



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISÉ

Meeting #: 23-005

Date: May 19, 2023

Time: 12:00 p.m.

Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Matt Gauthier, Legislative Coordinator (905) 546-2424 ext. 6437

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 28, 2023

5. COMMUNICATIONS

- *5.1 Correspondence from Corbett Land Strategies Inc., respecting 9511 Twenty Road W, Hamilton - Hamilton Municipal Heritage Committee Report PED23136 Proactive Listings for the Municipal Heritage Register

Recommendation: Be received and referred to the consideration of Item 10.1.

6. DELEGATION REQUESTS

7. DELEGATIONS

8. STAFF PRESENTATIONS

- 8.1 Tourism Hamilton Visitor Experience Centre Exhibit: Moving Forward, Looking Back: Why Heritage Conservation Matters to Hamilton

- 8.2 Heritage Permit Application HP2023-019, Under Part V of the Ontario Heritage Act, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15)
- 8.3 Recommendation to Designate 3 Main Street, Dundas, under Part IV of the Ontario Heritage Act (PED23125) (Ward 13)

Note - An Appendix 'C' has been added.

9. CONSENT ITEMS

9.1 Delegated Approval: Heritage Permit Applications

- a. Heritage Permit Application HP2023-012: Window Repair and Storm Window Installation at 77 King Street West, Stoney Creek (Part IV, Battlefield House) (Ward 5) (By-law No. 3419-91)
- b. Heritage Permit Application HP2023-016: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)
 - Extension of Previously Approved Heritage Permit HP2021-013
- c. Heritage Permit Application HP2023-020: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)
 - Extension of Previously Approved Heritage Permit HP2021-021
- d. Heritage Permit Application HP2023-014: Landscaping Improvements Surrounding Wallingford Hall at 1280 Main Street West, Hamilton, McMaster University Historic Core (Ward 1) (By-law No. 08-002)
- e. Heritage Permit Application HP2023-018: Alterations to the Existing Detached Garage at 50 Markland Street, Hamilton (Ward 2), Durand-Markland HCD (By-law No. 94-184)
- f. Heritage Permit Application HP2023-010: Graffiti Removal and Prevention at the York Boulevard High Level Bridge, Hamilton (Ward 1), Part IV (By-Law No. 86-272)

9.2 Education and Communication Working Group Meeting Notes - April 5, 2023

10. DISCUSSION ITEMS

- 10.1 Monthly Report on Proactive Listings for the Municipal Heritage Register, May 2023 (PED23136) (Ward 11)

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

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.

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)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
- (ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry
- (iii) 398 Wilson Street East, Marr House (D) – C. Dimitry

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke
- (viii) 6 Tally Ho Drive, Dundas (I) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – R. McKee

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- (xi) 66-68 Charlton Avenue West (NOID) – J. Brown
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – T. Ritchie
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvi) 108 James Street North, Tivoli (D) – T. Ritchie
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
- (xviii) 18-22 King Street East, Gore Buildings (D) – W. Rosart
- (xix) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – R. McKee
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – 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)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (R) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xii) 56 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xiii) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xiv) 54-56 Hess Street South (R) – J. Brown
- (xv) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xvii) 1 Main Street West, Former BMO / Gowlings (D) – W. Rosart

- (xviii) 311 Rymal Road East (R) – C. Dimitry
- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xx) 50-54 Sanders Boulevard, Binkley Property (R) - J. Brown
- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xxii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xxiv) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxv) 4 Turner Avenue, Hamilton (R) – J. Brown

Stoney Creek

- (xxv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxvi) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke
Hamilton
- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – R. McKee
- (iv) 125 King Street East, Norwich Apartments (R) – T. Ritchie
- (v) 206 Main Street West, Arlo House (R) – J. Brown

d. Heritage Properties Update (BLACK)

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

Ancaster

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

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS) National Historic Site

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

13.2 Doors Open Hamilton 2023 Update (no copy)

*13.3 Ontario Heritage Conference 2023 (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 23-004

12:00 p.m.

April 28, 2023

Room 264, 2nd Floor, City Hall

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

**Absent with
Regrets:** C. Dimitry and W. Rosart

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

- 1. Update on Melville Street Heritage Conservation District Study (PED23083) (Ward 13) (Item 9.2)**

(Carroll/Burke)

That Report PED23083, respecting an Update on Melville Street Heritage Conservation District Study, be received.

CARRIED

- 2. Newly Proposed Provincial Planning Statement and its Cultural Heritage Resource Polices (PED23113) (City Wide) (Item 9.5)**

(Ritchie/Lunsted)

That Report PED23113, respecting Newly Proposed Provincial Planning Statement and its Cultural Heritage Resource Polices, be received.

CARRIED

- 3. Information Update Regarding Heritage Permit Extension HP2023-017 for 98 James Street South, Hamilton (PED23133) (Ward 2) (Item 9.6)**

(Ritchie/Carroll)

That Report PED23133, respecting Information Update Regarding Heritage Permit Extension HP2023-017 for 98 James Street South, Hamilton, be received.

CARRIED

4. Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2023 (PED23101) (Ward 3 and 11) (Item 10.1)

(Ritchie/Lunsted)

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED23101, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 448 Barton Street East, Hamilton (Ward 3);
- (b) 460 Barton Street East, Hamilton (Ward 3);
- (c) 681 Main Street East, Hamilton (Ward 3);
- (d) 7156 White Church Road, Glanbrook (Ward 11);
- (e) 7349 Airport Road, Glanbrook (Ward 11);
- (f) 3487 Upper James Street, Glanbrook (Ward 11);
- (g) 8064 White Church Road, Glanbrook (Ward 11).

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.5 Correspondence from Margaret Stowe respecting 99 Creighton Rd

Recommendation: Be received.

- 5.6 Correspondence from Dr. Sarah Sheehan, Chair, Built Environment Hamilton, respecting an Update on Community-led Neighbourhood Inventory Work (Ward 3)

Recommendation: Be received

6. DELEGATION REQUESTS

- 6.1 Chris Uchiyama, LHC Heritage Planning & Archeology Inc., respecting the Cultural Heritage Impact Assessment for 99 Creighton Road (for today's meeting)

9. CONSENT ITEMS

- 9.4 Inventory & Research Working Group Meeting Notes – February 27, 2023
- 9.5 Newly Proposed Provincial Planning Statement and its Cultural Heritage Resource Policies (PED23113) (City Wide)

9.6 Information Update Regarding Heritage Permit Extension
HP23023-17 for 98 James Street South, Hamilton (PED23133)
(Ward 2)

9.7 Heritage Permit Review Sub-Committee Minutes – March 21, 2023

(Carroll/Lunsted)

That the agenda for April 28, 2023, be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

A. Denham-Robinson declared an interest in Item 5.5, Correspondence from Margaret Stowe respecting 99 Creighton Rd, as she works for an architecture firm involved with the property.

A. Denham-Robinson declared an interest in Item 10.1, Correspondence from Monthly Report on Proactive Listings for the Municipal Heritage, as she has a family member who works for an architectural firm involved with 448 and 460 Barton St. E.

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

(i) March 27, 2023 (Item 4.1)

A. Denham-Robinson noted that the incorrect item number was reflected in her Declaration of Interest at the March 27, 2023 minutes.

(Ritchie/Brown)

That the Minutes of March 27, 2023 of the Hamilton Municipal Heritage Committee, be approved, as **amended**, as follows:

(b) DECLARATIONS OF INTEREST (Item 3)

A. Denham-Robinson declared an interest in Item **10.1, Council Initiative to Repeal Designation By-laws under Section 31 of the Ontario Heritage Act for Vacant Properties at 14 Belvidere Avenue and 14 Mary Street, Hamilton (PED23038) (Wards 2 and 8)**, as she works for an architecture firm involved with the property.

CARRIED

A. Denham-Robinson relinquished the Chair to G.Carroll, due to Conflict of Interest.

(d) COMMUNICATIONS (Item 5)

(i) (Ritchie/Lunsted)

That the consideration of the Communication Item 5.5, respecting Correspondence from Margaret Stowe respecting 99 Creighton Rd, be deferred until after the consideration of Item 7.1, Chris Uchiyama, LHC Heritage Planning & Archeology Inc., respecting the Cultural Heritage Impact Assessment for 99 Creighton Road.

CARRIED

(ii) (Brown/Burke)

That the following Communication items be approved, as presented:

- (a) Correspondence to the Ontario Heritage Trust, Provincial Heritage Registrar, respecting Notice of Passing of By-law No. 23-045 to Designate 66-68 Charlton Avenue West, Hamilton (Ward 2) Part IV of the Ontario Heritage Act (Item 5.1)

Recommendation: Be received

- (b) Correspondence respecting Notice of Council Decision for Heritage Permit Application HP2023-005 for 18 Chilton Place, Hamilton (Ward 2), Durand-Markland Heritage Conservation District, Designated under Part V of the Ontario Heritage Act (Item 5.2)

Recommendation: Be received

- (c) Correspondence to Ontario Heritage Trust respecting Notice of Intention to Repeal Designation By-law Number 83-183 for 14 Belvidere Avenue, Hamilton, under Section 31 of the Ontario Heritage Act (Item 5.3)

Recommendation: Be received

- (d) Correspondence to Ontario Heritage Trust respecting Notice of Intention to Repeal Designation By-law Number 01-225 for 14 Mary Street, Hamilton, under Section 31 of the Ontario Heritage Act (Item 5.4)

Recommendation: Be received

- (e) Correspondence from Dr. Sarah Sheehan, Chair, Built Environment Hamilton, respecting an Update on Community-led Neighbourhood Inventory Work (Ward 3) (Added Item 5.6)

Recommendation: Be received

CARRIED

(iii) **(Ritchie/Lunsted)**

That the following Communication item be approved, as **amended**:

- (a) Correspondence from Margaret Stowe respecting 99 Creighton Rd (Added Item 5.5)

Recommendation: Be received **and referred to the Research & Inventory Working Group for report back to the Hamilton Municipal Heritage Committee.**

CARRIED

(e) **DELEGATION REQUESTS (Item 6)**

(i) **(Brown/Ritchie)**

That the following Delegation Request be approved for today's meeting:

- (i) Chris Uchiyama, LHC Heritage Planning & Archeology Inc., respecting the Cultural Heritage Impact Assessment for 99 Creighton Road (Added Item 6.1)

CARRIED

(f) **DELEGATIONS (Item 7)**

- (i) Chris Uchiyama, LHC Heritage Planning & Archeology Inc., addressed Committee respecting the Cultural Heritage Impact Assessment for 99 Creighton Road (Added Item 7.1)

(Brown/Ritchie)

That the Delegation from Chris Uchiyama, LHC Heritage Planning & Archeology Inc., respecting the Cultural Heritage Impact Assessment for 99 Creighton Road (Added Item 7.1), be received.

CARRIED

A. Denham-Robinson assumed the Chair.

(g) **CONSENT ITEMS (Item 9)**

(i) **Delegated Approval: Heritage Permit Applications (Item 9.1)**

(Ritchie/Lunsted)

That the following Delegated Approval: Heritage Permit Applications, be received:

- (a) Heritage Permit Application HP2023-013: Installation of exterior vents at 232 Highway 8, Flamborough, McKinley-McGinty House (Ward 13) (By-law No. 80-199-H)
- (b) Heritage Permit Application HP2023-011: Installation of Municipal Heritage Designation Plaque at 292 Dundas Street East, Flamborough, Maple Lawn (Ward 15) (By-law No. 22-140)

- (c) Heritage Permit Application HP2023-015: Repairs and Porch Replacement at 314 Wilson Street East, Ancaster (Part IV, Tisdale House) (Ward 12) (By-law No. 17-264)
- (d) Heritage Permit Application HP2023-017: Renewal of previously-approved Heritage Permit Application HP2022-036 for the Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2)

CARRIED

(ii) Education and Communication Working Group Notes – March 1, 2023 (Item 9.3)

(Ritchie/Carroll)

That the Education and Communication Working Group Notes – March 1, 2023, be received.

CARRIED

(iii) Inventory & Research Working Group (IRWG) Meeting Notes – February 27, 2023 (Added Item 9.4)

(Brown/Carroll)

That the Inventory & Research Working Group (IRWG) Meeting Notes – February 27, 2023, be received.

CARRIED

(iv) Heritage Permit Review Sub-Committee Minutes – March 21, 2023 (Added Item 9.7)

(Ritchie/Carroll)

That the Heritage Permit review Sub-Committee Minutes – March 21, 2023, be received.

CARRIED

(h) DISCUSSION ITEMS (Item 10)

(i) Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2023 (PED23101) (Ward 3 and 11) (Item 10.1)

A. Denham-Robinson relinquished the Chair to G. Carroll, due to Conflict of Interest.

For disposition of this matter, refer to Item 4.

A. Denham-Robinson assumed the Chair.

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

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

Updates to properties can be viewed in the meeting recording.

(Brown/Carroll)

- (a) That the property located at 4 Turner Avenue, Hamilton (R), be added to Buildings and Landscapes of Interest (YELLOW); and,
- (b) That J. Brown monitor the property.

CARRIED

(Brown/Ritchie)

That the following updates, be received:

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

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
- (ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry
- (iii) 398 Wilson Street East, Marr House (D) – C. Dimitry

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke
- (viii) 6 Tally Ho Drive, Dundas (I) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xi) 66-68 Charlton Avenue West (NOID) – J. Brown
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – T. Ritchie
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvi) 108 James Street North, Tivoli (D) – T. Ritchie

- (xvii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
- (xviii) 18-22 King Street East, Gore Buildings (D) – W. Rosart
- (xix) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – R. McKee
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – 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)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (R) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xii) 56 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xiii) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xiv) 54-56 Hess Street South (R) – J. Brown
- (xv) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xvii) 1 Main Street West, Former BMO / Gowlings (D) – W. Rosart
- (xviii) 311 Rymal Road East (R) – C. Dimitry

- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xx) 50-54 Sanders Boulevard, Binkley Property (R) - J. Brown
- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xxii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xxiv) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll

Stoney Creek

- (xxv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxvi) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – R. McKee
- (iv) 125 King Street East, Norwich Apartments (R) – T. Ritchie
- (v) 206 Main Street West, Arlo House (R) – J. Brown

- (d) Heritage Properties Update (black):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

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

CARRIED

- (ii) **Heritage Wentworth Heritage Association – Heritage Volunteer Recognition Event Update (Item 13.2)**

A. Denham-Robinson addressed Committee with an update of the Heritage Wentworth Heritage Association – Heritage Volunteer Recognition Event.

(Brown/Lunsted)

That the update respecting the Heritage Wentworth Heritage Association – Heritage Volunteer Recognition Event, be received.

CARRIED

(j) **ADJOURNMENT (Item 15)**

(Carroll/Ritchie)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:00 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk



May 16th, 2023

City of Hamilton
71 Main Street W
2nd Floor, Room 264, City Hall
Hamilton ON L8P 4Y5

TO:	Matt Gauthier Legislative Coordinator clerk@hamilton.ca 905-546-2424 ext. 6437
RE:	9511 Twenty Road W, Hamilton Hamilton Municipal Heritage Committee – Report PED23136 Proactive Listings for the Municipal Heritage Register

Dear Committee,

Corbett Land Strategies Inc. (CLS) is writing on behalf of Heenco Holdings Inc. for the subject lands located at 9511 Twenty Road West in Hamilton. This letter is in response to Staff Report PED23136, where staff are proposing to list the existing dwelling on site within the Municipal Heritage Registry as the dwelling has been noted to contain cultural heritage value. It is understood the existing dwelling has been inventoried by the City previously.

EXISTING SITE CONDITIONS

The subject lands contain a vacant dwelling and former agricultural field. The site contains one existing dwelling which is described as a one-storey brick house. The site also contains Natural Heritage features such as Core Areas, a Provincially Significant Wetland, Key Hydrologic Features and Linkages.

The existing dwelling is currently vacant and requires extensive repairs to be deemed livable and to meet the Ontario Building Code standards. Due to previous tenant possession, the house was not maintained and some of the original historical attributes of the house may have been compromised.

APPLICATION BACKGROUND

It is important to note that the subject lands contain multiple active development applications. These applications include the following:

- Draft Plan of Industrial Subdivision (25T-201807)
- Joint Official Plan Amendment (UHOPA-18-016) and Zoning By-law Amendment (ZAC-18-040)
- Formal Consultation (FC-21-027) Official Plan Amendment
- Formal Consultation (FC-23-049) Secondary Plan Official Plan Amendment

As stated in the staff report, due to the recent Formal Consultation application (FC-23-049), the City is being proactive when listing properties of cultural heritage value or interest. A property is now required to be listed on the Register prior to a Prescribed Event under the *Planning Act* for a municipality to be able to issue a notice of intention to designate within a 90-day restricted window.

Significant work has been completed to advance these applications and of importance to this Committee, a Cultural Heritage Impact Assessment (CHIA) was completed in 2018 by Golder & Associates. Within the report it was recommended to modify the site plan to avoid direct impacts of the built heritage resources and to monitor for vibration impact during construction and to rehabilitate the dwelling for new uses on smaller residential lots.

GARTH STREET EXTENSION

The Garth Street extension has a proposed width of 45.72m, which aligns with the Airport Employment Growth District (AEGD) Secondary Plan and the City’s Transportation Master Plan. Unfortunately, the existing dwelling in question is located partially within the proposed right-of-way alignment, as identified by the City.

CITY’S PRELIMINARY EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Preliminary Evaluation (in accordance with Reg 9/06)	
City Category:	Owner Response:
<u>Design/ Physical Value</u> 1. The property is a representative example of a late-nineteenth century farmhouse, influenced by the Italianate style of architecture. The two-storey, red brick dwelling features a hip roof with modillion	Understood.



CORBETT LAND STRATEGIES INC.

VISION • EXPERTISE

brackets and segmental arch doors and window openings with stone sills.	
2. The property does not appear to display a high degree of craftsmanship or artistic merit.	Agreed. Due to existing conditions of the site, left by previous tenants, the artistic merit has been further limited.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.	Agreed.
<u>Historical/ Associated Value</u>	Understood as per the completed CHIA report (2018).
4. The property is associated with the development of the Township of Glanford and the Marshall family. The house itself was owned by William Marshall, the son of Alexander Marshall Sr., who opened a lime quarry, which was in operation until the late 1920s.	
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	Agreed. If this building was maintained, it does provide an inherit cultural or community feel to warrant a designated plaque in the future.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Agreed, the history of the owner is unknown or the importance clear in terms of historical value.
<u>Contextual Value</u>	As the site will host a major piece of infrastructure as per the AEGD Secondary Plan, the location of the house does pose to be challenging to incorporate into the overall design of the community.
7. The property has contextual value as it helps maintain and support the rural character of the area, with its large lot size, deep setback from the road, and its collection of related outbuildings.	
8. The property has contextual value as it is historically and physically linked to its surroundings, which contributes to the rural nature of the property.	The site is adjacent between two infill residential development blocks and is located within proximity to the John C. Munro airport. As the airport and residential community continues to grow and expand, the rural context will no longer exist unfortunately.
9. The property is not considered to be a local landmark.	Agreed.



RECOMMENDATION

Based on the preliminary evaluation completed by the City, it was identified that the dwelling lacks sufficient character to be viewed as an historical dwelling. If the building were to be maintained or have existing conditions improved, a significant cost would be required which still may not achieve the intended effects or preserve the heritage objectives. Some of the original character would be lost due to the negligent condition of the house. Also, the history of the house is not entirely clear to the local community and most likely would not warrant a fare to be utilized as a museum.

