



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 22-003
Date: April 1, 2022
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

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

City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1. February 25, 2022

5. COMMUNICATIONS

5.1. Correspondence from Sandy Shaw, MPP, Hamilton West-Ancaster-Dundas, to the Hon. Steve Clark, Minister Municipal Affairs and Housing, respecting the rescinding of the Minister's Zoning Order issued for Century Manor

Recommendation: Be received.

6. DELEGATION REQUESTS

- 6.1. Lesia Mokrycke, Tropos, respecting an Introduction to the Monument Tree Project (for today's meeting)

7. CONSENT ITEMS

- 7.1. Heritage Permit Review Sub-committee Minutes - February 25, 2022
- 7.2. Heritage Permit Applications - Delegated Approvals
 - 7.2.a. Heritage Permit Application HP2022-003: Replacement of Windows and Roofing at 219 Ferguson Avenue South, Hamilton, (Ward 2) (By-law No.90-89)
 - 7.2.b. Heritage Permit Application HP2022-004: Reconstruction of the Balconettes at 600 York Boulevard, Hamilton (Ward 1) (By-law No. 77-239)
 - 7.2.c. Heritage Permit Application HP2022-005: Dismantling and Rebuilding of Stone foundation with Addition of Drainage Board

and Weeping Tile on Exterior Side Below Grade; Restoration of Four Windows and One Door; and, Replacement of Exterior Cellar Hatch at 733 Mineral Springs Road, Ancaster (Ward 12) (By-law No. 90-92)
 - 7.2.d. Heritage Permit Application HP2022-006: Proposed Alteration of Sunday School and Restoration of Stained-Glass Windows of the Church's Chancel

at 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) - PERMIT EXTENSION

8. STAFF PRESENTATIONS

- 8.1. Demolition Control and Heritage
- 8.2. Heritage Permit Application HP2021-038, Under Part IV of the Ontario Heritage Act, for a Replacement Front Door and Side Lite Windows and Wood Profile,

Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15)

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

- 10.1. Inventory and Research Working Group Meeting Notes - January 24, 2022

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Buildings and Landscapes

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

13.1.a. Endangered Buildings and Landscapes (RED)

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

13.1.b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) Rymal Road Station Silos, 2 & 10 Dartnell Road, Hamilton (I) – G. Carroll
- (xvix) Knox Presbyterian Church, 23 Melville Street, Dundas

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

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

(i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 22-002

9:30 a.m.

Friday, February 25, 2022

Due to COVID-19 and the closure of City Hall, this meeting was held virtually

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

**Absent with
Regrets:** Councillor M. Pearson – City Business, W. Rosart

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

1. Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15) (Item 8.1)

(Burke/Lunsted)

- (a) That Council receive the notices of objection, attached as Appendix “A” to Report PED21201(a), from the owners of 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street, 19 Flamboro Street and 280 Mill Street South, Flamborough, objecting to the notices of Council’s decision to list the non-designated properties on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act;
- (b) That Council continue to include 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street and 280 Mill Street South, Flamborough, on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, pursuant to Section 27(8) of the Ontario Heritage Act; and
- (c) That Council remove 19 Flamboro Street, Flamborough, from the Municipal Heritage Register, pursuant to Section 27(8) of the Ontario Heritage Act.

CARRIED

2. Recommendations for Designation under Part IV of the Ontario Heritage Act in Waterdown Village (PED21201(b)) (Ward 15) (Item 8.2)

- (a) That City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
- (i) 289 Dundas Street East, Flamborough (Smith-Carson House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "A" to Report PED21201(b);
 - (ii) 292 Dundas Street East, Flamborough (Maple Lawn), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "B" to Report PED21201(b);
 - (iii) 298 Dundas Street East, Flamborough (Former New Connexion Church), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "C" to Report PED21201(b);
 - (iv) 299 Dundas Street East, Flamborough (Crooker House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "D" to Report PED21201(b);
 - (v) 1 Main Street North, Flamborough (Royal Coachman/Former Kirk Hotel), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "E" to Report PED21201(b);
 - (vi) 134 Main Street South, Flamborough (Former Wesleyan Methodist Parsonage), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "F" to Report PED21201(b);
 - (vii) 8 Margaret Street, Flamborough (Reid House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "G" to Report PED21201(b);
- (b) That the City Clerk be directed to give Notices of Intention to designate the properties of cultural heritage value or interest in Recommendation (a) of Report PED21201(b), in accordance with the requirements of Section 29 of the Ontario Heritage Act, subject to the following:
- (i) That issuance of the Notice of Intention to designate 299 Dundas Street East, Flamborough (Crooker House) be delayed to give the owner time to complete the alterations approved as part of Site Plan Control Application MDA-17-039, with the understanding that the City Clerk shall issue the Notice of Intention to designate upon

completion of such alterations or earlier if the approved work has not been completed within a reasonable amount of time or if there is a threat or perceived threat to the heritage attributes of the property outside the scope of the approved work, as determined by the Director of Planning and Chief Planner;

- (ii) For each property that receives no objections to the Notice of Intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
 - (iii) For each property that receives any objection to the Notice of Intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the Notice of Intention to designate the property.
- (c) That 9 Main Street North, Flamborough (Village Fish and Chips), be removed from staff's designation work plan.

CARRIED

3. Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048) (Item 8.3)

(Lunsted/Burke)

That Heritage Easement Agreement Application HEA2022-001, for the installation of a replacement metal roof consisting of metal shingles (Decra Shingle XD), for the lands located at 159 Carlisle Road, be APPROVED, subject to the following conditions:

- (i) 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;
- (ii) 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;
- (iii) That appropriate notice of the Council decision be served on the owner of 159 Carlisle Road, Flamborough, as required under Section 3.2.1 of the Heritage Easement Agreement.

CARRIED

4. Inventory and Research Working Group Meeting Notes - November 22, 2021 (Item 10.1)

(a) 223 Governor's Road, Dundas (Item 1)

(Burke/Brown)

That the property at 223 Governor's Road, Dundas, be added to the Municipal Heritage Register.

CARRIED

5. Notice of Intention to Demolish the Building located at 17 Church Street, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22052) (Ward 15) (Item 10.2)

(Lunsted/Dimitry)

That the Notice of Intention to Demolish the Building located at 17 Church Street, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22052) (Ward 15), be received.

CARRIED

6. Notice of Intention to Demolish the Building at 97 John Street North, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22057) (Ward 2) (Item 10.3)

(Carroll/Brown)

That the Notice of Intention to Demolish the Building at 97 John Street North, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22057) (Ward 2), be received.

CARRIED

7. Inventory and Research Working Group Notes – January 24, 2022 (Added Item 10.4)

(a) 1107 Main Street West (Grace Lutheran Church) (Item 1)

(Carroll/Lunsted)

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.

CARRIED

8. Request for Participation in 2022 Doors Open Hamilton, by the Hamilton Municipal Heritage Committee (Item 13.3)

(McKee/Brown)

That members of the Hamilton Municipal Heritage Committee be permitted to participate in the upcoming 2022 Doors Open Hamilton, in keeping with the Committee's mandate to participate, where possible, in heritage events and activities.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

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. December 13, 2021
- 7.5.l. 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 (to be distributed) (Referred from the January 21, 2022 meeting)

10. DISCUSSION ITEMS

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

(Carroll/Ritchie)

That the Agenda for the February 25, 2022 meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

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

(i) January 21, 2022 (Item 4.1)

(Brown/Burke)

That the Minutes of the January 21, 2022 meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(d) COMMUNICATIONS (Item 5)

(i) Correspondence from Michael Rosas and Cheryl Torrenueva respecting the Inclusion of 223 Governor's Road, Dundas on the Municipal Heritage Register (Added Item 5.1)

(Burke/Lunsted)

That the Correspondence from Michael Rosas and Cheryl Torrenueva respecting the Inclusion of 223 Governor's Road, Dundas on the Municipal Heritage Register be received and referred to Item 10.1 for consideration.

CARRIED

(ii) City of Hamilton Response to the Ontario Housing Affordability Task Force Recommendations Report (Added Item 5.2)

(Brown/Carroll)

That the City of Hamilton Response to the Ontario Housing Affordability Task Force Recommendations Report, be received.

CARRIED

(e) DELEGATION REQUEST (Item 6)

(i) 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 1077 Main Street West, Hamilton (Added Item 6.1)

(Carroll/Ritchie)

That the 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 1077 Main Street West, Hamilton, be approved for today's meeting.

CARRIED

(f) CONSENT ITEMS (Item 7)

(Brown/Lunsted)

That the following items be received:

- (i) Education and Communications Working Group Meeting Notes (Item 7.1)
 - (a) October 20, 2021 (Item 7.1(a))
 - (b) November 3, 2021 (Item 7.1(b))
 - (c) November 18, 2021 (Item 7.1(c))
 - (d) November 25, 2021 (Item 7.1(d))
- (ii) Heritage Permit Review Sub-Committee Minutes - December 14, 2021 (Item 7.2)
- (iii) Heritage Permit Application HP2022-001: 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 at 374-376 Mountsberg Road, Flamborough (Ward 15), Part IV Designated, By-law No. 2000-17-H (Item 7.3)
- (iv) Heritage Permit Review Sub-Committee Minutes – January 18, 2022 (Added Item 7.4)
- (v) Policy and Design Working Group Meeting Notes (Added Item 7.5)

- (a) December 7, 2020
- (b) January 25, 2021
- (c) March 15, 2021
- (d) April 19, 2021
- (e) June 21, 2021
- (f) August 23, 2021
- (g) September 20, 2021
- (h) October 18, 2021
- (i) November 15, 2021
- (j) December 13, 2021
- (k) January 17, 2022

CARRIED

(vi) Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton (Added Item 7.6)

(Carroll/Brown)

That the Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton, be received with a copy distributed to the members of Council.

CARRIED

(e) STAFF PRESENTATIONS (Item 8)

(i) Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15) (Item 8.1)

Alissa Golden, Heritage Projects Specialist, addressed the Committee with a presentation respecting the Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15).

(Ritchie/Lunsted)

That the Presentation respecting the Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15), be received.

CARRIED

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

(ii) Recommendations for Designation under Part IV of the Ontario Heritage Act in Waterdown Village (PED21201(b)) (Ward 15) (Item 8.2)

Alissa Golden, Heritage Projects Specialist, addressed the Committee with a presentation respecting the Recommendations for Designation under Part IV of the Ontario Heritage Act in Waterdown Village (PED21201(b)) (Ward 15).

(Burke/Brown)

That the Presentation respecting the Recommendations for Designation under Part IV of the Ontario Heritage Act in Waterdown Village (PED21201(b)) (Ward 15), be received.

CARRIED

For further disposition of this matter, refer to Item 2.

(iii) Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048)

Chloe Richer, Cultural Heritage Planner, addressed Committee with a presentation respecting Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048).

(McKee/Lunsted)

That the presentation respecting a Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048), be received.

CARRIED

For further disposition of this matter, refer to Item 3.

(f) DELEGATIONS (Item 9)

(i) C. Parslow, Parslow Heritage Consultancy Inc., respecting Item 10.4, Inventory and Research Working Group Meeting Notes of January 24, 2022 and 1077 Main Street West, Hamilton (Added Item 9.1)

C. Parslow, Parslow Heritage Consultancy Inc., addressed committee respecting 1077 Main Street West, Hamilton, with the aid of a PowerPoint Presentation.

