.I.A – Cultural Heritage Impact Assessment for 216 Hatt Street, Dundas**
by Meghan Hobson, 8 October 2021

The proposal is to demolish the existing structure and replace it with two detached houses. This CHIA was requested by staff after the Committee of Adjustment meeting as there were concerns about the proposed design of the houses.

The CHIA did not find significant heritage attributes regarding the building but does recommend potential salvage of some interior items such as stair newel post, banister and interior solid wooden doors.

Working Group Comments:

Additional Site and Neighbourhood Analysis

- Would like to see additional details on the setbacks and neighbourhood analysis. Many of the houses nearby are close to the street, with the exception of the one next door - it seems out of place.

Heritage Evaluation

- CHIAs tend to focus on what is not there, however, in this case the profile and architectural style of the dwelling remains as well as interior features;
 - How much does the style tie into the broader context of the area?
 - Not enough focus on architectural style, construction date and contextual value;
- It could be significant that Kidd only designed one dwelling in the area;

Consultation

- Has the Dundas heritage community been consulted?
 - The members understand the property is not designated, however, there is a Cross-Melville HCD Committee;

Proposed New Dwellings

- This particular Contemporary style is not a good fit due to the amount of glazing, narrow and high massing, use of wood and stone together in a way that appears too modern; the proportions do not fit the neighbourhood
- Second example would fit better; the materials are appropriate but the design is still very modern.
- These are proposed designs, not necessarily the final designs so it is difficult to comment on them

Documentation

- Would like to see more archival photos and feel there is not enough documentation between construction date and present; and
- Would also like to see photographs of the basement and attic in case it is found later that Kidd is significant.

Recommendations regarding the CHIA for 216 Hatt Street:

The Policy & Design Working Group would like to see a revised CHIA, given the scope of the comments and suggestions for more information.

e) Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment for Glancaster Road by AECOM Canada Ltd. September 3, 2021

Glancaster Road is potentially going to be widened to four lanes. This study deals with the potential impact on existing structures.

Working Group Comments:

- Final plans for the road construction have not yet been submitted so it is difficult to comment
- The report indicates that there would not be much impact on existing structures except for possible vibration during construction. The full impact can not be determined until the final design is submitted.

- The Golf Course mentioned in the report is closed – the document should be updated.

Recommendations regarding the CHIA for Glanaster Road

The Policy & Design Working Group would like to see this CHIA again, after the plans have been updated and finalized.

f) C.H.I.A. – Cultural Heritage Impact Assessment for 16-20 Canon Street East. by AECOM Canada, September 13, 2021

The proposal is for a 16 storey condominium building. Although the building on the site is to be demolished, the developer intends to incorporate the first floor brick façade in the design.

Working Group Comments:

Additional Site and Neighbourhood Analysis

- The Firth building is adjacent to this development. Will the construction have any impact on this building, especially the windows; construction vibration?
- Perhaps there should be more setback, to reflect the neighborhood
- The proposed building seems to exceed the height restrictions in place for that area. Has the developer applied for exemptions? Note: Staff has verified that the development is within allowable height restrictions.
- We would like to see a listing of instances where the height is higher than the requirements in the Secondary Plan

Heritage Evaluation

- The CHIA does not seem to address many of the heritage aspects of the existing building.
- The CHIA notes that the property is on the Heritage Register and documentation was provided by staff as to why it was added to the Register. The CHIA does not incorporate these reasons in the 9/06 evaluation.
- Further comments on this are contained in a document added as Appendix A to these notes

Proposed New Building

- The design of the new building has no relation to the Edwardian brick façade they are proposing to keep
- It needs to be more cohesive

Documentation

- We would like to see more details as to how they are proposing to preserve the wall. What mitigation strategies: keep it on site? Remove the bricks, number them, then replace?

- Is there any concern regarding site contamination because of the previous funeral home business?

Recommendations regarding the CHIA for 16-20 Canon Street East

The Working Group feels that there is a lot of information that has not been provided. We are not in favour of this CHIA and would like to see it again after revisions have been done.

Attachment:

Appendix A – Comments on Proposal for 16-20 Canon St. E. by Carol Priamo

Next meeting date: November 15, 2021.

APPENDIX A

October 25, 2021

To: Policy and Design Sub Committee

From: Carol Priamo

Re: Comments on Proposal for 16-20 Cannon Street CHIA

- “The study area 16-20 Cannon Street East was screened as a “Character Supporting Resource”, which is defined as a “property that maintains or supports its historic context and can be related to the characteristic pattern of development or activity, property type or attribute of the area (PED Report 1491).
- Furthermore, the property’s individual screening for the DHBI indicated that the property’s style or expression is noted as having unique elements.
- The Cultural Heritage Planners also noted that the study area is located within the Beasley Established Historical Neighbourhood and is adjacent to several significant cultural heritage resources including 10 Cannon Street East and 127 Hughson Street North (former Firth Brothers Ltd. Complex).”

Excerpted from the CHIA report demonstrates the property has heritage value which is not accurately indicated in the Criteria Analysis:

Table 3 Municipal

Review of the Criteria Analysis p.33 – 34

1. **Thematic: Yes** – illustrates presence of a successful commercial establishment through the 20th century (Dwyer Funeral and is recognized by the community)
10. **Character: Yes** – does contribute to the character of the streetscape both east and west on south side of Cannon and linking to the historic James Street North commercial rows.
11. **Setting: Yes** - does share visual and historical relationship with surrounding buildings; empty space on sides does not detract from or negate this.

Table 4 Provincial

1. **Design or Physical Value : Yes** – representative of not original style but an early style from 1946; also shows craftsmanship in the use of materials and construction methods
2. **Historical Value: Yes** (see above “Thematic”)

3. **Contextual Value: Yes** (see above “Character” and “Setting”) and its relation to the economic life and development of the James North Historical Area and the Beasley Heritage Neighbourhood.

