



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

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

6. DELEGATION REQUESTS

- *6.2. Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control (for today's meeting)
- *6.3. Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands (for today's meeting)
- *6.4. Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting)

7. CONSENT ITEMS

- *7.3. Policy and Design Working Group Notes - March 21, 2022
- *7.4. Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15)
- *7.5. Inventory and Research Working Meeting Notes - February 28, 2022
- *7.6. Inventory and Research Working Group Meeting Notes - March 18, 2022

10. DISCUSSION ITEMS

*10.2. Inventory and Research Working Group Meeting Notes - March 28, 2022

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: HMHC Delegation Request - Maton re Demolition Control presentation
Date: Monday, March 28, 2022 3:32:40 PM

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

From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>
Sent: Monday, March 28, 2022 3:30 PM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Monday, March 28, 2022 - 3:29pm Submitted by anonymous user: 172.70.34.182 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): Ancaster Village Heritage
Community, Incorporated
Name of Individual: Bob Maton
Preferred Pronoun: Dr.
Contact Number: [REDACTED]
Email Address: [REDACTED]
Mailing Address:
[REDACTED]

Reason(s) for delegation request: To respond to the staff report
regarding demolition control and heritage on the HMHC agenda for
April 1st.
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/587526>

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: HMHC Delegation Request - Brunton
Date: Tuesday, March 29, 2022 10:00:02 AM

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

From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>
Sent: Tuesday, March 29, 2022 9:58 AM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Tuesday, March 29, 2022 - 9:58am Submitted by anonymous user: 172.70.175.91 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): Infrastructure Ontario
Name of Individual: Miranda Brunton
Preferred Pronoun:
Contact Number: 647-264-2745
Email Address: Miranda.Brunton@infrastructureontario.ca
Mailing Address:
1 Dundas Street West, suite 2000
Toronto, Ontario
M6P 2A1

Reason(s) for delegation request: Responding to Stacey Kuriskowski's (Heritage Planner) request for IO to speak to the the HMHC to provide IO overview of the work that has been completed to date pertaining to the CHVI of the site, as well as the next steps and potential options/tools to implement moving forward to ensure the portions of land with CHVI are protected.
Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No

The results of this submission may be viewed at:

<https://www.hamilton.ca/node/286/submission/587696>

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: FW: Form submission from: Request to Speak to Committee of Council Form
Date: Thursday, March 31, 2022 2:26:35 PM

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


From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>
Sent: Thursday, March 31, 2022 2:20 PM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Thursday, March 31, 2022 - 2:19pm Submitted by anonymous user: 162.158.126.166 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):
Name of Individual: Kathy Stacey
Preferred Pronoun:
Contact Number: 
Email Address: kstacey@ksarch.ca
Mailing Address:



Reason(s) for delegation request: To answer questions and to address comments regarding the CHIA submitted for 265 Mill Street S Flamborough, ON

Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No

The results of this submission may be viewed at:
<https://www.hamilton.ca/node/286/submission/588766>

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday March 21, 2022

3:00 pm

City of Hamilton Web Ex Virtual Meeting

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

Regrets: C. Dimitry, C. Priamo

Also Present: A. Knowles, C. Richer

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

February 14, 2022 - Approved

d) Scoped Heritage Impact Assessment for 16 Steven Street, Hamilton by Megan Hobson, May 2021

The proposal is to convert an existing 3-storey brick industrial building into 15 residential units. An existing adjacent residential building at 436 King Street will be demolished and replaced by a duplex. The building at 16 Steven Street is an inventoried property.

Working Group Comments:

- The project is still in the re-zoning stage so there are no proposed façade drawings to evaluate
- The biggest change to the exterior will be to the windows, some of which will be replaced with doors.

- It was noted that the 'ghost sign' for Reid Paper Box Company on the South side should be retained. It is unclear if this is the 'painted sign' referred to in the C.H.I.A. which is recommended to be preserved.

The working group is generally in favour of the recommendations. It was suggested that this property be sent to the Inventory & Research Group for further research and as a possible candidate for listing on the Municipal Heritage Register as a non-designated property.

e) C.H.I.A. – 265 Mill Street South, Waterdown by KSA Architectural Solutions Inc., February 2022. Revised C.H.I.A.

- This property was previously evaluated by the Working Group and this document attempts to answer some of those concerns.
- Previous comments on the Regulation 9/06 criteria stated the requirements were 'partially met'. They should be Yes or No.
- The working group requested further information on the interior features which would be retained such as flooring, plasterwork, ceiling medallions, crown moulding as most are original. In this Statement of Cultural Heritage Value very few of these interior items are noted.
- The members felt that the building is representative of Georgian/Regency architectural style.
- The members felt that it is a landmark building as local residents know it well. Hedges and other vegetation has been cleared from the property line along Mill Street South and Mountain Brow Road so it is now very visible.
- There is no information on the proposed second residential building so we would like more detail when it is available. It will likely not be visible from anywhere except the Bruce Trail so there are no real concerns, but more information would be helpful.