On behalf of the owner, we recommend that the property not be listed within the Municipal Heritage Registry given the existing conditions of the building, the location within and adjacent to a municipally planned right-of-way and cultural heritage considerations noted above. This is due to the fact that the current proposed land use plan for the area is currently being updated and other changes are being made to preserve and enhance the NHS system. A heritage conservation program is not yet in effect.

Should there be any questions or a need for further information, feel free to reach out to the below.

Sincerely,

John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164

cc: Heenco Holdings Inc.



Moving Forward, Looking Back: Why Heritage Preservation Matters to Hamilton



When heritage buildings are conserved, everyone wins!

Heritage conservation is important to the life of a city because...

- Heritage is about more than buildings; it's about shared memories and experiences
- Heritage conservation has environmental, social, cultural and environmental impacts on a city
- Heritage conservation allows a city to move forward sustainably, mindfully and ambitiously

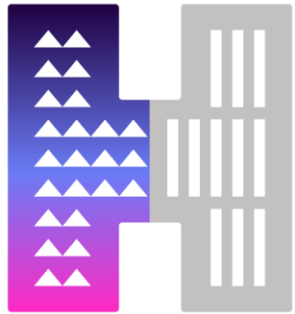
Through the case studies explored in this exhibition, visitors are invited to think about the social, cultural, environmental and economic impacts of the treatment of historic buildings within a city.

- Lister
- Civic Square
- St. Mark's





- Photographs of historic and contemporary buildings
- 1911 fire insurance map showing areas discussed in the exhibit
- Rotating prompts to encourage thought, dialogue and interaction amongst visitors



—
**TOURISM
HAMILTON**

It's in our character



**Hamilton
Civic
Museums**

Owned and operated
by the City of Hamilton

www.hamilton.ca/museums



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	May 19, 2023
SUBJECT/REPORT NO:	Heritage Permit Application HP2023-019, Under Part V of the <i>Ontario Heritage Act</i> , for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Lisa Christie (905) 546-2424 Ext. 1291
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Heritage Permit Application HP2023-019, for the erection of a rear detached accessory structure on the designated property at 32 John Street East, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix “A” attached to Report PED23126, be **approved**, subject to the approval of any required *Planning Act* applications, and the following Heritage Permit conditions:

- (a) That the final details of the windows, garage doors, siding and roofing material be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- (b) 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;
- (c) That construction and site alterations, in accordance with this approval, shall be completed no later than June 30, 2026. If the construction and site alterations are not completed by June 30, 2026, then this approval expires as of that date,

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

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

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

**SUBJECT: Heritage Permit Application HP2023-019, Under Part V of the *Ontario Heritage Act*, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15)
- Page 2 of 8**

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

EXECUTIVE SUMMARY

The subject property located at 32 John Street East, Flamborough, is designated as part of the Mill Street Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* (see the location map attached as Appendix “A” to this Report). A Heritage Permit is required for the alteration of any part of the property, and for the erection or demolition of any structures or buildings on the property. The applicant is applying for the erection of a new rear detached accessory structure and the installation of a gravel driveway. Staff recommend approval of this Heritage Permit Application HP2023-019, subject to the final details for the design of the new structure being submitted to staff’s satisfaction, and to the City’s standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee (HPRS).

Alternatives for Consideration – See Page 7 and 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Permit Application has been processed and considered within the context of the applicable legislation. Section 42 (1) of the *Ontario Heritage Act*, states that: “No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect any building or structure on the property or permit the erection of such a building or structure.
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan

that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property.”

The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning under City of Hamilton By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council’s authority to consent to an application for the demolition of existing structures or erection of new structures.

In response to an application for a permit, Council may: consent to the permit applied for; provide notice that Council is refusing the application for the permit; or, consent to the permit applied for, with terms and conditions attached. Section 42 (4.1) of the *Ontario Heritage Act* provides that Council must consult with its Municipal Heritage Committee before taking any action with respect to an application to demolish or remove any building or structure on property in a Heritage Conservation District.

The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Receipt. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application.

HISTORICAL BACKGROUND

The subject property at 32 John Street East, Flamborough (see Appendix “A” attached to Report PED23126) is located in the Mill Street Heritage Conservation District, designated by the former Town of Flamborough By-law No. 96-34-H. The property consists of a one-and-a-half storey frame stucco dwelling in the vernacular Gothic Revival Style of architecture. On April 3, 2023, a Heritage Permit Application was received requesting approval to erect a new, two-storey detached structure at the rear of the property and to install a new gravel driveway. The supporting materials provided with the Heritage Permit Application are attached as Appendix “B” to Report PED23126.

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on April 18, 2023, along with the supporting materials submitted with their application (attached as Appendix “B” to this Report) and recommended approval of the application subject to the final design details

(e.g. windows, garage doors, siding and roofing material) be submitted to staff's satisfaction, and the standard conditions regarding minor changes and expiry.

The Notice of Complete Application was issued on April 25, 2023.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is consistent with municipal and provincial legislation, including:

- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement*, 2020, Sub-section 2.6.1);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)); and,
- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan*, Section B.3.4.1.3)

The Recommendations of this Report are also consistent with the Mill Street Heritage Conservation District Plan and its policies regarding new construction in the District outlined in Section 4.5, including that:

- The structure should look new and not pretend to be historic by replicating or copying older facades;
- Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape and should be neither noticeably higher nor lower;
- Garages are best located to the rear of the building or set back from the principal façade;
- The use of traditional roof styles on new construction is encouraged;
- Wood or asphalt shingles are appropriate for new construction;
- Window designs that generally reflect vertical and rectangular dimensions are encouraged; and,
- Wall materials of new construction should reflect the predominant traditional materials and their respective colours: Brick, stucco and wood.

RELEVANT CONSULTATION

External

- Heritage Permit Review Sub-Committee of the Hamilton Municipal Heritage Committee

In addition, Planning Staff emailed the Councillor (McMeekin) for Ward 15 and provided them with information about the proposed changes and the process for new construction on a Part V designated property within a Heritage Conservation District. Staff also indicated that the applicant received support from the Heritage Permit Review Subcommittee and that a subsequent staff report was forthcoming to the May 19, 2023, HMHC meeting.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Heritage Permit Application HP2023-019 has been submitted to request permission for the following scope of work at 32 John Street East, Flamborough (location map attached as Appendix “A” to Report PED23126), in accordance with the supporting materials submitted with the application (attached as Appendix “B” to Report PED23126):

- Construction of a new rear detached garage structure, including;
 - A front gable roof;
 - Board and batten cladding;
 - A front (north) elevation with two ground-floor garage doors and two windows in the second storey; and,
 - Installation of a new gravel driveway along the east side of the property.

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The analysis of the effects related to HP2023-019 are outlined below.

Displacement Effects

Displacement effects are those adverse actions that result in the damage, loss or removal of valued heritage features.

The existing property is comprised of a one-and-a-half storey frame stucco dwelling in the vernacular Gothic Revival style of architecture. Its features include a central entrance with full sidelights, transom, pilasters, and pediment, with flanking windows

and a pointed arch window in the centre gable directly above the entry. This property features a shallow set back and an offset driveway and parking pad on the west side of the property. The east side of the property features a grassy laneway and minor vegetation.

The new detached accessory structure is proposed to be located on the east side of the property. It will require the installation of a new gravel driveway and parking pad on the east side of the property, as shown in the site plan drawing attached as part of Appendix “B” to Report PED23126. The new detached accessory structure will be located in the rear, south-east portion of the property and will not result in the displacement of any of the heritage features on the property.

Disruption Effects

Disruption effects are those actions that result in detrimental changes to the setting or character of the heritage feature.

The new detached accessory structure will be partially visible from the street when looking south down the proposed driveway, however the proposed accessory structure will be partially blocked from view by the existing dwelling. Staff are of the opinion that the proposed accessory structure will not detrimentally change the setting of the Mill Street Heritage Conservation District.

Furthermore, the accessory structure has been designed to be compatible with the existing dwelling on the property and the surrounding properties. This is evidenced by the location of the structure, the style of the proposed gable roof, the style of proposed windows and the choice of distinct, but historically appropriate, building materials that clearly demonstrate that the accessory building is new.

The proposed design of the structure features a gable roof with vertical board and batten siding, asphalt shingles and two pointed arch windows in the second storey. The proposed height of the building will be 5.15 m (16.90 ft). Staff are of the opinion that the proposed height of the accessory structure is not out of character with the area and that any visual impacts from the height will be mitigated by its placement to the rear of the property. The proposed design and materials incorporate features that are sympathetic to the character of the area and respect the District’s guidelines that new buildings not attempt to replicate historical facades. The applicant has provided a description and samples of the proposed style of the windows and garage door to be installed on the accessory structure. Staff are generally supportive of the proposed styles, however, final details for the windows and garage doors are pending. Staff recommend these details be submitted to staff’s approval prior to installation.

Recommendation

This application is for the construction of a new detached accessory structure at the rear of the subject property and requires a decision of Council, as advised by the Hamilton Municipal Heritage Committee. Staff recommend that the final details of the windows, garage doors, siding and roofing material be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation. Staff also recommended 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 (as per Recommendation (a)(ii) of this Report). It is also recommended that the Heritage Permit have an expiry date of June 30, 2026 (see Recommendation (a) (iii) of this Report). This date will reflect the expected end date of the new construction.

Staff recommend that the application be approved subject to the approval of any *Planning Act* applications (see Recommendation (a) of this Report). Staff recommend approval of Heritage Permit Application HP2023-019, as per the recommendations of this Report.

ALTERNATIVES FOR CONSIDERATION

1. Deny the Heritage Permit Application.

HMHC may advise Council to deny this application in its entirety. This is not being recommended as the application is in character with the built heritage landscape of the Mill Street HCD and conforms to the Mill Street HCD Guidelines that permit the erection of new dwellings and other site alterations which are sympathetic to the existing building fabric and maintain the character of the Mill Street HCD.

2. Approve the Heritage Permit Application with Additional or Amended Conditions.

HMHC may advise Council to approve this application with additional or amended conditions of approval, as appropriate. This is not being recommended as staff feel that the three Heritage Permit conditions are sufficient.

3. Approve the Application with No Conditions.

HMHC may advise Council to approve this application with no conditions. This alternative is not recommended, as it would prevent staff from reviewing any additional details to ensure that the application approval will result in high-quality construction and the implementation of the project design, as submitted.

**SUBJECT: Heritage Permit Application HP2023-019, Under Part V of the *Ontario Heritage Act*, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15)
- Page 8 of 8**

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

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

Culture and Diversity

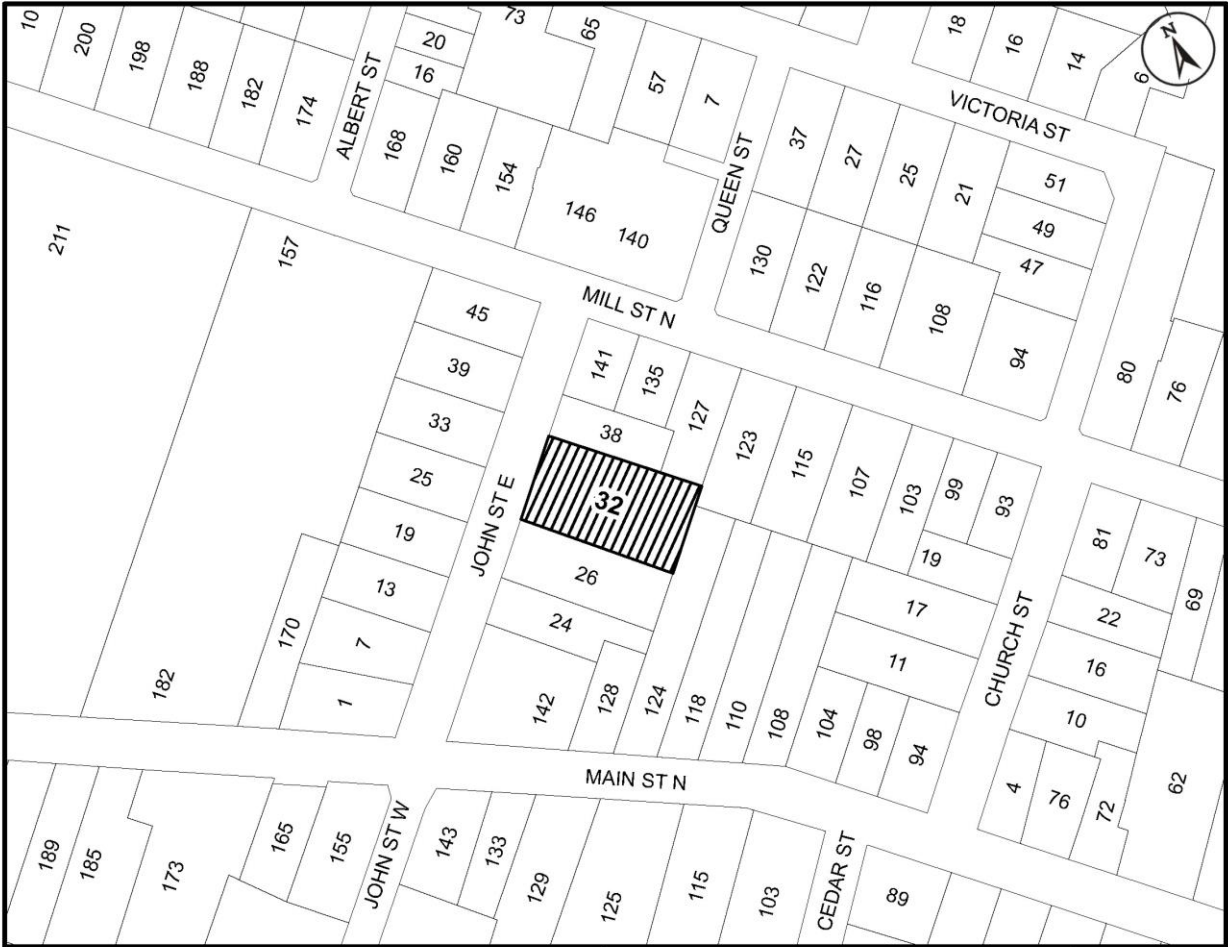
Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

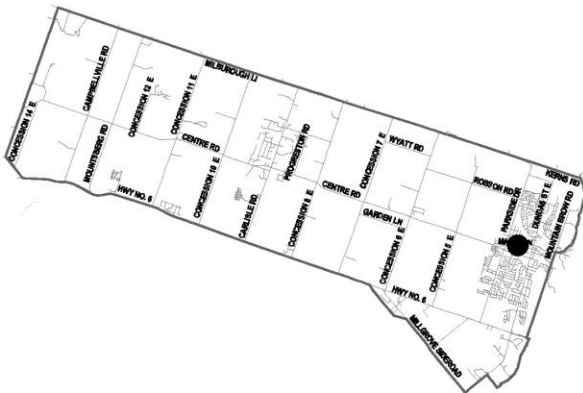
Appendix “A” to Report PED23126 - Location Map

Appendix “B” to Report PED23126 - Application Submission Materials (Personal Information Redacted)

LC/sd



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
32 John St E


Date:
April 19, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
LC/NB

Subject Property

 32 John Street East, Flamborough
(Ward 15)

Application Submission Materials (Personal Information Redacted)