Notable Architectural Features:

(excerpts from the CHIA description of the retained façade)

- Façade: brick and stone façade 1946 has “Classical style details with its large stone finishes, which alludes to a construction date in the early portion of the 20th century.” “The addition sits on a rusticated stone foundation”
- large semi-circular door feature (where original carriageway was located and still evident on the interior) is “inset with a stone surround, rounded stone columns, a brick-filled semi-circular transom and two wooden doors with 16 glass panels. There is a three-window bay with plain stone trim and two central stone columns on either side of the main entrance. There are similar flanking double-window bays on either end of the first storey that are connected to the three-window bay via a continuous stone sill.
- There are four rectangular decorative stones in the parapet of the addition above a band of cut stone with floral details. There is a shallow gable peak in the parapet that is centred on the gable of the main building.

Conclusion and Recommendations:

16- 20 Cannon Street is an important building to the community. Architectural features, construction and materials of the one-storey 1946 portion are noteworthy. Preservation of this façade is supported but the new tower design and height is incompatible with the historic district and with the scale of the remaining portion of the historic structure.

Recommend:

- Re- evaluation of the property in the Criteria Analysis
- Redesign of tower with attention to materials sympathetic to the streetscape
- Height Review for tower as scale overwhelms the heritage façade.

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday November 15, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: A. Denham- Robinson, C.Dimitry, L. Lunsted, R. McKee, W. Rosart

Regrets: K.Stacey, C. Priamo

Also Present: C. Richer, A. Knowles

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

- a) **CHANGES TO THE AGENDA**
None
- b) **DECLARATIONS OF INTEREST**
None
- c) **REVIEW OF PAST MEETING NOTES**
Approved

d) **Landscape Plan 276 Dunsmure Road**

The Working Group had requested at their September 2021 meeting that a landscape plan be submitted to demonstrate how the final proposal integrates the Lawson Lumber sign. The landscape plan also provided details on a proposed heritage plaque. The Working Group recommends that the proposed heritage plaque should be placed facing Dunsmure Road, not the railway tracks. It was also suggested that the developer contact the Heritage Resource Management Division for advice on heritage plaques in the City.

e) **C.H.I.A. – 216 Hatt Street, Dundas**

The Working Group had requested revised documentation including more photographs and changes to the proposed design of the two houses, to better blend in with the neighbourhood. There were no new questions regarding the CHIA and we

appreciate the revised documentation and find it very thorough. However there are still concerns regarding the design of the two proposed houses.

Working Group Comments:

The members would like to see the red brick colouring used in many houses in the area reflected in the proposed new dwellings instead of grey or black – the exterior cladding should be more sympathetic in colour and materials.

Instead of different designs for the two houses, perhaps they could be mirror images, or at least have design features that would reflect the gables in the existing structure.

Single rather than double garages would be appropriate;

Proposed New Dwelling – Lot A

- Concerns about the slant of roof, with water being directed between two buildings;
- An alternate option would be the dwelling with its mirror image on Lot B, providing the sense of a single peak (please note, the members are not suggesting the two buildings be attached);
- Ongoing concerns about the large size of the windows as the members feel this is not in keeping with the character of the area;

Proposed New Dwelling – Lot B

- Preference for a-frame style of Dwelling B in the CHIA or Lot B of new renderings;
- The proposed cladding is too dark and bulky, and the wood too light (bamboo-like);
- The horizontal lines in the garage give the appearance of a fence;
- The corners of the roof look odd, suggest making them square like on the first floor; and,
- Preference for the design of Lot B, though see recommendations regarding colouring under “General Comments.”

Staff will forward our comments to the developer.

f) C.H.I.A. – Cultural Heritage Impact Assessment for 221-223 Charlton Avenue East, 200 Forest Avenue by WSP, October 5, 2021

The proposal is to construct a three storey, 17-unit residential building which requires the demolition of the existing two semi-detached residences. Colours in the original document have been updated to reflect previous comments by staff.

Working Group Comments:

- The CHIA has the date of construction as c. 1890, with a poured concrete foundation. The heritage consultant may wish to assess the foundation again as the members suspect it is not poured concrete originally
- Will there be any vibration monitoring during the construction phase, as there are concerns about impacts to the adjacent designated properties?
- The members suggest more clarity regarding the proposed colours and are pleased to see the use of red brick which is in keeping with the character of the area.
- There was some discussion regarding shadow studies but it was decided the shadow impact on adjacent buildings would be insignificant.

Recommendations regarding the CHIA for 221-223 Charlton Avenue East

The Working Group does not need to see the CHIA again but would like to be updated by staff as to any changes regarding colours.

g) Revised brochure on heritage windows.

The Working Group would like to revise the material currently being used. The discussion was postponed due to the absence of some of the group members. A version of the brochure was produced by Walter Furlan. This will be distributed to the group by Alissa Denham-Robinson prior to the next meeting.

The meeting adjourned at 4:15 pm

Next meeting date: December 13, 2021 – meeting brought forward a week due to Christmas holidays.

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday December 13, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, L. Lunsted, A. Denham-Robinson, W. Rosart

Regrets: K. Stacey, R. McKee, C. Priamo,

Also Present: C. Richer, A. Knowles, S. Kursikowski

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

1. CHANGES TO THE AGENDA

None

2. DECLARATIONS OF INTEREST

None

3. REVIEW OF PAST MEETING NOTES

Notes of November 15, 2021

Approved

4. C.H.I.A. – Cultural Heritage Impact Assessment for 111 Inksetter Road, Flamborough by MMC Architects, November 2021

The applicant proposes to make substantial changes to buildings on their property: convert the existing barn to the primary residence, change the use of the existing residence to a utility building/pool house, build a new barn for vehicle storage (garage), and demolition of the existing garage, small storage building and 1970s addition to the existing residence.

Individual comments:

- The report is missing the Ontario Regulation 9/06 evaluations
- Staff has requested that the Statement of Significance be revised
- The total property should be photo documented

- The mitigation measures proposed do not consider all relevant measures outlined in the Ontario Heritage Toolkit
- What are the proposed recommendations, e.g., is the property worthy of designation?

Recommendations regarding the CHIA for 111 Inksetter Road, Flamborough

The Policy & Design Working Group feels that the CHIA is not complete and does not address the Ontario Regulation 9/06 criteria.

