



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

**Meeting #:** 23-010  
**Date:** October 20, 2023  
**Time:** 1:30 p.m.  
**Location:** Council Chambers  
Hamilton City Hall  
71 Main Street West

Aleah Whalen, Legislative Coordinator (905) 546-2424 ext. 6436

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## 6. DELEGATION REQUESTS

- \*6.3 James Webb, WEBB Planning Consultants, respecting item 10.2 Notice of Intention to Demolish the Building Located at 309 James Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23225)(Ward 2)
  
- \*6.4 Sarah Knoll, GSP Group Inc., respecting item 10.3 Heritage Permit Application HP2023-036 , Under Sections 33 and 34 of the Ontario Heritage Act, for the Adaptive Reuse of the Former Delta Secondary School Building (circa 1924),  
  
Removal of the Rear Additions (circa 1948-1950), Construction of New Four-Storey Rear Additions and Modifications to the Landscape at 1284 Main Street East, Hamilton (PED23224) (Ward 4)
  
- \*6.5 Kasper Koblauch, ERA Architects, respecting item 10.3 Heritage Permit Application HP2023-036 , Under Sections 33 and 34 of the Ontario Heritage Act, for the Adaptive Reuse of the Former Delta Secondary School Building (circa 1924),  
  
Removal of the Rear Additions (circa 1948-1950), Construction of New Four-Storey Rear Additions and Modifications to the Landscape at 1284 Main Street East, Hamilton (PED23224) (Ward 4)

- \*6.6 Nathan Morgenstern, Sullivan Festeryga LLP, respecting item 10.1 Heritage Permit Application HP2023-042 to Demolish the Remnant Structure at 1541 Fiddlers Green Road, Ancaster

Repeal Designation By-law No. 84-55 under Section 31 of the Ontario Heritage Act (PED23220)  
(Ward 12)

## 9. CONSENT ITEMS

- 9.1 Working Group Meeting Notes

- \*b. Education and Communication Working Group (September 6, 2023)

- \*9.3 Heritage Permit Review Sub-Committee Minutes (September 19, 2023)

**From:** City of Hamilton <hello@hamilton.ca>

**Sent:** October 16, 2023 1:38 PM

**To:** clerk@hamilton.ca

**Subject:** Webform submission from: Request to Speak to a Committee of Council

## Unsubscribe

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Submitted on Mon, 10/16/2023 - 13:38

Submitted by: Anonymous

Submitted values are:

## Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

Virtually

Will you be delegating via a pre-recorded video?

No

## Requestor Information

Requestor Information

James Webb, MCIP, RPP

WEBB Planning Consultants



Preferred Pronoun

he/him

Reason(s) for delegation request

To address any questions of committee in their consideration of Item 10.2 - Discussion Item regarding 309 James Street North

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No

The sender designated this message as non-commercial mandatory content with the following note:

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71 Main Street West  
Hamilton, ON, L8P 4Y5  
Canada

**From:** City of Hamilton <hello@hamilton.ca>

**Sent:** October 18, 2023 3:41 PM

**To:** clerk@hamilton.ca

**Subject:** Webform submission from: Request to Speak to a Committee of Council

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Submitted on Wed, 10/18/2023 - 15:40

Submitted by: Anonymous

Submitted values are:

## Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

In-person

Will you be delegating via a pre-recorded video?

No

## Requestor Information

Requestor Information

Sarah Knoll

GSP Group Inc.



Reason(s) for delegation request

Discussion Item 10.3 Heritage Permit Application HP2023-036, Under Sections 33 and 34 of the Ontario Heritage Act, for the Adaptive Reuse of the Former Delta Secondary School Building (circa 1924), Removal of the Rear Additions (circa 1948-1950), Construction of New Four-Storey Rear Additions and Modifications to the Landscape at 1284 Main Street East, Hamilton (PED23224) (Ward 4)

GSP will provide the introduction portion to ERA's (Agent to Owner) presentation. Presentation slide

deck will be provided by ERA.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No

The sender designated this message as non-commercial mandatory content with the following note:

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71 Main Street West  
Hamilton, ON, L8P 4Y5  
Canada