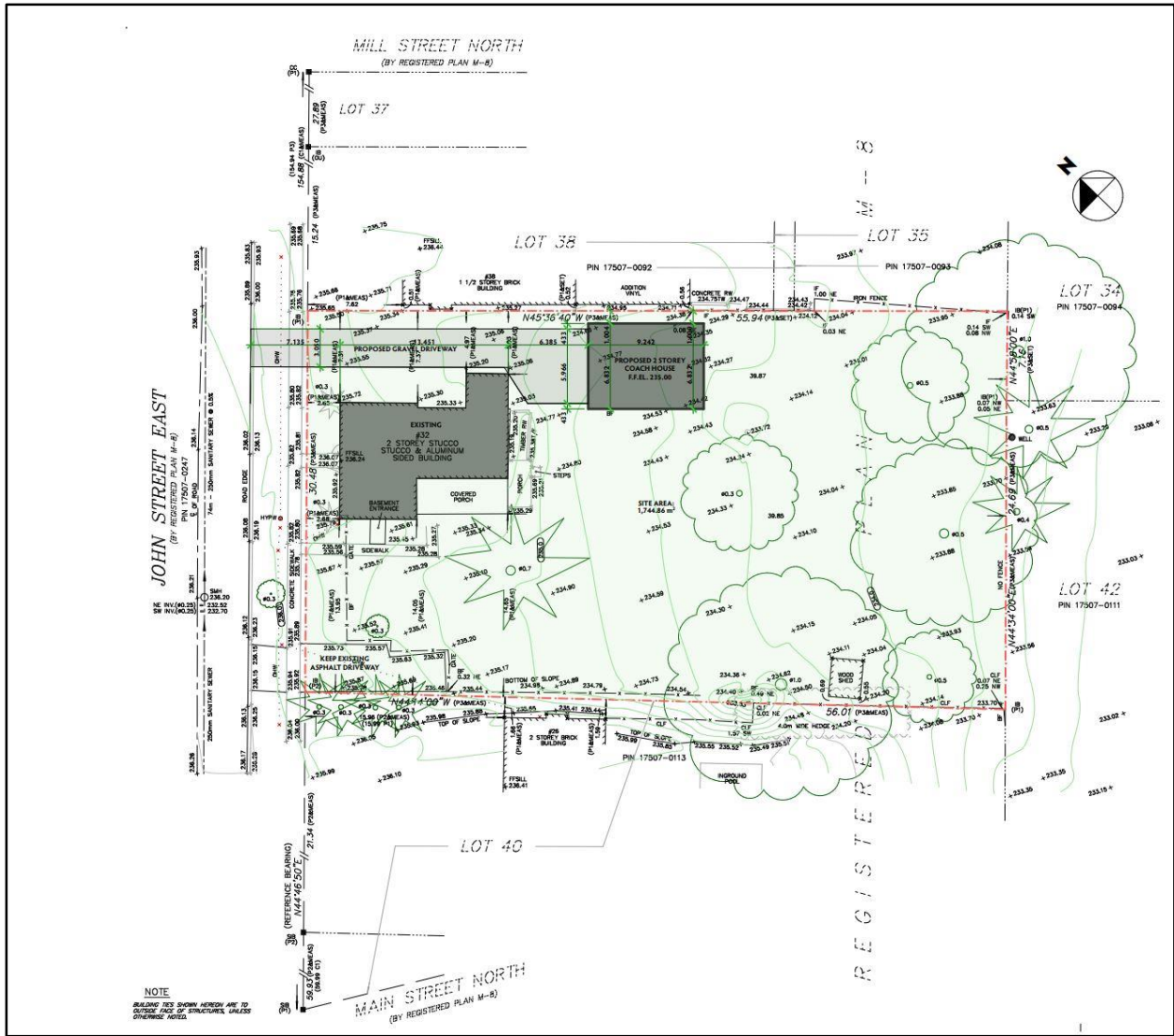


Figure 1 Site Plan



Figure 2 Rendering Showing Proposed Garage from Road



Figure 3 Rendering of Proposed Garage



Figure 4 West Elevation

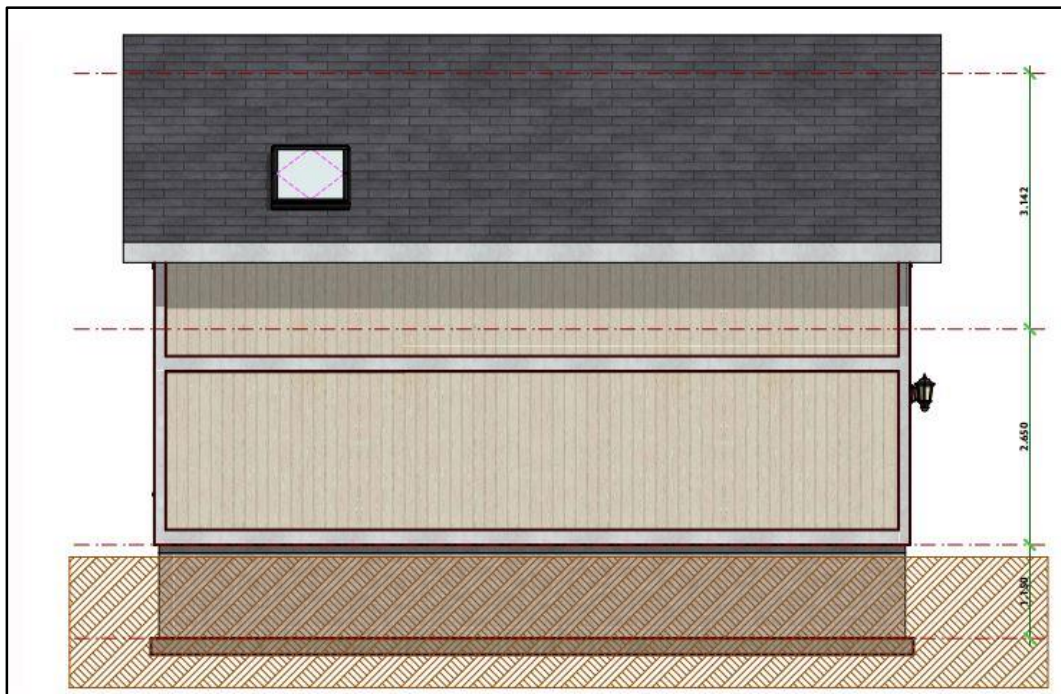


Figure 5 North Elevation

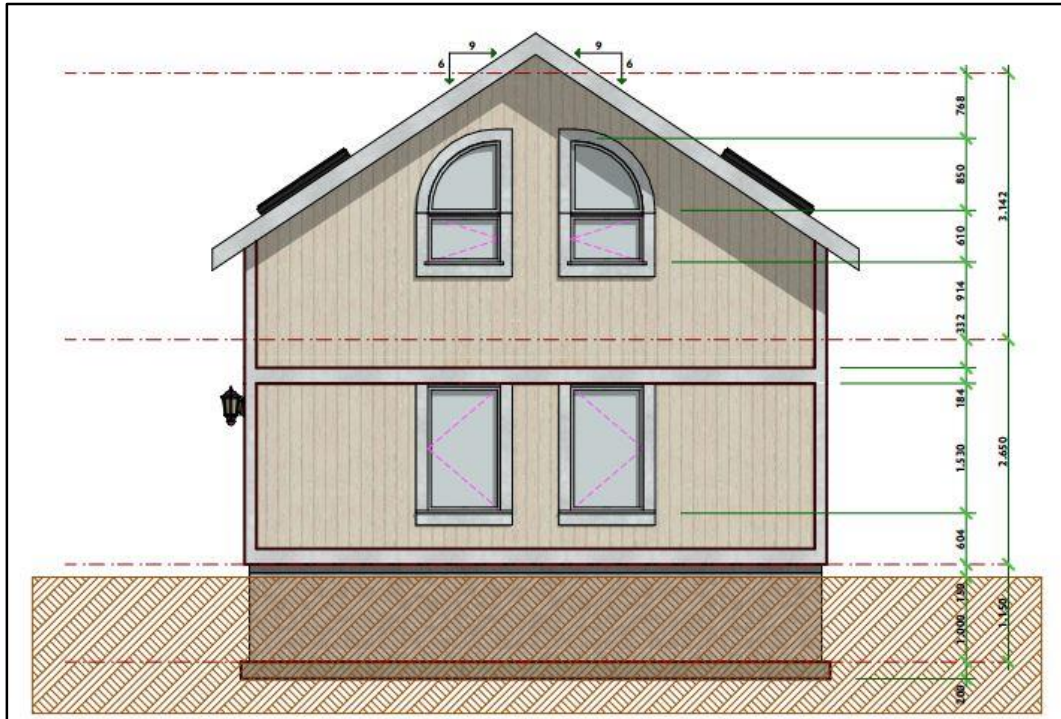


Figure 6 East Elevation



Figure 7 South Elevation

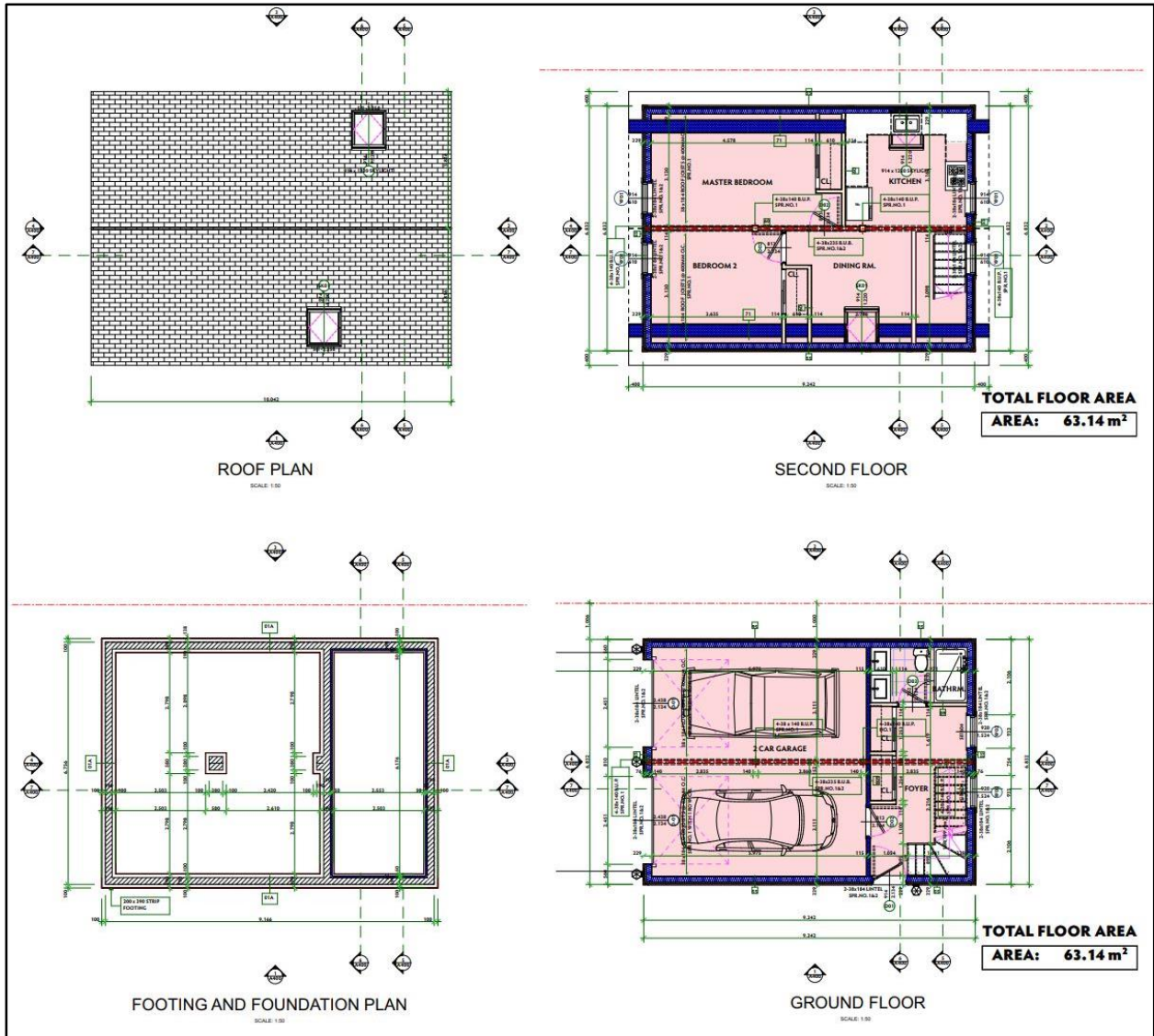


Figure 8 Proposed Floor Plans

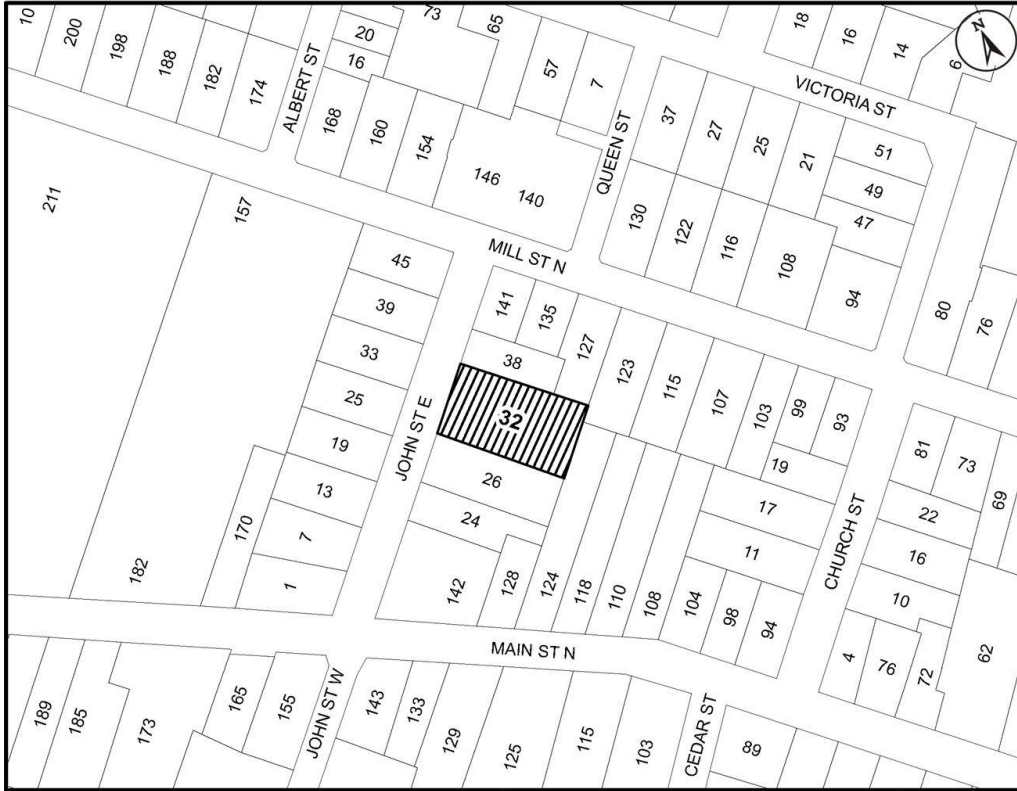


HERITAGE PERMIT HP2023-019
32 JOHN ST. E, FLAMBOROUGH
(PED23126)

May 19, 2023

Hamilton Municipal Heritage Committee

HP2023-019: 32 John St. E, Flamborough

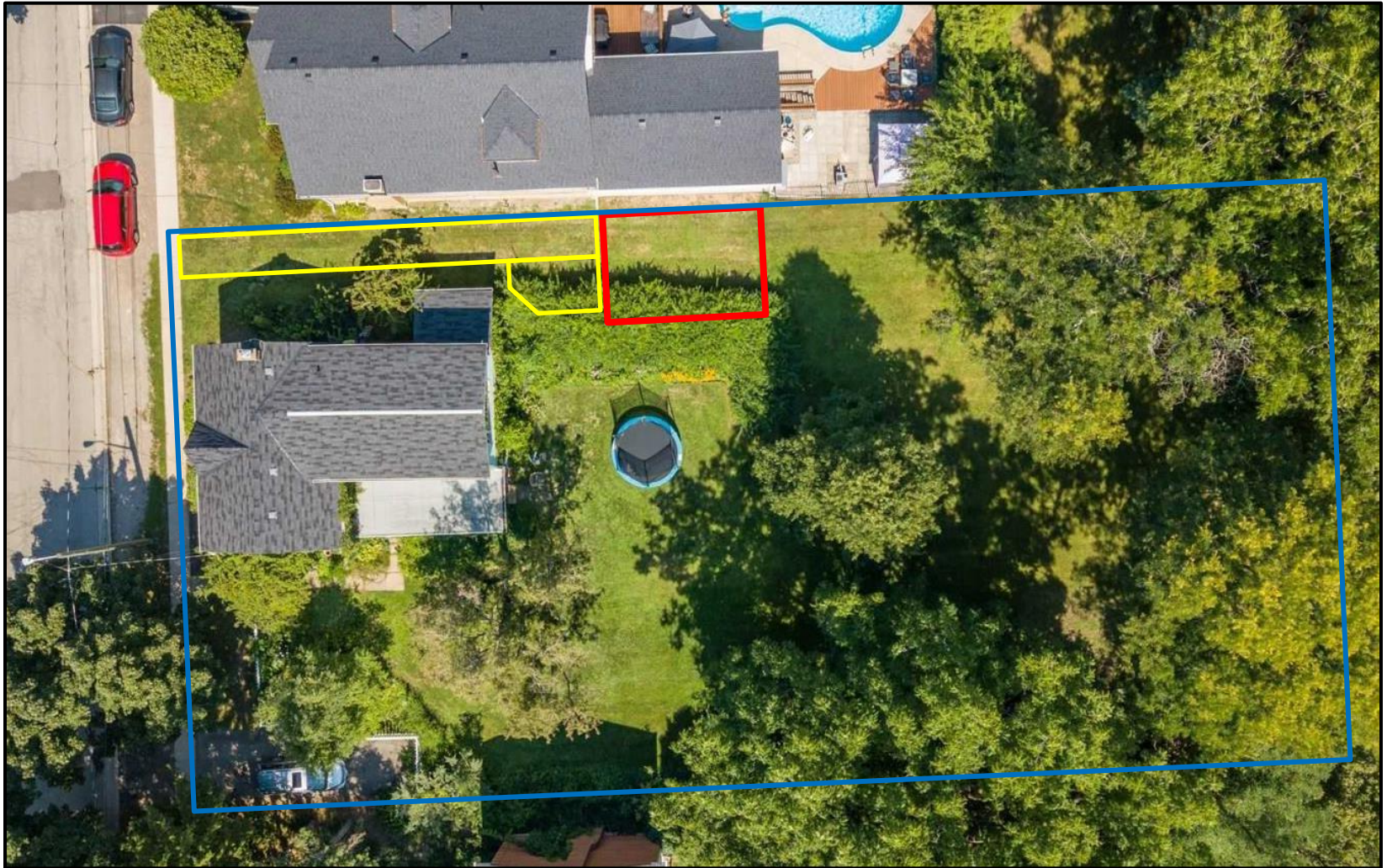


HP2023-019: 32 John St. E, Flamborough

Proposal:

- Construction of a new rear detached accessory structure, including;
 - A front gable roof;
 - Board and batten cladding;
 - A front (north) elevation with two ground-floor garage doors and windows in the second storey; and,
 - Installation of a new gravel driveway along the east side of the property.

HP2023-019: 32 John St. E, Flamborough



HP2023-019: 32 John St. E, Flamborough

Heritage Permit Review Subcommittee (HPRS)

- Reviewed the proposal on its meeting on April 18, 2023
 - HPRS indicated support for the proposed detached dwelling; and
 - HPRS was supportive of the conditions proposed by staff.

HP2023-019: 32 John St. E, Flamborough

Site Plan



HP2023-019:

32 John St. E, Flamborough
Existing Conditions



HP2023-019: 32 John St. E, Flamborough Proposed Elevations

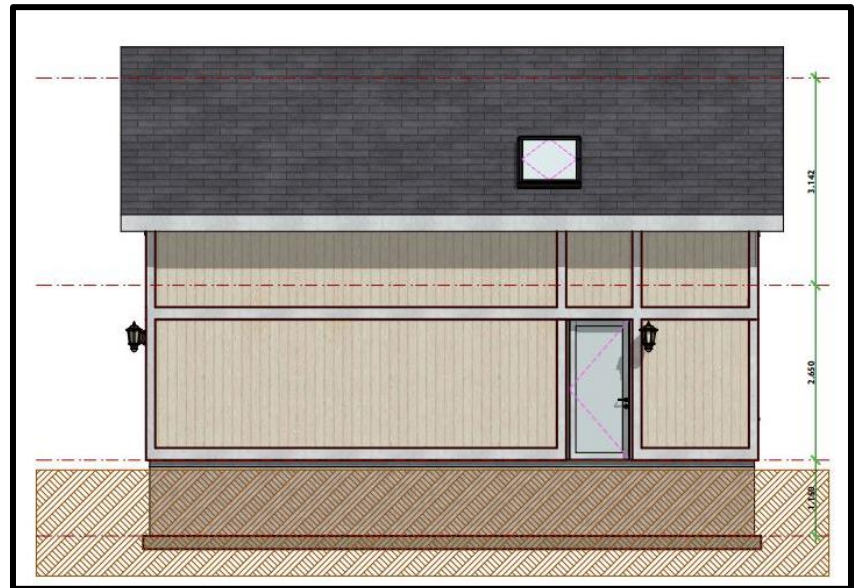


HP2023-019: 32 John St. E, Flamborough

Proposed Elevations

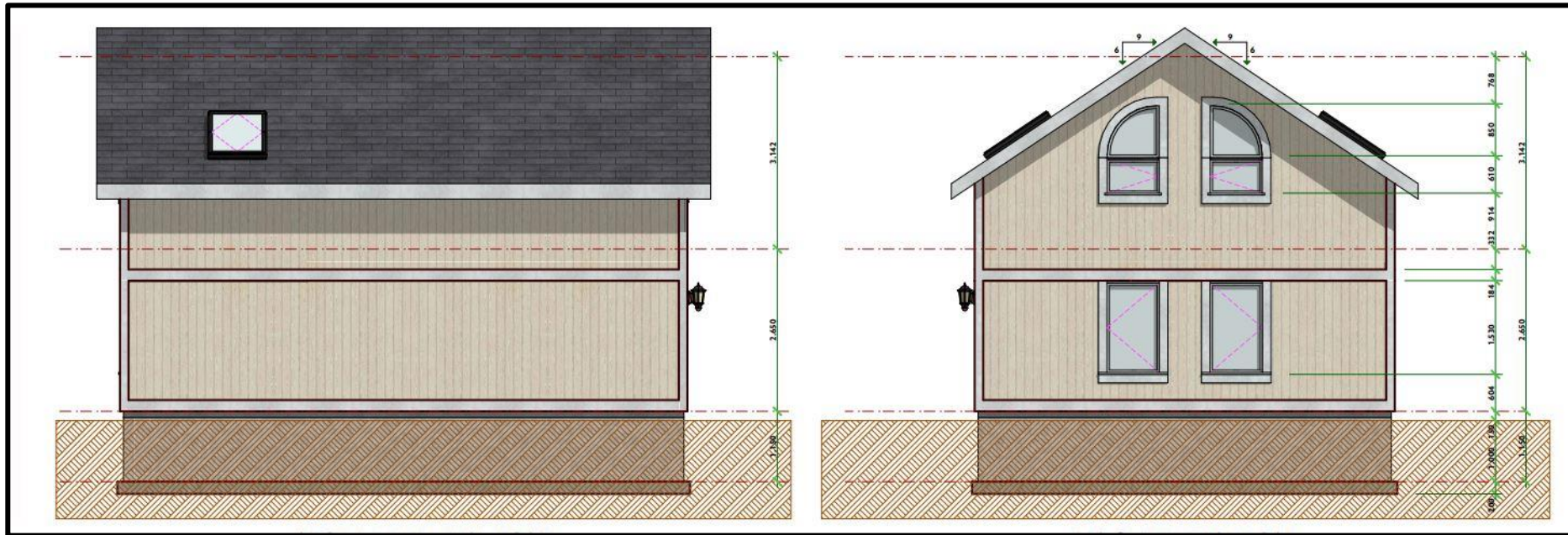


West Elevation



South Elevation

HP2023-019: 32 John St. E, Flamborough Proposed Elevations



North Elevation

East Elevation

HP2023-019: 32 John St. E, Flamborough

Mill Street Heritage Conservation District Guidelines (Section 4.5):

Policies and Guidelines for New Construction:

- **General:** New structures should look new and not pretend to be historical by replicating or copying older façades
- **Height:** Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape
- **Relationship to the Street:** Ancillary buildings should be located towards the rear of the lot. Garages should not be a dominant element of the main elevation. They are best located to the rear of the building or set back from the principal façade.
- **Roof Forms:** Use of traditional roof forms in new construction is encouraged – flat or shallow pitch roofs are to be avoided in new construction aside from use in discreet locations.
- **Materials and Colours:** Wood or asphalt shingles are appropriate for new construction. Wall materials of new construction should reflect the predominant traditional materials and their respective colours. Windows and doors in the area are predominantly painted wood.