While the group has no significant concerns about the proposed changes, it was recommended that full discussion about the property be tabled until a revised CHIA is received.

5. C.H.I.A. – Cultural Heritage Impact Assessment for 442 – 462 Wilson Street East, Ancaster by McCallum Sather, September 2021

The proposal is to build either a 7-storey retirement home or a 6-storey mixed used building. The site includes 442 Wilson Street East which will be retained in situ, and 450 Wilson Street East which is proposed to be moved 1 meter south. The building at 454 Wilson Street is to be demolished, while the building at 462 Wilson Street (Brandon House) was demolished in 2020.

Individual Comments:

- The CHIA does not seem to be complete. There is no structural assessment
- There is no full description of why a move of 1 meter is required and how it will be done
- There is very little information about the previous owners and history of the buildings
- Documentation and salvage should be addressed in more detail, are there plans for any sort of commemorative plaque

Recommendations regarding the CHIA for 442-462 Wilson Street East, Ancaster

At this point, the proposed development requires Official Plan and Zoning By-law Amendments. From a heritage perspective, the proposal to incorporate two of the existing Registered heritage structures into the design is a good thing. The Brandon House, which was the most obvious landmark but has already been demolished, although the CHIA advises that stones from the building have been salvaged and will be incorporated in the proposed development.

More information about the development and proposed relocation of 450 Wilson Street East is required. The Policy & Design Working Group would like to see this CHIA again, once it has been revised.

6. C.H.I.A. – Cultural Heritage Impact Assessment for 537 – 563 King Street E., Hamilton, by AECOM., October 2021

The proposal is for a 6 storey condominium building with underground parking. The site includes four properties listed on the Inventory of Heritage Buildings, and one vacant parcel of land. The Applicants have requested comments by the Policy & Design Working group before revising the CHIA to reflect the new status of 537 King St E as a property listed on the Heritage Register. Two buildings were demolished in the summer of 2021 and 537 King Street E. was then incorporated into the design.

Individual Comments:

- Ontario Reg. 9/06 evaluation in the CHIA should reflect the work done by the Inventory & Research Group which felt that the building had artistic merit and is part of the King Street Cultural Heritage area.
- 537 King Street should be retained and incorporated into the development as it is a unique example of Queen Anne architecture for this neighbourhood
- The development should utilize red brick as it is an important element in this neighbourhood

Recommendations regarding the CHIA for 537-563 King Street East, Hamilton

The Policy & Design Working Group would like to see this CHIA again, once it has been revised to reflect the recent heritage status of 537 King Street E., and emphasis on the retention options for this property.

7. C.H.I.A. – Cultural Heritage Impact Assessment for 41 Wilson Street, Hamilton by Goldsmith Borgal & Company Ltd. Architects, Revised October 2021

The CHIA has been revised to include buildings at 117 and 97 John Street.

Individual Comments:

- We see the rarity of 97 John Street North as the last example on the street as significant, although we agree with the recommendation that the demolition of this building would not be a significant loss of heritage.
- The proposed height is above that of the Downtown secondary plan and we are not supportive of additional height in this area
- We have concerns that the towers are located too close to the edge of the property, potentially impacting sidewalks, visibility and pedestrian friendly space.
- We would like more historical documentation and photos regarding 97 John Street North

Recommendations regarding the CHIA for 41 Wilson Street, Hamilton

The Working Group is generally supportive of this CHIA.

8. ADJOURNMENT

The Policy & Design Working Group Meeting adjourned.

Next meeting date: January 17, 2021

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday January 17, 2022

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: C. Dimitry, L. Lunsted, A. Denham-Robinson, W. Rosart, R. McKee,
C. Priamo

Regrets: K. Stacey,

Also Present: C. Richer, A. Knowles, J. Croft

**THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE
HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:**

1. CHANGES TO THE AGENDA

None

2. DECLARATIONS OF INTEREST

None

3. REVIEW OF PAST MEETING NOTES

Notes of December 13, 2021

Approved

**4. C.H.I.A. – Cultural Heritage Impact Assessment for 1107 Main Street W,
(Grace Lutheran Church), November 2021 by Parslow Heritage Consultancy Inc**

This is a new CHIA, based on previous versions, as the original consultant had retired. The proposal is to demolish Grace Lutheran Church and replace it with 15 storey mixed-use residential structure.

Individual comments:

- This property has come multiple times before the Policy & Design working group and each iteration seems to retain less of the heritage attributes than the last version

- The previous CHIA indicated that the church met all of the criteria for determining cultural heritage value or interest. This current CHIA indicates that it meets five out of nine criteria.
- The recommendation to create a Community Garden on City-owned property is not a feasible alternative for destroying a community green space in situ.
- A zoning amendment would be required to build the proposed structure.
- The building retains enough heritage attributes to recommend heritage designation.

Recommendations regarding the CHIA for 1107 Main Street W.

The Policy & Design Working Group feels that the CHIA does not make enough effort to retain the church or at least significant portions of it, and its green space.

The group recommends that this property be addressed by the Inventory & Research Working Group for further research and potential designation.

The Working Group does not accept the CHIA.

5. C.H.I.A. – Cultural Heritage Impact Assessment for 1072 Main Street East, (Children’s Museum) November 11, 2021 by Megan Hobson

The proposal is to construct a one-storey addition on the west side building and a small one-storey addition at the back of the building. In addition, the Museum would also like to improve accessibility to the site and is proposing to make the front and back entrances fully accessible and add an elevator on the east side. This property is listed on the Municipal Heritage Register and is located in Gage Park.

Individual Comments:

- The Policy & Design Working Group would like more information to evaluate the appropriateness of the proposed additions. This includes further elevation drawings and renderings, including details on the proposed cladding.
- We have concerns that the proposed west addition will look like gabled huts or greenhouses.
- Further consideration should be given to placing the addition on the east side of the building to limit impacts on the historic Beech hedges.
- The Working Group would like to see directional information on the images.
- While not specifically connected to this CHIA, there may be impacts on the original landscape design of Gage Park by renowned landscape architects Howard & Lorrie Dunington-Grubb, as the Beech hedges are proposed to be cut back.
- The suggestion was made that perhaps the Friends of Gage Park would appreciate seeing this CHIA.