Submitted on Wed, 10/18/2023 - 17:33

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
Hamilton Heritage Committee

Will you be delegating in-person or virtually?  
Virtually

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Nathan Morgenstern  
Sullivan Festeryga LLP  
1 James Street South  
Hamilton, Ontario. L8P 2G3  
[nmorgenstern@sflp.ca](mailto:nmorgenstern@sflp.ca)  
[REDACTED]

Preferred Pronoun  
he/him

Reason(s) for delegation request  
Item 10.1 Heritage Permit Application HP2023-042 to Demolish the  
Remnant Structure at 1541 Fiddlers Green Road, Ancaster,  
and Recommendation to Repeal Designation By-law No. 84-  
55 under Section 31 of the Ontario Heritage Act (PED23220)  
(Ward 12)

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

# Education & Communication Working Group

## Meeting Notes

Wednesday, September 6<sup>th</sup>, 2023 (6:00 pm)

WebEx Virtual Meeting

**Present:** Alissa Denham-Robinson (Chair), Janice Brown, Kristen McLaughlin, Julia Renaud, Sara Sandham

**Regrets:** Chuck Dimitry (Resigned), Robin McKee, Graham Carroll, Lisa Christie (Cultural Heritage Planner)

**Also Present:** Emily Bent, Cultural Heritage Planner

### 1. Changes to the Agenda

N/a

### 2. Declarations of Interest

N/a

### 3. Review of Previous Meeting Notes:

- a. July 5, 2023 - Approved by general consensus.

### 4. Policy & Administration

#### a. Special Project Update - Plaquing Policy Review and Recommendations

Previous Meeting: Was held April 12, 2023.

May 10<sup>th</sup> meeting was postponed due to the Heritage Awards.

Next Meeting: Date to be determined.

Next Steps:

- i. Alissa D-R to organise the shared files within the Google Drive
- ii. Working Group to simplify the proposal with key points including the importance of plaquing
- iii. Staff to advise on the following:
  - 1. How do we want to address a Plaquing Policy that has lost priority in light of Bill 23?
  - 2. What are the milestones to meet budget discussions?
  - 3. Area rating funding - How many properties require a plaque in each Ward?



**5. Public Outreach and Events:**

a. HMHC Heritage Recognition Awards 2023-24

i. Nomination Administration & Tracking

1. Alissa D-R has created the new 2023-24 Award Share File - link to be re-sent to all WG members.
2. Lisa Christie has spoken with the Comms-Team to make a request to have the webpage updated and a Facebook communication push on social media.
3. Notice of the nomination deadline has been promoted to various contacts.
4. The Working Group requested a date extension to September 29th to be updated on all communications.
5. The Story Board Template has been updated to include space for more project contact info.

ii. Review Nominations Received to date.

1. Nominations are being received through the website portal.
2. Clerks will continue to receive nomination information to be forwarded to the Working Group.
3. The Working Group has started tracking these for review
4. Members should continue to submit their ideas via the on-line nomination form.

iii. Review Schedule of Dates & Milestones (Pending Selection of New HMHC).

<b><u>Proposed Schedule</u></b>	<b><u>Date</u></b>
Deadline for Public Nominations:	EXTEND to Friday Sept. 29th
Deadline for HMHC & Staff Nominations:	October 27, 2023
Nomination Review by WG:	Sept. / Oct. / Nov. 2023
Deadline for Presentation of Award Recipients at HMHC	December 2023 (regular meeting) Or January 2024 (In the event that the December meeting is cancelled due to holidays)
Working Period (Story Boards, etc.)	Dec. 2023 / Jan. 2024
Deadline for Website Content	Monday January 29, 2024
Announcement for Heritage Day	Monday February 19, 2024 (until Sun. February 25, 2024)
Working Period (Notification of Winners, Awards Prep, etc.)	March / April / May 2024
Awards Celebration Event	June 2024

- iv. Possible New Category with linkages to Doors Open 2024 Theme: Music  
 By general consensus, WG members felt that the current list of categories is fulsome and diverse. Heritage properties with musical links can be acknowledged under the existing categories, without creating a new specialty category.

b. Future 2023 / 2024 Opportunities

i. Dates Ongoing

1. Hamilton Magazine (HM) – Digital Content related to local history and heritage. WG member to continue sending content to Editors.

ii. September 2023

1. Mark McNeil's Heritage "Flashbacks" in the Hamilton Spectator – Re: promotion of Heritage Award Winners

- a. Alissa D-R has reached out to Mark McNeil to provide contact and reference material.