HP2023-019: 32 John St. E, Flamborough

Recommendation:

That the Heritage Permit Application be approved, subject to the approval of any required Planning Act applications and the following conditions:

- That the final details of the windows, garage doors, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- 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; and,
- That construction and site alterations, in accordance with this approval, shall be completed no later than June 30, 2026.



Hamilton

THANK YOU



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	May 19, 2023
SUBJECT/REPORT NO:	Recommendation to Designate 3 Main Street, Dundas, under Part IV of the <i>Ontario Heritage Act</i> (PED23125) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 1202 Meg Oldfield (905) 546-2424
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the City Clerk be directed to give notice of Council's intention to designate 3 Main Street, Dundas, shown in Appendix "A" attached to Report PED23125, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23125, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resources located at 3 Main Street, Dundas, under Part IV of the *Ontario Heritage Act*. The Report was prepared as part of the Downtown Dundas Built Heritage Inventory (DDBHI) project and in response to a request to designate the property. The subject property is currently listed on the City's Municipal Heritage Register (Register). Staff have completed an evaluation of the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED23125. The property owner is supportive of the proposed Part IV designation.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal (OLT).

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in

SUBJECT: Recommendation to Designate 3 Main Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23125) (Ward 13) - Page 3 of 7

the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 3 Main Street, Dundas, shown in Appendix “A” attached to Report PED23125, is comprised of two-storey brick building constructed circa 1875. The subject property was first surveyed for potential heritage interest in the 1970s.

At its meeting on September 15, 2022, the Hamilton Municipal Heritage Committee (HMHC) approved the recommendations made by the Inventory and Research Working Group (IRWG) that the subject property be listed on the Municipal Heritage Register (Register) and be considered a priority for designation as part of the DDBHI project. On September 28, 2022, City Council approved the recommendations to list the property as part of Planning Committee Report 22-015.

Following consultation with the property owner, staff conducted a site visit on November 16, 2022 for a tour of the property, at which time the owner expressed interest in the designation of the property. In April 2023, staff sent the owner a copy of the Cultural Heritage Assessment Report, attached as Appendix “C” to Report PED23125 and explained the scope of the proposed designation, including the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix “B” to Report PED23125. Staff had subsequent correspondence with the owner explaining the designation process and discussed potential financial incentives available for eligible heritage conservation and adaptive reuse once the property is designated. The owner expressed their support for designation of the property.

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*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Property Owner; and,
- Inventory and Research Working Group of the HMHC.

In addition, Planning staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the reasons for designation and the process for designating a property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, which identifies nine criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value. A Cultural Heritage Assessment Report of the subject property was completed by Cultural Heritage Planning staff (see Appendix "C" attached to Report PED23125). As outlined below, based on staff's Cultural Heritage Assessment Report, it was determined that the subject property met 6 of the 9 criteria contained in *Ontario Regulation 9/06* in all three categories.

Design / Physical Value

1. The property is comprised of a two-storey brick building constructed in 1875 in the Second Empire and Renaissance Revival architectural styles, both of which were popular styles for commercial buildings in Canada in the 1870s. The design value of the building lies in its architectural features typical of, and influenced by, Second Empire architectural style including the: Mansard roof with dormer windows; cupola; polychromatic hexagonal slate roof tiles; cut stone window lintels; and brick masonry lintels. The design value of the building also lies in its architectural features typical of, and influenced by, Renaissance Revival architectural style including the: paired wood-carved bracketed eaves; second-storey window hoods made of galvanized sheet iron with decorative rosettes; galvanized iron decorative brackets; and moulded cornices. It is a rare and early

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

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

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

SUBJECT: Recommendation to Designate 3 Main Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23125) (Ward 13) - Page 5 of 7

example of the architectural use of sheet metal (in this case galvanized iron) for decorative exterior elements (in this case, window hoods) in Dundas.

2. The property demonstrates a high degree of craftsmanship in the form of its polychromatic hexagonal slate tile Mansard roof, galvanized ironwork window hoods, and decorative brackets.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property historical value for its association with the original owner, Britton Bath Osler (1839-1901). B.B. Osler was the son of prominent minister Featherstone Lake Osler. B.B. Osler served as the Crown Attorney of Wentworth County from 1874-1880, and in 1882 formed the law firm of McCarthy, Osler, Hoskin & Creelman (still in operation today as Osler, Hoskin & Harcourt). B.B. Osler rose to national prominence in 1885 when he was selected by John A. MacDonald's Conservative government as one of the four prosecuting attorneys in the treason trial of Louis Riel.

The property also has historical value for association with Valley Lodge No. 100, a Masonic fraternal order which operated its meetings out of 3 Main Street between 1875 and 2022. Formed in 1858, Lodge membership included several prominent Dundas citizens, including manufacturer John Gartshore (1810-1873), mayor Henry Bickford (1842-1889), and Brigadier-General Sir Alexander Bertram (1853-1926). Valley Lodge No. 100 is one of fifteen Masonic lodges that make up Hamilton Masonic District "C" and one of 571 Lodges in Ontario.

5. The property does not appear to yield or have the potential to yield, information that contributes to the understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.

Contextual Value

7. The property is important in defining the character of the area. The property defines the historic character of Main Street and the community of Dundas, serving as a physical reminder of the early commercial prosperity of former Town.

SUBJECT: Recommendation to Designate 3 Main Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23125) (Ward 13) - Page 6 of 7

8. The property is historically, physically, and visually linked to its surroundings as part of the surviving mid- to late-nineteenth century commercial streetscape and row of buildings from 2 King Street East to 15 Main Street.
9. The property is considered to be a local landmark.

Staff have determined that 3 Main Street, Dundas is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED23125.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property or decline to designate property.

Decline to Designate

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City’s financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

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

SUBJECT: Recommendation to Designate 3 Main Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23125) (Ward 13) - Page 7 of 7

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” to Report PED23125 – Location Map

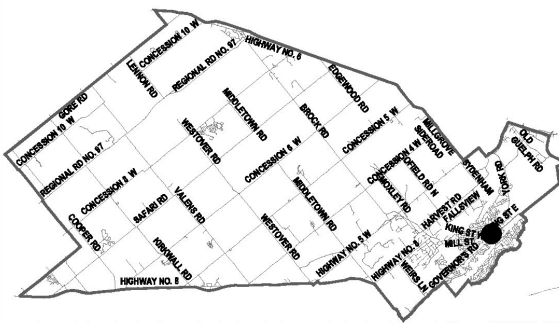
Appendix “B” to Report PED23125 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes

Appendix “C” to Report PED23125 – Cultural Heritage Assessment Report

MO/AG/sd



● Site Location



Key Map - Ward 13

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
3 Main St


Date:
April 17, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
MO/VS

Subject Property

 3 Main Street, Dundas

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 0.06-acre property at 3 Main Street is comprised of a two-storey brick commercial building constructed circa 1875, located near the southeast corner of Main Street and King Street in the historic downtown core of Dundas, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property located at 3 Main Street lies in its design value as a representative example of the Second Empire architectural style in the former Town of Dundas, as demonstrated by its Mansard roof with dormer windows, polychromatic slate tiles, and central cupola, as well as its design value as a rare, unique and early example of the Renaissance Revival architectural style in the former Town of Dundas, as demonstrated by its alternating triangular and segmental pediments and moulded cornices. It is also a rare and early example of the use of the architectural use of galvanized iron for decorative exterior window hoods in Dundas. The building displays a high degree of craftsmanship in the form of its polychromatic hexagonal slate Mansard roof, galvanized ironwork, and decorative wood brackets.

The historical value of the property lies in its direct association with Britton Bath Osler (1839-1901), the original owner of the building and a prominent lawyer, most well-known for his work as one of the prosecuting attorneys in the trial of Louis Riel. The historical value of the property also lies in its direct association with the Valley Lodge No. 100 A.F. & A.M., who occupied the building for nearly 150 years and whose membership included several prominent Dundas men.

The contextual value of the property lies in its role in defining the historic character of the former Town of Dundas, located at the prominent corner of Main and King streets. The building is visually, physically and historically linked to its surroundings as part of the surviving mid- to late-nineteenth century commercial streetscape and the row of buildings from 2 King Street East to 15 Main Street. The building is also considered to be a local landmark, identifiable by its unique central cupola.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of the Second Empire style and Renaissance Revival styles of architecture, and a high degree of craftsmanship, and its historical association with previous owner B.B. Osler include the:

- Front (north) elevation and roofline of the two-storey brick structure including its:

- Mansard roof with its:
 - Polychromatic hexagonal slate tiles;
 - Central crowning cupola with flanking semi-circular dormers;
 - Projecting eave with decorative paired wooden brackets below;
 - Raised brick parapet to the south with a carved stone end bracket;
- Nine-bay front elevation with its:
 - Round-arched window openings in the second storey with galvanized iron window hoods consisting of alternating designs of triangular and segmental pediments with decorative rosettes, and plain stone sills;
 - Flat-headed openings in the first-storey with one-over-one hung wood windows, plain stone lintels, and stone lug sills with stone drips;
 - Moulded decorative cornice above the first storey with decorative galvanized iron brackets;
 - Plain brick piers separating the first-storey bays; and,
 - Stone foundation.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Main Street and the community of Dundas, and as a local landmark include its:

- Location fronting onto Main Street; and,
- Central cupola.

Cultural Heritage Assessment Report



3 Main Street, Dundas (Former Valley Lodge No. 100) City of Hamilton

Prepared by Meg Oldfield, Assistant Heritage Project Specialist
with assistance from Alissa Golden, Program Lead Cultural Heritage,
Heritage and Urban Design

Heritage and Urban Design Section
Planning Division
Planning and Economic Development Department
City of Hamilton
May 10, 2023

CULTURAL HERITAGE ASSESSMENT REPORT: A READER'S GUIDE

This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for protection, including designation and/or a heritage conservation easement agreement, under the *Ontario Heritage Act*.

This report is divided into five sections:

Section 1 comprises an introduction including a description of the property location.

Section 2, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

Section 3, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to determine settlement history.

Section 4, *Property Description*, describes the subject property's key heritage characteristics that provide the base information to be used in Section 5.

Section 5, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value, as well as determining compliance with Ontario Regulation 9/06. It also contains a recommendation as to whether or not the subject property should be protected under the *Ontario Heritage Act* through designation and/or a heritage conservation easement agreement, including a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Table of Contents

1. Introduction.....	5
1.1. Downtown Dundas Built Heritage Inventory Project	5
1.2 Potential Designation and Next Steps	5
1.3 Property Location	5
2. Physiographic Context.....	6
3. Settlement Context	6
3.1 Indigenous Occupation.....	6
3.2 Euro-Canadian Settlement	7
3.3 Contemporary Context	15
4. Property Description	16
4.1 Evolution of the Buildings and Landscape.....	16
4.2 Building Description.....	17
5. Cultural Heritage Assessment	17
5.1. Criteria for Determining Cultural Heritage Value or Interest	17
5.1.1. Design/Physical Value (9/06 Criteria 1-3)	18
5.1.2. Historical/Associative Value (Criteria 4-6)	18
5.1.3. Contextual Value (Criteria 7-9).....	19
5.2. Recommendation.	19
Bibliography	22
Appendix A: Location Map	25
Appendix B: Photographs.....	26
Appendix C: Historical Images	32
Appendix D: Plans & Mapping.....	36
Appendix E: Ownership History.....	37

Table of Figures

<i>Figure 1: Schematic cross-section of Dundas Valley showing bedrock.....</i>	<i>6</i>
<i>Figure 2: Posthumous portrait of Lieutenant Governor John Graves Simcoe by George Theodore Berthon c. 1881.....</i>	<i>9</i>
<i>Figure 3: "Cootes Paradise from hill" by Elizabeth Simcoe, wife of Lt. Gov. Simcoe, June 11, 1796</i>	<i>9</i>
<i>Figure 4: Featherstone Lake Osler, c. 1880s</i>	<i>11</i>
<i>Figure 5: Ellen Free Pickton Osler, c. 1880s</i>	<i>11</i>
<i>Figure 6: Britton Bath Osler, 1885.....</i>	<i>11</i>
<i>Figure 7: Portion of carpet from Valley Lodge No. 100, c. 1875.....</i>	<i>14</i>
<i>Figure 8: 3 Main Street shortly after construction was completed, 1875.....</i>	<i>14</i>
<i>Figure 9: Looking north from Main Street to King Street</i>	<i>15</i>
<i>Figure 10: Looking south on Main Street.....</i>	<i>15</i>
<i>Figure 11: Map of subject property and surrounding area.....</i>	<i>16</i>

1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 3 Main Street in Dundas, historically the Valley Lodge No. 100 A.F. & A.M Temple for the fraternal order of Freemasons. The property is comprised of a two-storey brick commercial building in an unrelated row, influenced by Second Empire and Renaissance Revival styles of architecture, that was constructed circa 1875 that has been modified over time.

The subject property was listed on the City's Municipal Heritage Register on September 20, 2022 (Planning Committee Report 22-015). On September 15, 2022, the Hamilton Municipal Heritage Committee recommended the property be added to Staff's Designation Work Plan and be considered a priority for review under the Downtown Dundas Built Heritage Inventory Project.

1.1. Downtown Dundas Built Heritage Inventory Project

This assessment is conducted in conjunction with the Downtown Dundas Built Heritage Inventory Project, the latest phase in the City of Hamilton's ongoing Built Heritage Inventory Strategy. Previous phases of this strategy include the Waterdown Village Built Heritage Inventory (PED21201), completed in 2021, and the Durand Neighbourhood Built Heritage Inventory (PED17092), completed in 2017, and the Downtown Hamilton Built Heritage Inventory (PED14039), completed in 2014.

The primary goal of this inventory project is to evaluate each property within the Downtown Dundas study area to determine its heritage value or interest. This evaluation will guide future cultural heritage decision making and policy creation.

1.2 Potential Designation and Next Steps

The subject property was previously identified as a property of potentially significant cultural heritage value. As a result, extensive research has been conducted to determine the cultural heritage value of the property, which is outlined in this document, and, having met designation criteria, should be designated under Part IV of the *Ontario Heritage Act*.

1.3 Property Location

The 0.06-acre subject property, comprised of a two-storey brick commercial building located in the historic downtown core of Dundas as part of an unrelated row, near the southeast corner of Main Street and King Street East.

2. Physiographic Context

The subject property is located within the Westlands, a sub-region within the Great Lakes – St. Lawrence Lowlands physiographic region. Dundas lies within the Dundas Valley, the only major pre-glacial valley east of the Niagara Escarpment. The Valley was created by pre-glacial erosion, which cut deep into the Escarpment and then filled the Valley with 160 metres of silt loam, a type of topsoil considered to be ideal for agriculture.¹ The Escarpment walls are composed of 450 million-year-old shale and dolomitic limestone (also called dolostone), which served as the building material for many of Dundas' early structures and was also used in the process of steel production.² The area's topography is largely defined by its proximity to major water bodies, including waterfalls and streams, such as Spencer Creek, which permitted the development of many of Dundas' early industries, including its historic mills, and Cootes Paradise, a wetland that connected Dundas to the western head of Lake Ontario.

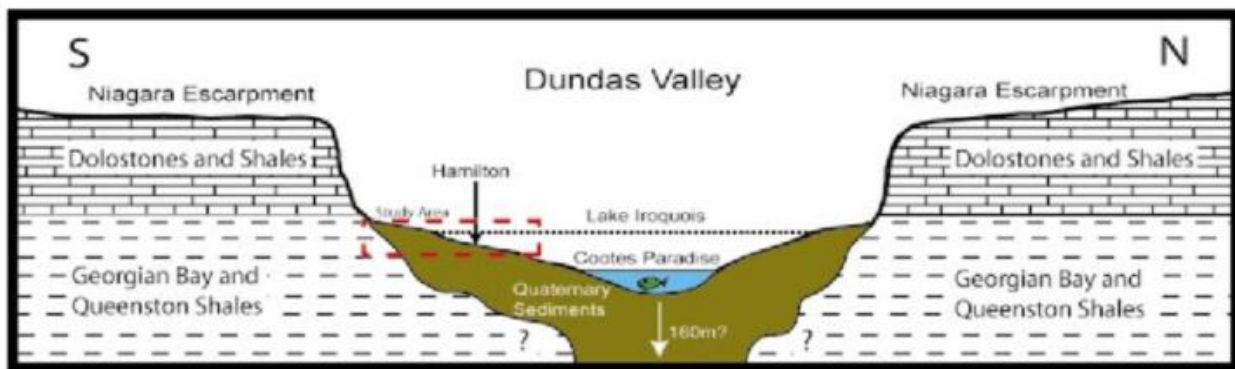


Figure 1: Schematic cross-section of Dundas Valley showing bedrock, sediment infill, and the prehistoric post-glacial Lake Iroquois and contemporary Cootes Paradise (Source: https://www.researchgate.net/figure/Schematic-cross-section-of-Dundas-Valley-showing-bedrock-Quaternary-sediment-infill_fig2_238074461)

3. Settlement Context

3.1 Indigenous Occupation

The area encompassing the Town of Dundas has attracted human settlement as early as 11,000 years ago. By 1550 CE, the Neutral Nation, a powerful and far ranging chiefdom, had been established in the area between the Grand River and Lake Ontario. French missionaries referred to this group as the Neutrals as these Indigenous peoples largely remained neutral in wars between the neighbouring Huron-Wendat and Iroquois

¹ Marilyn Miller & Joe Bucovetsky, "The Valley Town: Surveying the Urban Heritage in Dundas," in *Continuity with Change* ed. Mark Fram & John Weiler (Toronto: Dundurn Press, 1984), 112.

² *Ibid.*, 114.

Confederacy.³ The Neutrals traded extensively throughout present-day Ontario and New York and established far-ranging trade networks that extended as far as Chesapeake Bay and the Carolinas.⁴ Some of these trail routes became crucial to early Euro-Canadian settlers and still exist today in the form of highways and main roads, including Dundas Street, Highway 8, and Osler Drive.