(Carroll/McKee)

That the Delegation from C. Parslow, Parslow Heritage Consultancy Inc., respecting Item 10.4, Inventory and Research Working Group Meeting Notes of January 24, 2022 and 1077 Main Street West, Hamilton, be received.

CARRIED

For further disposition, refer to Item 7

(h) DISCUSSION ITEMS (Item 10)

(i) Inventory and Research Working Group Meeting Notes - November 22, 2021 (Item 10.1)

(a) 223 Governor's Road, Dundas (Item 1)

(Brown/Burke)

That staff be directed to consult with the owners of 223 Governor's Road Dundas and conduct a site visit to discuss a future designation of the property.

CARRIED

For further disposition, refer to Item 4

(b) Heritage Permits Prior to 2005 (Item 2)

(Brown/Lunsted)

That the recommendation by the Inventory and Research Working Group respecting Heritage Permits Prior to 2005, be deleted in its entirety and replaced with the following:

~~The Inventory & Research Working Group recommends that any alteration, new construction, or demolition of Part IV Designations under the Ontario Heritage Act prior to 2005 be required to apply for a Heritage Permit until such time as Cultural Heritage Planning staff review and update early designations to bring them in line with current provisions of the Ontario Heritage Act~~

That staff be directed to report back to the Hamilton Municipal Heritage Committee with a plan to review Designation By-laws prior to 2005, and a strategy for managing these older by-laws.

Amendment CARRIED

Main Motion as Amended CARRIED

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

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

(Burke/Beland)

That the following updates, be received:

(a) Endangered Buildings and Landscapes (RED):

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke

Signage has been removed from the building.
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

(b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown

There has been damage from a fire at the property. Staff advise that Emergency Heritage Protection Protocol has been invoked.

- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke

(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
The property is the site of this year's Winterfest.
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke

- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll

A garbage bins appears in front of the home, and it appears that some minor work is being conducted

- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

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

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

(ii) HMHC Heritage Recognition Awards and Video Presentation Update (no copy) (Item 13.2)

A. Denham-Robinson advised that Heritage Week is taking place this week. The Hamilton Municipal Heritage Committees' Heritage Recognition Awards information is live on the City of Hamilton's website. Video packages of the award winners will be launched later this week.

(Brown/Carroll)

That the HMHC Heritage Recognition Awards and Video Presentation Update, be received.

CARRIED

(iii) Verbal Update Hamilton Municipal Heritage Committee respecting Heritage Issues and Accessibility (no copy) (Item 13.4)

Staff advised that they have reached out to the Facilities Department at City Hall regarding the stairs in the main foyer. Facilities staff plan to revisit marking the stairs to make them more visible once all COVID-19 and the opening of City Hall plans are completed.

(Lunsted/Carroll)

That the Verbal Update Hamilton Municipal Heritage Committee respecting Heritage Issues and Accessibility, be received.

CARRIED

(h) ADJOURNMENT (Item 15)

(Beland/Carroll)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 12:15 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Sandy Shaw

MPP, HAMILTON WEST-ANCASTER-DUNDAS

Hon. Steve Clark
Minister Municipal Affairs and Housing
College Park 17th Flr, 777 Bay St,
Toronto, ON M7A 2J3

January 5th, 2022

Minister Clark,

I am once again urging you to rescind the Minister's Zoning Order (MZO) issued for Century Manor located in Hamilton-West, Ancaster, Dundas. Century Manor was built in 1884 and is designated as a Heritage Site under the Ontario Heritage Act. The provincial government has steamrolled the City of Hamilton's broader vision for the land and continues to ignore the input of our community.

A Minister's Zoning Order may exempt developers from holding public hearings and allows for critical local planning processes to be bypassed. Hamilton residents have long been concerned that this MZO will allow the government to demolish a designated Heritage Site. This is exactly what appears to have happened to the partial demolition of Toronto's Foundry Building, also subject to an MZO.

Concerned neighbours, the Architectural Conservancy of Ontario, and the advocacy group Friends of Century Manor wrote to you in June demanding the protection, preservation, restoration and adaptive-reuse of Century Manor. At my Save Century Manor community town hall, residents worried that the MZO, which was imposed without warning, would leave them locked out of a development planning process that will permanently re-shape their neighbourhood.

The City of Hamilton voted unanimously, calling on you as Minister to revoke your MZO and reinstate local planning and site plan control. Across Ontario, residents and local Councils have repeatedly been rejecting your unprecedented use of MZOs to destroy both natural and architectural heritage sites. TorStar and National Observer investigations have repeatedly found this government's use of MZOs was to the benefit of PC party donors. I have raised these concerns directly in Ontario's Legislature and with MPP Donna Skelly. Now I am again calling on you to ensure that Hamiltonians be listened to by your government and that our local decisions be respected by revoking this MZO.

Sincerely,

Sandy Shaw
MPP Hamilton-West-Ancaster-Dundas

Queen's Park
Room 202 North Wing,
Main Legislative Building,
Queen's Park, Toronto ON
M7A 1A8
Tel: 416-326-6890 | Fax: 416-326-6885
sshaw-qp@ndp.on.ca

Constituency
177 King St. W
Dundas ON
L9H 1V3
Tel 905-628-2755
Fax 905-628-1280
sshaw-co@ndp.on.ca

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: HMHC Delegation request - Mokrycke Monument Tree Project
Date: Wednesday, March 16, 2022 12:43:53 PM

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

From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>
Sent: Wednesday, March 16, 2022 12:42 PM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Wednesday, March 16, 2022 - 12:41pm Submitted by anonymous user: 162.158.126.164 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): Tropos
Name of Individual: Lesia Mokrycke
Preferred Pronoun: She / Her
Contact Number: [REDACTED]
Email Address: [REDACTED]
Mailing Address:

[REDACTED]

Reason(s) for delegation request: This delegation request is being made to introduce the Monument Tree project to the Hamilton Municipal Heritage Committee. The project currently has a working list of 1000+ pre-settlement trees documented within the urban boundary. As part of the work, the project uses a combined approach to art and science to raise awareness about historic forest remnants in our region. The project goals include the identification of culturally significant heritage trees that may be worthy of recognition or protection under the Ontario Heritage Act.

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/584201>

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, February 15, 2022

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

Attending Staff: Ken Coit, James Croft, Amber Knowles, Stacey Kursikowski, Chloe Richer

Absent with Regrets: Carol Priamo, Stefan Spolnik

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

1) Approval of Agenda:

(Burke/Carroll)

That the Agenda for February 15, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/Dent)

That the Minutes of January 18, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-005: 733 Mineral Springs Road, Ancaster (Part IV)**

- Scope of work:
 - Dismantling and rebuilding of stone foundation with addition of drainage board and weeping tile on exterior side below grade;
 - Restoration of four windows and one door; and,
 - Replacement of exterior cellar hatch.

- Reason for work:
 - Exploratory openings found existing poly membrane is trapping/holding water and moisture against the foundation wall;
 - Deterioration of mortar; and,
 - Dutchman and epoxy repairs required for windows and door.

Jarrett Zacharko, Heritage Project Coordinator, Tourism & Culture, City of Hamilton, 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:

(MacLaren/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-005 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 February 28, 2024. If the alteration(s) are not completed by February 28, 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.

b. HP2021-038: 24 Griffin Street, Waterdown (Part IV)

- Scope of work:
 - Proposed replacement of front door and sidelites (frame and sidelites will match existing); and,
 - New door will be a custom wood door, proposed new style of 4-panel instead of 6-panel door.

- Reason for work:
 - Replacement of front door is due to the deteriorated condition of the existing door.

Jim and Fay Mansfield, the property owners, spoke to the Sub-Committee at the permit review regarding their revised application. The owners had previously attended a Sub-Committee meeting regarding the original application in August 2021.

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

(Carroll/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-038 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 February 28, 2024. If the alteration(s) are not completed by February 28, 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. HP2021-058: 121 St. Clair Avenue, Hamilton (Part V – St. Clair Avenue HCD) (previously deferred)

- Scope of work:
 - To permit the replacement of the wood shake style shingle siding on the front (west) façade and side (north) façade dormers with vinyl board and batten style siding.

- Reason for work:
 - Due to poor quality of roof, underlying plywood structure of roof and siding of third floor dormer had to be replaced during roofing repairs; and,
 - This application is retroactive to accept the replacement of the dormer's siding with vinyl board and batten style siding.

Gajendran Raveendranathan, the property owner, spoke to the Sub-Committee at the permit review.

The Sub-Committee deferred the application at the December 14, 2021 meeting allowing time for the homeowner to explore alternative options for the dormer cladding that would be more sympathetic to the Heritage Conservation District.

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 HP2021-058 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2026. If the alterations are not completed by February 28, 2026, then this approval expires as of that

date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

c) That the applicant replace the existing vinyl board and batten on the front and north side dormer with a shake style siding in either PVC composite or wood material.

d. HP2022-004: 610 York Boulevard, Hamilton (Part IV)

- Scope of work:
 - To replace two modern balconettes on north façade with replicas based off recorded heritage dimensions and profiles.

- Reason for work:
 - Existing balconettes in poor condition.

Jarrett Zacharko, Heritage Project Coordinator, Tourism & Culture, City of Hamilton, 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:

(Ritchie/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-004 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 February 28, 2024. If the alterations are not completed by February 28, 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.

e. HP2022-003: 219 Ferguson Avenue South, Hamilton (Part IV)

- Scope of work:
 - Replace existing wood windows with new vinyl thermo-pane windows; and,
 - Replace existing cedar shake roofing with asphalt shingles.

- Reason for work:
 - Window deterioration; and,
 - Roofing failure.

Alan Goffenburg, 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/Carroll) : Note – one citizen member withheld their vote

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2022-003 be consented to, subject to the following conditions:

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

- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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; and,

- c) That the original windows on the front façade are repaired and if any parts of the original front windows need replacement that in-kind materials are used.

4) **Adjournment:** Meeting was adjourned at 6:45 pm

(Ritchie/Carroll)

That the meeting be adjourned.

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



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2022-003

March 7, 2022

Alan Goffenberg
c/o Christopher Houghton
219 Ferguson Avenue South
Hamilton, ON
L8N 2N3

7.2(a)

Re: Heritage Permit Application HP2022-003: Replacement of windows and roofing at 219 Ferguson Avenue South, Hamilton (Ward 02) (By-law No. 90-89)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit application HP2022-003 is approved for the designated property at 219 Ferguson Avenue South, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Replace existing wood windows with new vinyl thermo-pane windows; and
- Replace existing cedar shake roofing with asphalt shingles.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any Application for a Building Permit and / or the commencement of any alterations;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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; and,
- c) That the original windows on the front façade are repaired and if any parts of the original front windows need replacement that in-kind materials are used.

**Re: Heritage Permit Application HP2022-003:
Replacement of windows and roofing at 219 Ferguson
Avenue South, Hamilton (Ward 02) (By-law No. 90-89)**

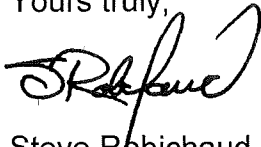
**March 7, 2022
Page 2 of 2**

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Amber Knowles Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Amber.Knowles@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-003

ADDRESS: Ferguson Avenue South, Hamilton

Owner: Alan Goffenburg

Applicant / Agent: Christopher Houghton

Description of proposed alterations:

- Replace existing wood windows with new vinyl thermo-pane windows; and,
- Replace existing cedar shake roofing with asphalt shingles.

Reasons for proposed alterations:

- Window deterioration; and,
- Roofing failure.