Recommendations:

- Members would like more details on the interior features which should be preserved. Although noted to some degree in the C.H.I.A., they are not included in any detail in the recommendations
- Members would like more structural details about where and how the new addition will tie into the existing building
- Members feel that the building is a landmark.
- Members feel it is representative of Georgian/Regency architectural style
- Members feel that the circa 1940s garage has not been analyzed enough – e.g., why are there skylights?
- Building materials on the architectural drawings are not identified.
- More details are required for the proposed new dwelling.

- Members recommend the property be designated under Part IV of the Ontario Heritage Act. It is also recommended that this property be referred to the Inventory & Research Working Group for further research.

f) Heritage Addendum - 115-117 George Street & 220-222 Main Street West by GBCA Architects, February 2022

The working group had previously seen the full C.H.I.A. and had requested that while 115-117 George Street are listed on the Heritage Register, we recommend forwarding them, along with Arlo House at 206 Main Street W. to the Inventory & Research Working Group as possible candidates for Heritage Designation. Comments had also been made about keeping the building materials more in keeping with the surrounding area.

Working Group Comments:


- The changes are generally more acceptable.
- The members note that the brick colour shown in the drawings is not the final colour, but the use of real brick is a positive change from the previous proposal.
- The members would have liked more setback
- Staff will comment on the Draft Statement of Significance.
- Members recommend a Commemoration Brief in the document, which staff support.
- The members would like a documentation and salvage plan, and a conservation plan
- The members recommend that the C.H.I.A. be reviewed by the Inventory & Research Working Group for more research and possible designation of 115 – 117 George Street. It is currently listed on the Register as a non-designated property.

The meeting adjourned at 4:00 pm

Next meeting date: April 11, 2022



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division / Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 1, 2022
SUBJECT/REPORT NO:	Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 4654
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That Council receive the notice of objection, attached as Appendix “A” to Report PED21201(c), from the owner of 8 Renwood Place, Flamborough, objecting to the notice of Council’s decision to list the non-designated property on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*; and
- (b) That Council remove 8 Renwood Place, Flamborough, from the Municipal Heritage Register, pursuant to Section 27(8) of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

This Report addresses a notice of objection under Section 27(7) of the *Ontario Heritage Act* from the owner of 8 Renwood Place, Flamborough, which was listed on the Municipal Heritage Register (Register) as part of the Waterdown Inventory, approved by Council on November 10, 2021 (Report PED21201). Staff Recommend 8 Renwood Place, Flamborough, a circa 1956 vernacular dwelling, be removed from the Register. It has been fully documented and was found by staff to not retain sufficient physical heritage value to remain listed on the Register.

Alternatives for Consideration - See Page 4

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register, after consultation with the Hamilton Municipal Heritage Committee (HMHC). Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. There is no timeline on when an owner can object to their property being listed on the Register after receiving notice of its listing. The owner's objection should identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

Staff reported on the findings of the Waterdown Inventory project as part of Report PED21201, which was considered by the Hamilton Municipal Heritage Committee at their meeting on October 29, 2021. On November 10, 2021, Council approved the project Recommendations, as advised by HMHC, and directed staff to add 209 properties of cultural heritage value or interest in Waterdown on the Register. As required under Section 27 of the *Ontario Heritage Act*, staff notified owners of Council's decision to list their properties in letters dated November 23, 2021.

On March 1, 2022 staff received notice from the owner of 8 Renwood Place, Flamborough, objecting to Council's decision to list their property on the Register, attached as Appendix "A" to Report PED21201(c)).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act*, *Ontario Regulation 9/06*); and

SUBJECT: Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) - Page 3 of 4

- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan*, Section B.3.4.2.1(b)).

RELEVANT CONSULTATION

Internal

- Cultural Heritage Planner, Rural Team, Urban Design and Heritage Section, Planning Division, Planning and Economic Development Department
- Councillor, Ward 15

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The notice of objection from the owner of the property, dated March 1, 2022, is attached as Appendix “A” to Report PED21201(c). The owner states they are objecting to the property being listed because it is a vernacular 1950s dwelling constructed on a cinderblock foundation with no remaining heritage value or interest. The owner provided up-to-date photographs of the property along with their objection which is attached as Appendix “B” to Report PED21201(c).

Staff Assessment and Recommendation

The subject property was listed on the Register because it was classified as a Character-Supporting Resource as part of the Waterdown Inventory and Council believed them to be of cultural heritage value or interest because they supported the historic character of Waterdown (Report PED21201).