By the mid-seventeenth century, the once thriving Nation had been weakened by disease brought by Europeans, famine, and military defeat at the hands of the Iroquois Confederacy during the Beaver Wars, a series of conflicts between various Indigenous groups precipitated by the French and English's desire for furs. Remaining members of the Neutral Nation were taken captive by the Iroquois or dispersed and reabsorbed into surrounding nations after their defeat in 1651.⁵ Following the Beaver Wars, the Mississaugas, an Anishinaabe Nation who had inhabited the lands east of the Neutrals, established settlement in the area and were the predominant Indigenous group at the time of arrival by European settlers. In the late-seventeenth century, the Anishinaabe, Mississauga, and Iroquois Nations established peace with the "Dish with One Spoon" Wampum promising that the Nations would share the bounty of the land (the dish) together (using one spoon).⁶ The lands on which Dundas is located remain the traditional territory of the Mississaugas of the Credit First Nation and the Iroquois Confederacy today.

3.2 Euro-Canadian Settlement

Beginning in the 1780s, European settlement began to supersede that of the Indigenous populations. The American War of Independence (1775-1783) greatly influenced settlement in the Dundas area. Following the establishment of the United States of America in 1783, tens of thousands of British Loyalists were displaced and sought refuge in Britain's remaining North American colonies.⁷ In response to the increased demand for settlement lands, 15 land surrender treaties were negotiated between the Crown and Anishinaabe peoples living in present-day southern Ontario between 1783 and 1812. The colonial government interpreted these treaties as giving them authority to survey and eventually distribute these lands to Loyalists and other settlers. In 1788, to further facilitate the surveying of new settlement lands, the western extent of Quebec's District of Montreal was subdivided into four districts: Lunenburg, Mecklenburg, Nassau and Hesse. The area which would become Dundas was situated within the District of Nassau. In 1791, a portion of Quebec, including the new districts, was separated to

³ *Jesuit Relations and Allied Documents*, ed. Reuben Gold Thwaites (Cleveland: Burrows Brothers Company, 1896), 193, <https://digitalarchive.tpl.ca/objects/346028/the-jesuit-relations-and-allied-document#>.

⁴ William C. Noble, "Tsouharissen's Chiefdom: An Early Historic 17th Century Neutral Iroquoian Ranked Society," *Canadian Journal of Archeology* 9, no. 2 (1985): 139.

⁵ Alan McMillan & Eldon Yellowhorn, *First Peoples in Canada* (Vancouver: Douglas & McIntyre, 2004), 88.

⁶ Victor P. Lytwyn, "A Dish with One Spoon: The Shared Hunting Grounds Agreement in the Great Lakes and St. Lawrence Valley Region," *Papers of the 28th Algonquin Conference* 28 (1997): 211.

⁷ Miller & Bucovetsky, "The Valley Town," 115.

establish the Province of Upper Canada. Newly appointed Lieutenant Governor John Graves Simcoe (1752-1806) (*Figure 2*) named Augustus Jones (1757-1836) Provincial Land Surveyor and directed him to travel west from the Niagara River to survey and lay out Townships.⁸ In 1792 Treaty No. 3, the Between the Lakes Purchase (also known as the Haldimand Proclamation), was negotiated between the Crown and the Mississauga, giving Upper Canada access to a vast swath of land between Lake Erie and Lake Ontario for settlement.⁹

The final component of Jones' initial survey was the Township of Geneva, four concessions along the broken front of Lake Geneva, now known as Hamilton Harbour. Geneva's concessions were surveyed from the "Indian Point," a line which divided the lands to the west purchased by the Crown, and the lands to the east still claimed by the Mississauga. Initially set out for refugees of the French Revolution, an additional ten concessions were surveyed to the north of Geneva and amalgamated with the Township and the lands surrounding the Dundas area to form the Township of Flamborough in 1793.¹⁰ At the time, the area was known as Cootes Paradise (*Figure 3*), named after Thomas Coote (c.1760-1795), a British Army officer stationed in the Niagara area during the American War of Independence. Coote hunted and fished in the wetland in the 1780s, leading to early maps of the area to refer to it as such.¹¹ Lieutenant Governor John Simcoe set aside a 60-acre reserve in Cootes Paradise for the development of a garrison town at the head of Lake Ontario, that was to be known as the Village of Cootes Paradise. The area was surveyed in 1803, but Simcoe's plan would not be realized for many years to come. Initial Euro-Canadian settlement would occur further west where Spencer Creek was most powerful, and the topography was flatter.

In 1793, construction began on a highway commissioned by Lt. Governor John Simcoe, which was to run westward from Hamilton Harbour to London, Ontario, Lt. Governor Simcoe's proposed capital of Upper Canada. The road, originally known as Governor's Road, was named Dundas Street in honour of Henry Dundas, 1st Viscount of Melville, Secretary of State under British Prime Minister William Pitt. Lt. Governor Simcoe used Dundas Street as the dividing line of between the counties of York and Lincoln, with what is now Dundas straddling county lines. During the early 1800s, the road was expanded east to Toronto. While primarily for military purposes, the road opened up the area for settlement, strengthened water- and land-based communication networks from Detroit to Montreal, and assisted in attracting significant commercial and industrial development in the early nineteenth century.¹²

⁸ Miller & Bucovetsky, "The Valley Town," 115.

⁹ Between the Lakes Purchase and Collins Purchase, No. 3, 1792, *Government of Canada*, <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls5>.

¹⁰ Miller & Bucovetsky, "The Valley Town," 115.

¹¹ Ibid.

¹² Ibid., 116-117.



Figure 2: Posthumous portrait of Lieutenant Governor John Graves Simcoe by George Theodore Berthon c. 1881 (Source: Archives of Ontario http://www.archives.gov.on.ca/en/explore/online/slavery/big/big_02_john-simcoe.aspx)



Figure 3: "Cootes Paradise from hill" by Elizabeth Simcoe, wife of Lt. Gov. Simcoe, June 11, 1796 (Source: <http://www.archives.gov.on.ca/en/explore/online/simcoe/big/7066.aspx>)

By the mid-nineteenth century, the town had grown to 1,700 people with six churches, a post office, four schools, six taverns, three breweries, and a bank. The opening of the Desjardins Canal, allowing direct access to Lake Ontario, had established the community's reputation as a manufacturing village, encouraging further settlement.¹³ As was fashionable at the time, men of the community formed fraternal social organizations, among them Valley Lodge No. 100. Lodge membership largely catered to white, often Presbyterian, middle- and upper-class men.

The formation of the Lodge was authorized by William Mercer Wilson (1813-1875), the first Grand Master of the Grand Lodge¹⁴ of Canada West.¹⁵ Over the years, Lodge membership included prominent local citizens such as John Gartshore (1810-1873), a manufacturer and owner of the Dundas Iron Foundry & Machine Shops, Henry Bickford (1842-1889), mayor of Dundas from 1888-1889, and Brigadier-General Sir Alexander Bertram (1853-1926), chairman of the Shell Committee during the First World War and the only member of Valley Lodge No. 100 to have been knighted. Lodge meetings were initially held on the third storey of Knowles Furniture Store, later Hugh Moore & Sons, a non-extant structure on the south-west corner of King Street West and Main Street, present day 2 King Street West.¹⁶

As the social needs of the community evolved, so too did their religious needs. In 1857 Anglican clergyman Featherstone Lake Osler (1805-1895) (*Figure 4*) moved to Dundas from the Simcoe area with his family to serve as the Anglican rector¹⁷ of Ancaster and Dundas, having been appointed by Bishop John Strachan (1778-1867). He and his wife Ellen Free Featherstone (née Pickton) (1806-1907) (*Figure 5*) had nine children, three girls and six boys, including Sir William Osler (1849-1919)¹⁸, Sir Edmund Boyd Osler (1848-1924), and Britton Bath Osler (1839-1901), eight of whom moved with them to Dundas.

Britton Bath Osler (*Figure 6*), also known as B.B. Osler, was eighteen when his family moved to Dundas. He briefly worked as a bookkeeper in Hamilton before interning at a legal office in Dundas. B.B. Osler entered the University of Toronto in 1860, receiving

¹³ William Henry Smith, *Smith's Canadian Gazetteer* (Toronto: H. & W. Rowsell, 1846), 49, <https://archive.org/details/smithscanadianga00smit>.

¹⁴ A Grand Lodge is the overarching governing body of a Freemasonry jurisdiction.

¹⁵ Brad Craig, Aaron Smith, & Scott Lehane, *Valley Lodge No. 100 (Dundas, Ont.) G.R.C.: 150 Years of Freemasonry: A Sesquicentennial Celebrations* (Dundas, Valley Lodge No. 100, 2008), 2.

¹⁶ Craig, *Valley Lodge No. 100*, 6.

¹⁷ A rector is a clergyman who serves as the administrative religious leader of a parish (a small religious territory)

¹⁸ While William Osler is one of the founders of John Hopkins University and is considered to be the father of modern medicine, he also held a number of racist beliefs and was vocally anti-immigration, stating Canada was a "white man's dominion." For more information see Nav Persaud, Heather Butts, & Philip Berger, "William Osler: Saint in a 'White Man's Dominion'," *Canadian Medical Association Journal* 192, no. 45 (2020): 1414-1416.

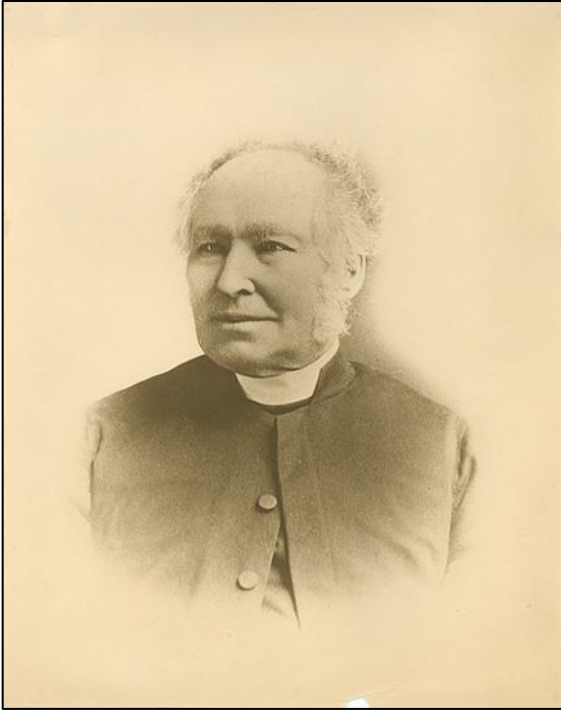


Figure 4: Featherstone Lake Osler, c. 1880s (Source: Osler Library of the History of Medicine, McGill University)



Figure 5: Ellen Free Pickton Osler, c. 1880s (Source: Osler Library of the History of Medicine, McGill University)

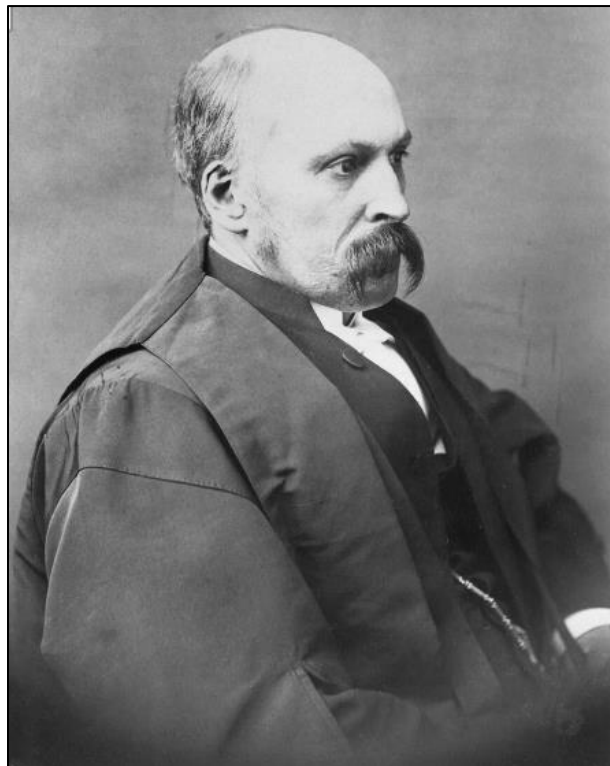


Figure 6: Britton Bath Osler, 1885 (University of Calgary Glenbow Archives, <https://digitalcollections.ucalgary.ca/Detail/2R3BF1ORUX9W>)

his Bachelor of Laws in 1862.¹⁹ That same year, Osler was called to the bar and returned to Dundas to establish a legal practice, operating out of an office above Hugh Moore & Sons, a non-extant dry goods store on the southwest corner of King Street West and Main Street, now 2 King Street West.²⁰

In 1874, B.B. Osler was appointed the Crown Attorney of the County of Wentworth and purchased an investment property on Main Street in Dundas.²¹ By 1875, the building had opened as a commercial office space, housing Valley Lodge No. 100 (*Figure 7*) on the top floor, R. & J. Suter Insurance Agents and the Mechanics' Building & Saving Society on the first. That same year, a sketch of the building and a small biography of its owner appeared in the *Illustrated Historical Atlas of the County of Wentworth* (*Figure 8*), in which B.B. Osler was called "one of Canada's rising men."²² B.B. Osler remained Crown Attorney of Wentworth County until 1880. In 1882, he moved to Toronto at which time he formed the law firm of McCarthy, Osler, Hoskin, and Creelman (still in operation today as Osler, Hoskin & Harcourt).²³ B.B. Osler rose to national prominence in 1885, when he was selected by John A. MacDonald's Conservative government as one of the four prosecuting attorneys in the trial of Louis Riel, political leader of the Métis who was charged with high treason for his role in the Northwest Rebellion. That same year, B.B. Osler was made a Bencher²⁴ of the Law Society of Upper Canada and an honorary lecturer in criminal jurisprudence at the University of Toronto.²⁵

In 1886, Osler sold the property to Henry Fortnum Powell (1859-1941), who operated a grocery store out of the adjacent building (extant 2 King Street East).²⁶ In November of 1886, Powell petitioned the Lodge and was made a member. Other prominent members of the Lodge have included John Gartshore (1810-1873), a manufacturer and owner of the Dundas Iron Foundry & Machine Shops, Henry Bickford (1842-1889), mayor of Dundas from 1888-1889, and Brigadier-General Sir Alexander Bertram (1853-1926), chairman of the Canadian Shell Committee during the First World War and the only member of Valley Lodge No. 100 to be knighted. After Powell's death in 1941, ownership of 3 Main Street was transferred to his estate before Valley Lodge No. 100 purchased the property in 1945 for \$10,000. After taking possession of the property, the Lodge became the sole occupants of the building, and undertook several renovations. This included the conversion of one of the first-floor rental spaces into a banquet hall, as well as the removal of several exterior features, including the first storey-window hoods,

¹⁹ William F. Westoby, "Osler, Britton Bath," in *Dictionary of Hamilton Biography*, vol. 2, ed. T. Melville Bailey (Hamilton: W. L. Griffin Printing Limited, 1991), 123.

²⁰ "Cherrier & Kirwin's Hamilton Directory for 1872-73," (Montreal: Cherrier & Kirwin, 1872), 218
<https://archive.org/details/187273CherrierHamiltonCityDirectory/page/n215/mode/2up>.

²¹ Christina Cameron & Janet Wright, "Second Empire Style in Canadian Architecture," *Canadian Historic Sites: Occasional Papers in Archaeology and History*, no. 24 (1980): 58, accessed January 24, 2023,
<http://parkscanadahistory.com/series/chs/24/chs24-1u1.htm>.

²² *Illustrated Atlas of the County of Wentworth* (Toronto: Page & Smith, 1875), XVIII.

²³ Westoby, "Osler, Britton Bath," 123.

²⁴ Law societies are governed by a board of directors, who are known as Benchers.

²⁵ Westoby, "Osler, Britton Bath," 124.

²⁶ Craig, *Valley Lodge No. 100*, 7.

wrought iron cresting, and the replacement of the two storefronts with a doorway and three windows.²⁷

In 1968, the subject property became the meeting place of six other Lodges after a fire destroyed the James Street Lodge in Hamilton. The six Lodges, Acacia No. 61, Hamilton No. 562, St. Andrew's No. 593, St. John's No. 40, Temple No. 324, and Strict Observance No. 27, held their meetings in the building and were known as "Fire Tenants." By 1976, all but one of these tenants had left. The remaining tenant, the Lodge of Strict Observance No. 27, would not leave for another decade.²⁸ In 1985, the first-floor banquet hall was converted back into a rental unit due to financial difficulties, with a karate studio briefly occupying the space before it was succeeded by Dundas Valley Antiques. The antique store moved out in 2008, and the Lodge reclaimed the banquet hall in time for their 150th anniversary celebration.²⁹

In early June of 2022, the property was put up for sale by Lodge members due to financial difficulties arising from the COVID-19 pandemic and declining membership. In August of 2022, it was reported that 3 Main Street had been purchased by Big Coffee Inc., with plans to convert the former Masonic Lodge into a Cornish-style pub.³⁰

²⁷ Ann Gillespie, "Osler Block/Former Dundas Masonic Hall, 3 Main Street, Dundas," prepared for the Inventory and Research Working Group, September 2022, page 7.

²⁸ *Valley Lodge No. 100 (Dundas, Ont.)*, 5.

²⁹ *Ibid.*, 15.

³⁰ Craig Campbell, "Downtown Dundas Cornish-style pub to be propose for former Masonic Lodge," *Dundas Star News*, August 26, 2022, <https://www.thespec.com/local- Dundas/news/2022/08/26/downtown- Dundas-cornish-style-pub-to-be-proposed-for-former-masonic-lodge.html?originator=hamiltonnews.com&showmsg=1>.



Figure 7: Portion of carpet from Valley Lodge No. 100, c. 1875 (Source: Dundas Museum & Archives, accession no. 1975.053)

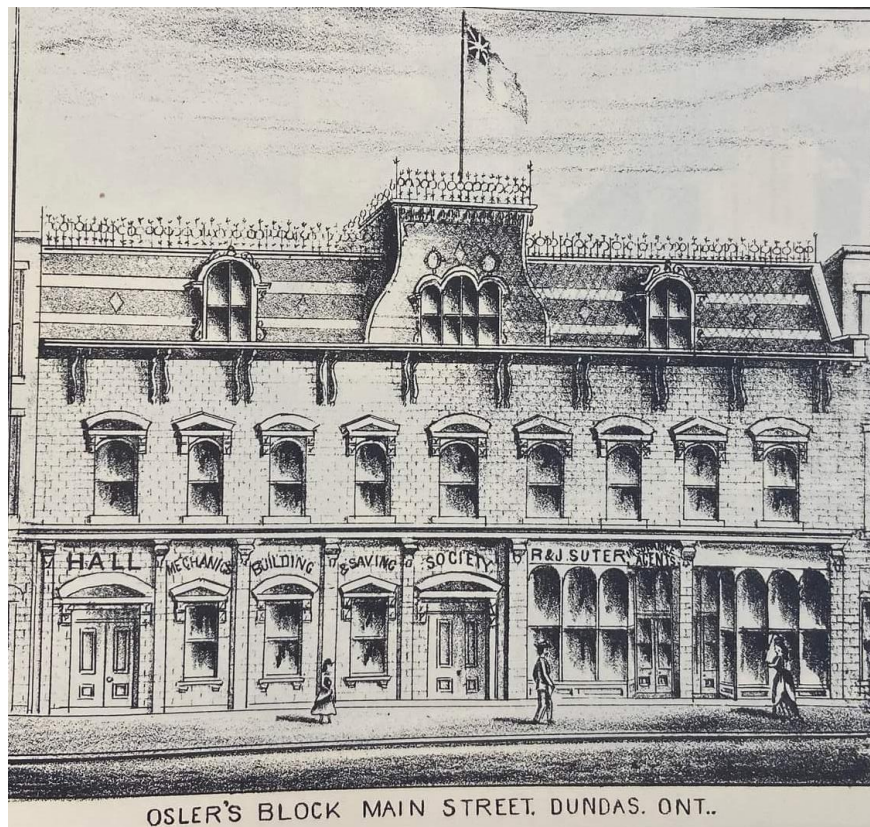


Figure 8: 3 Main Street shortly after construction was completed, 1875 (Source: Illustrated Historical Atlas of the County of Wentworth, page 59)

3.3 Contemporary Context

The subject property is located on the near southeast corner of Main Street and King Street East. The areas immediately north, east, and west feature variably sized commercial buildings that possess various setbacks, heights, and styles, constructed in the mid-nineteenth to early-twenty-first century, whereas the area south of the property features several multi-storey apartment complexes. The streetscape is largely characterized by commercial driveways and businesses set close to the road with some tree cover.