Recommendations regarding the CHIA for 1072 Main Street East

The Working Group would like to see this CHIA again, once it has been revised to reflect the Policy & Design Working Group comments.

6. C.H.I.A. – Cultural Heritage Impact Assessment for 574 Northcliffe Ave, Dundas (Sisters of St. Joseph Motherhouse), July 2019 by ASI.

The proposal is to build an addition on to an addition that was built in 2004, as well as adding new parking spaces and sidewalks. The new addition will house a gymnasium with a capacity of 1370.

Individual Comments:

- The Policy & Design Working Group are comfortable with the proposal to have a second addition to the Motherhouse building as this means seeing the building retained.
- Page 57, regarding the Ontario Regulation 9/06 evaluation criteria, the members believe the following criteria should be met, as the architect has been identified:
 - 1.ii “displays a high degree of craftsmanship or artistic merit”; and,
 - The Group also felt that the building is a landmark.
- Page 14, section 2.2.1 contains an error (change ‘Township of Barton’ to Township of West Flamborough).
- Page 15, Section 2.3.1 contains an error (change ‘1877’ atlas to ‘1875’).
- Page 64, recommendation to provide a copy of the final CHIA to the Flamborough Archives.

Recommendations regarding the CHIA for 574 Northcliffe Ave., Dundas

The Policy & Design Working Group is supportive of the CHIA and does not need to review it again.

7. ADJOURNMENT

The Policy & Design Working Group Meeting adjourned at 4:30pm.

Next meeting date: February 14, 2022



Hamilton Municipal Heritage Committee

Hamilton City Hall - 71 Main St. W.,
Hamilton, ON L8P 4Y5

C/o Loren Kolar, Legislative Coordinator,
City of Hamilton

E: loren.kolar@hamilton.ca

(Issued by Email and Post-mail)

February 25, 2022

New Vision United Church

24 Main St. W.

Hamilton, On L8P 1H2

(905) 522-6843

E. officeadmin@newvisionunited.org

Attn: Rev. Dr. Ian Sloan – Minister
Chair, Board of Trustees

Dear Reverend Sloan,

I hope this letter finds you and the Board of Trustees well.

On behalf of the Hamilton Municipal Heritage Committee (HMHC), and with approval from City Council, I am reaching out to you regarding 679 Main Street East and 85 Holton Avenue South, Hamilton, (St. Giles United Church).

As the City's Municipal Heritage Committee, our members continue to field concerns from neighbours, heritage advocates and local advocacy groups regarding the uncertain future of St. Giles. Among their ever-growing concerns are signs of demolition by neglect, a declining state of property maintenance and vandalism.

You are more than aware of the significance of the heritage property under your current care. St. Giles is an architectural landmark that has been situated within the Gibson (Ward 3) Neighbourhood for more than 110 years. Beautifully designed in 1912 by well-known Hamilton Architects Stewart and Witton, St. Giles is considered prominently amongst their many great works (Herkimer Apartments, Playhouse Theatre, James Street Armoury, etc.).

Within Stewart & Witton's portfolio, St. Giles is a stunning and unique example of neo-gothic church design. The use of local materials and craftsmanship would not be easily replicated today. If this building were to be demolished, the loss of such a heritage resource would be significant.

Although its time as a place of worship has come to an end, the opportunity and potential for adaptive reuse within the existing walls of St. Giles is extraordinary. We would encourage any heritage property owner to explore creative and meaningful design ideas to integrate existing heritage structures into contemporary development planning.

Rather than demolition, there are numerous examples where places of worship have found new life as residential homes, community hubs and multi-purpose spaces.

Reflecting on past correspondence received from New Vision (dated: June 22, 2021)

In June of 2021, HMHC received a four (4) page letter from New Vision, offering us “*guidance on what to expect from New Vision ahead*”. Sadly, since this time, there appears to have been little to no positive movement forward.

Your letter recounted New Vision’s experience navigating the municipal heritage process. I can tell you that it was very disappointing to hear you describe your overall experience in such a negative manner; considering the positive outcomes taking shape for 24 Main St. West (New Vision - formerly Centenary United Church). The City (including staff, HMHC and Council) has worked alongside New Vision to help expedite designation, at your request, so that you could access municipal funding through their grants and loans program and promote this heritage property as a tourist attraction and revenue generating, music and entertainment venue.

Upon reading your letter, our members shared a common concern that your accounts reflected a perceived experience and did not truly and accurately reflect the events that have transpired since your first interaction with Heritage Planning Staff, HMHC and Council. In reference to this, and in order to move forward in the future, we have worked with City Staff to prepare a timeline that we hope will help clarify key milestones and actions related to the St. Giles property. (See Attachment A).

By definition, as a Municipal Heritage Committee, our mandate it to advise City Council on all heritage matters related to the Ontario Heritage Act;

- To advise and assist City staff and Council on all matters relating to the designation of property, the review of heritage permit applications and other cultural heritage conservation measures under Parts IV and V of the Ontario Heritage Act, R.S.O. 1990, c.O.18.
- To advise and assist City staff and Council in the preparation, evaluation and maintenance of a list of properties and areas worthy of conservation.
- To advise and assist City staff and Council on any other matters relating to the conservation of listed properties or areas of cultural heritage value or interest.

Although you have notably and publicly taken offense to recommendations forwarded to City Council, these actions fall within the mandate of HMHC. Recommendations included asking for St. Giles to be added to the Municipal Register as well as to Staff’s Work Plan for designation. Placing a property on the Register is not considered a hardship and simply offers 60 days protection from demolition to allow time for meaningful discussion. Designation would offer increased protection for the property, however, it would also allow New Vision access to grants and loans. These recommendations reflect the importance of this historic place.