2. Lincoln & Continental Owners Club of Canada Conference event to be held the week after Labour Day (4 day event) – Theme: Hamilton Auto History (Verbal Update – Alissa D-R)

- a. Alissa D-R reached out to President Paul Denter. Thanks to Alissa G. and Caylee for preparing a package of Hamilton Heritage resources for conference attendees.

3. Heritage Event (Culture Dept. and Hamilton Wentworth Heritage Association)

- a. No update - Alissa D-R to reach out to Lee Gowers and Culture Team for more information.

iii. February 2024

1. Heritage Day (Organized by the Hamilton Wentworth Heritage Association (HWHA) and City of Hamilton)

- a. No update - Alissa D-R to reach out to Lee Gowers and Culture Team for more information.

- b. WG members expressed interest in participating in a Heritage Day Event.

iv. May 2024

1. Doors Open Hamilton (Organized by ACO Hamilton Chapter) – Event Theme: Music

- a. No update. WG to await further information to be released by the local Chapter of the Architectural Conservancy of Ontario (ACO)
  - b. Tourism Hamilton would like to have copies of our activity books for the event. Heritage Planning Staff to coordinate.
  - c. WG members have expressed interest in having a table at a site or information headquarters.
- v. Other (Workshops / Lectures / Guest Speakers, etc.). - WG members to look at options for future events.

## **6. Publications & Print Projects:**

- a. Heritage Word Search Puzzles – Review Status of Project Moving Forward
  - i. Chuck D. who had taken the lead on this project has resigned from HMHC, subcommittees and working groups.
  - ii. Alissa D-R to create the tracking list of topics and ideas for future work by other volunteers wishing to take on this project.
- b. Heritage Colouring Pages
  - i. Student Artist Project VOLUME 3 (2023 Edition)
    - 1. 5 new images have been received. Working Group to add text and logo to complete each page.
      - a. Mountain Hospital (Graham C. to provide text)
      - b. Kerr House (Graham C. to provide text)
      - c. Playhouse Cinema (Janice B. to provide text)
      - d. Maplelawn (Lyn L. to provide text)
      - e. Gateside (Janice B. to provide text)
      - f. 44 Chatham (Graham C. to provide text)
    - 2. WG to provide copies of Volume 3 to Mrs. Dywan to share with the students at Bernie Custis Secondary School - 15 copies. WG members suggested sending these books to the Ward Councillor & School Board Trustee so they can see the great volunteer work that these students have done.
  - ii. Student Artist Project VOLUME 4 (NEW 2023/24 Edition)
    - 1. Starting with the new school year, Mrs. Dywan will work with the students to create some new images including some sites within the Flamborough / Waterdown area.
    - 2. WG members to source additional ideas and reference images (ex. St. Mark's to coincide with the renovation project and new addition)

- iii. Flamborough Archives & Heritage Society 50<sup>th</sup> Anniversary Project
  - 1. Reference images have been provided to the students for 4 Flamborough properties. Student sketches should be completed in Nov/Dec 2023.
- c. Hamilton Tourism would like to have copies of our activity books for the Tourism Office; especially for Doors Open 2024. Alissa Golden (Heritage Planning) will coordinate with Sabine Andrisevich and Mara Benjamin (Tourism Hamilton).
- d. Educational Handout – Bill 23 Fact Sheet (Dated May 2023) – May need to update document with new Provincial Planning Policy Statement (Acorn) - no new update as per this meeting.

## 7. Other Business

- a. Potential for Hamilton to Host a Future Ontario Heritage Conference
  - i. Update - Alissa D-R spoke with Matt Gauthier (Clerk's) and Alissa Golden (Heritage Planning) to look at the best way to approach a request to host and best practice for submitting a proposal - Alissa D-R to follow-up.
- b. Communication Planning
  - i. Working Group to think about a future communication plan, which may include:
    - 1. Can QR codes be used as a promotional tool?
    - 2. Are there opportunities to make more heritage resources available on-line?