Figure 9: Looking north from Main Street to King Street



Figure 10: Looking south on Main Street

4. Property Description

The 0.06-acre irregular shaped subject property, comprised of a two-storey brick commercial building, is located in the historic downtown core of Dundas on Main Street, near the southeast corner of Main Street and King Street East.



Figure 11: Map of subject property and surrounding area, City of Hamilton, GISNet

4.1 Evolution of the Buildings and Landscape

The building has undergone several alterations since it was first constructed in 1875. The most notable alterations that have taken place include:

- Removal of wrought iron roof cresting (pre-1964)
- Replacement of the cupola slates with asphalt shingles (pre-1964);
- Removal of cupola triple Palladian window (pre-1964);
- Boarding up of dormer windows (pre-1964);
- Northern most doorway opening bricked over (pre-1964);
- Removal of two storefronts, replaced with a doorway and three windows (pre-1964);
- Addition of two brick piers in between the doorway and three windows, without the addition of bracketed eaves (pre-1964);
- Removal of galvanized-iron window and doorway hoods on the first storey (pre-1964);
- Removal of brackets of the cupola's cornice and covering of wood fascia with aluminum sheathing (c. 2000s);
- Moulded cornice at the peak of the main roof replaced with aluminum sheathing (c. 2000s)
- Replacement of second-storey windows with wood panels (after 1996 but before 2007)

- Wood framing of dormer windows exposed (c. 2000s)
- Repainting of the galvanized iron window hoods from grey to an alternating colour scheme of grey and beige (c. 2013)

4.2 Building Description

The property is comprised of a two-storey brick building which is part of an unrelated row, constructed circa 1875 and influenced by the Second Empire and Renaissance Revival architectural styles. The features of the building that are demonstrative of the Second Empire and Renaissance Revival styles of architecture include its:

- Mansard roof with its:
 - Polychromatic hexagonal slate tiles;
 - Central crowning cupola with flanking semi-circular dormers;
 - Projecting eave with decorative paired wooden brackets below;
 - Raised brick parapet to the south with carved stone
- Nine bay front elevation with its:
 - Round-arched window openings in the second storey with galvanized iron window hoods consisting of alternating designs of segmental arches and triangular pediments with decorative rosettes and plain stone sills;
 - Flat-headed openings in the first storey with one-over-one hung wood windows, plain stone lintels, and stone lug sills with stone drips;
 - Moulded decorative cornice above the first storey with decorative galvanized-iron brackets;
 - Plain brick piers separating the first-storey bays and;
 - Stone foundation.

5. Cultural Heritage Assessment

The following is an evaluation of the cultural heritage value or interest of the subject property, in accordance with *Ontario Regulation 9/06*.

5.1. Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the *Ontario Heritage Act* if it meets two or more of the following criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
5. The property has historical value or associative value because it yields or has the potential to yield, information that contributes to the understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The following is a summary of the cultural heritage value of the subject property according to *Ontario Regulation 9/06*:

5.1.1. Design/Physical Value (9/06 Criteria 1-3)

The property is comprised of a two-storey brick building constructed in 1875 in the Second Empire and Renaissance Revival architectural styles, both of which were popular styles for commercial buildings in Canada in the 1870s. The design value of the building lies in its architectural features typical of, and influenced by, Second Empire architectural style including the: Mansard roof with dormer windows; cupola; polychromatic hexagonal slate roof tiles; cut stone window lintels; and brick masonry lintels. The design value of the building also lies in its architectural features typical of, and influenced by, Renaissance Revival architectural style including the: paired wood-carved bracketed eaves; second-storey window hoods made of galvanized sheet iron with decorative rosettes; galvanized iron decorative brackets; and moulded cornices. It is a rare and early example of the architectural use of sheet metal (in this case galvanized iron) for decorative exterior elements (in this case, window hoods) in Dundas.³¹ The building displays a high degree of craftsmanship in the form of its polychromatic hexagonal slate Mansard roof, galvanized ironwork, and decorative brackets.

5.1.2. Historical/Associative Value (Criteria 4-6)

The property has two important historical associations; firstly, with the original owner, Britton Bath Osler (1839-1901). B.B. Osler was the son of prominent minister Featherstone Lake Osler. B.B. Osler served as the Crown Attorney of Wentworth

³¹ Ann Gillespie, "Decorative Sheet-Metal Building Components in Canada, 1870-1930: Tin-Shop Methods of Fabrication and Erection" (master's thesis, Carleton University, 1985), 14-15.

County from 1874-1880, and in 1882 formed the law firm of McCarthy, Osler, Hoskin & Creelman (still in operation today as Osler, Hoskin & Harcourt). B.B. Osler rose to national prominence in 1885 when he was selected by John A. MacDonald's Conservative government as one of the four prosecuting attorneys in the trial of Louis Riel, leader of the Northwest Rebellion.

The property is also associated with Valley Lodge No. 100 A.F. & A.M., a Masonic fraternal order which operated its meetings out of 3 Main Street between 1875 and 2022. Formed in 1858, Lodge membership included several prominent Dundas citizens, including manufacturer John Gartshore (1810-1873), mayor Henry Bickford (1842-1889), and Brigadier-General Sir Alexander Bertram (1853-1926). Valley Lodge No. 100 is one of fifteen Masonic lodges that make up Hamilton Masonic District "C" and one of 571 Lodges in Ontario.

5.1.3. Contextual Value (Criteria 7-9)

The property is important in defining the character of the area. The property defines the historic character of Main Street and the community of Dundas, serving as a physical reminder of the early commercial prosperity of former Town. The building is visually and historically linked to its surroundings as part of the surviving mid- to late-nineteenth century commercial streetscape and row of buildings from 2 King Street East to 15 Main Street. The property is considered to be a local landmark.

5.2. Recommendation.

The property located at 3 Main Street, Dundas, satisfies the criteria established in *Ontario Regulation 9/06*: Therefore, the subject property warrants protection under the *Ontario Heritage Act* through designation and/or the negotiation of a heritage conservation easement agreement in accordance with the following Description of Property, Statement of Cultural Heritage Value or Interest, and Description of Heritage Attributes:

Description of Property

The 0.06-acre property at 3 Main Street is comprised of a two-storey brick commercial building constructed circa 1875, located near the southeast corner of Main Street and King Street in the historic downtown core of Dundas, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property located at 3 Main Street lies in its design value as a representative example of the Second Empire architectural style in the former Town of Dundas, as demonstrated by its Mansard roof with dormer windows, polychromatic slate tiles, and central cupola, as well as its design value as a rare, unique and early example of the Renaissance Revival architectural style in the former

Town of Dundas, as demonstrated by its alternating triangular and segmental pediments and moulded cornices. It is also a rare and early example of the use of the architectural use of galvanized iron for decorative exterior window hoods in Dundas. The building displays a high degree of craftsmanship in the form of its polychromatic hexagonal slate Mansard roof, galvanized ironwork, and decorative wood brackets.

The historical value of the property lies in its direct association with Britton Bath Osler (1839-1901), the original owner of the building and a prominent lawyer, most well-known for his work as a prosecuting attorney in the treason trial of Louis Riel. Additionally, the historical value of the property also lies in its direct association with the Valley Lodge No. 100 A.F. & A.M., who occupied the building for nearly 150 years.

The contextual value of the property lies in its role in defining the historic character of the former Town of Dundas located at the prominent corner of Main and King streets. The building is visually, physically and historically linked to its surroundings as part of the surviving mid- to late-nineteenth century commercial streetscape and the row of buildings from 2 King Street East to 15 Main Street. The building is also considered to be a local landmark, identifiable by its unique central cupola.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of the Second Empire style and Renaissance Revival styles of architecture, and a high degree of craftsmanship, and its historical association with previous owner B.B. Osler include the:

- The front (west) elevation and roofline of the two-storey brick structure including its:
 - Mansard roof with its:
 - Polychromatic hexagonal slate tiles;
 - Central crowning cupola with flanking semi-circular dormers;
 - Projecting eave with decorative paired wooden brackets below;
 - Raised brick parapet to the south with carved stone;
 - Nine bay front elevation with its:
 - Round-arched window openings in the second storey with galvanized iron window hoods consisting of alternating designs of triangular and segmental pediments with decorative rosettes, and plain stone sills;
 - Flat-headed openings in the first storey with one-over-one hung wood windows, plain stone lintels, and stone lug sills with stone drips;

- Moulded decorative cornice above the first storey with decorative galvanized-iron brackets;
- Plain brick piers separating the first-storey bays; and,
- Stone foundation.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Main Street and the community of Dundas, and as a local landmark include its:

- Location fronting onto Main Street; and,
- Central cupola.

Bibliography

Unpublished Sources

Gillespie, Ann. "Osler Block/Former Masonic Hall, 3 Main Street Dundas." Prepared for the Inventory and Research Working Group Subcommittee. September 2022.

Publications

Craig, Brad, Aaron Smith, & Scott Lehane. "Valley Lodge No. 100 (Dundas, Ont.), G.R.C." 150 Years of Freemasonry: A Sesquicentennial Celebration." Dundas: Valley Lodge No. 100: 2008.

Illustrated Atlas of the County of Wentworth. Toronto: Page & Smith, 1875.

Lytwyn, Victor P. "A Dish with One Spoon: The Shared Hunting Grounds Agreement in the Great Lakes and St. Lawrence Valley Region." *Papers of the 28th Algonquin Conference 28* (1997): 210-227.

McMillan, Alan & Eldon Yellowhorn. *First Peoples in Canada*. Vancouver: Douglas & McIntyre, 2004.

Miller, Marilyn & Joe Bucovetsky. "The Valley Town: Surveying the Urban Heritage in Dundas." In *Continuity with Change*, 106-176. Edited by Mark Fram & John Weiler. Toronto: Dundurn Press, 1984.

Noble, William C. "Tsouharissen's Chiefdom: An Early Historic 17th Century Neutral Iroquoian Ranked Society." *Canadian Journal of Archeology* 9, no. 2 (1985): 131-146.

Norris, Darrell. *Beyond Paradise: Building Dundas 1793-1950*. Dundas: Local Architectural Conservation Advisory Committee of the Town of Dundas, 1996.

Westoby, William F. "Osler, Britton Bath." In *Dictionary of Hamilton Biography, Vol. 2*. Edited by Thomas Melville Bailey. Canada: W. L. Griffin Printing Limited, 1991.

Web Sources

Between the Lakes Purchase and Collins Purchase, No. 3, 1792. *Government of Canada*. <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls5>.

Cameron, Christina & Janet Wright. "Second Empire Style in Canadian Architecture." *Canadian Historic Sites: Occasional Papers in Archaeology and History*, no. 24

(1980): 1-60. Accessed January 24, 2023.

<http://parkscanadahistory.com/series/chs/24/chs24-1u1.htm>.

Campbell, Craig. "Downtown Dundas Cornish-style Pub to be proposed for former Masonic Lodge." *Dundas Star News*, August 26, 2022.

<https://www.thespec.com/local-dundas/news/2022/08/26/downtown-dundas-cornish-style-pub-to-be-proposed-for-former-masonic-lodge.html?originator=hamiltonnews.com&showmsg=1>.

Gillespie, Ann. "Decorative Sheet-Metal Building Components in Canada, 1870-1930: Tin-Shop Methods of Fabrication and Erection." Master's thesis, Carleton University, 1985. <https://doi.org/10.22215/etd/1985-01024>.

Jesuit Relations and Allied Documents. Edited by Reuben Gold Thwaites. Cleveland: Burrows Brothers Company, 1896.

<https://digitalarchive.tpl.ca/objects/346028/the-jesuit-relations-and-allied-document#>.

Osler, Featherstone Lake. *Records of the Lives of Ellen Free Pickton and Featherstone Lake Osler*. Edited by Sir Edmund Osler. Oxford: Oxford University Press, 1915.

<https://archive.org/details/recordsoflivesof00oxfo>.

Smith, William Henry. *Smith's Canadian Gazetteer*. Toronto: H.&W. Roswell, 1846.

<https://archive.org/details/smithscanadianga00smit>.

Maps

Fire Insurance Plan for the Town of Dundas, Ont. 1905 revised for 1914.

Fire Insurance Plan for the Town of Dundas, Ont. 1951.

Town of Dundas, County of Wentworth, Ontario. Wentworth County Atlas Map, 1875.

Historic Photographs

Buell, Oliver B. "Britton Bath Osler, prosecuting counsel at Riel's trial, Regina, Saskatchewan" Accessed February 14, 2022.

<https://digitalcollections.ucalgary.ca/Detail/2R3BF1ORUX9W>.

Creasy, Dale. "Heading north on Main Street from King Street." 1981. Accessed March 27, 2023. <https://collections.dundasmuseum.ca/index.php/Detail/objects/20155>.

Dundas Museum and Archives. "5-7-9 Main St." 1964. *The Way We Were in the*

Nineteen Sixties Slide Collection.

Hamilton-Wentworth Regional Planning Department. "3 Main." 1974. Dundas Central Business District Photography Survey.

"Osler's Block Main Street, Dundas, Ont." *Illustrated Atlas of the County of Wentworth*. Toronto: Page & Smith, 1875. Page 59.

Pirie, Alexander. "Masonic Building A.F. & A.M. 3 Main Street." In *Picturesque Dundas*. Edited by Olive Newcombe. Dundas: Dundas Historical Society, 1972.

Appendix A: Location Map



Image 1: Map of subject property and surrounding area (Source: City of Hamilton, GISNet)

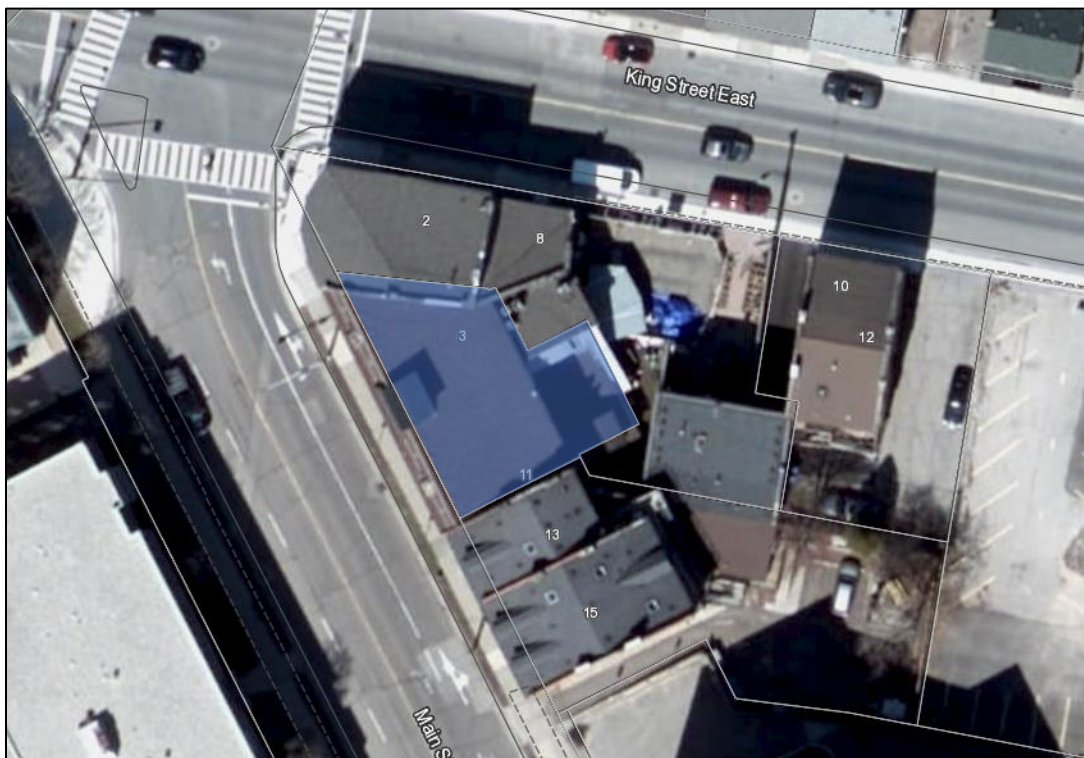


Image 2: Aerial view of subject property and immediate vicinity (Source: City of Hamilton, GISNet)

Appendix B: Photographs



Image 3: Western elevation (November 2022)



Image 4: Eastern elevation (November 2022)



Image 5: Central cupola (November 2022)



Image 6: Details of polychromatic hexagonal slate tiles (November 2022)



Image 7: Dormer window within Mansard roof (November 2022)



Image 8: Second-storey windows with galvanized iron window hoods (November 2022)



Image 9: Close-up of second-storey window detailing (November 2022)



Image 10: Paired brackets on second storey (November 2022)



Image 11: Close-up of paired brackets (November 2022)



Image 12: Close-up of first-storey bracketed eaves (November 2022)



Image 13: First-storey windows with stone sills (November 2022)

Appendix C: Historical Images

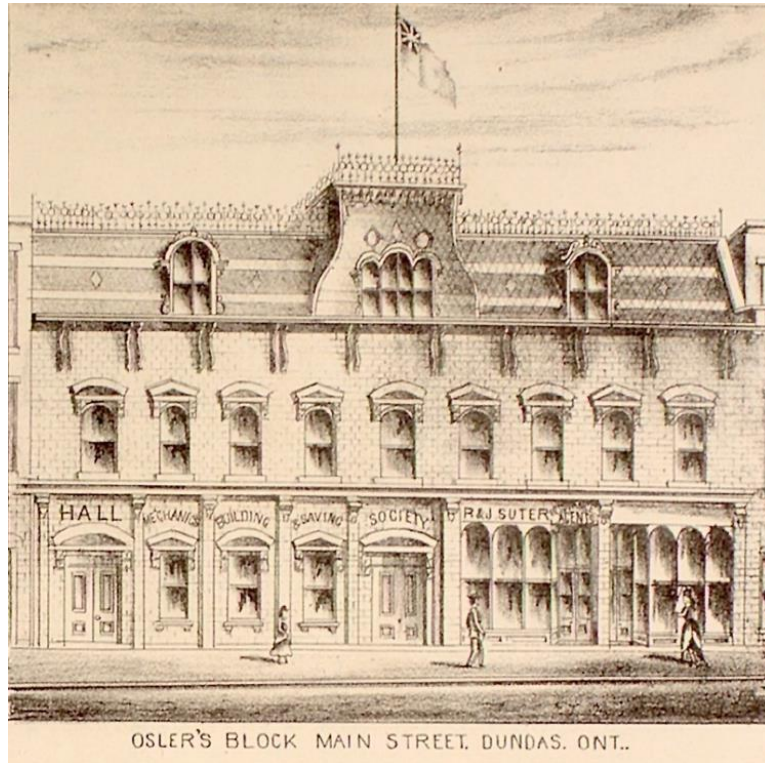


Image 14: 3 Main Street, then known as Osler's Block, 1875 (Source: Illustrated Atlas of the County Wentworth, page 59)

