



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 22-004  
**Date:** April 21, 2022  
**Time:** 9:30 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall (RM)

All electronic meetings can be viewed at:

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

City's Youtube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

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

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**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. April 1, 2022

**5. COMMUNICATIONS**

**6. DELEGATION REQUESTS**

6.1. Marc Bader, respecting Support for the Ancaster Highschool Grounds (for a future meeting)

**7. CONSENT ITEMS**

**8. STAFF PRESENTATIONS**

- 8.1. Former Hamilton Psychiatric Lands – Cultural Heritage Presentation and Engagement

**9. PUBLIC HEARINGS / DELEGATIONS**

**10. DISCUSSION ITEMS**

**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)

- (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) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll

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 22-003

9:30 a.m.

Friday, April 1, 2022

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

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

**Absent with  
Regrets:** Councillor M. Pearson – City Business, R. McKee

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

1. **Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

**(Ritchie/Lunsted)**

(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.*

**Main Motion, As Amended CARRIED**

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) (Item 8.2)**

**(Ritchie/Carroll)**

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;
- (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.

**CARRIED**

**3. Inventory and Research Working Group Meeting Notes - January 24, 2022  
(Item 10.1)**

**(Beland/Brown)**

- (a) 2 Dartnall Road (Binbrook Feed Station (Item 1)

That the property located at 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.

- (b) 10 Dartnall Road (Ancaster Co-Op) (Item 2)

That the property located at 10 Dartnall Road (Ancaster Co-Op) be added to the Municipal Heritage Register.

**CARRIED**

**4. Inventory and Research Working Group Meeting Notes - March 28, 2022  
(Added Item 10.2)**

**(Ritchie/Brown)**

- (a) That 265 Mill Street South, Flamborough (Waterdown), be added to the staff work plan for heritage designation under the Ontario Heritage Act as a low priority;
- (b) That the staff be directed to implement the conservation of internal and external heritage features of the building identified in the CHIA through a conservation plan and employing appropriate zoning and site plan policies, procedures and processes; and

- (c) That the property be designated when construction is completed.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes:

**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 Group 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

**(Carroll/Lunsted)**

That the Agenda for the April 1, 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) February 25, 2022 (Item 4.1)**

**(Dimitry/Lunsted)**

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

**CARRIED**

**(d) COMMUNICATIONS (Item 5)**

**(i) 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**

**(Brown/Lunsted)**

That the 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, be received.

**CARRIED**

**(e) DELEGATION REQUEST (Item 6)**

**(Carroll/Beland)**

That the following Delegation Requests be approved, as presented:

- (i) Lesia Mokrycke, Tropos, respecting an Introduction to the Monument Tree Project (for a future meeting) (Item 6.1)
- (ii) Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control (for today's meeting) (Added Item 6.2)
- (iii) Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands (for today's meeting) (Added Item 6.3)
- (iv) Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting) (Added Item 6.4)

**CARRIED**

**(f) CONSENT ITEMS (Item 7)**

**(i) Heritage Permit Review Sub-committee Minutes - February 25, 2022 (Item 7.1)**

**(Lunsted/Dimitry)**

That the Heritage Permit Review Sub-committee Minutes of February 25, 2022, be received.

**CARRIED**

**(ii) Heritage Permit Applications – Delegated Approvals (Item 7.2)**

**(Brown/Dimitry)**

That the following items be received:

- (a) Heritage Permit Application HP2022-003: Replacement of Windows and Roofing at 219 Ferguson Avenue South, Hamilton, (Ward 2) (By-law No.90- 89) (Item 7.2(a))
- (b) Heritage Permit Application HP2022-004: Reconstruction of the Balconettes at 600 York Boulevard, Hamilton (Ward 1) (By-law No. 77-239) (Item 7.2(b))
- (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) (Item 7.2(c))
- (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 (Item 7.2(d))

**CARRIED**

**(iii) Policy and Design Working Group Notes - March 21, 2022 (Added Item 7.3)**

**(Carroll/Beland)**

That the Policy and Design Working Group Notes of March 21, 2022 be received.

**CARRIED**

**(iv) Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

**(Ritchie/Lunsted)**

That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.

**CARRIED**

For further disposition of this matter, refer to Item 1 and (i)(ii)

**(Brown/Dimitry)**

That the following items be received:

- (v) Inventory and Research Working Group Meeting Notes – February 28, 2022 (Added Item 7.5)
- (vi) Inventory and Research Working Group Meeting Notes – March 18, 2022 (Added Item 7.6)

**CARRIED**

**(g) STAFF PRESENTATIONS (Item 8)**

**(i) Demolition Control and Heritage (Item 8.1)**

Alissa Golden, Heritage Projects Specialist, addressed the Committee with a presentation respecting Demolition Control and Heritage.

**(Brown/Carroll)**

That the Presentation respecting Demolition Control and Heritage, be received.

**CARRIED**

For further disposition of this matter, refer to Item (f)(i)

**(ii) 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) (Item 8.2)**

Chloe Richer, Cultural Heritage Planner, addressed Committee with a presentation respecting, 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).

**(Beland/Lunsted)**

That the Presentation respecting 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), be received.

**CARRIED**

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

**(h) DELEGATIONS (Item 9)**

**(i) Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control (for today's meeting) (Added Item 6.2)**

Bob Maton, Ancaster Village Heritage, addressed the Committee respecting Heritage Demolition and Control.

**(Carroll/Ritchie)**

That the Delegation from Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control, be received.

**CARRIED**

For further disposition of this matter, refer to Item (e)(i)

**(ii) Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands (for today's meeting) (Added Item 6.3)**

Miranda Brunton, Infrastructure Ontario, addressed Committee respecting the Hamilton Psychiatric Lands

**(Lunsted/Ritchie)**

That the Delegation from Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands, be received.