**8. Next Meeting:                    Wednesday October 4, 2023 @ 6pm**

# Heritage Permit Review Subcommittee (HPRS) Meeting Minutes

Tuesday, September 19, 2023  
City of Hamilton, Webex Virtual Meeting

**Present:** Tim Ritchie (Chair), Karen Burke (Vice Chair), Graham Carroll, Diane Dent, Andy MacLaren, Carol Priamo, Melissa Alexander, Stefan Spolnik

**Staff Present:** Alissa Golden (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Caylee MacPherson (Assistant Cultural Heritage Planner), Chloe Richer (Senior Planner)

**Regrets:** Steve Wiegand

The meeting was called to order by Alissa Golden, Cultural Heritage Program Lead, City of Hamilton, at 5:00pm

## 1. Appointment of Chair

(Carroll/Priamo)

That Tim Ritchie be nominated to act as Chair of HPRS for the remainder of the term.

Tim Ritchie accepted the nomination.

(Carried)

## 2. Appointment of Vice Chair

(MacLaren/Spolnik)

That Graham Carroll be nominated to act as Vice Chair of HPRS for the remainder of the term.

Graham Carroll accepted the nomination.

(Priamo/Carroll)

That Karen Burke be nominated to act as Vice Chair of the HPRS for the remainder of the term.

Karen Burke accepted the nomination.

Karen Burke was appointed Vice Chair in a called vote of 4 to 3.

Alissa Golden passed over the Chair to Tim Ritchie.

**3. Approval of Agenda:**

(Carroll/MacLaren)

That the Agenda for September 19, 2023 be approved as presented.

(Carried)

**4. Approval of Minutes from Previous Meetings:**

(Priamo/Spolnik)

That the Minutes of August 29, 2023 be approved, as presented.

(Carried)

**5. Heritage Permit Applications**

- a) **HP2023-037** – 71 Main Street West, Hamilton (Part IV, City Hall)
- Installation of permanent tactile walking surface indicators at the top of the two second-floor landings of the internal open floating staircase, including:
    - Drilling approximately 192, 1-inch deep holes in an area 300 mm (11.8 in) by 1905 mm (75”) into the existing terrazzo flooring at each landing; and,
    - Installation of marine-grade stainless steel domes.

*Note: HPRS considered a previous application for this scope of work in 2020, which was withdrawn to allow the applicant to conduct further research in best practices for these types of accessibility installations.*

Melissa McGinnis, Facilities Accessibility & Compliance Coordinator for the City of Hamilton, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:  
(Carroll/Priamo)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-037 be consented to, subject to the following conditions:

- i. That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- ii. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2025. If the alteration(s) are not completed by September 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.

(Carried)

**b) HP2023-044 – 211 Mill Street North, Flamborough (Mary Hopkins School, Part V, Mill Street Heritage Conservation District) – Retroactive Application**

- Removal of deadwood and dying Norway Maple trees fronting Mill Street North.

Marc Davidson from the Hamilton-Wentworth District School Board, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:  
(Burke/Carroll)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-044 be consented to, subject to the following conditions:

- i. That the location of any replacement trees and species type shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to planting; and,
- ii. That any minor changes to the plans following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

(Carried)

**c) HP2023-038 – 21 Mill Street North, Flamborough (Part V, Mill Street Heritage Conservation District)**

- Exterior alterations, including:
  - Replacement of the six existing wood exterior doors, in various locations on the front elevation;
  - Replacement of existing wood windows on all elevations;
  - Removal and reinstallation of the concrete stairs, along the front (east) and side (north and south) elevations, incorporating new handrails where necessary;
  - Partial removal of the existing contemporary chimney on the rear (west) elevation, to the roofline;
  - Full removal of the existing contemporary chimney located on the side (north) elevation; and
  - Reconfiguration and addition of curbing and bollards in the north and south parking lots.