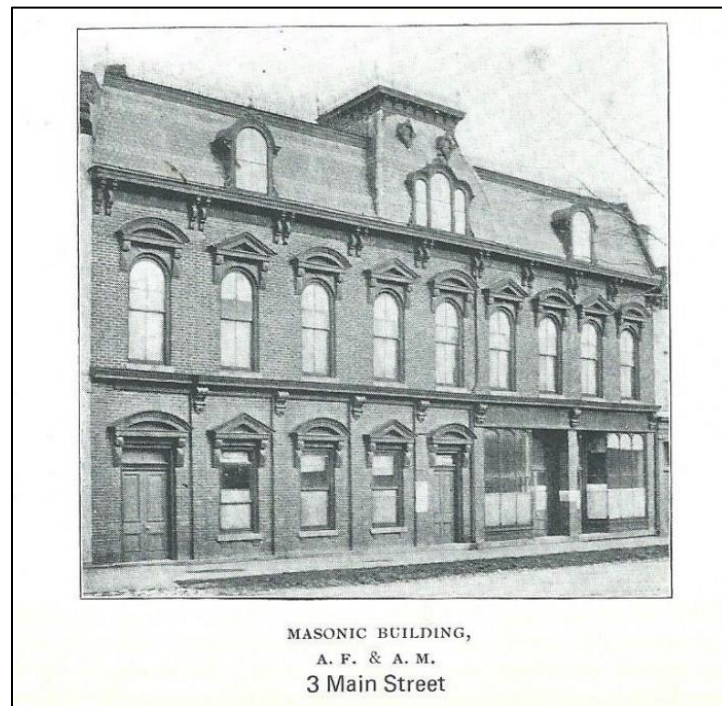


Image 15: 3 Main Street, 1896 (Source: Picturesque Dundas)



Image 16: Part of 3 Main Street at far right, c. 1896. Powell's Block located at centre. By 1896, Henry F. Powell owned both properties. (Source: Vintage Hamilton, <https://www.facebook.com/photo/?fbid=2346745325343747&set=a.482033535148278>)



Image 17: 3 Main Street c. 1964 (Source: Dundas Museum & Archives, "The Way We Were in the Nineteen Sixties" Slide Collection)



Image 18: 3 Main Street, September 1974 (Source: Dundas Central Business District Photography Survey by the Hamilton-Wentworth Regional Planning Department)



Image 19: 3 Main Street at left, 1981 (Source: Dundas Museum & Archives, <https://collections.dundasmuseum.ca/index.php/Detail/objects/20155>)



Image 20: Sketch of 3 Main Street, 1996 (Source: Beyond Paradise, page 98)

Appendix D: Plans & Mapping

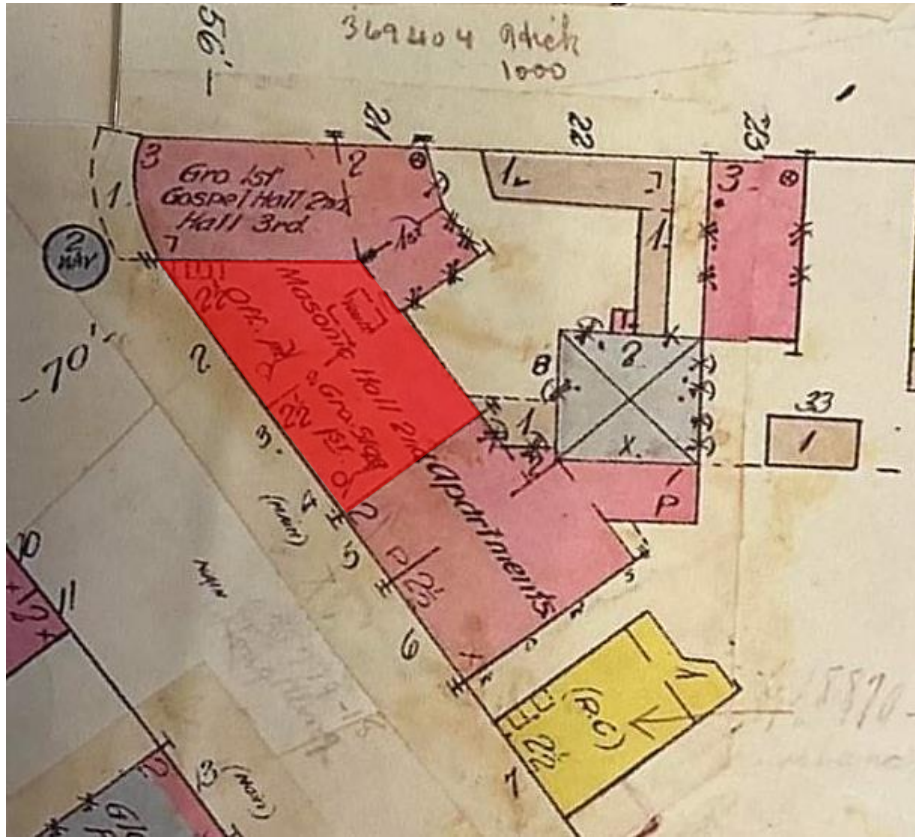


Image 21: 1914 Fire Insurance for the Town of Dundas. Subject property highlighted in red.



Image 22: 1951 Underwriters' Survey Bureau Fire Insurance Plan for the Town of Dundas, Sheet 10. Subject property highlighted in red.

Appendix E: Ownership History

Year	Name of Owner	Number of Acres
1875	Britton Bath Osler	0.06
1886	Henry Fortnum Powell	0.06
1941	Estate of Henry F. Powell	0.06
1945	Valley Lodge No. 100 A.F. & A.M.	0.06
1994	Dundas Valley Masonic Hall Inc.	0.06
2022	Big Coffee Inc.	0.06

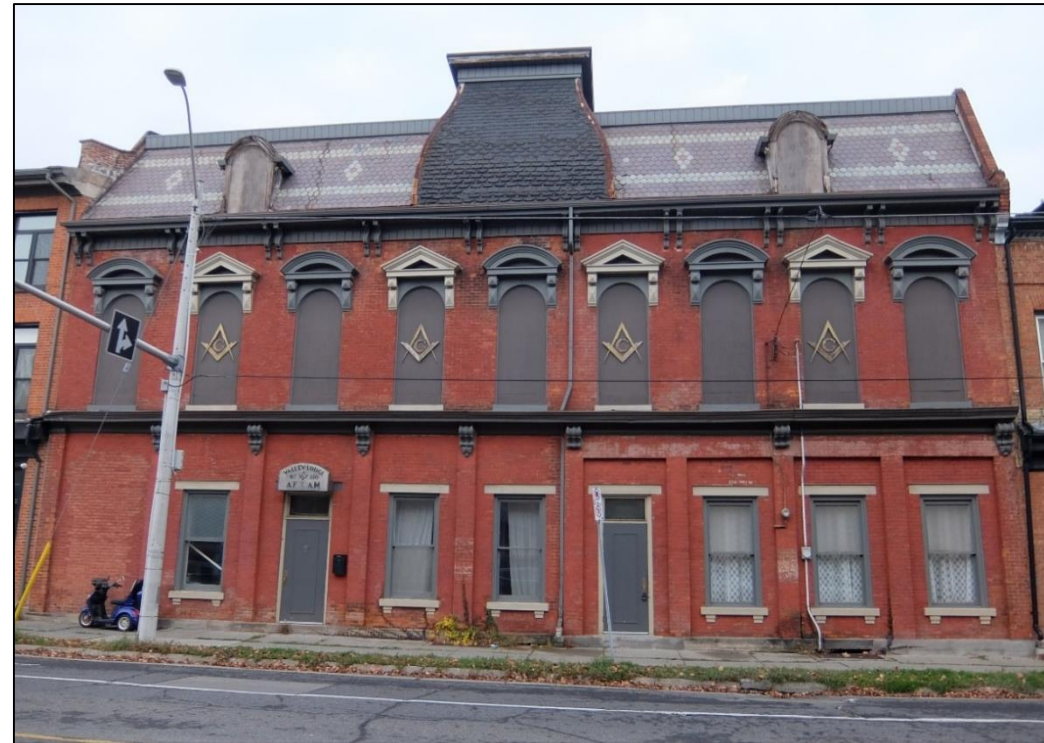
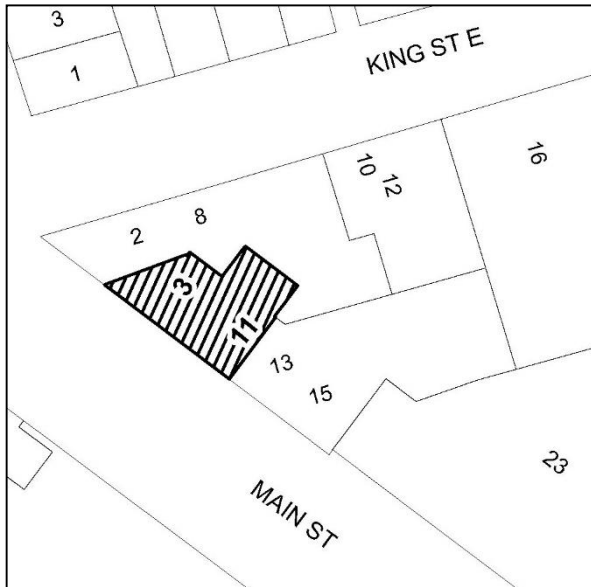


RECOMMENDATION TO DESIGNATE 3 MAIN STREET, DUNDAS

May 19, 2023

Hamilton Municipal Heritage Committee

3 Main Street, Dundas



Background

- September 2022 - Property listed on Municipal Heritage Register (Downtown Dundas Built Heritage Inventory)
- November 2022 - Staff site visit to the property
- April 2023 - Staff provided owner copy of CHAR



Recommendation for Designation

Under Part IV of the OHA

3 Main Street, Dundas

Ontario Regulation 9/06 Criteria (6 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4)
- Contextual (Criteria #7, 8, 9)



3 Main Street, Dundas

Design / Physical Value

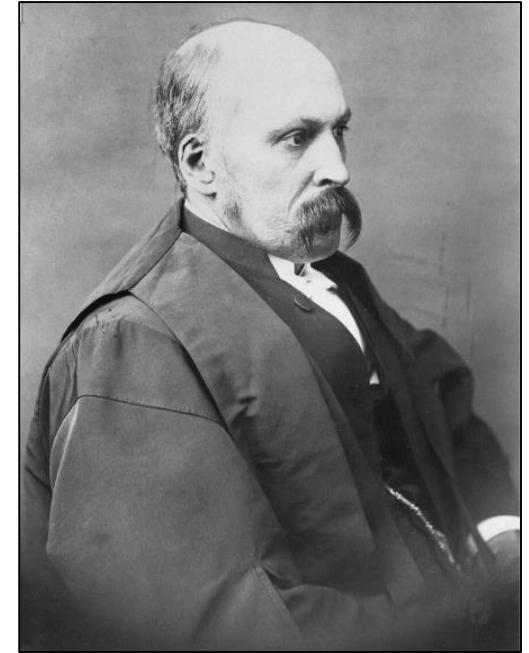
1. The property is a **representative** example of the Second Empire and Renaissance Revival styles of architecture, and a rare & early example of the use of decorative sheet metal.
2. The property displays a **high degree of craftsmanship** or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



3 Main Street, Dundas

Historical / Associative Value

4. The property has a **direct association** with lawyer Britton Bath Osler (1839-1901), Crown Attorney of Wentworth and prosecuting attorney in the treason trial of Louis Riel, and a **direct association** with Valley Lodge No. 100, formed in 1858.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

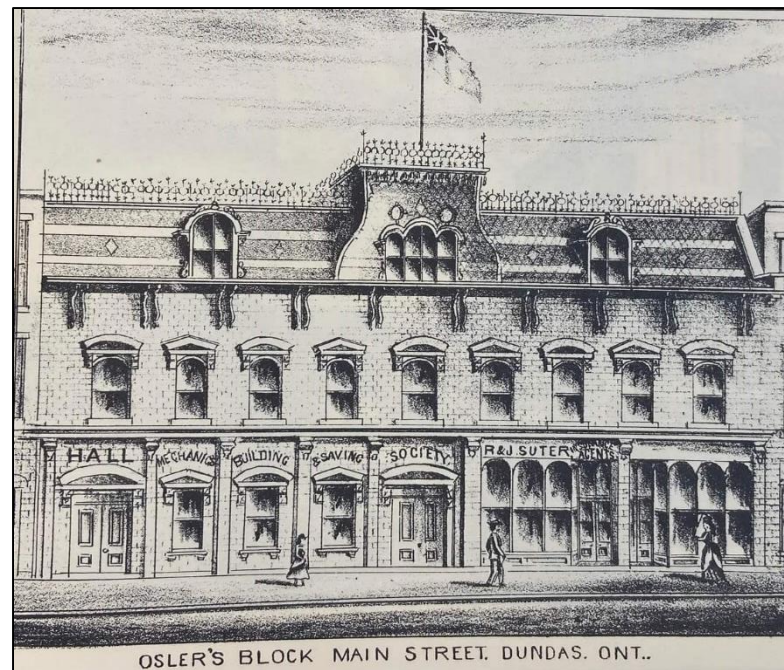


Britton Bath Osler, 1885,
Glenbow Archives

3 Main Street, Dundas

Contextual Value

7. The property helps **define** the historic character of Main Street and Dundas.
8. The property is **physically, historically and visually linked to its surroundings.**
9. The property is considered to be a **local landmark.**



3 Main Street, Dundas

Statement of Cultural Heritage Value or Interest (Summary)

The property located at 3 Main Street is comprised of a two storey brick building constructed circa 1875. The design of the building is representative of the **Second Empire** and **Renaissance Revival** styles of architecture. It is a **rare and early** example of the architectural use of galvanized iron for decorative exterior elements. The property also displays a **high degree of craftsmanship** in the form of its window hoods, Mansard roof, and wood brackets.

The property at 3 Main Street is associated with lawyer **Britton Bath Osler** and **Valley Lodge No. 100**, who occupied the property for nearly 150 years.

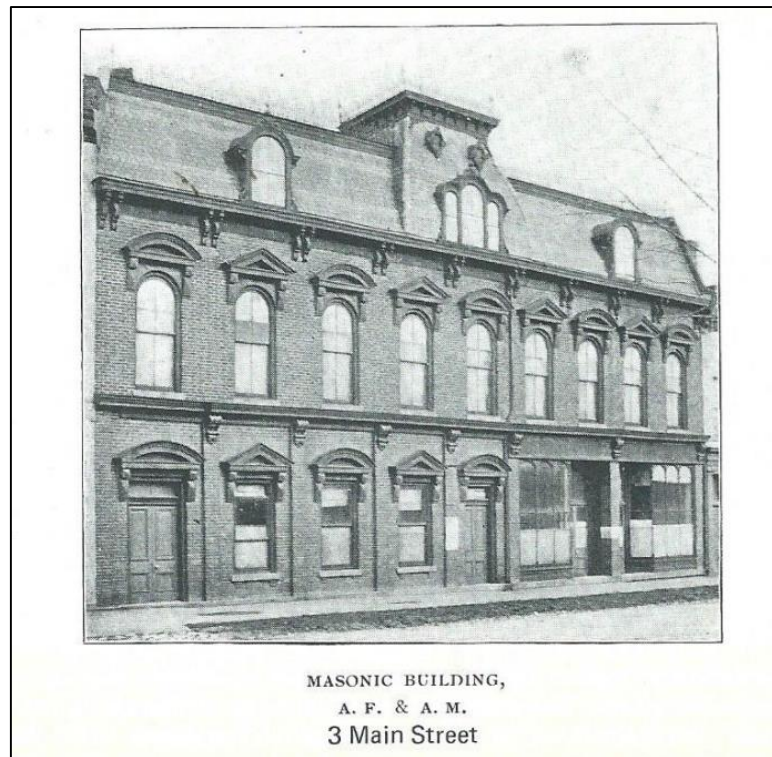
The property **helps define** the character of the historic downtown Dundas streetscape, is **physically, visually and historically** linked to its surroundings, and is a local **landmark**.

Description of Heritage Attributes

- Front (north) and roofline of the two storey brick building, including the:
 - Polychromatic hexagonal slate Mansard roof;
 - Central crowning cupola with flanking semi-circular dormers;
 - Projecting eave with decorative paired wooden brackets;
 - Raised brick parapet with carved stone end bracket;
 - Round-arched window openings in the second storey with galvanized iron window hoods with alternating triangular and segmental pediments and plain stone sills;
 - Flat-headed first storey openings with one-over-one hung wood windows, stone lintels, and stone lug sills with stone drips;
 - Moulded cornice above the first storey with galvanized iron brackets;
 - Brick piers separating the first-storey bays; and,
 - Stone foundation.

Description of Heritage Attributes (Continued)

- Location fronting onto Main Street; and,
- Central cupola.





Hamilton

QUESTIONS?



Hamilton

THANK YOU



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

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

FILE: HP2023-012

May 5, 2023

City of Hamilton
c/o Jarrett Zacharko, Heritage Project Coordinator
28 James Street North
Hamilton, ON L8R 1A1

**Re: Heritage Permit Application HP2023-012:
Window Repair and Storm Window Installation at 77 King Street West,
Stoney Creek (Part IV, Battlefield House) (Ward 5) (By-law No. 3419-91)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-012 is approved for the designated property at 77 King Street West, Hamilton (Part IV, Battlefield House), in accordance with the submitted Heritage Permit Application for the following alterations:

- Repairs to the existing wood windows on the south and north elevations, including:
 - Minor repairs to sill and jambs as necessary;
 - Replacement of cracked panes of glass as necessary;
 - Replacement of missing or severely deteriorated outer casing;
 - Dutchman repairs to rotted sections of the jambs, sash and sill;
 - Replacement in kind of wood drip cap and bead moulding;
 - Replacement of broken glass and re-puttying; and,
 - Sash repairs, including muntin and rail replacement.
- Fabrication and installation of 1-over-1 wood storm windows on the north and south elevations, constructed with traditional joinery (wedged mortise and tenon) and mounted with appropriate hanging hardware and glazed with 6mm laminated glass for added protection from projectiles.

Subject to the following conditions:

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

Re: Heritage Permit Application HP2023-012: Window Repair and Storm Window Installation at 77 King Street West, Stoney Creek (Part IV, Battlefield House) (Ward 5) (By-law No. 3419-91) - Page 2 of 2

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

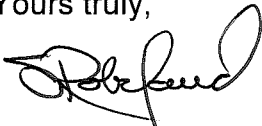
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation. Please note that this property is also subject to a Heritage Conservation Easement Agreement held with the Ontario Heritage Trust, as such proposed changes may require additional approvals under the Trust's alteration request protocol. The applicant is required to obtain all relevant requirements through the Ontario Heritage Trust in addition to Delegated Approval.

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

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Matt Francis, Ward 5



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

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

FILE: HP2023-016

May 5, 2023

Valery (Chedoke Browlands) Development Inc.
c/o Tim Valeri and Amber Lindsay
2140 King Street East
Hamilton, ON L8K 1W6

**Re: Heritage Permit Application HP2023-016:
Installation of new windows within existing openings at 828 Sanatorium
Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14)
(By-law Number 21-036) – Extension of Previously Approved Heritage
Permit HP2021-013**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-016 is approved for the designated property 828 Sanatorium Road and 870 Scenic Drive, Hamilton (Long and Bisby Building), in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of new windows in the existing openings of the building, including:
 - Single-hung wood windows in the first and second storeys of all elevations; and,
 - Fixed transom wood windows in the basement storey of all elevations.