The primary heritage interest of the property lies in its context. The house located at 8 Renwood Place pre-dates the 1981 Renwood Park Subdivision, which developed around the circa 1956 home and rear pond in the southeast corner of the historic Village boundary. The property appears to have been severed from a larger original parcel which included much of Lot 6, Concession 3 that is now part of the Bruce Trail Conservancy property that surrounds it. This section of the Bruce Trail travels east from Mill Street South and enters the Renwood Place cul-de-sac to the south of 8 Renwood Place.

The dwelling is not visible from the public right-of-way and the main reason for listing the property on the Register was to be able to document the dwelling prior to demolition occurring to confirm if there was any physical or design value or interest. Upon consideration of the owner’s listing objection, staff requested photo-documentation of the exterior and interior of the building to confirm if any potential heritage features or

SUBJECT: Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) - Page 4 of 4

attributes existed. Attached as Appendix “B” to Report PED21201(c) is the photo-documentation of the property from the owner.

Based on the photographs provided, staff have confirmed that the property is comprised of a circa 1956 vernacular one-storey bungalow with an irregular floorplan, horizontal siding and modern replacement windows and doors. No interior heritage features were identified. The property is surrounded by a circa 1980s subdivision and does not contribute to a pre-1950s historic neighbourhood context. Therefore, staff have determined that the property does not retain sufficient cultural heritage value or interest for protection and Recommend that it be removed from the Register.

ALTERNATIVES FOR CONSIDERATION

Council may decide to keep the property listed on the Register. Staff believe the property has been sufficiently documented to confirm there is no physical/design value to warrant the property remaining listed on the Register. Staff do not Recommend this alternative.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” - Notice of Objection

Appendix “B” - Photo-documentation of 8 Renwood Place, Flamborough

AG:ac

From: Dean Mcwhinnie [retracted]
Sent: March 1, 2022 1:33 PM
To: Golden, Alissa
Subject: Re: 8 Renwood Pl, Waterdown

Hello Alissa,

I'd like to make a formal objection to 8 Renwood Place in Waterdown being added to the Register. Here is a link to photos of the house and another link to the home inspection. I was told by the Inspector that although the house looks updated, it is essentially a tear down because of the cinder block foundation and limited square footage and my architect said that in order for me to move ahead with a remodel it is very important that I not be listed on the register as it would only create problems and delays in my dreams of working with the property. Thankyou :)

Dean

Home Inspection:
[link retracted]

Interior:
[link retracted]

Photo-Documentation of 8 Renwood Place, Flamborough

All photographs provided by owner.



Image 1: Front (east) façade



Image 2: Front façade, close-up



Image 3: Rear (west) exterior facades



Image 4: Typical exterior siding and windows



Image 5: Detached accessory structure



Image 6: Front entryway

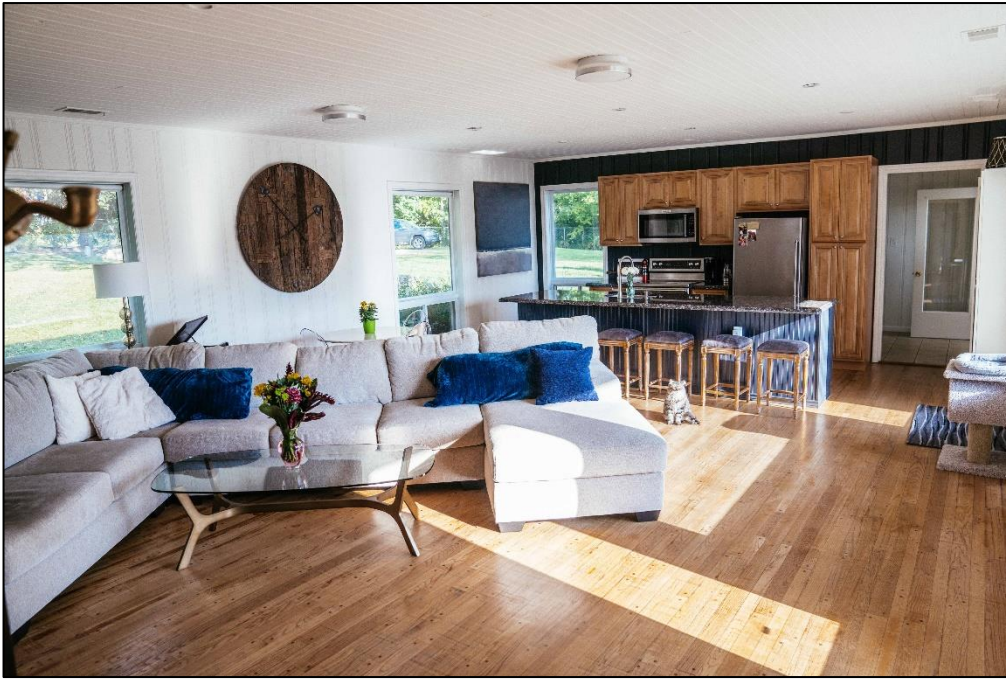


Image 7: Main living area/kitchen



Image 8: Main bedroom



Image 9: Second bedroom



Image 10: Crawl space under house showing typical cinderblock foundation and wooden floor joists



