



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 22-010
Date: June 14, 2022
Time: 9:30 a.m.
Location: Council Chambers
Council Chambers, Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

| | Pages |
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| 5. COMMUNICATIONS | |
| *5.1. Matt Johnston, Urban Solutions respecting a Minor Variance for Roxborough Park Subdivision Recommendation: Be received. | 2 |
| 6. DELEGATION REQUESTS | |
| *6.1. Luca Giuliano respecting Jet Skis Launching from Bayfront Park (For today's meeting) | |
| *6.2. Marc Bader respecting the Cultural Heritage Designation of Ancaster High School grounds (Item 7.3) (For today's meeting) | |
| *6.3. Mark Giavedoni on behalf of the Hamilton-Wentworth District School Board respecting the Cultural Heritage Designation of the Ancaster High School grounds (Item 7.3) (For today's meeting) | |
| 7. CONSENT ITEMS | |
| *7.3. Hamilton Municipal Heritage Committee Report 22-006 | 4 |



June 8, 2022

146-16

Via Email

Members of Planning Committee & Council
 c/o
 Lisa Kelsey (Chamberlain), Dipl.M.A.
 Legislative Coordinator

City of Hamilton
 Office of the City Clerk
 71 Main Street West, 1st Floor
 Hamilton, ON L8P 4Y5

Dear Members of Planning Committee & Council,

**RE: REQUEST FOR A MOTION – JUNE 14, 2022 PLANNING COMMITTEE
 MINOR VARIANCE APPLICATION
 ROXBOROUGH PARK SUBDIVISION (62M-1278) – (UHOPA-22-011)**

As you may recall, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Roxborough Park Inc., owner of the subject property. On December 15, 2021 the site-specific Zoning By-law 21-243 was passed by Council to facilitate the development of the Roxborough Park Subdivision located on the lands municipally known as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 13, 14, 16, 18, 20, 22 and 24 Hayes Avenue, in the City of Hamilton. The site specific zoning was necessary to ensure the zoning limits established by the Draft Plan of Subdivision reflect the redlined internal block boundaries contained in the revised Draft Plan of Subdivision. Additionally, Zoning By-law 21-243 permitted an increase in height on Block 6 of the Plan of Subdivision and added multiple dwellings as a permitted use. On March 1, 2022, an Official Plan Amendment application was submitted to the City to increase the maximum permitted density on the subject lands from 165 units per hectare to 254 units per hectare. A positive recommendation report for the Official Plan Amendment is tentatively scheduled for the July 5th Planning Committee.

At this time, relief from the provisions of the site specific Zoning By-law applicable to the subject lands is required to bring the zoning into conformity with the proposed Official Plan Amendment. The variances are specifically regarding an increase in the maximum permitted density and maximum permitted height for the subject lands in order to facilitate the proposed multiple dwellings on Block 6 of the Roxborough Park Subdivision. Accordingly, a Minor Variance application must be submitted to bring the zoning into conformity with the Official Plan.

The requested relief from the Zoning By-law is aligned with the new Urban Hamilton Official Plan policies which remove the evaluation of residential density caps on a site-by-site basis for all designations, as adopted by Council on the June 8, 2022 Council Meeting. Further, the required

Minor Variance represents a housekeeping amendment as the existing Holding provision will remain in place and it requires the completion of an Urban Design Report, Visual Impact Study, Shadow Impact Study and Noise Impact Study, all to the satisfaction of the Chief Planner. As such, the requested Minor Variance is minor in nature and satisfies the balance of the four tests of outlined in Section 45 of the *Planning Act*.

Subsection 45(1.3) of the Planning Act stipulates that no person shall apply for a minor variance from the provisions of the by-law in respect of the land before the second anniversary of the day on which the by-law was amended. In this case, the corresponding date would be December 15, 2023. However, Subsection 45(1.4) grants exception to Subsection 45(1.3) if Council or the delegated authority has declared by resolution that such an application is permitted.

In order to pursue the development of the revised concept plan, an exemption from Subsection 45(1.3) of the *Planning Act* is required from Council. In keeping with our consultation with Councillor Merulla and as per Subsection 45(1.4) of the *Planning Act* on behalf of Roxborough Park Inc., we respectfully request council pass a motion allowing the owner to file a variance within 2-years of the passing of Zoning By-law 21-243 despite Subsection 45(1.3).