Documentation submitted with application:

- Photo of window replacement locations;
- Sample of proposed windows; and,
- Sample of proposed asphalt roofing.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit Application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 90-89.

The Applicant proposes to replace the existing wood windows with new vinyl thermo-pane windows and replace existing cedar shake roofing with asphalt shingles.

Minimal “disruption effects” are expected to the heritage context of the property, as the existing windows are only proposed to be replaced with vinyl on the less prominent side façade. The Applicant has agreed to restore the wood windows on the prominent front façade. The roofing material is proposed to be asphalt, which is consistent with adjacent heritage properties and should have minimal visual affect, thus maintaining the character and heritage features of the property.

There will be minimal “displacement effects” to the subject property as a result of this work, due to the windows being repaired on the prominent front façade, and the replacement of the windows on the side façade to vinyl and replacement of the roofing material to asphalt having minimal visual affect due to their less prominent locations on the heritage building.

Staff are supportive of the application as there will be minimal displacement and minimal disruption effects, due to the windows being restored on the front façade and replacement materials being restricted to less prominent areas of the heritage building, therefore maintaining the character and heritage features of the property.

Key dates:

Notice of Complete Application: February 14, 2022
Sub-committee meeting date: February 15, 2022

Sub-committee comments and advice:

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

(Burke/Carroll): Note – one citizen member withheld their vote

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-003 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;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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; and,
- c) That the original windows on the front façade are repaired and if any parts of the original front windows need replacement that in-kind materials are used.

CARRIED

Final Recommendation:

That the Applicant be advised that Heritage Permit Application HP2022-003 is approved in accordance with the submitted Application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

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

- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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; and,
- c) That the original windows on the front façade are repaired and if any parts of the original front windows need replacement that in-kind materials are used.

Approval:

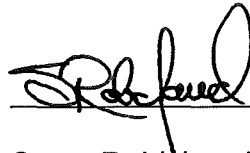


Staff Approval:

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized:



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

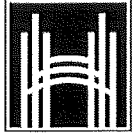
Reasons for Designation By-law No. 90-89
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Architectural Value

219-227 Ferguson Avenue South represents the finest surviving example of a High Victorian brick terrace in Corktown, notable not only for the quality of its overall design and detailing but also for the extent to which its original appearance has been preserved. Typical in design of late nineteenth century rowhousing in Hamilton, each unit features a side entrance, parapet partition walls, a square bay, and a steep-pitched roof with a tall gable over the bay. A particularly distinctive element is the gable bargeboard which forms a decorative arch over the semi-circular attic window. Also noteworthy are the bracketed cornice over the round arched bay windows, the stained glass transom lights over three of the four windows and the front doorway, the ornamental brick mouldings, and in the case of the two end units (#219 and #227), the original panelled wooden door with its tall, arched glazed upper panels. The decorative wooden porches over all five front entrances were recently removed.

Designated Features

Important to the preservation of 219-227 Ferguson Avenue South are the original features of the west, south and north facades, including the ornamental wooden trim, the original front doorways (excluding the doors of #221, #223 and #225) and windows with their stained glass transoms.



Hamilton

Mailing Address:
71 Main Street West
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www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2022-004

March 7, 2022

Jarrett Zacharko
Tourism and Culture, City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

7.2(b)

Re: Heritage Permit Application HP2022-004: Reconstruction of the balconettes at 600 York Boulevard, Hamilton (Ward 1) (By-law No. 77-239)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-004 is approved for the designated property at 600 York Boulevard, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- To replace two modern balconettes on north façade with replicas based off recorded heritage dimensions and profiles.

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 February 28, 2024. If the alterations are not completed by February 28, 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.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as

**Re: Heritage Permit Application HP2022-004:
Reconstruction of the balconettes at 600 York
Boulevard, Hamilton (Ward 1) (By-law No. 77-239)**

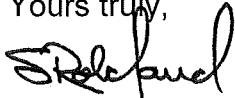
**March 7, 2022
Page 2 of 2**

provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

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

We wish you success with your project, and if you have any further questions please feel free to contact Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Amber.Knowles@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Maureen Wilson, Ward 1

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-004
ADDRESS: 610 York Boulevard, Hamilton (Part IV)

Owner: City of Hamilton
Applicant / Agent: Jarrett Zacharko

Description of proposed alterations:

- To replace two modern balconettes on north façade with replicas based off recorded heritage dimensions and profiles.

Reasons for proposed alterations:

- Existing balconettes in poor condition.

Documentation submitted with application:

- Elevation showing location of balconettes,
- Balconette drawings,
- Historic balconette drawings, and,
- Photos of existing condition.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit Application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 77-239.

The Applicant proposes to replace two modern balconettes on the north façade with replicas based off recorded heritage dimensions and profiles. This work is proposed due to the poor condition of the existing balconies, which are also modern replicas of the historic balconettes.

Minimal “disruption effects” are expected to the heritage context of the property, as the balconettes are being replaced with replicas of the historic balconettes to maintain the heritage features and character of the property.

There will be minimal “displacement effects” to the subject property as a result of this work, as the areas of the property being altered is limited to the balconettes, and the current balconettes are not original and will be replaced with replicas. Therefore, the work will not result on any visual change of the heritage resource.

Staff are supportive of the application as there will be minimal displacement and disruption effects, due to the proposed in-kind replacement of damaged heritage features of the property.

Key dates:

Notice of Complete Application: February 14, 2022

Sub-committee meeting date: February 15, 2022

Sub-committee comments and advice:

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

(Ritchie/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-004 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

CARRIED

Final Recommendation:

That the Applicant be advised that Heritage Permit Application HP2022-004 is approved in accordance with the submitted application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

Approval: _____

Staff Approval: Amber Knowles _____

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized: Steve Robichaud _____

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation – By-law No. 77-239

"DUNDURN CASTLE"

Reasons for Designation

The interior and exterior of this property are recommended for conservation as property having historic and architectural value or interest by the Local Architectural Conservation Advisory Committee of the City of Hamilton,

in "Victorian Architecture in Hamilton" published by the Architectural Conservancy of Ontario and written by Professor A. G. McKay, and in "The ancestral roof: domestic architecture of Upper Canada", written by Marion MacRae and Anthony Adamson.

The building is of architectural significance as it is the largest and finest house in Ontario left standing from the days of Upper Canada and Canada West. Dundurn Castle was built in 1832 and is constructed of stuccoed brick in the Regency style. The architect, Robert Charles Wetherell, added many Italian embellishments such as the twin watch towers, balustrades, glazed doors, ornamental brackets, Greek mouldings, a Doric porch and elaborate chimneys to the design. These features transformed the building into one of the first and largest Italianate Tuscan villas in North America. The treatment of the interior is of a more classical style. Included in the Castle complex are a dove-cote and cockpit, with stables being added at a later date.

Sir Allan Napier MacNab, the first Prime Minister of the United Province of Canada, had the mansion constructed as his home and resided there from 1834 until his death in 1862. He purchased the land on which the castle stands from Colonel Richard Beasley, and incorporated Beasley's brick home into his own. MacNab was named Upper Canada's first Queen's Counsel, served as the Tory representative for Wentworth County in the House of the Assembly for 26 years, was knighted for his service to the Crown in helping crush the rebellion of William Lyon MacKenzie, and brought the Great Western Railway to Hamilton in 1854. The present owner of Dundurn Castle, the City of Hamilton, had it restored in 1967 as a Centennial project.



Hamilton

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Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-005

March 2, 2022

Jarrett Zacharko
Tourism and Culture, City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

7.2(c)

Re: Heritage Permit Application HP2022-005: Dismantling and rebuilding of stone foundation with addition of drainage board and weeping tile on exterior side below grade; restoration of four windows and one door; and, replacement of exterior cellar hatch at 733 Mineral Springs Road, Ancaster (Ward 12), By-law No. 90-92

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-005 is approved for the designated property at 733 Mineral Springs Road, Ancaster, in accordance with the submitted Heritage Permit Application for the following alterations:

- Dismantling and rebuilding of stone foundation with addition of drainage board and weeping tile on exterior side below grade;
- Restoration of four windows and one door; and,
- Replacement of exterior cellar hatch.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

Re: Heritage Permit Application HP2022-005: Dismantling and rebuilding of stone foundation with addition of drainage board and weeping tile on exterior side below grade; restoration of four windows and one door; and, replacement of exterior cellar hatch at 733 Mineral Springs Road, Ancaster (Ward 12), By-law No. 90-92

**February 28, 2022
Page 2 of 2**

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,

**Steve
Robichaud**

Digitally signed by Steve
Robichaud
Date: 2022.03.02 14:33:04
-05'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Councillor Lloyd Ferguson, Ward 12

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-005
ADDRESS: 733 Mineral Springs Road, Ancaster (Part IV)

Owner: City of Hamilton

Applicant / Agent: Jarrett Zacharko, Heritage Project Coordinator, Tourism and Culture

Description of proposed alterations:

- Dismantling and rebuilding of stone foundation with addition of drainage board and weeping tile on exterior side below grade;
- Restoration of four windows and one door; and,
- Replacement of exterior cellar hatch.

Reasons for proposed alterations:

- Exploratory openings found existing poly membrane is trapping/holding water and moisture against the foundation wall;
- Deterioration of mortar; and,
- Dutchman and epoxy repairs required for windows and door

Documentation submitted with application:

- Architectural plans; and,
- Field Report prepared by EVOQ Architecture.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the Reasons for Designation mentioned in the Designation By-law, in this case By-Law No. 90-92.

The applicant proposes to dismantle and rebuild the stone foundation with the addition of drainage board and weeping tile on exterior side below grade, restore four windows and one door, and replace the exterior cellar hatch.

There will be minimal “displacement effects” to the subject property as a result of this work, as the protected heritage features that are being restored and replaced will be done so by subcontractors that have specific experience in heritage and must be

consistent with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (latest edition). Historic materials that are to be removed and stored (e.g., stone; doors, frames, casings and hardware; and windows, window frames and hardware) must first be inventoried, catalogued, photographed and clearly identified with the number indicated on the architectural drawings.

Minimal “disruption effects” are expected to the heritage context of the property as a result of this work, as the alterations and replacement materials align with the character and heritage features of the building. The windows and door are to be restored rather than replaced, and the exterior cellar hatch is to be replicated in solid Douglas Fir.

Staff are supportive of the application as minimal displacement and disruption effects are anticipated, experienced heritage contractors will be retained and the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (latest edition) are to be followed. Further, the project will be managed by an experienced Heritage Project Coordinator with Tourism and Culture.

Key dates:

Sub-committee meeting date: February 15, 2022
Notice of Complete Application: February 14, 2022

Sub-committee comments and advice:

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

(MacLaren/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-005 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-005 is approved in accordance with the submitted application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

Approval:

Staff Approval: *Chloe Richer*

Chloe Richer
Cultural Heritage Planner

SPM/MGR Initials

Authorized: **Steve Robichaud** Digitally signed by Steve Robichaud
Date: 2022.03.02 14:34:08 -05'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation – Excerpts from By-Law No. 90-92

- (a) exterior c. 1830 clapboard finish, and
- (b) all stone foundation walls, interior and exterior, and
- (c) all exterior wooden architectural features, and
- (d) the front door and related woodwork and sill, and
- (e) all original interior wood work, including baseboards, window treatments, doors, floors. Of special note are the two fireplace mantels and the very fine closet door panel c. 1830, and
- (f) original painted plaster, where it is able to be maintained, but



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1202
Fax: 905-540-5611

FILE: HP2022-006

February 28, 2022

Daniel Perel
diperl@rogers.com

7.2(d)

**Re: Heritage Permit Application HP2022-006:
Proposed alteration of Sunday School and Restoration of Stained-Glass
Windows of the Church's Chancel at 10 Tom Street, Hamilton (Ward 1) (By-
law No. 96-148) – PERMIT EXTENSION**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-006 is approved for the designated property at 10 Tom Street, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

The following alterations are proposed for the Sunday School building:

- Installation of a concrete slab floor in the existing double-height gymnasium space in the basement;
- Reconfiguration of existing office and lounge at south end of building to accommodate a new stairwell, upgraded washrooms and service areas;
- Introduction of a basement entrance on the north façade;
- Addition of an exterior concrete stairway on the north facade;
- Replacement of wood entrance doors with heritage replicas;
- Remove plywood in the window wells and repair the windows as needed;
- Installation of storm windows on the exterior of all windows; and,
- Repointing the exterior facades with a lime mortar.