Image 11: Pond and landscape looking west from house



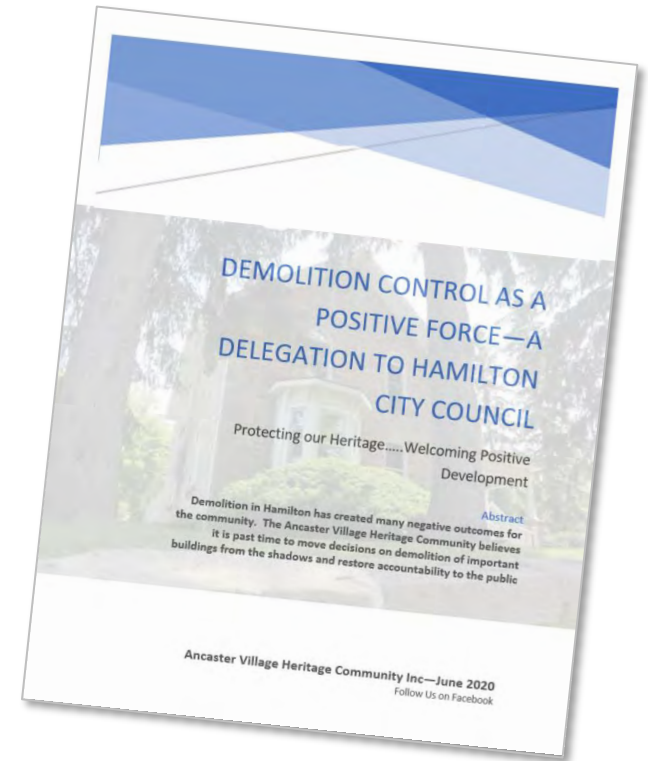
Hamilton

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