*Note: This property received conditional approval from HPRS for a heritage permit which included a similar scope of work in 2020. HP2020-009 was approved in April 2020 and expired April 30, 2022.*

Scott and Christina Birmingham, property owners, and Lindsay Reynolds, Hancock & MacArthur Inc, applicant, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:  
(Dent/Priamo)



That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-038 be consented to, subject to the following conditions:

- i. That the final details of the proposed windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- ii. That the final details of the proposed replacement doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- iii. 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
- iv. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2025. If the alteration(s) are not completed by September 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.

(Carried)

**d) HP2023-041 – 79 Markland Street, Hamilton (Part V, Durand-Markland Heritage Conservation District)**

- Construction of a detached garage structure at the front yard of the property, including:
  - Removal of existing parking pad;
  - New concrete pad and foundation;
  - New hip roof on north elevation with a hip roofed dormer and a west facing gable, clad in asphalt shingles; and,
  - New stucco siding to match existing house.

*Note: The HPRS considered an earlier version of this application as part of HP2023-025, which was withdrawn by the applicant and the proposal revised and resubmitted for consideration.*

Michael I. Baytman, Architect, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:  
(Spolnik/Burke)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-041 be consented to, subject to the following conditions:

- i. That the final details for the proposed stucco be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- ii. 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
- iii. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2025. If the alteration(s) are not completed by September 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.

(Carried in a vote of 5-4)

**e) HP2023-042 – 1541 Fiddler’s Green Road, Ancaster (Part IV, Forest Land Farms House)**

- Demolition of ruins of the fire-damaged brick dwelling

*Note: This application requires a decision of Council. Following review by HPRS, staff will prepare a report to the Hamilton Municipal Heritage Committee for their advice before consideration by Planning Committee and final decision of Council.*

Nathan Morgenstern, Lawyer, Sullivan Festeryga, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:  
(Carroll/Dent)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-042 be consented to, subject to the following condition:

- (i) That the applicant make every reasonable effort to facilitate salvaging any remaining heritage features as part of the demolition process as may be safely permitted, to the satisfaction and approval of the Director of Planning and Chief Planner.

(Carried)

**f) HP2023-045 – 828 Sanatorium Road / 870 Scenic Drive, Hamilton  
(Part IV, Mountain Sanatorium Brow Site)**

- Exterior alterations to the Long & Bisby Building to facilitate its adaptive reuse, including:
  - Repair of the existing front porch and portico, including replication of the missing column to match and restoration of the aluminum cresting;
  - Replacement of the front door, including the sidelights and transom within the existing opening;
  - Selective repointing and cleaning of the exterior masonry;
  - Reconstruction of the rear sunroom on the existing brick base, to be repaired, with a walk-out balcony above and new aluminum railing to match the historic front portico cresting design;
  - Modifications to the window openings, including:
    - Filling in the first-storey centre wing window of the side (north) elevation with brick;
    - Conversion of two rear second storey windows into doors to access the sunroom roof balcony;
- Alterations to the open, park-like setting surrounding the Long & Bisby Building to facilitate new development, including the removal of mature trees, regrading, the introduction of a trail and landscaping enhancements.

Chloe Richer, City of Hamilton, spoke to an additional scope of work to consider as part of this application not identified in the agenda, to replace the existing wood and metal horizontal banding.

Matt Johnston, UrbanSolutions, agent and Amber Lindsay representing the owner, Valery Browlands Inc., spoke to the Sub-Committee. Matthew LeBlanc, UrbanSolutions, was also present.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion: (Burke/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-045 be consented to, subject to the following conditions:

- i. That the final details and specifications for the replacement horizontal banding (originally an overhanging cornice course) be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- ii. That the final details and specifications for the portico repairs 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;
- iii. That the final details of the replacement front door 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;
- iv. That the proposed masonry repairs be implemented in accordance with the City of Hamilton's Masonry Restoration Guidelines;
- v. 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
- vi. That should a Building Permit for the alterations to the Long & Bisby Building, in accordance with this approval, not be obtained by September 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

6. **Adjournment**

(Dent/Carroll)

That the meeting be adjourned at 7:30pm.

(Carried)

7. **Next Meeting:** Tuesday, October 17, 2023 at 5:00pm