**CARRIED**

**(iii) Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting) (Added Item 6.4)**

Kathy Stacey, addressed the Committee respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough, Item 10.2 Inventory and Research Working Group Meeting Notes – March 28, 2022.

**(Ritchie/Brown)**

That the Delegation from Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough, be received.

**CARRIED**

For further disposition, refer to Item 4 and (h)(i)

(i) **DISCUSSION ITEMS (Item 10)**

(i) **Inventory and Research Working Group Meeting Notes – March 28, 2022 (Added Item 10.2)**

**(Ritchie/Carroll)**

That the following sub-sections be added to the recommendation, as follows:

- (a) That 265 Mill Street South, Flamborough (Waterdown), be added to the staff work plan for heritage designation under the Ontario Heritage Act **as a low priority;**
- (b) ***That the staff be directed to implement the conservation of internal and external heritage features of the building identified in the CHIA through a conservation plan and employing appropriate zoning and site plan policies, procedures and processes; and***
- (c) ***That the property be designated when construction is completed.***

***Amendment CARRIED***

For further disposition, refer to Item 4

(ii) **Reconsideration of a Decided Matter Earlier in the Meeting (Added Item 10.3)**

- (a) **Reconsideration of the decision that was approved earlier in the meeting respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

**(Carroll/Brown)**

That the decision that was approved earlier in the meeting, Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15), and reads as follows, **be reconsidered:**

That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.

**CARRIED on a 2/3 Majority Vote**

**(Ritchie/Lunsted)**

That Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15), and reads as follows, **be considered:**

- (i) **Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.

**(Ritchie/Lunsted)**

That Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) be deleted in its entirety and replaced with the following, to read as follows:

~~That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.~~

- (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.***

**Amendment CARRIED**

For further disposition, refer to Item 1.

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

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

**(Carroll/Ritchie)**

That the property located at 84 York Blvd. (Philpott Church), be added to the Endangered Buildings and Landscapes (RED).

**CARRIED**

**(Ritchie/Carroll)**

That the following updates, be received:

**(a) Endangered Buildings and Landscapes (RED):**

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (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
- (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
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll

**(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



**(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

**(k) ADJOURNMENT (Item 15)**

**(Beland/Carroll)**

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 11:56 a.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

**From:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**To:** [Kolar, Loren](#)  
**Cc:** [Vernem, Christine](#)  
**Subject:** FW: Form submission from: Request to Speak to Committee of Council Form  
**Date:** Wednesday, April 13, 2022 8:39:16 AM

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

From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>  
Sent: Tuesday, April 12, 2022 6:46 PM  
To: clerk@hamilton.ca  
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Tuesday, April 12, 2022 - 6:46pm Submitted by anonymous user: 162.158.126.167 Submitted values are:

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee  
Will you be delegating in person or virtually? In person  
Will you be delegating via a pre-recorded video? No

==Requestor Information==

Name of Organization (if applicable):

Name of Individual: Marc Bader

Preferred Pronoun:

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:

[REDACTED]

Reason(s) for delegation request: To support a Heritage Committee decision regarding the cultural heritage designation of the Ancaster High School grounds

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/591256>

# Former Hamilton Psychiatric Hospital Lands

- Introductions
- Disposition Overview
- Policy and Process Overview
- Cultural Heritage Evaluation (CHE)
- Strategic Conservation Plan (SCP)
- Discussion and Next Steps

## For Community Engagement

By

Miranda Brunton

Heritage Specialist, Environmental Management

Jane Burgess

OAA, MRAIC, CAHP, APT



Introductions

Infrastructure Ontario:

Miranda Brunton, Heritage Specialists

Frank Dieterman, Manager Heritage Projects

Amita Patkar, Senior Vice President, Development – Social Purpose and Landmark Projects

Pranav Sidhwani, Vice President, Development - Social Purpose Projects

SBA:

Jane Burgess – Partner

Arnab Ghosh – Graphics

# Disposition overview

- This provincially-owned site was identified under the Surplus Provincial Lands program, which uses the sale of unused government properties to secure much-needed land for building long-term care homes in large urban areas where available land is scarce and costly
- The site is being sold with the requirement of building and operating a long-term care home with a minimum of 256 beds
- Additionally, there is a Provincial preference for the delivery of affordable housing and/or market rental units on site, and educational and/or healthcare uses



## Policy and Process Overview

### Ontario Heritage Act

- Part 1
- Part 2
- Part 3 - *Standards and Guidelines for Conservation of Provincial Heritage Properties*
- Part 4 – *Individual designations*
- Part 5 – *Heritage Conservation Districts*
- Part 6 – *Archaeology*
- Part 7

### Standards and Guidelines for Conservation of Provincial Heritage Properties

- Cultural Heritage Evaluation
- Strategic Conservation Plan

### Terminology note:

- Provincial Heritage Property (PHP) = Locally significant
- Provincial Heritage Property of Provincial Significance (PHPPS) = provincially significant

## Policy and Process Overview

### Cultural Heritage Evaluation Report

- *Regulation 9/06 and Regulation 10/06*
- *Statement of Cultural Heritage Value*

Regulation 9/06	Regulation 10/06
<ol style="list-style-type: none"> <li>1. The property has design value or physical value because it,               <ol style="list-style-type: none"> <li>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</li> <li>ii. displays a high degree of craftsmanship or artistic merit, or</li> <li>iii. demonstrates a high degree of technical or scientific achievement.</li> </ol> </li> <li>2. The property has historical value or associative value because it,               <ol style="list-style-type: none"> <li>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</li> <li>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</li> <li>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</li> </ol> </li> <li>3. The property has contextual value because it,               <ol style="list-style-type: none"> <li>i. is important in defining, maintaining or supporting the character of an area,</li> <li>ii. is physically, functionally, visually or historically linked to its surroundings, or</li> <li>iii. is a landmark.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. The property represents or demonstrates a theme or pattern in Ontario’s history.</li> <li>2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario’s history.</li> <li>3. The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage.</li> <li>4. The property is of aesthetic, visual or contextual importance to the province.</li> <li>5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.</li> <li>6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.</li> <li>7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</li> <li>8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).</li> </ol>