In your letter, New Vision questioned HMHC's intentions, stating that, *"We wonder if the Committee's actions are meant as disrespect to us [New Vision] as religious use property owners, a disrespect which we have felt we have experienced as early as our first delegation to the Committee in 2014"*. As Chair, I pride myself on maintaining a professional atmosphere and decorum during each and every meeting. Our members treat all properties and property owners with respect and as educated volunteers, demonstrate their dedication to fulfilling our advisory role under the requirements of the Province of Ontario and the Ontario Heritage Act.

In your concluding remarks, you stated that you *"continue to seek open and meaningful dialogue with you [HMHC] over the two places of worship we [New Vision] own. We do this in accordance with the provisions of and in the spirit of the Ontario Heritage Act and the guidance related to it issued by the Province to municipal councils and property owners of places of worship."* Although some past statements issued by New Vision would contradict this, we remain optimistic and would encourage you to demonstrate what it means to be good stewards of our City's heritage and take pride in all of the properties that you own. We welcome open dialogue and look forward to future discussions with the New Vision team and we hope that New Vision will take interim measures to protect and maintain St. Giles while the building remains unused and planning progresses.

In the spirit of Ontario Heritage Week (Feb. 21st – 27th, 2022), we encourage you, the Board of Trustees and New Vision to move forward with an openness to the potential opportunities available to adaptively integrate St. Giles into a community-minded project. A meaningful project that would see St. Giles preserved for the community and once again become a vibrant and thriving place within the Gibson neighbourhood.

Sincerest regards,



Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Attachments:

1. Appendix A – Timeline – Milestones and Events
2. Appendix B - Correspondence from New Vision, dated June 22, 2021

Cc.

- Mayor Fred Eisenberger
- Hamilton City Council
 - Ward 1 - Councillor Maureen Wilson
 - Ward 2 - Councillor Jason Farr

- Ward 3 - Councillor Nrinder Nann
 - Ward 4 - Councillor Sam Merulla
 - Ward 5 - Councillor Russ Powers
 - Ward 6 - Councillor Tom Jackson
 - Ward 7 - Councillor Esther Pauls
 - Ward 8 - Councillor John-Paul Danko
 - Ward 9 - Councillor Brad Clark
 - Ward 10 - Councillor Maria Pearson
 - Ward 11 - Councillor Brenda Johnson
 - Ward 12 - Councillor Lloyd Ferguson
 - Ward 13 - Councillor Arlene VanderBeek
 - Ward 14 - Councillor Terry Whitehead
 - Ward 15 - Councillor Judi Partridge
- Hamilton Municipal Heritage Committee

The following timeline reflects key milestones and events related to the property known as:
 24 Main Street West, Hamilton, On (Former Centenary United Church) and
 85 Holton Avenue, Hamilton, On (Former St. Giles United Church)

DATE	EVENT
May 2014	Staff notified affected owners by letter of the Downtown Built Heritage Inventory Project recommendations in advance of open house on June 3, 2014
June 3, 2014	DBHI Open House Representative from Centenary attended the DBHI open house and submitted a request for more information on the recommendations to list their property on the Register and add it to staff's designation work plan.
June 9, 2014	Staff responded with the information requested and offered to meet to discuss further.
July 8, 2014	Congregation provided a letter expressing their concerns with 24 Main Street West being identified as a candidate for designation and requesting to not be listed on the Register or staff's work plan for designation.
July 10, 2014	Hamilton Downtown Built Inventory Project Public Consultation (ERA) PED14039
August 21, 2014	HMHC PED14191 <ul style="list-style-type: none"> - Helen Bradely, Chair of Church Council, St. Giles the Centenary United Church respecting inclusion of Centenary United Church in the list of properties for heritage Designation – delegation request approved, presentation received; <ul style="list-style-type: none"> o The presentation included, but was not limited to, the following: <ul style="list-style-type: none"> ▪ Centenary United Church ▪ Working with our Heritage ▪ Balancing Church Property Interest with Heritage Preservation ▪ Religious Heritage Resource Management Guideline

DATE	EVENT
	<p>The presentation respecting the inclusion of Centenary United Church in the list of properties for heritage designation was received.</p> <p style="text-align: center;">- Motion: Implementation of the Recommendations of the Downtown Built Heritage Inventory Project</p> <p>(a) That the properties listed in Schedule 1 of Appendix "A" attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) be included in the Register of Property of Cultural Heritage Value or Interest as nondesignated properties;</p> <p>(b) That staff be directed to add the properties listed in Schedule 2 of Appendix "A" attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) to the staff's work program for designation;</p> <p>(c) That Schedule 3 of Appendix "A" attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) be approved as amended to include the Candidates for Designation;</p>
September 16, 2014	Planning Committee (Downtown Built Heritage Inventory)
2015	<p style="text-align: center;">Formal Consultation application (FC-15-052)</p> <p>Development proposal: to remove the portion of the existing church that is located north of Main Street East and to redevelop the balance of the church property with an attached 3-5 storey stepped apartment building consisting of 79 units. The applicant is proposing to develop 81 parking spaces consisting of 18 surface parking spaces and 63 underground parking spaces</p>
June 14, 2017	<p>Council directs staff to make the designation of the former Centenary Church at 24 Main Street West a high priority (at the request of the congregation).</p>
April 17, 2018	<p>Demolition permit application for 85 Holton and 679 Main Street East</p> <p><u>What happened with this demolition permit?</u> Demolition permit cancelled on February 19, 2021 due to non-response of 10 days notice.</p>