The following alteration is proposed for the Church building:

- Restoration of the stained glass windows of the Chancel of the Church.

**Re: Heritage Permit Application HP2022-006:
Proposed alteration of Sunday School and
Restoration of Stained-Glass Windows of the
Church's Chancel at 10 Tom Street, Hamilton (Ward 1)
(By-law No. 96-148) – PERMIT EXTENSION**

**February 28, 2022
Page 2 of 3**

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2023. If the alterations are not completed by February 28, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Note: This Heritage Permit application is the same as HP2020-005, which was approved on February 28, 2020, and will expire on February 28, 2022.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext.1202, or via email at Stacey.Kursikowski@hamilton.ca.

Yours truly,

Steve

Robichaud

Digitally signed by Steve
Robichaud
Date: 2022.02.28
12:33:43 -05'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections

**Re: Heritage Permit Application HP2022-006:
Proposed alteration of Sunday School and
Restoration of Stained-Glass Windows of the
Church's Chancel at 10 Tom Street, Hamilton (Ward 1)
(By-law No. 96-148) – PERMIT EXTENSION**

**February 28, 2022
Page 3 of 3**

Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Councillor M. Wilson (Ward 1)



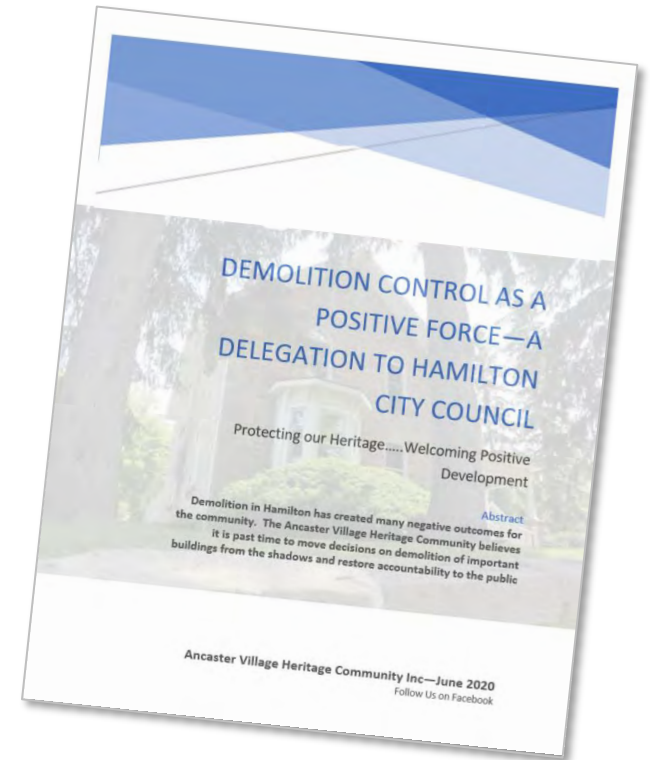
Hamilton

Demolition Control and Heritage

Hamilton Municipal Heritage Committee (WebEx)

April 1, 2022

- AVHC Delegation
 - Planning Committee (July 2020)
 - Hamilton Municipal Heritage Committee (August 2020)
 - Referred to GM of PED
 - Staff met with AVHC (Fall 2020)
- Project put on hold in 2021 due to redeployments
- Staff reconnected with AVHC (February 2022)



- What We Heard (AVHC Delegation)
- Demolition Control
- Best Practice Review
- Observations
- Themes
- Next Steps

What We Heard

AVHC Delegation Request

Revise Demolition Control By-law to require all Building Permits to Demolish buildings more than 90 years old to be considered by Council and allow for public consideration, and improve language around “routine applications”.

Additional feedback from AVHC at Fall 2020 meeting:

- 90-year old buildings just a suggestion – open to other options to ensure unprotected properties of heritage interest are reviewed
- Get the ones that matter to Council – not looking to overload staff and Council
- **Remove subjectivity (interpreting “routine applications”)**

Clarifications on Demolition Control

- Prevents demolition without a permit – *section 33(2)*
- **Only applies to “residential property”**
- Not a public process (only owner can appeal)
- Council has 30-days to make a decision - *section 33(4)*
- Council must issue a permit to demolish where a building permit has been issued for new construction – *section 33(6)*
- Inferred intent: retention of housing stock / residential units

Section 33 (1), *Planning Act*

“dwelling unit” means any property that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals;

“residential property” means a building that contains one or more dwelling units, but does not include subordinate or accessory buildings the use of which is incidental to the use of the main building.

Municipal Best Practice Review

(Brantford, Kitchener, London, Ottawa, Waterloo)

- Rely on applicant to identify residential use and presence of “dwelling units”
- **Broader “intent” identified**
- Integration with heritage review (MHC) challenging and can set unrealistic expectations

Summary of Observations

- Public participation in heritage conservation via BHI Strategy
- Demolition Control is not a heritage conservation tool – but should align with City policy and process
- **Premature demolition of “residential property” (heritage or not)** can be prevented by ensuring new uses are considered through development application process
- Improved transparency with undelegated applications

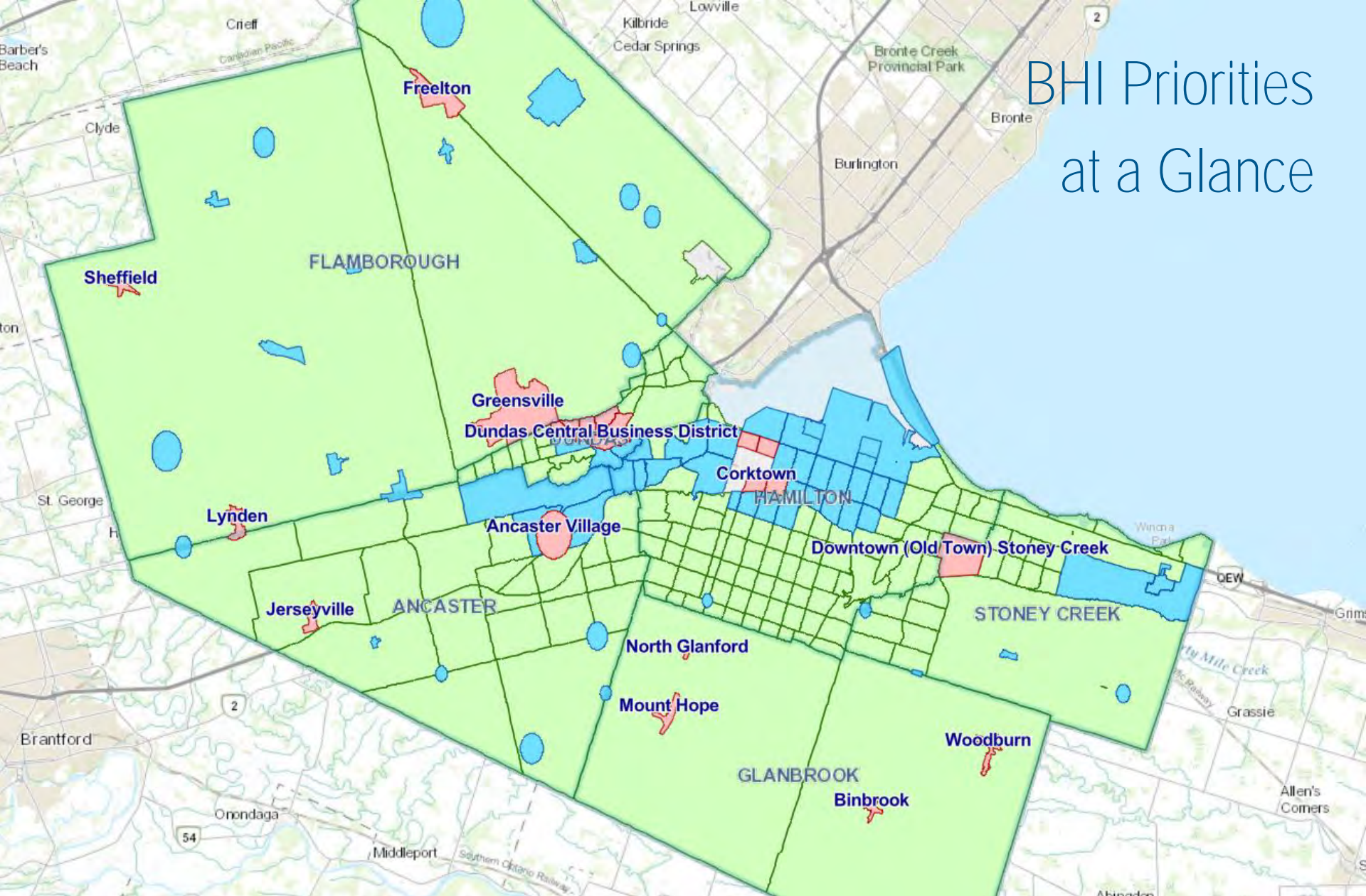
Themes

- Proactive Register listing and designations
- Demolition Control Area By-law Updates
- Register demolition process
- Internal process and communication