## Policy and Process Overview

### Strategic Conservation Plans

#### ***Information Bulletin 2 – Strategic Conservation Plans for Provincial Heritage Properties***

*Strategic planning involves setting a long-term vision for an organization or property and defining, in broad terms, the steps or actions required to achieve that vision.*

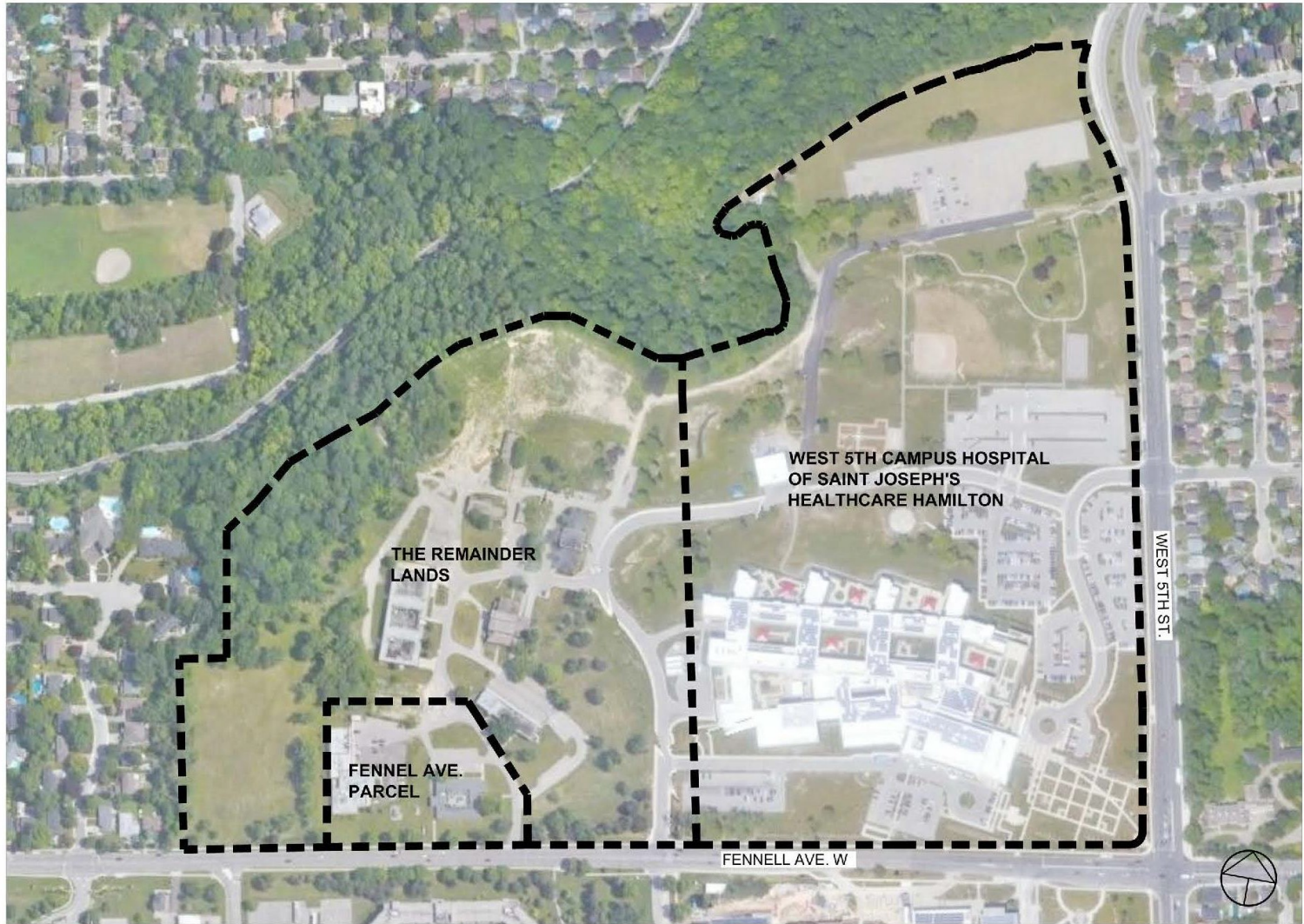
*Under the S&Gs, a Strategic Conservation Plan documents how the requirements found in the S&Gs will be addressed and implemented in the management of a specific property. It is not intended to capture all possible operational requirements for a property; rather, it is a framework for decision-making. It articulates the overall objectives and goals for a provincial heritage property, explains how the property’s cultural heritage value or interest will be conserved, and sets out strategies to guide decision-making to achieve those goals. Commitment to the Strategic Conservation Plan and alignment with a ministry or prescribed public body’s mandate and its cultural heritage conservation policy are critical factors for its success.*

#### *Community Engagement*

*Under the S&Gs, ministries and prescribed public bodies are required to take into account the views of interested individuals and communities with associations to the provincial heritage property when making decisions about its future. Community engagement protects the public interest in identifying and protecting cultural heritage resources, while helping to ensure that any concerns are identified and appropriately addressed.*



# Cultural Heritage Evaluation



## **Design value or physical value**

The overall site is considered to be a **cultural heritage landscape**, as defined by the Provincial Policy Statement, and is an example of a 19th century hospital campus. The site was at one time located a significant distance from the urban areas of Hamilton in a relatively natural and secluded setting. Most of the buildings on the site relate to the internal function of the site and are accessed from the interior of the site. The main entrances and routes are curvilinear and lined by mature trees, and the buildings are separated by grass lawns to create a park-like setting. The campus originally comprised several farm features, including fields, orchards, barns, and stables that reflected the self-sufficiency of the hospital in the 19th century, but few traces of these features remain.