DATE	EVENT
May 18, 2018	Staff site visit (from right of way)
May 31, 2018	Staff site visit with representatives of New Vision Church (interior)
June 21, 2018	<p>Hamilton Municipal Heritage Committee Designation Report PED18153</p> <ul style="list-style-type: none"> ▪ Report is in response to a demolition permit submitted for the subject lands on April 17, 2018. ▪ Meets 8 of 9 criteria as defined in O.Reg 9/06 <p>- Motion: The following recommendation was proposed for consideration at the June 27, 2018 Council meeting. (Ritchie/Arndt)</p> <p style="padding-left: 40px;">(a) <i>That the designation of 679 Main Street East and 85 Holton Avenue South, Hamilton (former St. Giles United Church), shown in Appendix “A” to Report PED18153, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved;</i></p> <p style="padding-left: 40px;">(b) <i>That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED18153, be approved; and, Hamilton Municipal Heritage Committee June 21, 2018 Minutes 18-006 Page 6 of 9</i></p> <p style="padding-left: 40px;">(c) <i>That the City Clerk be directed to take appropriate action to designate 679 Main Street East and 85 Holton Avenue South, Hamilton (former St. Giles United Church) under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED18153.</i></p>
July 10, 2018	<p>Planning Committee</p> <p>- Motion: <i>To Designate 679 Main Street East and 85 Holton Avenue South, Hamilton (St. Giles United Church) under Part IV of the Ontario Heritage Act (Referred from Council June 27, 2018) (Item 9.2) (Pearson/Partridge)</i></p>

APPENDIX “A”
TIMELINE – Milestones and Events
 New Vision Church
 February 25, 2022

DATE	EVENT
	<p>(a) <i>That 679 Main Street East and 85 Holton Avenue South, Hamilton (former St. Giles United Church), not be designated as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act;</i></p> <p>(b) <i>That the owners of St. Giles United Church be requested to work with heritage staff to preserve, in some form, the history of the building at 679 Main Street East and 85 Holton Avenue South.</i></p>
July 13, 2018	Council ratified Planning Committee report
August 18, 2020	<p style="text-align: center;">Formal Consultation application (FC-20-084)</p> <p>The applicant proposes to redevelop the subject lands with a residential development consisting of a six storey multiple dwelling containing 30 residential units; 19, two storey street townhouse dwelling units; and, four, three storey “walk up” multiple dwelling buildings containing a total of 12 residential units. A Zoning By-law Amendment and Site Plan Control application will be required to implement the proposal.</p>
February 11, 2021	Councillor Nann Public Open House regarding 85 Holton Avenue and 679 Main Street East
March 26, 2021	<p style="text-align: center;">Hamilton Municipal Heritage Committee (Dr. Sheehan delegation)</p> <p>Motion:</p> <p>(a) <i>That the property known as the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton be added to the Municipal Heritage Register as a property of Cultural Heritage Significance;</i></p> <p>(b) <i>That staff be direct to report back to Hamilton Municipal Heritage Committee with options for the preservation of the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton including Designation and/or Adaptive Reuse; and</i></p> <p>(c) <i>That staff to liaise with property owner of the Former St. Giles Church, located at 679 Main</i></p>

APPENDIX "A"
TIMELINE – Milestones and Events
New Vision Church
February 25, 2022

DATE	EVENT
	<i>Street East, and 85 Holton Street South, Hamilton</i>
April 6, 2021	New Demo application received (cancelled by owner)
April 6, 2021	Planning Committee (delegation requests) Motion: <i>That staff be directed to take appropriate action to designate 679 Main St E and 85 Holton St South under Part IV of the Ontario Heritage Act, including preparation and giving the required public notice of the Notice of Intention to Designate and a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.</i>
April 14, 2021	Council Letter submitted by MHBC on behalf of owner Motion: <i>That staff be directed to take appropriate action to designate 679 Main St E and 85 Holton St South under Part IV of the Ontario Heritage Act, including preparation and giving the required public notice of the Notice of Intention to Designate and a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.</i> (a) <i>That the designation of the former St. Giles Church, located at 679 Main Street East, and 85 Holton Avenue South, Hamilton, be referred back to Planning Committee to allow the Ward Councillor time to meet with the applicant and the community with respect to the proposed future development of the site; and</i> (b) <i>That the owner of 85 Holton Avenue be invited to attend a future Planning Committee to present their proposed approach and concept for the development of 85 Holton Avenue, prior to making a formal application for planning approval.</i>
June 10, 2021	Virtual Town Hall held by owner/applicants (afternoon/evening)
June 26, 2021	Hamilton Municipal Heritage Committee Correspondence received from Rev. Ian Sloan

APPENDIX "A"
TIMELINE – Milestones and Events
New Vision Church
February 25, 2022

DATE	EVENT
	85 Holton Avenue and 679 Main Street East added to Vacant Building registry (Building was previously on the vacant building registry 2016-2018 but the building permit for demolition was applied for in 2018 and the building was removed from the list)

-End of Document-



APPENDIX "B"
New Vision Correspondence

Mailing Address:
24 Main St. W.
Hamilton ON L8P 1H2
(905) 522 6843

officeadmin@newvisionunited.org

June 22, 2021

The Hamilton Municipal Heritage Committee
Loren Kolar, Legislative Coordinator
City of Hamilton
By Email: loren.kolar@hamilton.ca

Dear Chair and Members,

It has been some time since we interacted directly with respect to New Vision's Holton Ave. S. campus. I write to you to review pertinent events and actions that have taken place before and since that interaction in June of 2018, and offer you guidance on what to expect from New Vision ahead.

Our interactions with you as an advisory committee of Hamilton's municipal council began in 2014 as an interaction with you over the effect of the Downtown Inventory of Heritage Buildings that the City notified us it planned to issue. We were notified that our 24 Main W. campus, the former Centenary United Church, was to be listed in the inventory. We objected to it being listed in the inventory because the City of Hamilton had not yet prepared a survey of heritage places of worship, nor instituted any meaningful protocols with respect to how to interact with heritage places of worship property owners as recommended in the *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities* issued by the Ontario Ministry of Tourism and Culture.

Our delegation was not received by the Committee at that meeting until after the Inventory was voted upon and approved – an action on the Committee's part that may prove the point of our 2014 objection.

In the summer of 2015 planning consultants IBI met with City Planning Department staff on behalf of New Vision in a formal consultation regarding redevelopment of our underutilized 85 Holton Ave. S. property. With clear indication from heritage planning staff at that consultation that heritage conservation would be a significant component of the City's response to any development proposal coming forward to the City, New Vision issued an RFP to potential development partners in the fall of 2015 seeking interest in the objectives for the property as outlined in the Formal Consultation report prepared by the City.