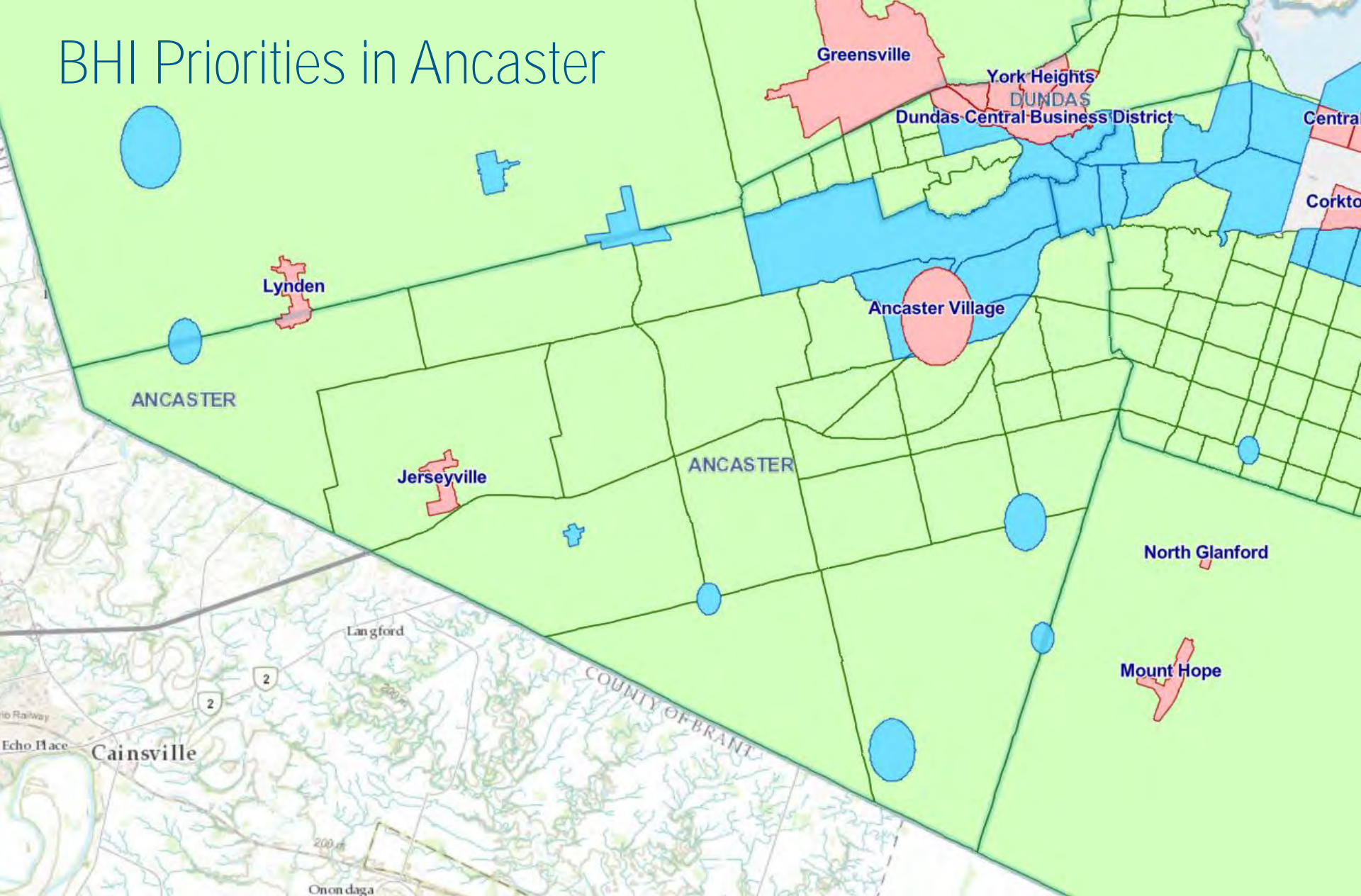
Proactive Heritage Listing and Designation

- Built Heritage Inventory Strategy
- Public engagement and participation in identification of heritage buildings
- Listing: interim 60-day protection from demolition
- Designation: Heritage Permit process

BHI Priorities at a Glance



BHI Priorities in Ancaster



Community-Led Inventories



ARCHITECTURAL
CONSERVANCY
ONTARIO

HAMILTON
REGION



Demolition Control Area By-law Updates

- Intent of By-law
- Definitions
- **“Routine application” and delegated authority scope**
 - Delegate where permissions for replacement buildings and / or uses have been granted
 - Undelegated applications considered at Council (transparency)

Existing Demolition Control By-law Language

[...] "routine applications" include, but are not limited to, an application to demolish a residential building:

- in an established neighbourhood when the standard conditions in section 6 would apply;*
- to facilitate a development under an approved site plan or approved draft plan of subdivision;*
- in a zone that does not permit a residential use;*
- when another non-residential use is permitted;*
- to facilitate land assembly for future development;*
- in the Rural Area when abutting lands would not be impacted.*

Existing Demolition Control By-law Language

[...] "routine applications" include, but are not limited to, an application to demolish a residential building:

- in an established neighbourhood when the standard conditions in section 6 would apply;*
- to facilitate a development under an approved site plan or approved draft plan of subdivision;*
- in a zone that does not permit a residential use;*
- when another non-residential use is permitted;*
- to facilitate land assembly for future development;*
- in the Rural Area when abutting lands would not be impacted.*

Address Heritage Register Process

- Heritage Process Review
- Bill 108 Changes to OHA
- Standardize process for Register demolition notices

Internal Process and Communication

- Internal notifications
- Improved communication between Divisions

Next Steps

April 2022

- Staff report to Planning Committee (April 25th)

Thank you!

Questions?

Feedback?



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 1, 2022
SUBJECT/REPORT NO:	Heritage Permit Application HP2021-038, Under Part IV of the <i>Ontario Heritage Act</i> , for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Heritage Permit Application HP2021-038, for a replacement front door and side lite windows and wood profile, related repairs and conservation of the front transom window, and retroactive approval of replacement windows, for the lands located at 24 Griffin Street, be **approved**, subject to the following conditions:

- (i) 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;
- (ii) Implementation of alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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;

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 2 of 8

- (iii) That appropriate notice of the Council decision be served on the owner of 24 Griffin Street, Flamborough, and the Ontario Heritage Trust, as required under Section 33 of the *Ontario Heritage Act*;
- (iv) That the property located at 24 Griffin Street, Flamborough be added to the Staff Work Plan for Heritage Designation – Amending a Municipal By-law Under the *Ontario Heritage Act* as a medium priority.

EXECUTIVE SUMMARY

The subject property is located at 24 Griffin Street (see Appendix “A” attached to Report PED22072) and is designated under Part IV of the *Ontario Heritage Act* by By-law No. 80-118-H, attached as Appendix “B” to Report PED22072.

The Application proposes the following alterations:

- Repair and conservation of transom and existing beaded frame;
- Replacement of side windows (“side lites”) and side lite wood profiles with profiles and dimensions to match existing;
- Replacement of original six-panel front door with a custom four-panel style door;
- All new material to be reclaimed quarter-sawn oak with a clear coat of natural wood finish; and,
- Retroactive approval of replacement windows (Marvin wood windows with custom sash dimensions and a muntin profile/thickness to match original windows) (see Appendix “D” attached to Report PED22072).

The Heritage Permit Review Sub-Committee (HPRS) of the Hamilton Municipal Heritage Committee (HMHC) reviewed the subject Application on August 17, 2021 and February 15, 2022 and recommended approval. Due to the magnitude of the proposed changes to the Built Heritage Resource (e.g., the replacement of windows prior to Heritage Permit approval and the proposed replacement of the existing front door), the subject Application is to be considered by Planning Committee and Council for final approval as per the Council approved Heritage Permit Process (PED05096).

Staff are of the opinion that the proposed scope of work will have positive impacts on the circa 1849 Griffin Stone Cottage and conforms with good heritage conservation practices (e.g., repair rather than replace historic materials where possible and when replacing materials, use new in-kind/like-for-like materials). As such, staff recommend approval of the Heritage Permit Application, subject to the recommended conditions.

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 3 of 8

Staff would note that with the removal of notable features identified in the Reasons for Designation (the original 6 by 6 pane windows replaced without a Heritage Permit and the existing original 6 panel door), the designation by-law will need to be amended following completion of the alterations.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Permit Application has been processed and considered within the context of the applicable legislation.

Sections 33 (1) and 34 (1) of the *Ontario Heritage Act* advise regarding the requirements for municipal approval for alteration of property and for demolition or removal. Further, Section 30 (1) of the *Ontario Heritage Act* notes that municipal designation by-laws may be amended.

HISTORICAL BACKGROUND

The Heritage Permit Application (see Appendix “C” attached to Report PED22072) was received on July 24, 2021, and a Notice of Incomplete Application was issued on September 24, 2021, as the owners had not determine the final material selection for the replacement front door at that time. A revised submission was received on February 1, 2022 (see Appendix “E” attached to Report PED22072), and a Notice of Complete Application was issued on February 14, 2022.

The HPRS of the HMHC reviewed the subject Application on August 17, 2021 and February 15, 2022 and recommended approval of the Application.

The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Complete Application. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the Application. The subject Application’s 90-day timeframe will be reached on May 15, 2022.

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 4 of 8

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Volume 1, Section 3.4 – General Cultural Heritage Policies of the Rural Hamilton Official Plan (RHOP) states that the City shall:

- “B.3.4.2.1(a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations;
- (e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners and provide guidance on sound conservation practices; and,
- (h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.
- B.3.4.2.1 (i) Use all relevant provincial legislation, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act* R.S.O., 1990 c. P.13, the *Environmental Assessment Act*, the *Municipal Act*, the *Niagara Escarpment Planning and Development Act*, the *Cemeteries Act*, the *Greenbelt Act*, the *Places to Grow Act* and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton’s cultural heritage resources.”

These policies from the UHOP demonstrate Council’s commitment to the identification, protection, and conservation of cultural heritage resources, and the recommendations of this Report meet the intent of these policies.

RELEVANT CONSULTATION

Heritage Permit Review Sub-Committee

Pursuant to Sub-Sections 33 (6) and 34 (4.2) of the *Ontario Heritage Act* and the Council approved Heritage Permit Process (PED05096), the HMHC advises and assists Council in matters relating to Part IV and V of the *Ontario Heritage Act*.

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 5 of 8

The HPRS of the HMHC reviewed the subject Application at meetings held on August 17, 2021 and February 15, 2022. At the first HPRS meeting on August 17, 2021, the Applicants had not determined the final material selection for the replacement front door. At the HPRS meeting on February 15, 2022, the Applicants proposed a custom wood four-panel replacement door. After a presentation and question and answer period with the owners, the Sub-Committee passed a motion to recommend approval of the Application as submitted.

“That the Heritage Permit Review Sub-Committee advises that Heritage Permit Application HP2021-038 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 February 28, 2024. If the alteration(s) are not completed by February 28, 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.”

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject lands at 24 Griffin Street contain a Built Heritage Resource, a circa 1849 Regency style cottage built of local stone.

Heritage Permit Application HP2021-038 proposes the following alterations:

- Repair and conservation of transom and existing beaded frame;
- Replacement of side windows (“side lites”) and side lite wood profiles with profiles and dimensions to match existing;
- Replacement of original six-panel front door with a custom four-panel style door;
- All new material to be reclaimed quarter-sawn oak with a clear coat of natural wood finish; and,
- Retroactive approval of replacement windows (Marvin wood windows with custom sash dimensions and a muntin profile/thickness to match original windows).

Staff deemed the Application comprehensive and complete on February 14, 2022.

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 6 of 8

Key factors that are considered in the evaluation of any change affecting a heritage resource are consideration of:

- **Displacement effects:** those adverse actions that result in the damage, loss, or removal of valued heritage features; and,
- **Disruption effects:** those actions that result in detrimental changes to the setting or character of the heritage feature.

In the consideration of any Heritage Permit Application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the Reasons for Designation identified in the designation by-law (By-law No. 80-118-H).

The designation by-law (By-law No. 80-118-H) does not provide clarity or direction with a List of Heritage Attributes, however, it summarizes the Reasons for Designation as follows:

“The stone cottage is considered by knowledgeable historians to be the oldest unaltered dwelling in Waterdown, built between 1840 and 1849 for Ebenezer Griffin, one of Waterdown's founders.

Constructed of local stone, it is an excellent example of a Regency style cottage. The doorway, with its semi-elliptical transom, side windows and original 6 panel door.

Other notable features are the original 6 x 6 pane windows and excellent stone work around both the doorway and windows.”

Displacement effects have already occurred with the replacement of the original 6 by 6 pane windows without Heritage Permit approval. Moderate displacement effects will also occur with the removal of the original six panel door. With the removal of these notable features identified in the Reasons for Designation, and in considering that the Built Heritage Resource will be fundamentally altered, the designation by-law will need to be amended following completion of the alterations.