The property has design and physical value as a collection of related buildings and cultural heritage landscape features, and each of the buildings has individual design and physical value.

## **Historic value or associative value**

The site was once part of a larger campus developed in the 1870's as the Hamilton Asylum for Inebriates, later known as the Hospital for the Insane, the Ontario Hospital, and the Hamilton Psychiatric Hospital. By the early 1900's, the hospital comprised over 520 acres, and at one time the entire food supply for the hospital was derived from the hospital's own farming operations. The hospital grounds were modernized in the 1950's and 60's, and the lands south of Fennell Avenue were sold to become what is now Mohawk College.

The property has historical value and associative value as a hospital campus developed in the 1870's, and being associated with the development of institutionalized mental health care in the late-19th century.

## **Contextual Value**

The site is located near the brow of the Niagara Escarpment and comprises a large area of land; the current site is approximately the original 100 acres that were developed in the 1870's as the hospital campus. The site's surrounding context has been altered, but the existing site has contextual value as the location of the original hospital development, representing the original parcel size and providing a datum point that demonstrates the extent of the urban area until the 1950's.

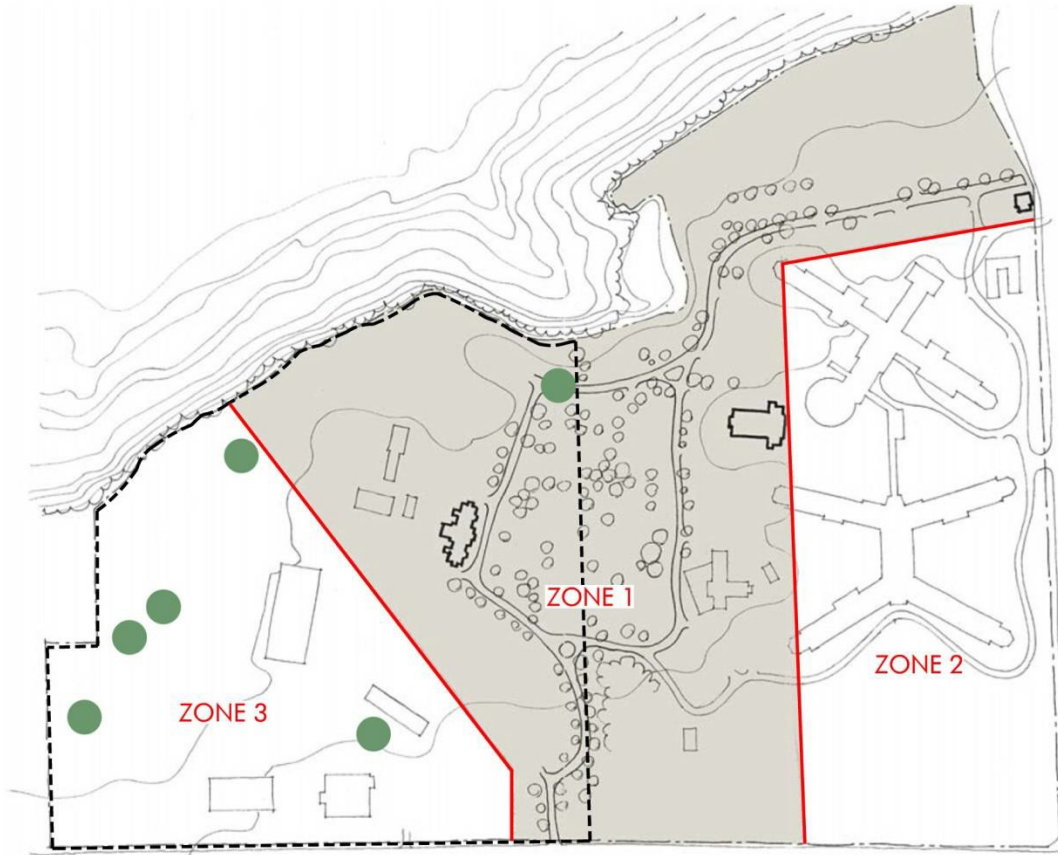
The Cultural Heritage Landscape was never designated because it was under provincial ownership, but it was added to the municipal register in 2010.

# Cultural Heritage Evaluation



Picture credit: City of Hamilton Heritage Resources Heritage Property Mapping, circa 2012