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: Mayor Fred Eisenberger, City of Hamilton
Councillor Sam Merulla, Ward 4, City of Hamilton
Planning Committee Chair Brenda Johnson, City of Hamilton
Councillor Maria Pearson, Ward 10, City of Hamilton
Mr. Steve Robichaud, Chief Planner, City of Hamilton
Ms. Shannon McKie, Manager of Zoning & Committee of Adjustment, City of Hamilton
Mr. David Horwood, Roxborough Park Inc.
Mr. Patrick Harrington, Aird & Berlis LLP



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

REPORT 22-006

9:30 a.m.

Friday, June 10, 2022

Council Chambers, City Hall

| | |
|-----------------------------|--|
| Present: | Councillor M. Pearson, A. Denham-Robinson (Chair), J. Brown, G. Carroll, C. Dimitry (Vice-Chair), L. Lusted, R. McKee and T. Ritchie |
| Absent with Regrets: | K. Burke |
| Also Present: | Councillors J. P. Danko, and L. Ferguson Rebecca Sciarra, ASI Heritage |

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 22-006 AND RESPECTFULLY RECOMMENDS:

1. Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12) (Item 8.1)

That 374 Jerseyville Road West Ancaster and the properties in the broader area surrounding it as identified in Archaeological Services Inc.'s (ASI) Cultural Heritage Assessment, be added to the City's Cultural Heritage Landscape Inventory and mapping as part of the Official Plan review exercise.

2. Beasley Neighbourhood Inventory (PED22135) (Ward 2) (Item 8.2)

That staff be directed to list the properties identified in Appendix "A" attached to Report 22-006 on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest in accordance with Section 27 of the Ontario Heritage Act.

3. Inventory and Research Working Group Meeting Notes – April 25, 2022 (Added Item 10.1)

- (i) 16 Steven St., Hamilton (The Pearl Company)

That the property located at 16 Steven St., Hamilton (The Pearl Company) be added to the Municipal Heritage Register due to its physical/design value as an early example of Hamilton's industrial architecture.

- (ii) 115-117 George Street Hamilton
 - (a) That 115-117 George Street Hamilton, be added to Staff's Work Plan (low priority) for designation;
 - (b) That Staff be directed to work with the Property Owner during the development and construction process to conserve heritage attributes and use appropriate zoning procedures and site plan polices for conservation; and
 - (c) That Staff be directed to encourage the Property Owner to maintain a high level of property standards throughout the duration of the project to ensure the property is secured, protected and maintained to avoid demolition by neglect.

- (iii) 374 Jerseyville Road West, Ancaster (Ancaster High School)

That the individual property at 374 Jerseyville Road West, Ancaster (Ancaster High School), NOT be added to the Register, nor should it be added to Staff's Designation Workplan.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes to the agenda:

5. COMMUNICATIONS

- 5.1 Correspondence from C. McGill respecting Objection to 164 Mary Street Inclusion on the Beasley Neighbourhood Inventory

Recommendation: Be received and referred to Item 8.2, Beasley Neighbourhood Inventory (PED22135)

- 5.2 Petition respecting the Cultural Heritage Designation of the Ancaster High School Grounds

Recommendation: Be received and referred to Item 8.1, Cultural Heritage Assessment of 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12)

- 5.3 Correspondence respecting Cultural Heritage Designation of the Ancaster High School Grounds

Recommendation: Be received and referred to Item 8.1, Cultural Heritage Assessment of 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12)

- 5.3(a) Melissa Tancredi
- 5.3(b) Ron Foxcroft
- 5.3(c) Tim Harvey
- 5.3(d) Bob Young

6. DELEGATION REQUESTS

- 6.1 Nathan Morgenstern, respecting Opposition to the Beasley Inventory

10. DISCUSSION ITEMS

- 10.1 Inventory and Research Working Group Meeting Notes - April 25, 2022

The agenda for June 10, 2022, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

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

(i) May 13, 2022 (Item 4.1)

The Minutes of the May 13, 2022 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(d) COMMUNICATIONS (Item 5)

The following Correspondence items were approved as presented:

- (i) Correspondence from C. McGill respecting Objection to 164 Mary Street Inclusion on the Beasley Neighbourhood Inventory (Added Item 5.1)
- (ii) Petition respecting the Cultural Heritage Designation of the Ancaster High School Grounds
- (iii) Correspondence respecting Cultural Heritage Designation of the Ancaster High School Grounds.