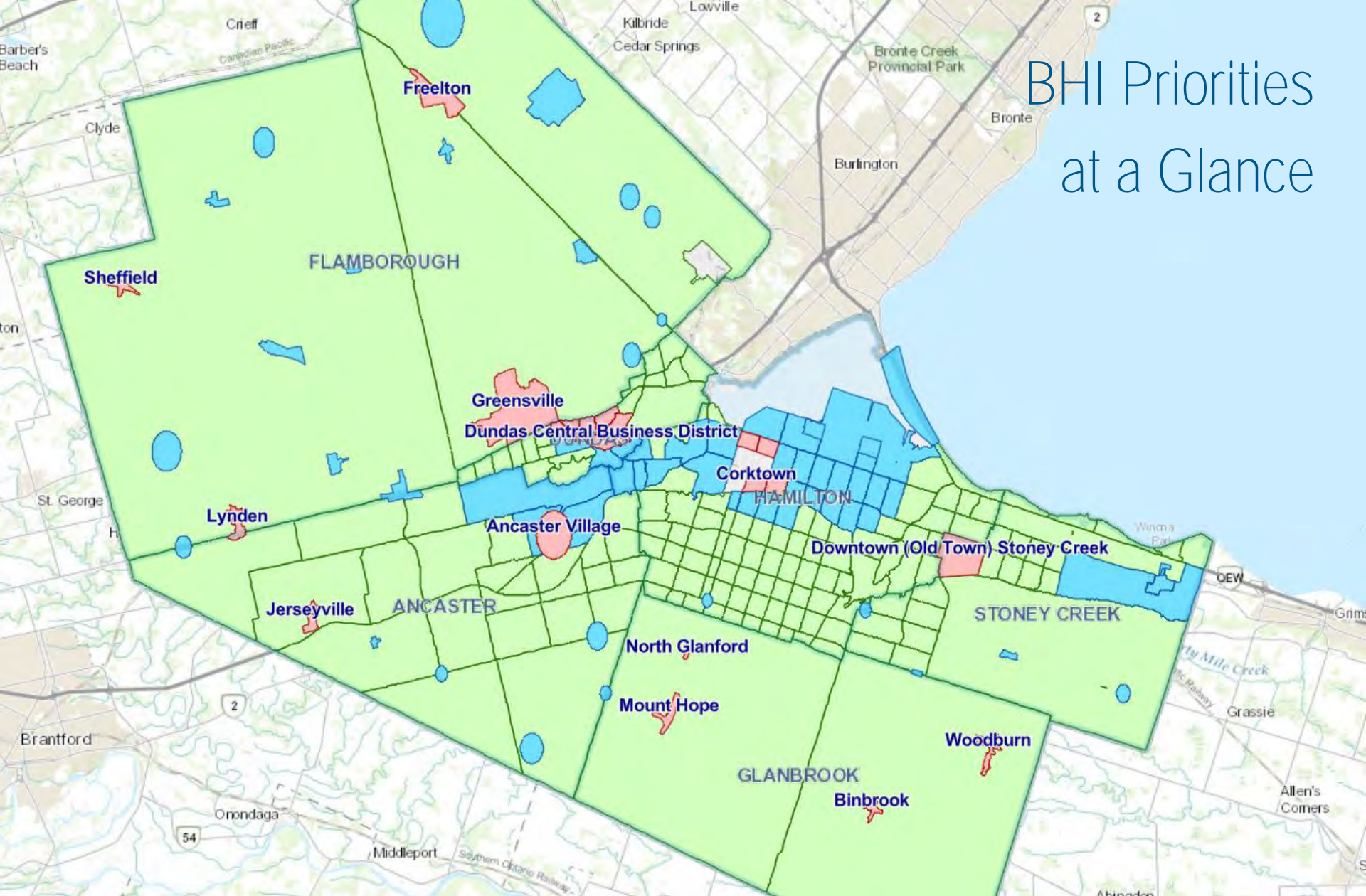
Themes

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

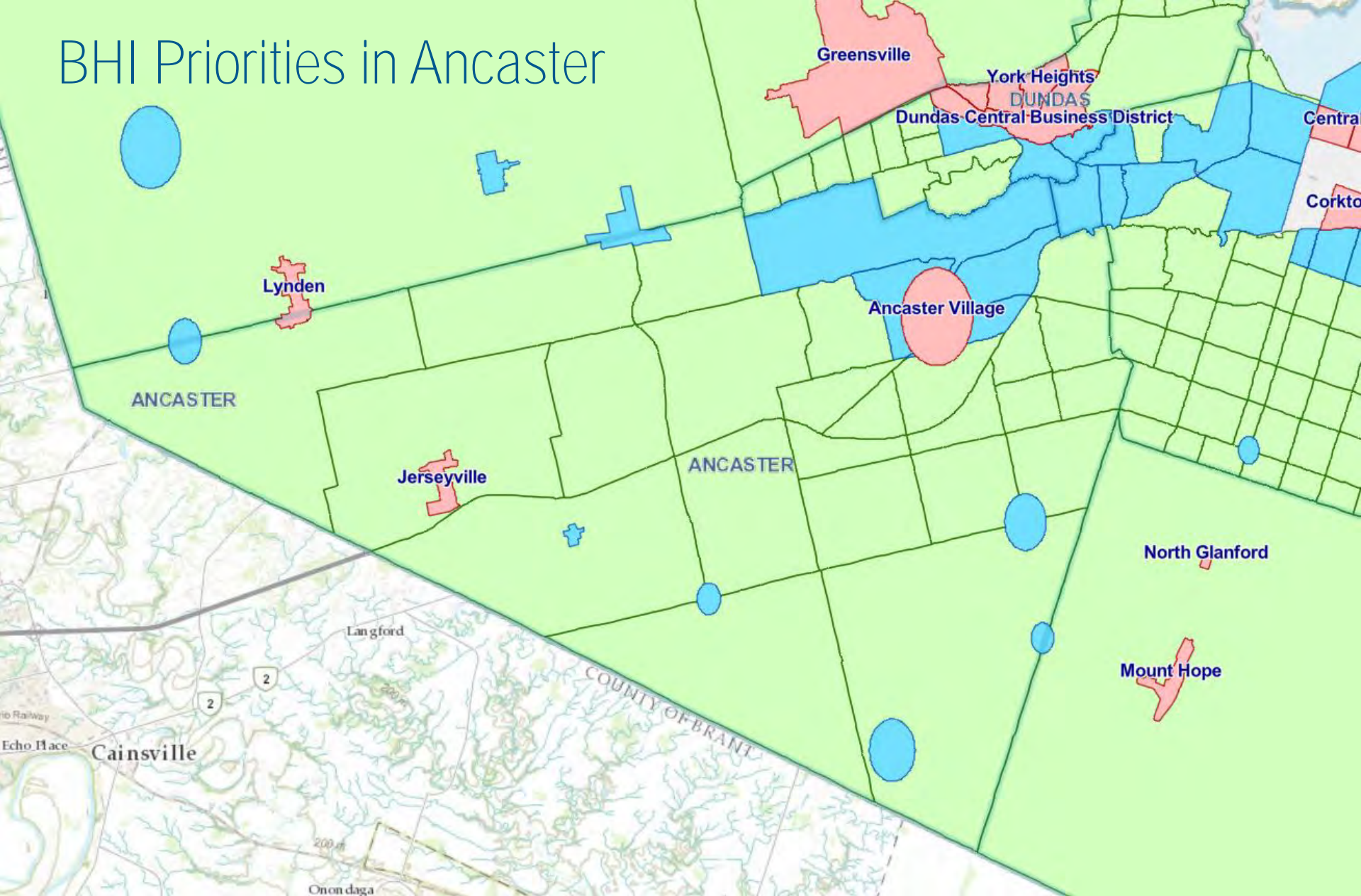
Proactive Heritage Listing and Designation