# Cultural Heritage Evaluation

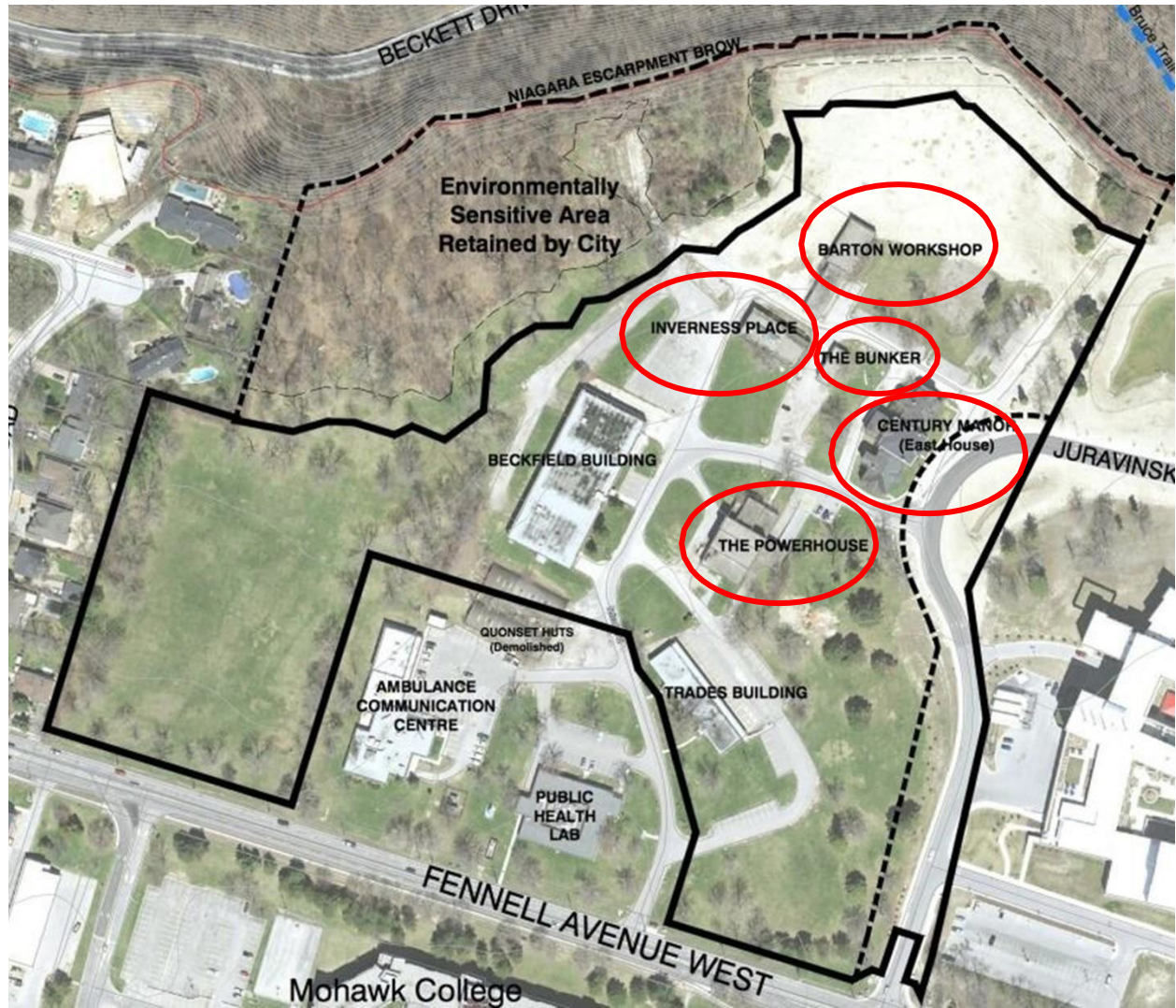


- CULTURAL HERITAGE LANDSCAPE ZONES (JULIAN SMITH 2004 HERITAGE ASSESSMENT)
- CULTURAL HERITAGE LANDSCAPE OF INTEREST (2004 - ZONE 1)
- SIGNIFICANT TREES AS PER 2012 80% CONSERVATION PLAN
- - - - - CHER'S AREA OF INTEREST



Picture credit: Cultural Heritage Landscape Zones identified by Julian Smith's Heritage Assessment, circa 2004