However, the choice of replacement windows and door will minimize disruption effects. The replacement Marvin wood windows with custom sash dimensions and a muntin profile/thickness to match original windows are deemed appropriate by staff, along with the custom four-panel style wood replacement door. The approach of repairing rather than replacing historic materials where possible follows good heritage conservation

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 7 of 8

practices, as does the replacement of historic wood features with in-kind/like-for-like materials (wood as opposed to a modern material such as fibreglass, vinyl, aluminium, etc.).

Conclusions:

Staff are of the opinion that Heritage Permit Application HP2021-038 can be supported as the proposed alterations utilize an approach that repairs rather than replaces historic materials when possible, and that appropriate custom wood replacement features are proposed. As such, staff recommend that the Heritage Permit Application be conditionally approved.

ALTERNATIVES FOR CONSIDERATION

(1) Refuse the Heritage Permit Application.

HMHC may advise Council to refuse this Application. This is not being recommended.

(2) Approve the Heritage Permit with Additional or Amended Conditions.

HMHC may advise Council to approve this Application with additional or amended conditions. This is not being recommended.

(3) Approve the Heritage Permit with No Conditions.

HMHC may advise Council to approve this Application with no conditions. This is not being recommended.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

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

Culture and Diversity

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

SUBJECT: Heritage Permit Application HP2021-038, Under Part IV of the *Ontario Heritage Act*, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) - Page 8 of 8

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22072 - Location Map

Appendix "B" to Report PED22072 - By-law No. 80-118-H

Appendix "C" to Report PED22072 - Heritage Permit Application Original Submission

Appendix "D" to Report PED22072 - Heritage Permit Application Original Submission
(Windows Addendum)

Appendix "E" to Report PED22072 - Heritage Permit Application Revised Submission

CR:sd

THE CORPORATION OF

THE TOWNSHIP OF FLAMBOROUGH

BY-LAW No. 80- 118-H

R17
#101549
100241/80

Being a by-law to designate the Gary Ribson et ux (cottage) located on part lot 16, Plan M-12 at 24 Griffin St., Waterdown, formerly in the Village of Waterdown, now Township of Flamborough, under the Ontario Heritage Act, 1974.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest, and;

WHEREAS the Council of the Corporation of the Township of Flamborough has caused to be served on the owners of the lands and premises known as the Gary Ribson et ux residence, part of lot 16, Plan M-12 Township of Flamborough, fronting on Griffin St., Waterdown, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid building and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality, once for each of three consecutive weeks, and;

WHEREAS the reasons for designation are set out in Schedule 'A' attached hereto, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. The residence of Gary Ribson et ux more particularly described in Schedule 'A' attached hereto, is designated as being of architectural and historical significance.
2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'B' attached hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME, AND PASSED THIS 3rd DAY OF
November 1980.

Stacy Ward
Mayor.

James H. Smith
Clerk.

SCHEDULE A

BY-LAW NO. 80-118-H

REASONS FOR DESIGNATION: The Ribson Cottage, 24 Griffin St.

The stone cottage is considered by knowledgeable historians to be the oldest unaltered dwelling in Waterdown, built between 1840 and 1849 for Ebenezer Griffin, one of Waterdown's founders.

Constructed of local stone, it is an excellent example of a Regency style cottage. The doorway, with its semi-elliptical transom, side windows and original 6 panel door.

Other notable features are the original 6 x 6 pane windows and excellent stone work around both the doorway and windows.

SCHEDULE 'B'

BY-LAW NO. 80-118-H

DESCRIPTION OF PROPERTY - GARY RIBSON et ux

PARCEL 16-1 on Plan 1 & 1 - 12

Registered in Office of Land Titles at Hamilton

Saving and excepting therefrom that part of said Lot 16 on Plan M 012, designated as Lot I on Plans of Expropriation 62R-320, 62R-326, and 62R-328, deposited in the Registry Office for Registry Division of Wentworth.

24 Griffin Street



Wood storm door and storm side lites are not authentic to Regency style. Added at some point and now in very poor condition, broken glass, rotten wood. This will be removed. The deep recess around the frame as per the transom, will be restored.

EXISTING FRONT ENTRANCE



Transom will be repaired.
Sull sash to be added

Round molding will be
repaired and retained

Wood frame with
beaded edge can be
repaired and will be
retained

$\frac{3}{4}$ " gap between head of
door and frame

Install new door.
Same 6 panel style,
solid, no glass.

Beaded trim will be
salvaged and reused

Weatherstripping and
door threshold to be
replaced



Existing door frame is 5/8" out of plumb over 4 ft.



Wood door panels are split.
Source of water leaks.

Door moldings no longer fit

Deteriorated wood has been
filled with filler or putty



Numerous stains from water leaks



No key for lock

Rotten wood. Filler falling out.
Rain water leaks in

Hardware to be replaced



At some point the hinge position has been changed. Wood is rotten and will not hold a screw. New location below tenon is weak. Propose new 1 ½ pr hinges in lieu of 1 pr existing.

Install new frame, door, hardware and weatherstripping. Salvage and reuse all trim and moldings.



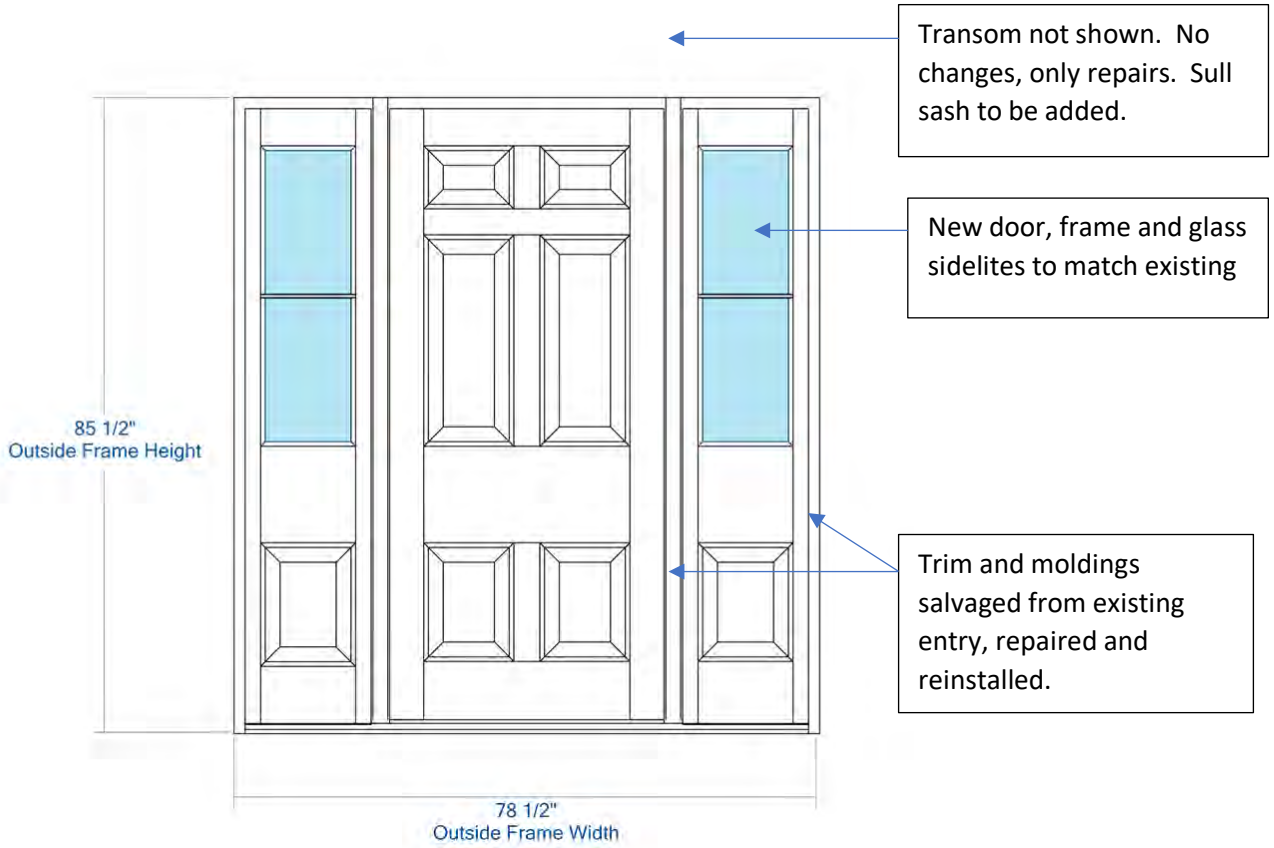
Transom to be repaired. Trim and moldings to be salvaged and reused. Sull sash to be added.

Door sidelite glass to be replaced with double pane sealed glass unit, same size, same mid divider.

Insulated panels to be added below glass in the side lites. Wood panels to be repaired and reused.

Wood frame around entrance to be repaired and maintained.

Proposed new door, frame and sidelites:



24 Griffin Street Window Replacement

□

Background:

Heritage Permit Application HP2018-032 included the “restoration and repair of front wall, door and windows at 24 Griffin Street, and the removal of one window on rear elevation and convert to a doorway”.

On the advice of Jeremy Parsons , Heritage Department, we contacted several restoration contractors to review how the existing windows could be repaired. In particular, Alan Stacey of Heritage Mill made several site inspections, took dimensions, and advised that it would involve major rebuilding of the windows, at considerable cost. That was due to the very poor condition of the wood and glazing. In his opinion, Alan Stacey advised that two of the seven windows were in such poor condition (missing muntin bars, rotted wood sash), that they were beyond refurbishment. Mr. Stacey was to provide us with the cost to refurbish 4 windows; construct a new window to restore the Kitchen window to it’s original size; build new windows to replace 2 that were beyond repair; and build 7 removeable wood storm windows. We did not receive this quotation. Our attempts to contact Mr. Stacey and follow up with this work, were not successful. After 4 months, we decided that we would seek another opion.

We consulted with Greg Brown of Marvin Windows, together with Mark Ford of Ford Construction. After site review and consideration, they advised that new windows could be constructed with customized sash dimensions, and a muntin profile to a thickness that matched the original windows. This seemed like a more reasonable approach, resulting in new windows that would perform much better that the existing windows or refurbished windows without the need for storm windows. Storm windows would not have been original to the house, and would obscure the windows. Instead, energy efficient double paned sealed glass units would be installed. This energy improvement became an important consideration with the building department when we submitted our energy calculations. We made the decision to replace the windows rather than try to repair them, this was communicated to Carlos Gorni, Heritage Department on October 3, 2019.



Original North and West Elevations



Windows had aluminum storms that obscured the original wood windows

Original Kitchen window had been removed. A smaller window had been installed. Rubble had been placed in the opening below the window

Original East Elevation



Typical existing window with aluminum storm removed: rotted wood sash, frame has broken or missing pieces.



Existing window showing putty in poor condition, poorly fitted sash in frame. 7 windows were given to Jan Kamermans Hardware, Locks & Fastenings Specialist, 309 Caroline Street South, Hamilton. Jan uses the antique glass for his projects.



New Marvin window. Identical 6 over 6 hung window style. Muntin bars that match original. Flashing and sealant to stone is still to be completed.

We trust that you will agree that the new windows are appropriate to the original style and character of the house. We apologize for proceeding with this work without formal approval. We were not aware that an amendment to our Heritage approval was required.

24 Griffin Street
Revised Application - January 28, 2020



Wood storm door and storm sidelites are not authentic to Regency style. Added at some point and now in very poor condition, broken glass, rotten wood. This will be removed. The deep recess around the frame as per the transom, will be restored.