Subject to the following conditions:

- a) That the windows to be installed in the first and second storeys of the building be of a one-over-one hung window design and that the final specifications of the proposed windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

Re: Heritage Permit Application HP2023-016: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) – Extension of Previously Approved Heritage Permit HP2021-013 - Page 2 of 2

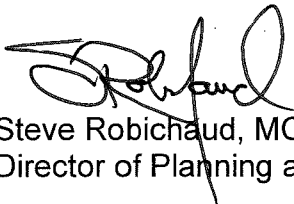
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

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

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Spadafora, Ward 14



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2023-020

May 5, 2023

Valery (Chedoke Browlands) Development Inc.
c/o Tim Valeri and Amber Lindsay
2140 King Street East
Hamilton, ON L8K 1W6

**Re: Heritage Permit Application HP2023-020:
Interim security measures at 828 Sanatorium Road and 870 Scenic Drive,
Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) –
Extension of Previously Approved Heritage Permit HP2021-021**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-020 is approved for the designated property at 828 Sanatorium Road and 870 Scenic Drive, Hamilton (Long and Bisby Building), in accordance with the previously submitted Heritage Permit Application HP2023-021, for the following alterations:

- Temporary blocking-in of accessible openings of the vacant building in accordance with the Property Standards By-law and recommended action from Municipal Law Enforcement and Fire Department staff.

Subject to the following conditions:

- a) That the window blocking be painted black prior to installation;
- b) That two ground-floor entrances (one on the east side and one on the west side) remain open from blocking and instead be secured with steel doors and frames;
- c) That the specifications for the method for installing the window blocking 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;

Re: Heritage Permit Application HP2023-020: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) – Extension of Previously Approved Heritage Permit HP2021-021 - Page 2 of 2

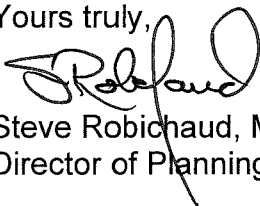
- d) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- e) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

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

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Tamara Reid, Supervisor-Operations and Enforcement
Matt Gauthier, Legislative Coordinator
Councillor Spadafora, Ward 14



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

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

FILE: HP2023-014

April 4, 2023

Craig MacDonald
1280 Main Street West
Hamilton, ON
L8S 4L8

**Re: Heritage Permit Application HP2023-014:
Landscaping Improvements Surrounding Wallingford Hall at 1280 Main
Street West, Hamilton, McMaster University Historic Core (Ward 1) (By-law
No. 08-002)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-013 is approved for the designated property at 1280 Main Street West, Hamilton, (McMaster University Historic Core), in accordance with the submitted Heritage Permit Application for the following alterations:

- Improvements to the landscape surrounding the north, east and south side of Wallingford Hall, including:
 - Introduction of a new pedestrian plaza connecting to Scholars Road, framed by decorative knee walls;
 - Updated walkways and accessible ramps, including concrete paving, stone pavers and handrails;
 - Creation of islands of green space and plantings between the walkways;
 - Introduction of terraced seat walls and congregation area to the northeast adjacent to Cootes Paradise;
 - Introduction of a new wood and stone seating area to the north overlooking Cootes Paradise;
 - Removal and replacement existing stairs (not attached to the building);
 - Updated pedestrian lighting, including relocation of two existing modern light standards and introduction of new lighting along the north pathway and in the front plaza (none attached to the building); and,
 - Preservation and protection of mature vegetation during construction using tree protection hoarding.

**Re: Heritage Permit Application HP2023-014: Landscaping Improvements
Surrounding Wallingford Hall at 1280 Main Street West, Hamilton, McMaster
University Historic Core (Ward 1) (By-law No. 08-002) - Page 2 of 2**

Subject to the following conditions:

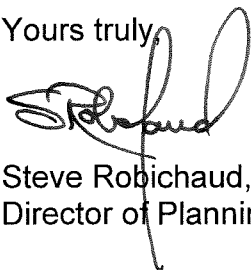
- a) That the tree protection hoarding be installed to protect existing mature trees, as indicated on the Landscape Plan, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That language be added to the scope of work in the form of a note on the site plan and/ or landscape plan for landscape contractors to ensure the Wallingford Hall building exterior and foundation is protected from potential damage during any excavation or other activities to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- c) Any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2025. If the alterations are not completed by March 31, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions, please feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at Emily.Bent@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Maureen Wilson, Ward 1



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

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

FILE: HP2023-018

May 10, 2023

Eric Desrosiers
50 Markland Street
Hamilton, ON
L8P 2J7

**Re: Heritage Permit Application HP2023-018:
Alterations to the Existing Detached Garage at 50 Markland Street, Hamilton
(Ward 2), Durand-Markland HCD (By-law No. 94-184)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-018 is approved for the designated property at 50 Markland Street, Hamilton, located in the Durand-Markland Heritage Conservation District, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repairs to the existing rear detached one-storey hip-roofed garage including:
 - Replacement of the existing 6/12 hip roof with a 4/12 hip roof to be clad with asphalt shingles;
 - Replacement of the eavestroughs and downspouts in kind;
 - Addition of three courses of block to increase the height of the walls by 610mm;
 - Repairs to masonry blocks on northwest corner;
 - Modifications to the front façade, including:
 - Replacement of the two existing garage doors with one large door in a sympathetic style;
 - Introduction of a new steel lintel and masonry infill to accommodate the modified garage door opening; and,
 - Removal of paint on the existing brick cladding and/or replacement of the brick cladding to match the proposed new brick infill; and,
 - Replacement in kind of the concrete slab floor.

Subject to the following conditions:

- a) That the final details of the garage doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

Re: Heritage Permit Application HP2023-018: Alterations to the Existing Detached Garage at 50 Markland Street, Hamilton (Ward 2), Durand-Markland HCD (By-law No. 94-184) - Page 2 of 2

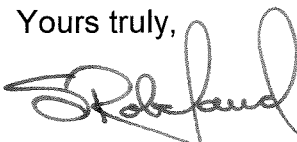
- b) That the final details of the brick cleaning and/or replacement of existing painted bricks on the front façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- c) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

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

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2



Hamilton

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

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

FILE: HP2023-010

May 10, 2023

City of Hamilton
c/o Robert Marques, Public Works Department
703 Highway 8
Stoney Creek, ON
L8E 5J6

Re: Heritage Permit Application HP2023-010: Graffiti Removal and Prevention at the York Boulevard High Level Bridge, Hamilton (Ward 1), Part IV (By-Law No. 86-272)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-010 is approved for the designated property at the York Boulevard High Level Bridge, in accordance with the submitted Heritage Permit Application for the following alterations:

- Graffiti removal on an as-needed basis for the historic bridge structure, including;
 - Pressurized hot water cleaning at the lowest PSI possible to remove the existing graffiti from the surface; and
 - Application of an anti-graffiti coating, to be re-applied as needed.

- Graffiti covering on an as-needed basis for the modern portion of the bridge structure including;
 - Painting the modern concrete in a sympathetic colour; and,
 - Re-application of paint in matching colour, as needed, to cover future graffiti.

Subject to the following conditions:

- a) That the final details, including the proposed Anti-Graffiti Covering (AGC) product, specifications and areas of use, shall be submitted, to the satisfaction

Re: Heritage Permit Application HP2023-010: Graffiti Removal and Prevention at the York Boulevard High Level Bridge, Hamilton (Ward 1), Part IV (By-Law No. 86-272) - Page 2 of 3

and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

- b) That the proposed paint colour to be provided to staff for review, including a painted test patch in an inconspicuous area of the bridge, to confirm compatibility with the sandstone, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to painting the remaining modern concrete material:
- c) That a member of the City's Public Works Department staff be onsite during application of paint and Anti-Graffiti Covering product to ensure the correct application is applied to the corresponding section of the bridge;
- d) That Cultural Heritage staff be contacted prior to any future application of an Anti-Graffiti Covering product;
- e) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- f) Implementation or installation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2030. If the alterations are not completed by May 31, 2030, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

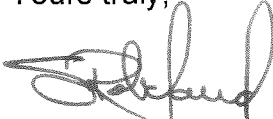
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

Please note that this property is also subject to a Heritage Conservation Easement Agreement held with the Ontario Heritage Trust, as such proposed changes may require additional approvals under the Trust's alteration request protocol. The applicant is required to obtain all relevant requirements through the Ontario Heritage Trust in addition to Delegated Approval.

Re: Heritage Permit Application HP2023-010: Graffiti Removal and Prevention at the York Boulevard High Level Bridge, Hamilton (Ward 1), Part IV (By-Law No. 86-272) - Page 3 of 3

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

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Maureen Wilson, Ward 1

HMHC Education and Communication Working Group

Meeting Notes

Wednesday April 5th, 2023 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Robin McKee, Julia Renaud

Regrets: Chuck Dimitry, Kristen McLaughlin

Also present: Lisa Christie (Heritage Planner)

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

1. Meeting Notes from March 1, 2023 – approved by general consensus.

4. Policy & Administration:

1. Special Project Update - Plaquing Policy Review and Recommendations (no copy)
Next Meeting: April 12, 2023 @ 6pm (with Staff)

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2022 Update (no copy)

- i. Coordination of an In-Person Event

- a. Venue and catering options reviewed for Tuesday June 13th.
- b. Presentations / Award formatting was reviewed
- c. Award Recipient Notification Letters (to be coordinated)
- d. Invitation List to include Monique Taylor, Sarah Jama, Members of Council.
- e. Annual budget to be reviewed with staff team.

Education and Communication Working Group

Meeting Notes

March. 1st, 2023

- ii. Web Page Updates (to be coordinated)
- iii. Promotion in Media has begun.
 - 1. Awards featured in the North End Breezes (Ward 2 – North End Community Paper).
 - 2. Working Group to look at feature for Hamilton Magazine / Digital Content

2. Hamilton Heritage Day – Post Event Update

- i. Bill 23 Presentation
 - a. Alissa D-R to follow-up with contacts who inquired for more information and follow-up presentations.
 - b. The WG discussed the need for a summary / fact sheet / handout on the impact of Bill 23 on the Ontario Heritage Act and Municipal Heritage.

3. Doors Open Hamilton – Saturday May 6th and Sun. May 7th, 2023 (10am – 4pm)

- i. Alissa D-R contacted Shannon Kyles to confirm HMHC's interest in hosting a table display during Doors Open. HMHC will tentatively have a table alongside ACO. Location to be confirmed closer to event.

4. Hamilton Magazine (HM) – Digital Content related to local history and heritage

- i. Hamilton Magazine (HM) is interested in creating heritage / Hamilton History related content. Alissa D-R, to update database for HM related to topics that HMHC could provide content for.

6. Publications & Print Projects:

1. Heritage Word Search Puzzles (2023 Edition)

- i. Following up from the Heritage Day Events, a few topics were suggested:
 - a. Black History Month (The People and Places of Hamilton) – Working Group to contact Christopher Redford for contact info for Richard Douglass-Chin and Griffin House committee Julia.
 - b. Automotive History (Manufacturers, Suppliers, Dealers)

2. Heritage Colouring Pages – Volume 3 (2023 Edition)

- ii. Sample graphics from the student artists at Bernie Custis S.S. were received and reviewed. The Working Group selected graphics to be featured in Volume 3.
- iii. Working Group members to provide draft text to go with the images.

Education and Communication Working Group

Meeting Notes

March. 1st, 2023

- iv. Targets dates to complete pages include:
 - a. Doors Open Hamilton 2023 (May 6/7)
 - b. HMHC Awards (June 13)
 - c. End of August 2023 – Lincoln & Continental Owners Club of Canada event to be held the week after Labour Day (4 day event) – Theme: Hamilton Auto History

7. New Business:

- 1. N/a

8. Next Meeting: Wednesday May 3, 2023 at 6pm.



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	May 19, 2023
SUBJECT/REPORT NO:	Monthly Report on Proactive Listings for the Municipal Heritage Register, May 2023 (PED23136) (Ward 11)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	Lisa Christie (905) 546-2424 Ext. 1291
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED23136, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 9575 Twenty Road West, Glanbrook (Ward 11);
- (b) 9511 Twenty Road West, Glanbrook (Ward 11).

EXECUTIVE SUMMARY

This Report recommends that Council list 2 non-designated properties of cultural heritage value or interest on the Municipal Heritage Register (Register). Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes value of the property to the community, provides properties with interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council. By Council deciding to proactively list these properties on the Register, staff will be able to take appropriate action should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit Application in the next two years before the Register listings expire. Should

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

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

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

SUBJECT: Monthly Report on Proactive Listings for the Municipal Heritage Register, May 2023 (PED23136) (Wards 11) - Page 2 of 5

Council decide to list these properties on the Register, staff will provide notice of their listing to the owners and outline legislated process for objecting to the listings, as per the requirements of the *Ontario Heritage Act*.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: As outlined in Report PED22211(a), the City is in the process of hiring two temporary Cultural Heritage Planning Technician positions, whose primary focus will be on the research and evaluation of heritage properties on the high priority designation list and triggered by Prescribed Events under the *Planning Act*. The full extent of the implications on staff resources, resulting from the *Bill 23* and *Bill 109* changes to the *Ontario Heritage Act*, are not known at this time.

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 if it is demonstrated that they meet at least one criterion outlined in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. 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. The owner's objection should be served on the Clerk of the municipality and 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

The cumulative changes to the *Ontario Heritage Act* over the past few years, implemented by *Bill 108, More Homes, More Choice Act, 2019* and *Bill 23, More Homes Built Faster Act, 2022* (see Reports PED19125(c) and PED22211(a)), now require the

City to be strategic when it lists properties of cultural heritage value or interest on the Municipal Heritage Register (see Legal Implications above). A property is now required to be listed on the Register prior to a Prescribed Event under the *Planning Act* for a municipality to be able to issue a notice of intention to designate within a 90-day restricted window.

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the *Planning Act*, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted.

The applicants and agents of properties flagged for listing as part of the Formal Consultation process were notified of the staff recommendation to list as part of the application commenting process. Those owners not notified as part of the Formal Consultation process were sent letters notifying them of the staff recommendation to list their property on the Register in advance of this Report being considered by the HMHC.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, 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*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (Urban Hamilton Official Plan, Volume 1, B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act* (Urban Hamilton Official Plan, Volume 1, B.3.4.2.4).

RELEVANT CONSULTATION

External

- Property owners / applicants.

Internal

- Ward Councillor Tadeson, Ward 11.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

9575 and 9511 Twenty Road West, Glanbrook

The property located at 9575 Twenty Road West, Glanbrook, is comprised of a one-and-one-half storey brick building constructed circa 1871 and is currently listed on the City's Inventory of Heritage Properties. The property located at 9511 Twenty Road West, Glanbrook, is comprised of a two-storey brick building constructed circa 1900 and is currently listed on the City's Inventory of Heritage Properties.

The City received Formal Consultation Application FC-23-049, which proposes an Official Plan Amendment to establish a Secondary Plan and zoning requirements for a new urban neighbourhood in the Twenty Road West area of Glanbrook. The subject lands include the Twenty Road West Urban Expansion Area and portions of the Airport Employment Growth District Secondary Plan area. The conceptual Secondary Plan design does not propose the retention of any of the existing built heritage features on the subject properties. Staff conducted a preliminary cultural heritage evaluation of the subject properties and determined that they met multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*, as follows:

The property located at 9575 Twenty Road West, Glanbrook has design value as a representative example of a late 19th century vernacular farmhouse, exhibiting influences from Gothic Revival and Italianate style architecture. The property has historical value for its association with early settlement in the former Township of Glanford. The property has contextual value as it helps to maintain and support the rural character of the area, with its large lot size flanked by rows of mature trees and deep setback from the road.

The property located at 9511 Twenty Road West, Glanbrook has design value as a representative example of a late 19th century farmhouse built in the Italianate style, exhibiting a hip roof with modillion brackets and segmental arch windows and doors. The property has historical value for its association with the development of Glanbrook and the Marshall family. The property has contextual value as it helps maintain and support the rural character of the area, with its large lot size, deep setback from the road, and its collection of related outbuildings.

The full summary of the preliminary evaluations of cultural heritage value or interest for these properties are attached as Appendix "A" and Appendix "B" to Report PED23136. Therefore, the properties at 9575 and 9511 Twenty Road West, in Glanbrook, have

SUBJECT: Monthly Report on Proactive Listings for the Municipal Heritage Register, May 2023 (PED23136) (Wards 11) - Page 5 of 5

been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*, as per the Recommendations of Report PED23136.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

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

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23136 – Preliminary Heritage Evaluation of 9575 Twenty Road West, Glanbrook

Appendix “B” to Report PED23136 – Preliminary Heritage Evaluation of 9511 Twenty Road West, Glanbrook

LC:sd

9575 Twenty Road West, Glanbrook
Constructed circa 1871



Preliminary Evaluation of Cultural Heritage Value or Interest:
(in accordance with *Ontario Regulation 9/06*)

Design / Physical Value

1. The property is a representative example of a late-nineteenth century vernacular farmhouse influenced by the Gothic Revival and Italianate styles of architecture. The one-and-a-half storey brick farmhouse features a cross gable roof, segmentally arched window openings with a central voussoir, a covered front porch and dichromatic brick work.
2. The property displays a high degree of craftsmanship, most notably through its decorative brick work, including the red and yellow dichromatic brickwork and triangular corner quoins.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is associated with early settlement of the Township of Glanford.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps maintain and support the rural character of the area, with its large lot size flanked by rows of mature trees and deep setback from the road.
8. The property has contextual value as it is historically and physically linked to its surroundings, which contributes to the rural nature of the property.
9. The property is not considered to be a local landmark.

Sources:

Cultural Heritage Impact Assessment, Upper West Side Draft Plan of Industrial Subdivision, Glanbrook. (Golder, 2018)

Airport Employee Growth District Transportation Management Plan (AEGD TMP)
Cultural Heritage Study (WSP – Golder, 2023)

“Town of Glanford.” The Canadian County Atlas History Project. McGill University, 2001. Accessed, April 13, 2023. <https://digital.library.mcgill.ca/countyatlas/default.htm>.

9511 Twenty Road West, Glanbrook
Constructed circa 1900



Preliminary Evaluation of Cultural Heritage Value or Interest:
(in accordance with *Ontario Regulation 9/06*)

Design / Physical Value

1. The property is a representative example of a late-nineteenth century farmhouse, influenced by the Italianate style of architecture. The two-storey, red brick dwelling features a hip roof with modillion brackets and segmental arch doors and window openings with stone sills.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is associated with the development of the Township of Glanford and the Marshall family. The house itself was owned by William Marshall, the son of

Alexander Marshall Sr., who opened a lime quarry, which was in operation until the late 1920s.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps maintain and support the rural character of the area, with its large lot size, deep setback from the road, and its collection of related outbuildings.
8. The property has contextual value as it is historically and physically linked to its surroundings, which contributes to the rural nature of the property.
9. The property is not considered to be a local landmark.

Sources:

Cultural Heritage Impact Assessment, Upper West Side Draft Plan of Industrial Subdivision, Glanbrook. (Golder, 2018)

Airport Employee Growth District Transportation Management Plan (AEGD TMP) Cultural Heritage Study (WSP – Golder, 2023)

“Town of Glanford.” The Canadian County Atlas History Project. McGill University, 2001. Accessed, April 13, 2023. <https://digital.library.mcgill.ca/countyatlas/default.htm>.

Glanford LACAC Inventory Survey, Concession 2, Lot 3. “9511 Twenty Road West, Glanbrook,” 1984.