# Cultural Heritage Evaluation



Picture credit: Google, WSP circa 2016

# Cultural Heritage Evaluation

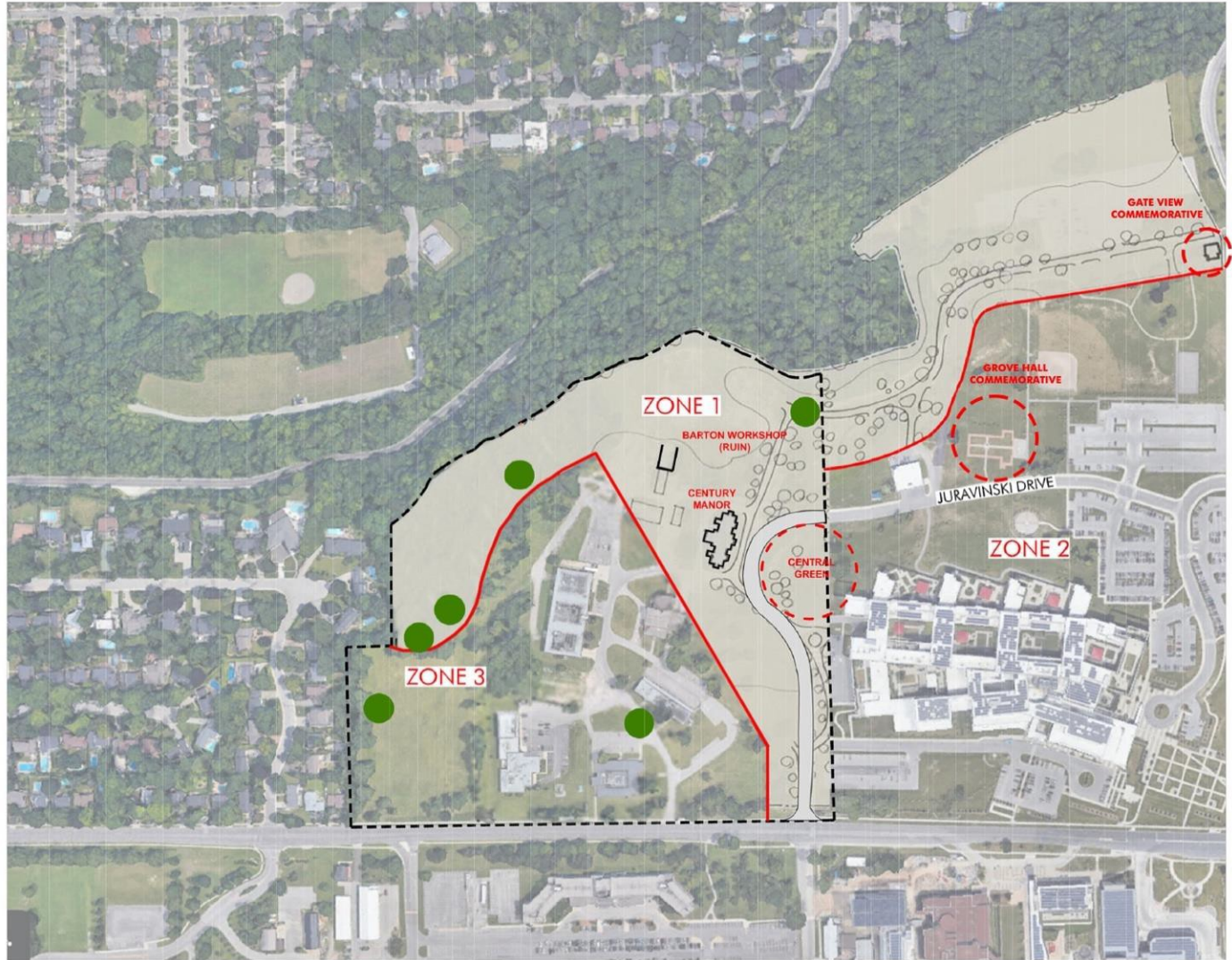


Front/ West Elevation of Century Manor



North – West corner of Barton Workshop 1878 wing, circa 2021

# Cultural Heritage Evaluation



## DESCRIPTION OF HERITAGE ATTRIBUTES

Heritage Attributes of the Cultural Heritage Landscape are:

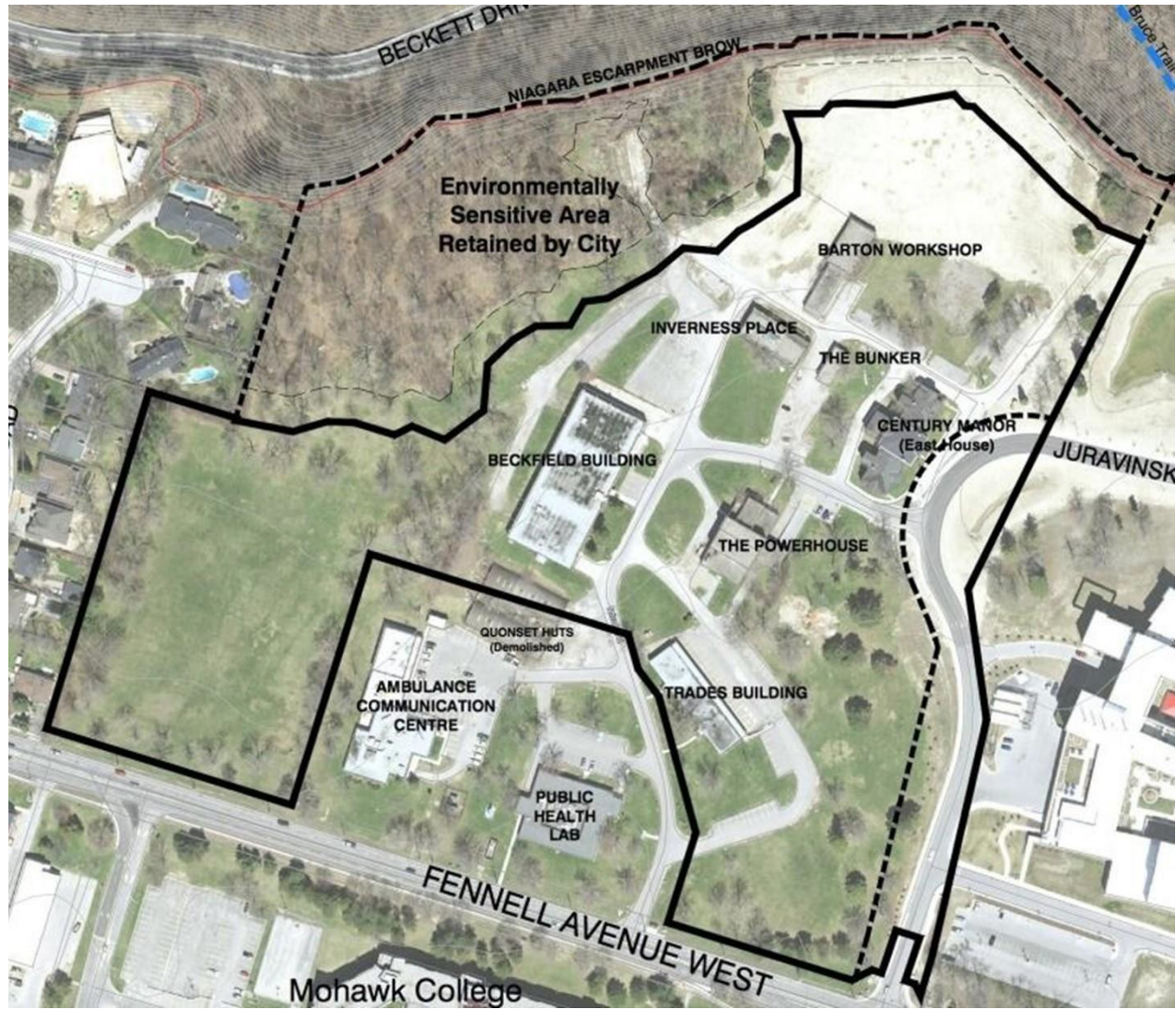
- Its prominent setting on the Niagara Escarpment brow lands with a view down the escarpment to the city of Hamilton and Burlington Bay beyond.
- The meandering vehicular and pedestrian circulation patterns specifically the main drive from Fennell Avenue West heading south towards Century Manor and the trail system going north from Century Manor and turning east along the brow to the original site entrance location on West 5<sup>th</sup> Street.
- The ruins of a rear addition to the original hospital on the site.
- Remnants of the central green in front of Century Manor, straddling both parcels of land
- Mature tree canopies and large specimen trees the western portion of the property