- 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

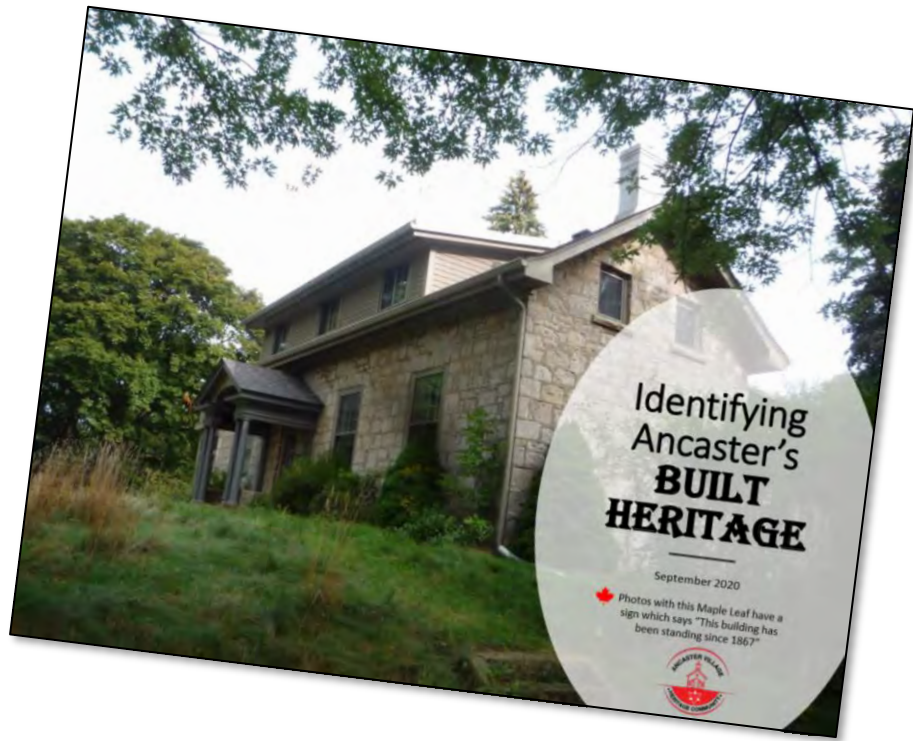


Community-Led Inventories



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?

Inventory & Research Working Group (IRWG)

Meeting Notes

February 28, 2022 (6:00pm – 8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Ann Gillespie; Chuck Dimitry; Lyn Lunsted; Graham Carroll; Alissa Denham-Robinson; Kristen McLaughlin (visiting)
- Staff Present:** Alissa Golden (Heritage Project Specialist); Chloe Richer (Cultural Heritage Planner); James Croft (Assistant Cultural Heritage Planner)
- Regrets:** Amber Knowles (Cultural Heritage Planner); Stacey Kursikowski (Cultural Heritage Planner); Brian Kowalesicz; Jim Charlton; Natalie Majda (Assistant Heritage Project Specialist)

NOTES

1. Chair's Remarks

Janice was running late due to technical issues, so Graham stepped in and opened the meeting. On Janice's return, a warm welcome was extended to Kristen who has recently moved to Hamilton and works in Heritage in Toronto. Everyone provided brief introductions to welcome Kristen to our group. Welcome!

2. Declarations of Interest

None

3. Review & Approval of Meeting Notes: January 24, 2022

Approved by general consensus with two minor typos being corrected.