EXISTING FRONT ENTRANCE





Existing door frame is 5/8" out of plumb over 4 ft.



Wood door panels are split.
Source of water leaks.

Door moldings no longer fit

Deteriorated wood has been filled with filler or putty



Numerous stains from water leaks



No key for lock

Rotten wood. Filler falling out.
Rain water leaks in

Hardware to be replaced



At some point the hinge position has been changed. Wood is rotten and will not hold a screw. New location below tenon is weak. Propose new 1 ½ pr hinges in lieu of 1 pr existing.

Install new frame, door, hardware and weatherstripping. Salvage and reuse trim and moldings where possible. Install new as required to match existing.



Transom to be refurbished. New sash installed on inside face. Trim and moldings to be refurbished or replaced with new to match existing.

Door sidelite glass to be replaced with double pane sealed glass unit, same size, same mid divider.

Insulated panels to be added below glass in the sidelites. Wood panels to be replaced to match existing.

Wood frame around entrance to be repaired and maintained.

Proposed new door, frame and sidelites:

EXISTING BEADED FRAME TO REMAIN IN PLACE, REFURBISH AND REFINISH

EXISTING TRANSOM INCL. GLASS TO BE REFURBISHED AND RE-INSTALLED.

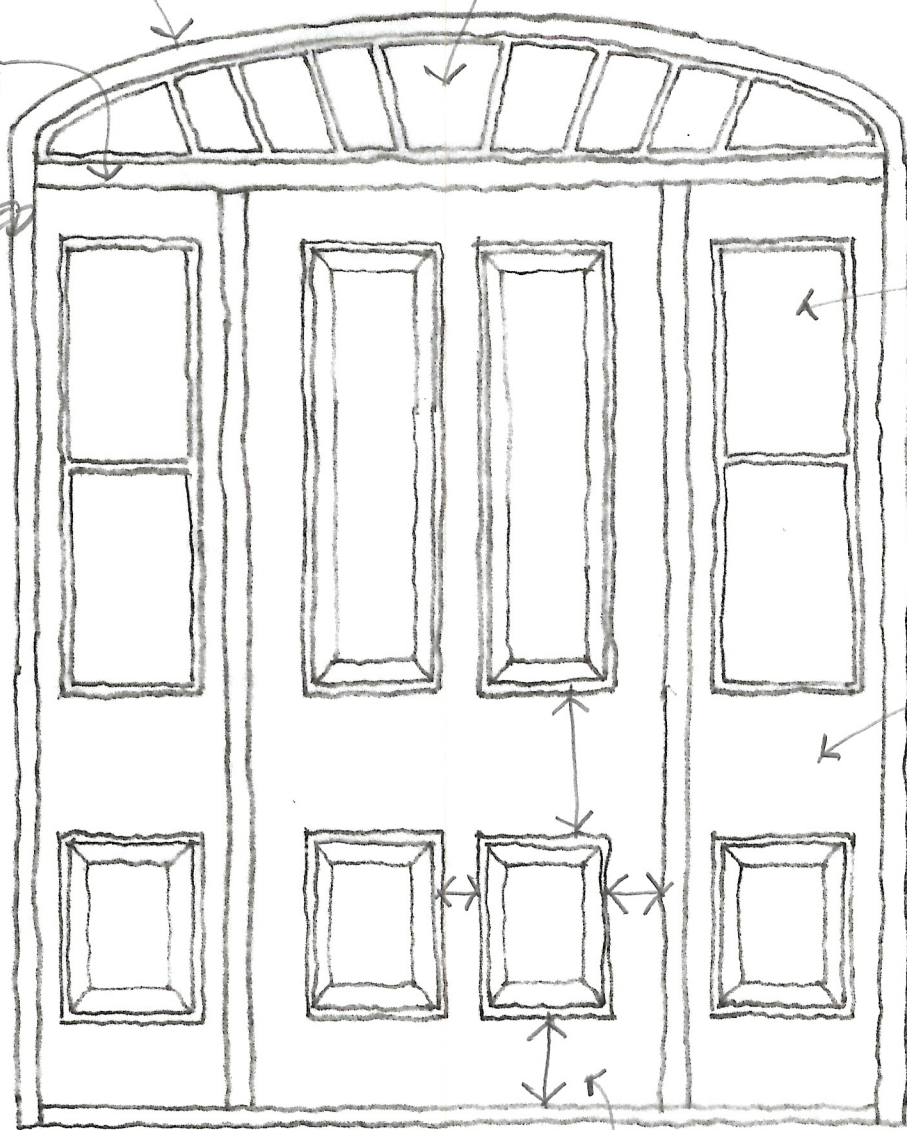
EXIST. HALF ROUND MOLDING TO BE REFURBISHED AND RE-INSTALLED

DOOR HARDWARE:
NEW LOCKSET
DOOR THRESHOLD
1/2 PR. HINGES
WEATHERSTRIPPING

DOOR AND FRAME TO BE 3/4 OAK
PANELS TO BE

NEW DOUBLE PANE SEALED GLASS SIDE LITES WITH DIVIDER TO MATCH EXIST.

NEW WOOD SIDE LITES PROFILES AND DIMENSIONS TO MATCH EXIST.



NEW DOOR RAILS AND PANELS TO MATCH EXISTING

MATERIALS:
ALL NEW MATERIAL TO BE RE-CLAIMED QUARTER-SAWN OAK. CLEAR COAT NATURAL WOOD FINISH.

Google Maps 189 Main St N



Hamilton, Ontario

Google

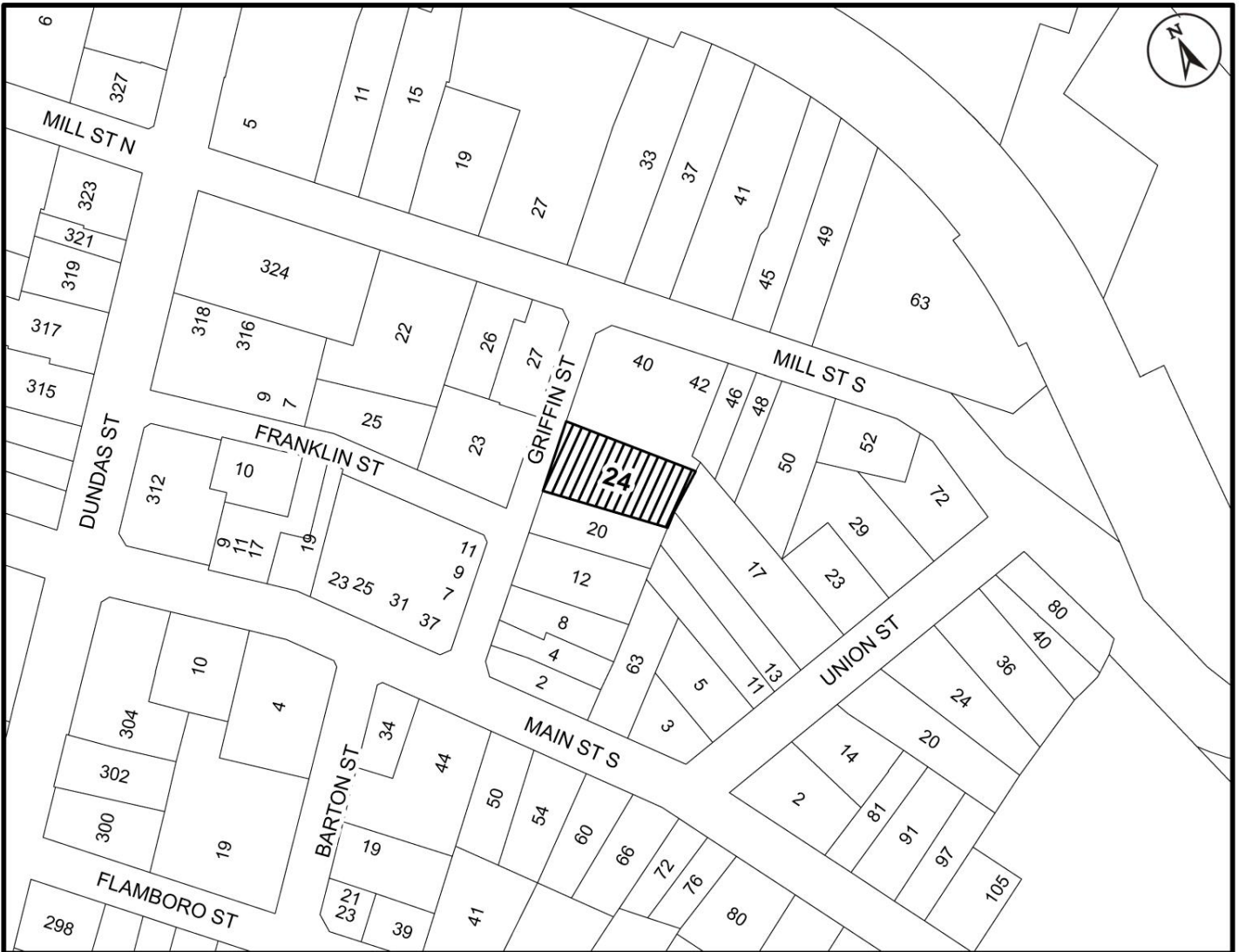
Street View - May 2017

Image capture: May 2017 © 2022 Google

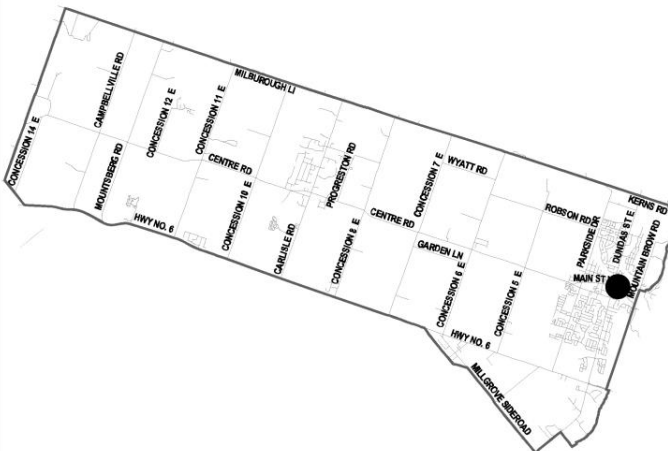


120





● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
HP2021-038

Date:
February 24, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/NB

Subject Property



24 Griffin Street, Flamborough
(Ward 15)

Inventory & Research Working Group (IRWG)

Meeting 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 (non-member)

Staff Present: Amber Knowles (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist); James Croft (Assistant Cultural Heritage Planner); Natalie Majda (Assistant Heritage Project Specialist)

Regrets: Stacey Kursikowski (Cultural Heritage Planner); Chole Richer (Cultural Heritage Planner)

RECOMMENDATIONS

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

1. The Inventory & Research Working Group recommends that **2 Dartnall Road (Binbrook Feed Station)** be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the *Ontario Heritage Act* as a low priority. (See attached for supporting documentation.)
2. The Inventory & Research Working Group recommends that **10 Dartnall Road (Ancaster Co-Op)** be added to the Municipal Heritage Register. (See attached for supporting documentation.)

NOTES

1. Chair's Remarks

Janice welcomed all present, including the two new interns joining heritage staff and Dr. Sarah Sheehan who is interested in heritage work, and wished everyone a Happy New Year.