**Key elements related to the aesthetic value and historical value of Century Manor are:**

- Prominent setting looking over the central green
- Massing, a central three-storey block with long two-storey wings with a smaller two storey addition to the rear
- The octagonal masonry window bays on the front elevations of the wings mirrored by rectangular extensions with pediments at the rear of the wings
- The hipped roofs and brick chimneys
- The formal classical composition of the structure with a pedimented central bay and recessed side wings with classical detailing of the woodwork of the cornice scroll brackets, triangular pediments, and columns
- The brick walls set on a rough-cut stone foundation and articulated by a smoother ashlar belt course between storeys
- Red clay brick masonry laid in an English bond with buff brick articulated corners and decorative features
- Tall slender, regularly placed window openings with drip mouldings, carved keystones, and corbelled stone sills
- The surviving wood windows of the central block
- The sympathetic, early front portico
- The spatial organization of various sized rooms off a central corridor
- The retrofit fireproof structural concrete floors



# Strategic Conservation Plan

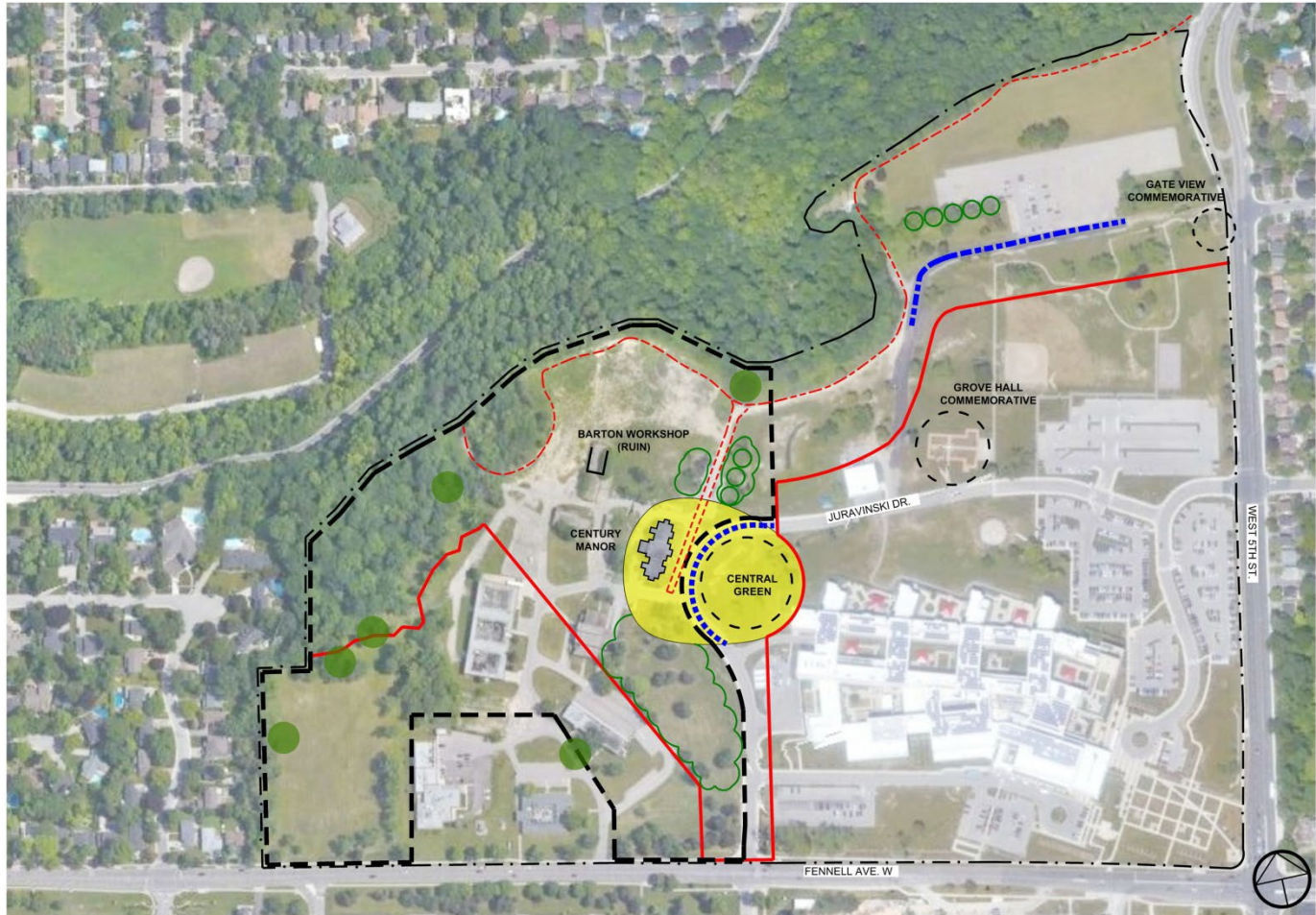


Picture credit: Google, WSP circa 2016











# Strategic Conservation Plan

Element	Application on Property
.1 Evidence of Land Use	The property supports the continuing land use for mental health
.2 Evidence of Traditional Practices	The traditional practice of the era of locating mental health facilities in a natural landscape setting that had therapeutic value for labour and recreation
.4 Spatial Organization	Relict spatial organization of secondary hospital buildings facing inward to central green and relict built form of smaller single purpose structures forming a campus with an organic layout rather than a formal grid alignment
.5 Visual Relationships	Unobstructed views to and from the core of the site to the prominent designated historic building with its green open space setting, framed views from Century Manor to the vegetated brow of the escarpment with filtered views outward from key viewpoints along the escarpment brow
.6 Vehicular and Pedestrian Circulation	Meandering often separate pedestrian and vehicular circulation routes with the vehicular circulation connecting buildings with both perimeter streets and the pedestrian circulation connecting natural features and West 5 <sup>th</sup> Street.
.7 Ecological Features	The edge of the brow of the Niagara Escarpment across the north of the site fully vegetated with naturalized and native trees and shrubs.
.8 Vegetation	Mature individual specimen trees, tree lines and groupings in a green open space creating a parklike setting of maintained lawns and trees in contrast with the naturalized vegetation associated with the escarpment's brow lands.
.9 Landforms	Generally level, arable land abruptly ending at the escarpment brow.
.11 Built Features	Structures associated with the evolved landscape of 1873 -1955 are Century Manor a mental health facility and Barton Workshop (ruins).