(e) DELEGATION REQUEST (Item 6)

- (i) **Nathan Morgenstern, respecting Opposition to the Beasley Inventory (PED22135) (Ward 2) (Added Item 6.1)**

The Delegation Request from Nathan Morgenstern, respecting Opposition to the Beasley Inventory, was approved, for the June 10th meeting of the Hamilton Municipal Heritage Committee.

(f) CONSENT ITEMS (Item 7)

The following items were received:

- (i) Heritage Permit Review Sub-Committee Minutes – April 19, 2022 (Item 7.1)
- (ii) Policy and Design Working Group Meeting Notes - April 19, 2021 (Item 7.2)
- (iii) Policy and Design Working Group Meeting Notes - March 21, 2022 (Item 7.3)

(g) STAFF PRESENTATION (Item 8)

(i) Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12) (Item 8.1)

Rebecca Sciarra, ASI Heritage, addressed Committee with a presentation respecting the Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12).

The Presentation respecting the Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12), was received.

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

The Committee recessed for 10 minutes, until 10:55 a.m.

(ii) Beasley Neighbourhood Inventory (PED22135) (Ward 2) (Item 8.2)

Alissa Golden, introduced Carol Priamo of the Beasley Neighbourhood Association respecting the Beasley Neighbourhood Inventory (PED22135) (Ward 2).

The Presentation respecting the Beasley Neighbourhood Inventory (PED22135) (Ward 2), was received.

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

(h) DELEGATIONS (Item 9)

(i) Marc Bader, respecting support for a Heritage Committee decision regarding the cultural heritage designation of the Ancaster High School grounds (Item 9.1)

Marc Bader spoke in support of the Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12).

The Delegation from Marc Bader, respecting support for a Heritage Committee decision regarding the cultural heritage designation of the Ancaster High School grounds, was extended by an additional five minutes.

The Delegation from Marc Bader, respecting support for a Heritage Committee decision regarding the cultural heritage designation of the Ancaster High School grounds, was received.

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

(ii) Nathan Morgenstern, respecting Opposition to the Beasley Inventory (PED22135) (Ward 2) (Added Item 9.2)

Nathan Morgenstern spoke in opposition to Beasley Neighbourhood Inventory (PED22135) (Ward 2).

The Delegation from Nathan Morgenstern, respecting Opposition to the Beasley Inventory (PED22135) (Ward 2), be received.

For further disposition of this matter, refer to Item 2 and (g)(ii)

The Committee recessed for 5 minutes, until 12:00 p.m.

(i) DISCUSSION ITEMS (Item 10)

(i) Inventory and Research Working Group Meeting Notes - April 25, 2022 (Added Item 10.1)

The following item was deferred to the next meeting of the Hamilton Municipal Heritage Committee:

(a) 39 Lakeview Avenue, Stoney Creek (Item 4)

The Inventory & Research Working Group recommends that 39 Lakeview Avenue, Stoney Creek, be removed from Staff's

Designation Work Plan, and that the property maintain its current status to remain on the Register.

For further disposition, refer to Item 3

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

The property known as the Masonic Lodge, Dundas, was added to the Buildings and Landscapes of Interest (YELLOW); and

K. Burke will monitor the property as part of the Buildings and Landscapes list.

The property known as Battlefield National House was added to the Building and Landscapes of Interest (YELLOW) list; and

R. McKee will monitor the property as part of the Buildings and Landscapes list.

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

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
- (xxiv) 2235 Upper James Street, Hamilton – G. Carroll

(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) Dunnington-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

- (xxi) 283 Brock Road, Greensville (West Township Hall) – L. Lunsted
- (xxii) Masonic Lodge, Dundas – K. Burke
- (xxiii) Battlefield National House – R. McKee

(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

(ii) Dofasco Blast Furnace (Added Item 13.2)

The subject of the heritage importance of the Dofasco Blast Furnace was referred to the Inventory and Research Working Group for review, and report back to the Hamilton Municipal Heritage Committee.

(k) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:16 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

**Appendix "A" to Report 22-006 Item 2
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Beasley Inventory - Map of Properties Recommended for Listing on the Register



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Beasley Inventory - List of Properties Recommended for Listing on the Register

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