2. Declarations of Interest

None

3. Review & Approval of Meeting Notes: November 22, 2021

Approved by general consensus (moved by Ann, seconded by Jim).

4. Staff Presentation: Inventory Updates (Alissa G.)

IRWG members were provided with an overall update on the Built Heritage Inventory Strategy. A PDF of the presentation was shared with members during the meeting. This process is designed to screen, be proactive at identifying heritage properties, have a consistent database of information, and support community engagement and education. Changes to the process include having to give formal notice to owners when a property is listed on the Register and addressing any objections that arise, which is occurring right now with the recently completed Waterdown Inventory.

Staff are currently supporting the following IRWG-led projects: Places of Worship Inventory Review and the Places of Education Inventory (on hold until the POW Review is complete). Staff are also supporting community inventories in the Beasley Neighbourhood and Greensville Historic Settlement Area. These projects are at various stages of completion. The next phase of City-led work will be Downtown Dundas, to begin later this year. The Dundas project will involve close coordination with the Dundas Museum and Archives. The Heritage Intern (Natalie) will be assisting with the background research and the development of a draft Historic Context Statement for the project. An Advisory Group has been proposed and will be contacted once the Waterdown Inventory wraps up.

5. 2 Dartnall Road: Binbrook Feed Station & 10 Dartnall Road (Graham)

Note: Due to a change in circumstances, supporting documentation for the above properties was completed by Graham alone. Please see IRWG meeting notes for November and September for previous discussions of 10 Dartnall Road.

Graham provided a brief update and overview on the Binbrook feed silos at 2 Dartnall Road (also listed as 46 Dartnall Road). He has found that the silos were built in 1943. Graham also brought the Ancaster Co-Op grain elevators at 10 Dartnall Road just north of the triple silos at 2 Dartnall to members' attention. Although less is known about this wooden grain elevator, it was built after the three concrete silos and physically it is taller of the two.

IRWG members are recommending that 2 Dartnall Road be placed on the Municipal Heritage Register and staff's designation workplan with low priority (see recommendation #1 above). IRWG members are also recommending that 10 Dartnall Road be added to the Register (see recommendation #2 above).

6. New Business

A) 1107 Main Street West, Grace Lutheran Church Discussion: Amber, Lyn, Chuck

IRWG 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 Municipal Heritage Register and staff's work plan for heritage designation. This recommendation was approved by all members during the meeting and sent to the Heritage Committee's February Meeting separately as an emergency recommendation in hopes of obtaining greater protection on 1107 Main Street West should a demolition permit be acquired.

B) Announcement on recommendation cut-off for 2022: Alissa D-R

Alissa brought to IRWG members' attention that May 2022 is the cut-off date for all recommendations to be made to council before their change-over. Due to the upcoming elections, the Municipal Heritage Committee won't meet after May until the new council is assembled. The IRWG can continue their work and meet as per usual, however no HMHC meetings will take place until council is re-instated later in the year.

C) Community Announcement: Janice

Janice announced that the Architectural Conservancy Ontario (ACO) will soon be going live with short 5-6 minute videos on why the ACO and heritage is important. The videos will honour those who have come together to protect and preserve heritage properties in Hamilton and its amalgamated city. Stay tuned!

7. Meeting Adjourned: 8:02PM

8. Next Meeting: February 28, 2022 (6:00-8:00PM WebEx Online)



Hamilton

BUILT HERITAGE INVENTORY FORM

Address 2 Dartnall Road Community Hamilton

Also known as _____ Legal Description _____

P.I.N. 251806058103690 Roll No. _____ Ward 6 Neighbourhood Hannon West

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) 1943 Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other Commercial Silo _____

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other Silo

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

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

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

Roof Type: Hip Flat Gambrel Mansard Gable Other Raised section 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 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>Functional Industrial/Commercial Feed Silos</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: _____ Column Cresting Other _____

Notes: Three silo massing is a rare example in Ontario

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 _____ Corner Lot

Accessory Features and Structures:

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

Additional Notes:

This 1943 silo is a unique structure in Hamilton and all of Ontario

Related Files: See attachments

Fire Insurance Mapping:

Additional Documentation and Research Attached (if applicable):

Surveyed by: Graham Carroll	Date: November 23rd 2021	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 type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input checked="" type="checkbox"/>	The property demonstrates a high degree of: <input checked="" 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 checked="" type="checkbox"/> person <input checked="" type="checkbox"/> activity <input checked="" type="checkbox"/> organization <input type="checkbox"/> institution
<input checked="" type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input 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 type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input checked="" type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input checked="" type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input checked="" type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
--

Evaluated by: Graham Carroll	Date: November 23rd 2021
HMHC Advice:	Date
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

Binbrook Feed Silos.

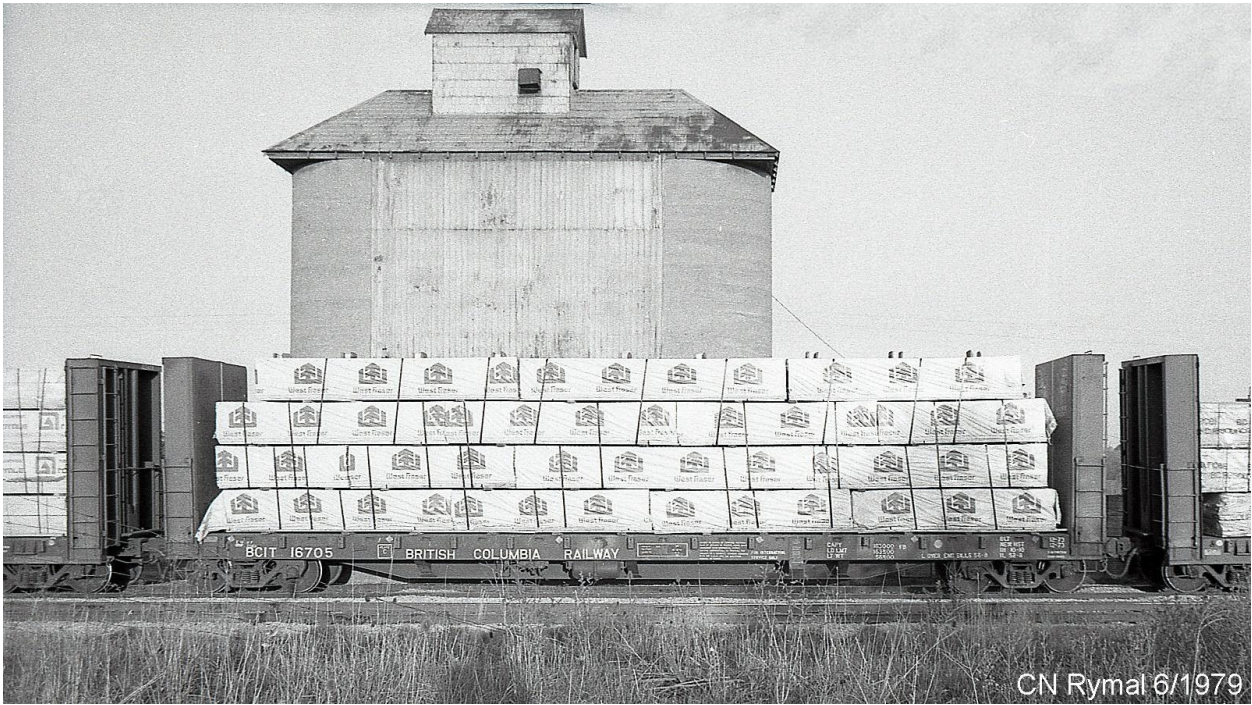
2 Dartnall Road, formally Station Road

The silos are located along the former Hamilton and Lake Erie right of way . The Binbrook feed silos were erected off Station Road (now Dartnall Road) by William H. Harris of Binbrook in 1943. Local farmers suffering from poor crop yields and required grain from western Canada to support their livestock herds. Mr. Harris recognized the need and erected this 10,000 bushel feed silo at Rymal Station. It is located between Stonechurch and Rymal roads near the former hamlet of Hannon.



The silos used a belt with buckets attached (recently removed from the property) to lift the grain being unloaded from rail cars on a siding located at the west side of the silos. Local farmers could then purchase feeds from Mr. Harris and load trucks directly from a chute on the silos. Alternatively the farmer could purchase grains from his feed store in Binbrook. During the second world war years, farmers suffering from a lack of labour on the farms

due to the war effort found the ability to purchase grains to be of great assistance.



Area History:



Rymal Station served as a local station for the small hamlet of Hannon located at the corner of Nebo and Rymal roads. First settled circa 1805. The area had two blacksmith shops, a grist mill a quarry with a lime kiln, sawmills and the Glenfield Inn which was demolished in 1959. There was a church located east of the track at Rymal road called St. George's Anglican Church, this was dismantled and moved the Niagara area.



Rymal station saw the first passenger train on Sept. 18th 1873 when it was the Hamilton and Lake Erie railway. Service started at the Ferguson avenue train station between Main and King streets and continued onto Caledonia and Hagersville. The line was further extended as far as Jarvis by 1875 and was extended into Port Dover by 1878, finally completing the shortline. This happened after being acquired by the Hamilton and Northwestern Railway in 1875. The H&NW was purchased by the Grand Trunk Railway in 1881 before it went bankrupt in 1919 and was merged by the Government of Canada into the Canadian National Railway.

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Information from:

Rymal Station Blogspot

Matt D'Angelo of Rymal Stion Facebook Page

Harris Family mementos

Glanbrook Heritage Society

Wikipedia.

niral Will Attend Sl

n Soldiers Decorated For



PREPARE FOR FEED SHORTAGE—Because of crop failures in this area, the demand for western grain is the heaviest in history and unless adequate supplies are received many farmers will be compelled to reduce their herds, it is claimed. Grain elevators are being erected to cope with the emergency so grains can be stored for winter use. An elevator with 10,000-bushel capacity, just completed at Rymal Station, is shown, and inset is William H. Harris, Binbrook, the owner.

Lofty Storage Elevators Change Rural Landscape;

DELEGATION ASKS CITY TAKE OVER



BUILT HERITAGE INVENTORY FORM

Address 10 Dartnall Road Community Hannon

Also known as Ancaster Co-op Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood _____

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) _____ Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other Grain Elevator _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other Commercial building

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 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>Commercial Grain Elevator</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: _____ Column Cresting Other _____

Notes: +Has a rounded roof barn style addition to south side and a feed store addition to the east.

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 _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____ Structures (e.g. shed, outbuilding): _____
- _____ Large implement style shed

Additional Notes:

Was the former Ancaster Co-Op and later a Home Hardware

Related Files: _____

Fire Insurance Mapping:

Additional Documentation and Research Attached (if applicable):

Surveyed by: Graham Carroll	Date: January 20th 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 type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input 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 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 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 type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input 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 type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input 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 20th 2022
HMHC Advice:	Date
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

Ancaster Co-Op

10 Dartnall Road, formally Station Road

The Ancaster co-op grain elevator is located along the former Hamilton and Lake Erie right of way . It is located between Stonechurch and Rymal roads near the former hamlet of Hannon and just north of the Binbrook Feed Mill concrete silos at Rymal Station. Both can be seen in this image.



Sadly less is known about the Ancaster Co-Op history than the Binbrook feed silo. I am recommending the elevator be placed on the register to allow protection and hopefully some time to locate more information.



CN Rymal 2/11/1989

Though separate businesses, together they were very important to the development of Hannon and the surrounding area in the mid 20th century.



CN Rymal 4/12/1986 K MacCauley col

Area History:



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