4. Staff Presentation: Chloe R. – 395 Concession 10 E, Flamborough (Campul Romanesc/The Romanian Field)

The Campul Romanesc Neighbourhood Association Executive Committee has made a request to have 395 Concession 10 E, Flamborough, be listed on the City's Municipal Heritage Register and be designated. This property is a cultural facility with a church on site, and some of the buildings have been created using traditional architectural techniques. However, this is a land-lease park and the landlord is, according to the Campul Romanesc Committee, "openly seeking to break with these traditions and to demolish and destroy many of those structures and cultural installations." We do not currently know the owner's stance on having the property registered.

Chloe has been corresponding with a representative of the Executive Committee at Romanian Park and sees this as a unique opportunity to research and evaluate the property as a cultural heritage landscape with intangible cultural heritage value. The tenants in contact with Chloe are willing to fund a cultural heritage assessment report and Chloe has provided some information on who to contact. For now, IRWG members were able to review

a preliminary overview of why the tenants feel the property should be registered, pointing specifically to cultural aspects of the park. Some concern was expressed between intervening between the two parties (owners and tenants), but as Alissa Golden reminded everyone, the task at hand is whether or not the property itself meets our heritage requirements. The general consensus was that more information is required, especially regarding the buildings themselves before the IRWG can support the request.

5. Staff Presentation: Alissa G. – Places of Worship recommendations for Ancaster and Glanbrook

Last month, Alissa Golden put together a timeline to get the Places of Worship Inventory over the finish line (see January 2022 IRWG Meeting notes). Alissa is now bringing forward some of the work that was completed under the old format to be reviewed and confirmed by the committee. A preliminary list of properties in Ancaster and Glanbrook, which is the result of Ron, Miranda, and Alissa having previously discussed the evaluations. In Ancaster there are 14 proposed properties to be added to the City's Municipal Register with 6 designation candidates recognized. The IRWG is recommending Jerseyville United Church (15 Field Road) be recognized as a character-defining resource and be registered, and for both Bethel Community Gospel Centre (4457 Bethel Church Road) and Jerseyville Baptist Church (3203 Jerseyville Road West) to be recognized as significant-built resources. These recommendations will be included in future as part of the final recommendation package.

For Glanbrook, there are 8 properties being recommended to the City's Municipal Register: 2 as significant-built resources, and 3 character-defining, and 3 character-supporting resources. There are also 2 properties to be inventoried. Hindu Samaj (6297 Twenty Road) is being recognized for its historical associative value as parts of it had to be rebuilt after a racism-induced fire. Members discussed the importance of engaging with congregations and working with owners to might want to actively have their places of worship designated; we all recognize the challenge of maintaining these properties. At this point there were no suggestions for modifications to the proposed additions.

6. Discussion: Osler House, 30 South St W. Dundas

It was brought to Alissa Denham-Robinson's attention that 30 South St. W, a bed and breakfast, has recently been sold to McMaster. The IRWG had a brief discussion on the unknown future of this building as McMaster has not yet released its plans for how the property will be used. 30 South St W. is currently on the Inventory of Heritage Buildings, but is neither a registered nor designated property despite its history. The house was built in 1848 and Sir William Osler, the "father of modern medicine," lived there in his childhood. General consensus was that the property is not under any immediate threat due to its history and the relevance to McMaster. IRWG members also agreed to do some preliminary research, which Lyn will get started, in hopes of getting the property listed on the Municipal Heritage Register.

7. New Business

- a) Rammy has indicated she will be stepping down from her note-taking responsibilities due to increased demands on her time. She will stay on as note-taker for the month of March, but after that the group will need to find a replacement.
- b) A special meeting will be held mid-March to review the last batch of properties from the Beasley report. Alissa Golden will send a proposed date and time, to be confirmed among members.

8. Meeting Adjourned: 7:55PM

9. Next Meeting: March 28, 2022

Inventory & Research Working Group (IRWG)

Meeting Notes

Special Meeting – March 18, 2022 (10:00am-11:00am)
City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Lyn Lusted; Graham Carroll; Alissa Denham-Robinson

Staff Present: Alissa Golden (Heritage Project Specialist); Amber Knowles (Cultural Heritage Planner)

Guests: Carol Priamo (Beasley Neighbourhood Association)

Regrets: Chuck Dimitry; Jim Charlton

NOTES

1. Chair's Remarks

Janice welcomed all present to this special meeting to deal with the community-led Beasley Inventory project.

2. Beasley Inventory - Batches 4 and 5

Alissa G gave an introduction on the draft recommendations for review from Batches 4 and 5 of the Beasley Inventory project, which are the final batches for IRWG's consideration. Summaries of the draft recommendations were provided to the members in advance of the meeting organized by batch, including Batch 4 (Cathcart, Elgin, Murray, Robert and Wellington Streets) and Batch 5 (Barton and Cannon Streets). Alissa G also gave the members a refresher on the history of this community-led inventory project, which began in 2020.