We were not able to secure a development partner. Further, our 2013 Capital Expenditure study issued by Edison Engineers confirmed to us what prospective development partners who engaged in preliminary due diligence were telling us: that the building was in very poor shape and would be very expensive to rehabilitate for any purpose.

Based on these determinations, and guided by our religious convictions that our role in the neighbourhood of which we have been a part for over 100 years was changing, we made application in the spring of 2018 for a demolition permit. We understood in making that application that the application would be reviewed by City heritage planning staff, who would take such actions as were reasonable to the planning staff, as a standard part of the application process, since 85 Holton Ave. S. is on the City's *Inventory of Significant Places of Worship in the City of Hamilton 1801-2001*.

The City's heritage planner issued a Cultural Heritage Impact Assessment and presented it to the Committee. The Committee adopted the planning staff recommendation that the former St. Giles site be given a municipal heritage designation.

The City Council, however, on the Planning Committee's recommendation, set aside the Heritage Committee's recommendation that the property be designated in July 2018, with the condition that New Vision provide a reasonable statement of heritage significance of the building for the City's heritage files.

It is New Vision's belief that the municipal council acted within the scope of the Ontario Heritage Act in July 2018, and did not find reason to agree with the Hamilton Municipal Heritage Committee that the building's heritage significance met the criteria established in the Ontario Heritage Act, 9/06.

This is an important point that we feel the subsequent actions of the Committee suggest the Committee has not reasonably digested.

At its meeting on March 26, 2021, without any substantial interaction with us as property owners, or further research of your own that could call into question the July 2018 decision by the municipal council not to designate, the Committee recommended to the municipal council that the property be placed on the Register of Properties of Municipal Cultural Value or Interest.

We wonder if the Committee's actions are meant as disrespect for us as religious use property owners, a disrespect which we have felt we have experienced as early as our first delegation to the Committee in 2014.

Subsequent to your March 26 meeting and through public reporting of your meeting, we learned that the Building Department incorrectly cancelled our demolition permit *application*. We then simply sought to correct the City to keep the redevelopment processes in order. As it turned out this administrative snafu within the demolition application process has caused considerable embarrassment to both the City and to New Vision in the past few months, including completely unwarranted negative speculation by some City Councillors in a public meeting of our intentions in our attempt to correct the administrative error. We ask you to correct your own understanding of what happened, if you have not done so. One way you could correct your understanding, for example, might be to ask heritage planning staff to dig into that with New Vision and with the Building Department and report to you.

Please note that New Vision had not completed the demolition permit application for the Department to review and adjudicate, and in fact, has not challenged the mistaken cancellation subsequent to the furor that developed as our attempt to be good citizens and neighbours by keeping processes in order was misinterpreted. We are not happy with the vacant and impaired building sitting in the midst of a

neighbourhood of which we value being a part. We want to arrive at a good outcome for our property in light of our changing place in the social fabric as soon as these processes of which you and we are a part permit.

The building remains standing. The reasons in favour of its demolition have not changed. It took us a further two years to find a development partner that could meet our objectives for the property. Our search was guided by the good faith understanding we had with our municipal council respecting our 2018 demolition application. Our development partner has transparently and openly invested resources into studies requested by the current term of Council that deepen the understanding of why this building is not preservable by the municipality without either a) unreasonably taxing the property owners themselves or b) charging proponents of preservation to find the significant sources of funding that enable New Vision to continue its religious presence on this site and in this neighbourhood and have the 1912 building preserved in a circumstance in which time is of the essence, because this vacant and impaired building is a blight upon *our* neighbourhood.

We believe this finding would already be evident without our development partner's good faith investment of resources into explaining it further if the Municipal Heritage Committee had completed the survey of heritage places of worship that it began in 2014. We note that the survey has yet to appear for public comment.

At no point subsequent to the 2018 decision has the Committee reached out to us as property owners of a place of worship in the spirit of the *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities*. New Vision, in contrast, has embraced a feasible future for the 24 Main W site as a municipally designated heritage property, and worked closely with heritage planning staff and economic renewal staff to make the 1868 former Centenary building a highly regarded example of heritage conservation in Hamilton. Once again, had your Committee either completed its survey of heritage places of worship, or engaged us in the spirit of the Provincial heritage places of worship guide, your understanding of the complexity and challenges of these two buildings and our mission as a religious charity might have made you more our ally than our antagonist. We would prefer the former relationship.

As you no doubt are aware, the Ontario Heritage Act has been amended and will be proclaimed July 1 2021. The Province has committed to provide clearer guidelines to municipal councils on how to evaluate and research heritage elements of the built form of their communities as part of its amendment evaluation process. We ask you join us in urging the Province to put those clearer guidelines into property owner and municipal council hands as soon as possible so that other religious property owners and successor municipal heritage committees to yourselves across Ontario have a better legislative environment within which to interact.

A draft revision of the *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities* has been issued for public comment. I close with a quotation from the revised preface and invite you to consider what comment you might wish to make to the revision team during this review period:

Many heritage properties change or are adapted over time, but places of worship may be different in that they often have evolving spiritual value in addition to cultural heritage value. Heritage places of worship may be thought of as “living cultural heritage resources” due to the ongoing need to change or adapt them to new philosophies, doctrines or practices of worship. This should be considered when deciding the best approach to conserving a heritage place of worship (<https://prod-environmental-registry.s3.amazonaws.com/2021-05/POW-FINAL%20DRAFT-compressed.pdf>).

We continue to seek open and meaningful dialogue with you over the two places of worship we own. We do this in accordance with the provisions of and in the spirit of the Ontario Heritage Act and the guidance related to it issued by the Province to municipal councils and property owners of places of worship.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Ian Sloan". The signature is written in a cursive, flowing style.