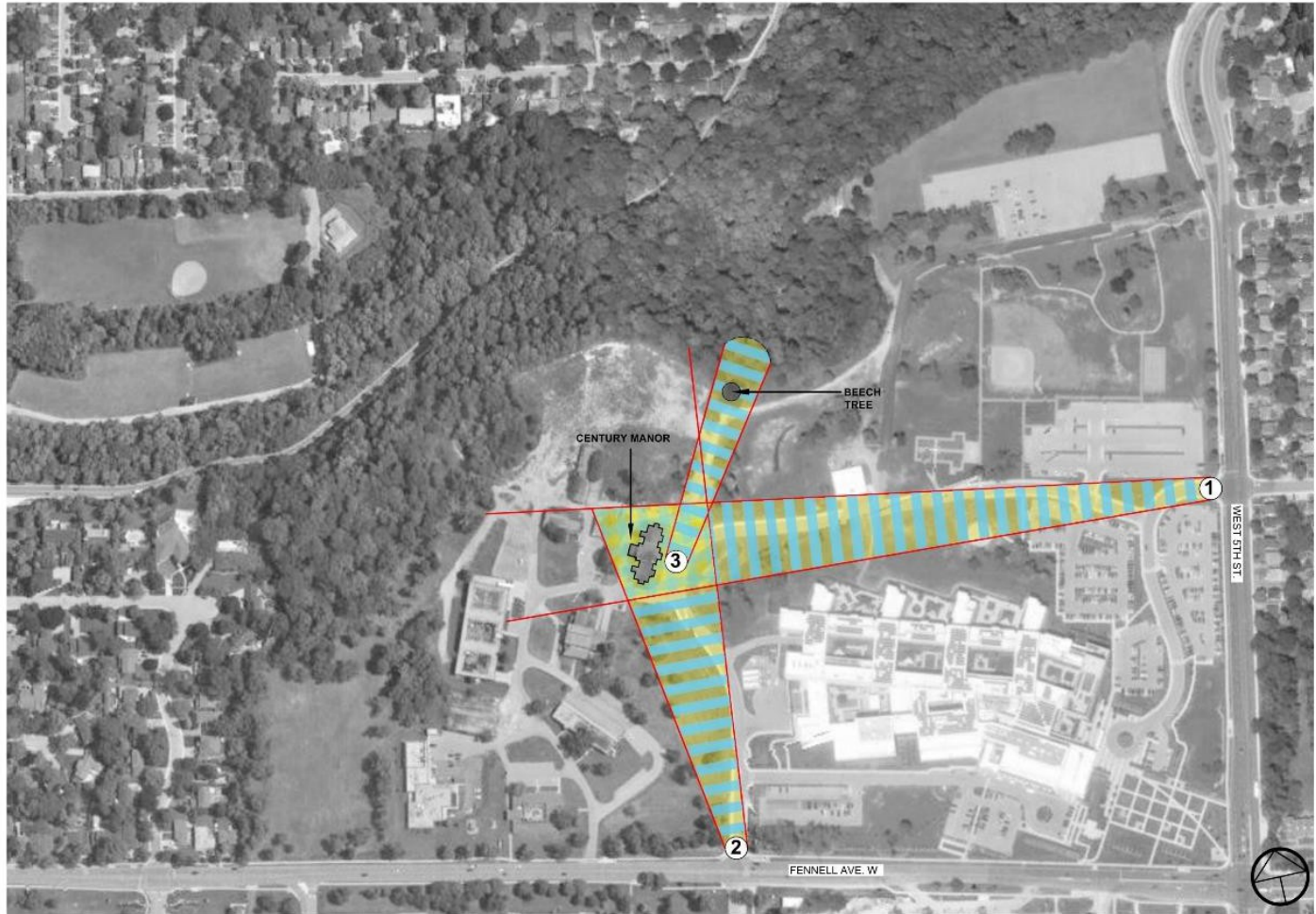
# Strategic Conservation Plan



## CULTURAL HERITAGE LANDSCAPE FEATURES

- |                                                                                     |                             |                                                                                     |                   |                                                                                       |                                             |
|-------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|---------------------------------------------|
|  | PROPERTY BOUNDARY           |  | SIGNIFICANT TREES |  | SIGNIFICANT INFORMAL PEDESTRIAN CIRCULATION |
|  | HERITAGE LANDSCAPE BOUNDARY |  | TREE ROW          |  | SIGNIFICANT FORMAL PEDESTRIAN CIRCULATION   |
|  | BOUNDARY OF REMAINDER LANDS |  | TREE GROUPING     |  | HISTORICAL VEHICULAR CIRCULATION            |
|  | CENTURY MANOR SETTING       |                                                                                     |                   |                                                                                       |                                             |

# Strategic Conservation Plan



**VIEW CORRIDORS:**

- ① FROM WEST 5TH STREET TO CENTURY MANOR
- ② FROM FENNEL AVE. TO CENTURY MANOR
- ③ FROM CENTURY MANOR TO BEECH TREE AND BROWLANDS

## Discussion and Next Steps



For any further questions, please send an email to :  
[socialpurposeprojects@infrastructureontario.ca](mailto:socialpurposeprojects@infrastructureontario.ca)