Carol gave PowerPoint presentation summarizing the findings and recommendations of the two batches, indicating that 197 properties were being recommended for listing on the Register, including 2 Significant Built Resources, 43 Character-Defining Resources and 151 Character-Supporting Resources. Carol provided an overview of the historical context of the neighbourhood as well as the domestic architecture characteristics and building types and styles found within the area. She then presented a high-level summary of the different property classifications by Batch.

Following Carol's presentation, the IRWG members pulled out a few properties for further discussion, including 111 and 113 Cannon Street East, 12-16 Murray Street East, 49 Murray Street East and 73-77 Robert Street. Carol and Alissa G discussed the rationale for the classification and recommendations for these properties, specifically why some were identified as Character-Defining Resources and others Character-Supporting Resources. The IRWG did not recommend any changes to the proposed classifications.

The Batch 4 and 5 findings were received by the Inventory and Research Working Group, which was supportive of the proposed classifications and recommendations for listing on the Register, as presented.

Alissa G advised that staff will now be preparing a staff report addressing the recommendations for Batches 2 through 5, which have been reviewed and supported by IRWG, for consideration by the Hamilton Municipal Heritage Committee at an upcoming meeting. Staff will also be preparing notices to the affected owners in advance of their consideration by HMHC.

- 3. Meeting Adjourned:** 11:05AM
- 4. Next Meeting:** March 28, 2022

Inventory & Research Working Group (IRWG)

Recommendation Notes

March 28, 2022 (6:00pm – 8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Lyn Lunsted; Graham Carroll; Alissa Denham-Robinson; Chuck Dimitry
- Staff Present:** Amber Knowles (Cultural Heritage Planner); Chloe Richer (Cultural Heritage Planner); Stacey Kursikowski (Cultural Heritage Planner)
- Guests:** Ken Coit (Manager, Heritage and Urban Design)
- Regrets:** Jim Charlton; Brian Kowalesicz; Alissa Golden (Heritage Project Specialist)

RECOMMENDATION

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

1. The Inventory & Research Working Group recommends that **265 Mill Street South, Flamborough (Waterdown)**, be added to the staff work plan for heritage designation under the *Ontario Heritage Act*. (For analysis and supporting documentation, see Recommendation Notes below and consult the February 2022 CHIA for this property).

Recommendation Notes

265 Mill Street South, Flamborough (Waterdown): Chloe R.

During the IRWG's March meeting, members reviewed the Heritage Evaluation and Statement of Significance from the February 2022 Cultural Heritage Impact Assessment (CHIA) on 265 Mill Street South, Flamborough. This is a revised document from a CHIA that was received last year and reviewed by the Policy and Design Working Group. The property is being reviewed as it requires a zoning by-law amendment to adapt the original house to a Montessori school for pre-school and elementary school-aged children. Staff and the IRWG see no issue with an adaptive reuse of the property, however, they do have some concerns regarding the Heritage Evaluation and Statement of Significance that they reviewed.

The original report outlined how the property met 5 of 9 criteria under Ontario Regulation 9/06, with several of the criteria only partially met. The new, revised report has omitted the partial criteria and now only recognizes 2 of the 9 criteria being met, neither of which meets the Design or Physical Value criteria. Chloe noted that this property was classified as a Significant Built Resource and a designation candidate as part of the Waterdown Village Built Heritage Inventory that was recently completed by staff.

The IRWG was surprised that the report does not recognize any **Design or Physical Value** of the property in the Heritage Evaluation section. It was agreed that the property is representative if not an early example of Georgian style and that it demonstrates a high degree of craftsmanship. The report only mentions the interior staircase with respect to craftsmanship and has excluded other elements, such as the exterior. The IRWG also had some questions regarding where the stone would have been derived from as there were two limestone quarries within a short distance of the property, meaning building materials themselves may have come locally.

With regards to **Historical or Associative Value**, the IRWG disagree that the landscape design by Dunington-Grubb is insufficient to demonstrate historical/associative value. Archival illustrations within the CHIA show the landscape and the report itself notes that these were notable Landscape Architects. The IRWG also disagreed with the **Contextual Value** as both the first and third criteria are clearly met: the property is one of the earliest houses in Waterdown (built 1846), especially given its size and the stone construction; and the community itself recognizes the property as a landmark. The IRWG further agreed that some interior attributes are missing, including the crown moulding, ceiling medallions, interior plaster, wainscotting, and baseboards. The IRWG would also like to see the original or early single-storey addition listed as a heritage attribute.

In addition to wanting the above items noted in the CHIA Report, IRWG members are recommending that 265 Mill Street South be added to the Staff Designation Work Plan as the property meets the requirements under Ontario Regulation 9/06.