Rev. Dr. Ian Sloan
Minister
Chair, Board of Trustees

cc. Councillor Nann

Inventory & Research Working Group (IRWG)

Recommendation Notes

January 24, 2022 (6:00pm – 8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Alissa Denham-Robinson; Ann Gillespie; Chuck Dimitry; Jim Charlton; Lyn Lunsted; Brian Kowalesicz; Graham Carroll; Dr. Sarah Sheehan
- Staff Present:** Amber Knowles (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist); James Croft (Intern, Cultural Heritage Planning); Natalie (Intern, Dundas Inventory Project)
- Regrets:** Stacey Kursikowski (Cultural Heritage Planner); Chole Richer (Cultural Heritage Planner); Julian Lee (Assistant Cultural Heritage Planner)

RECOMMENDATION

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

1. The Inventory & Research Working Group recommends that **1107 Main Street West, Grace Lutheran Church**, be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the *Ontario Heritage Act* (see attached Appendix "A", Built Heritage Inventory Form and summary of 9/06 attributes)

For further documentation, please consult the CHIAs for this property.

Recommendation Notes

1107 Main Street West, Grace Lutheran Church: Lyn L., Chuck D., and Amber K.

During the IRWG's January meeting, members reviewed the heritage evaluation from the November 2021 Cultural Heritage Impact Assessment (CHIA) on Grace Lutheran Church, 1107 Main Street West, and were provided with an update. There is an ongoing discussion with the developer who plans to construct a 15-storey building on the property. A CHIA from January 2020 was revised in 2021 with the latest CHIA coming after the original author retired. Despite feedback on how the development plans need to better incorporate the church to preserve its historical attributes, the recent CHIA recognizes that 1107 Main Street West meets 5 of the Ontario Regulation 9/06 criteria and that it is impossible to keep the church in place and do a redevelopment of the property. The previous CHIA had noted that the building met all 9/06 criteria.

After a long discussion, IRWG members also reviewed a Built Heritage Inventory Form and a summary document on how the property meets the criteria of regulation 9/06. IRWG members are now recommending that 1107 Main Street West be added to the City's Register and staff work plan for heritage designation. See Recommendation #1 above.



Hamilton

BUILT HERITAGE INVENTORY FORM

Address 1107 Main Street West Community Hamilton
 Also known as Grace Lutheran Church Legal Description _____
 P.I.N. 251801004505640 Roll No. _____ Ward _____ Neighbourhood Westdale

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) 1959 Architect / Builder / Craftsperson (if known) William R. Souter

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other Church

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other Church

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Ontario Cottage
(1840-1900) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Classical Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input checked="" type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input checked="" type="checkbox"/> Other <u>Late example of Neo Gothic</u> | | | | |

Notable Building Features:

- Porch: _____ Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
- Verandah: _____ Lintel(s): _____ Dome Transom Verges: _____
- Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
- Door(s) : _____ Quoins: _____ Pilaster Pediment Chimney: _____
- Stairs: _____ Voussoirs: _____ Capital Woodwork Parapet: _____
- Fire wall: _____ Cornice: _____ Panel Date stone Bay: _____
- Windows: Stained Glass Column Cresting Other Door Hardware

Notes: The interior contains vaulted ceilings and laminated beams

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other Irregular Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____
- Community Garden _____
- Community Hall _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping:

Additional Documentation and Research Attached (if applicable):

Surveyed by: Graham Carroll	Date: January 24th 2022	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input checked="" type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input checked="" type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input checked="" type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input checked="" type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input checked="" type="checkbox"/>	The property is a landmark

Classification:

- Significant Built Resource (SBR)
- Character-Defining Resource (CDR)
- Character-Supporting Resource (CSR)
- Inventory Property (IP)
- Remove from Inventory (RFI)
- None

Recommendation:

- Add to Designation Work Plan
- Include in Register (Non-designated)
- Remove from Register (Non-designated)
- Add to Inventory – Periodic Review
- Inventory – No Further Review (Non-extant)
- No Action Required

Evaluated by: Graham Carroll	Date: January 24th 2022
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

The former Grace Lutheran Church is listed on Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, and is included on the City's Places of Worship Inventory.

Comparing the former Grace Lutheran Church against the criteria of regulation 9/06 shows the structure to meet the criteria for potential designation under the categories of design or physical value, historic or associative value and contextual value. The structure is an example of transitional mid-20th century design combining contemporary design elements with traditional Gothic elements. The exterior of the structure displays fine examples of craftsmanship at a quality greater than typical of the era, utilizing cut limestone details and a rusticated limestone cladding. Attention to detail is evident in the use of door hardware that matches the cut limestone finishes, further reflecting the use of non-commercially available finishes on the exterior of the structure. The structure was designed by the firm of local Hamilton architect William R. Souter.

Grace Lutheran Church reflects the protestant development of the Westdale area and has served as a visual marker of that history for the past 60 years. The structure, with its steep gable roof and slim steeple, stand in contrast the single family residential and mixed use commercial massing of the surrounding area.

Character-Defining Elements

Exterior

- Rectangular and symmetrical massing with steep gable roof line
- Stained glass windows with emphasis on main façade
- Carved limestone detailing: window tracery, main door surround, continuous plinth course
- Rusticated limestone exterior
- Simplified Gothic style pointed arched punched windows
- One storey flat roofed wing, clad to match main church building
- Slim metal steeple
- Central placement on lot with east-west orientation

Interior:

- Structural glued laminated timber in main sanctuary
- Unadorned concrete block walls
- Plastered pointed arched ceiling above altar
- Shaped concrete block framing altar area
- Exposed plank ceiling

Elements of Liturgical Significance

- East-west orientation of structure
- Stained glass windows depicting Christian scenes
- Elevated altar alcove at east end of structure

Historic/Associative Value

The structure reflects historic and associative value being designed by the firm of well-known Hamilton architect William R. Souter. Souter and his firm also designed Hamilton's acclaimed

Cathedral Basilica of Christ the King 1931-33, for which Souter was awarded the Bemerenti Medal from Pope Pius XI in Rome in 1933. Souter is a significant architect in the community with many houses, institutions and the cenotaph in Gore Park being examples of his work. The structure reflects the influx in the Lutheran congregation of Hamilton following the Second World War, whereby the congregation grew from around 300 to 3,000. The influx necessitated the formation of four new Lutheran Church congregations, of which Grace Lutheran Church at 1170 Main Street West in Westdale was one.