



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

**Meeting #:** 23-012

**Date:** December 15, 2023

**Time:** 12:00 p.m.

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

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

---

**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 November 28, 2023

**5. COMMUNICATIONS**

\*5.1 Correspondence from Jim and Margaret Hendricks, respecting the Designation of 176 Wilson Street East, Ancaster

**6. DELEGATION REQUESTS**

\*6.1 Peter Tice, Pearle Hospitality Inc. (Ancaster Mill), respecting Item 10.3 Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12) (For today's meeting)

**7. DELEGATIONS**

- 7.1 Kayla Jonas Galvin, Archaeological Research Associates Ltd., and Miranda Brunton, Infrastructure Ontario, respecting the Cultural Heritage Evaluation (CHE) - John Sopinka Courthouse and SCJ Family Courthouse (Approved November 28, 2023)

## 8. STAFF PRESENTATIONS

## 9. CONSENT ITEMS

- 9.1 Hamilton Municipal Heritage Committee Year in Review, 2023 (PED23259) (City Wide)
- 9.2 Delegated Approval: Heritage Permit Applications
  - a. Heritage Permit Application HP2023-054: Alterations to the Exterior Foundations and Front Steps at 252 James Street South, Hamilton (Ward 2), Part IV Designation (By-law No. 86-313)
- \*9.3 Heritage Permit Review Sub-Committee Minutes (November 14, 2023)

## 10. DISCUSSION ITEMS

- 10.1 Hamilton Municipal Heritage Committee Terms of Reference
- 10.2 Monthly Report on Recommended Proactive Listings for the Municipal Heritage Register, December 2023 (PED23193) (Ward 3)
- 10.3 Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12)
- \*10.4 Hamilton Wentworth Heritage Association Membership Renewal

## 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)

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

(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) – K. Burke
- (ii) 1021 Garner Road East, Lampman House (D) – K. Burke
- (iii) 398 Wilson Street East, Marr House (D) – K. Burke

#### 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

#### Glanbrook

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

#### Hamilton

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

#### Kroetsch

- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – C. Kroetsch
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

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

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 (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

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) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (x) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xi) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xii) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xiii) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xiv) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xv) 311 Rymal Road East (R) – G. Carroll
- (xvi) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvii) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xviii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xix) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xx) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxi) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll

Stoney Creek

- (xxiv) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

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) – A. Douglas

(iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch

(v) 206 Main Street West, Arlo House (R) – C. Kroetsch

(vi) 50-54 Sanders Boulevard, Binkley Property (R) –

Flamborough

(vii) 40 Dundas Street East, Eager House (R) – L. Lunsted

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) – K. Burke

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

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**



# Hamilton

## **HAMILTON MUNICIPAL HERITAGE COMMITTEE**

**Minutes 23-011**

**12:00 p.m.**

**November 28, 2023**

**Room 264, 2<sup>nd</sup> Floor, City Hall**

---

**Present:** Councillor C. Kroetsch  
A. Denham-Robinson, G. Carroll, K. Burke, L. Lunsted, S. Spolnik,  
A. MacLaren and A. Douglas

---

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

**1. Appointment of Chair and Vice-Chair (Item 1)**

**(Burke/Caroll)**

That A. Denham-Robinson be appointed as Chair of the Hamilton Municipal Heritage Committee for the remainder of the term.

**CARRIED**

**(Lunsted/Burke)**

That G. Carroll be appointed as Vice-Chair of the Hamilton Municipal Heritage Committee for the remainder of the term.

**CARRIED**

**2. Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act* (PED23241) (Ward 12) (Item 8.2)**

**(Douglas/Burke)**

(a) That the City Clerk be directed to give notice of Council's intention to designate 176 Wilson Street East, Ancaster, shown in Appendix "A" attached to Report PED23241, 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 PED23241, subject to the following:

- (i) 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;
- (ii) 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.

**CARRIED**

**3. Recommendation to Designate 241 Wilson Street East, Ancaster, former Ancaster Carriage Company Factory, under Part IV of the *Ontario Heritage Act (PED23192) (Ward 12) (Item 8.3)***

**(MacLaren/Douglas)**

- (a) That the City Clerk be directed to give notice of Council's intention to designate 241 Wilson Street East, Ancaster, shown in Appendix "A" attached to Report PED23192, 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 PED23192, subject to the following:
- (i) 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;
  - (ii) 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.

**CARRIED**

**4. Establishment of Working Group Memberships (Item 10.1)**

**(Spolnik/MacLaren)**

That the working group membership be established as follows:

- (a) Education and Communications Working Group
  - (i) Alissa Denham-Robinson
  - (ii) Karen Burke
  - (iii) Stefan Spolnik
  - (iv) Coucillor Cameron Kroestch
- (b) Inventory and Research Working Group
  - (i) Alissa Denham-Robinson
  - (ii) Lyn Lunsted
  - (iii) Andy MacLaren
- (c) Policy and Design Working Group
  - (i) Alissa Denham-Robinson
  - (ii) Andrew Douglas

(iii) Lyn Lunsted

**CARRIED**

**5. Monthly Report on Recommended Proactive Listings for the Municipal Heritage Register, November 2023 (PED23235) (Ward 3) (Item 10.2)**

**(Douglas/Burke)**

That staff be directed to list the property located at 78 Stirton Street, Hamilton (Ward 3) on the Municipal Heritage Register as a non-designated property that Council believes to be of cultural heritage value or interest, as outlined in Report PED23235, in accordance with Section 27 of the *Ontario Heritage Act*.

**CARRIED**

**FOR INFORMATION:**

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

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

**8. STAFF PRESENTATIONS**

- 8.1 Introduction to Cultural Heritage Planning - Hamilton Municipal Heritage Committee Member Orientation
- 8.2 Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act* (PED23241) (Ward 12)
- 8.3 Recommendation to Designate 241 Wilson Street East, Ancaster, former Ancaster Carriage Company Factory, under Part IV of the *Ontario Heritage Act* (PED23192) (Ward 12)

**9. CONSENT ITEMS**

- 9.3 Delegated Approval: Heritage Permit Applications
  - (j) Heritage Permit Application HP2023-052: Installation of a Municipal Heritage Plaque at 289 Dundas Street East, Dundas (Ward 15) (By-law No. 22-139)

**(Carroll/Douglas)**

That the agenda for November 28, 2023 Hamilton Municipal Heritage Committee, be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

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

- (i) **October 20, 2023 (Item 4.1)**



**(Burke/Lunsted)**

That the Minutes of October 20, 2023 meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

**CARRIED**

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

**(i) (Carroll/MacLaren)**

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. 23-200 to Designate 64 Hatt Street, Dundas under Part IV of the *Ontario Heritage Act* (Item 5.1)

Recommendation: Be received.

- (b) Correspondence to Ontario Heritage Trust respecting Notice of Intention to Designate under Part IV of the *Ontario Heritage Act* 7 Ravenscliffe Avenue, Hamilton (Item 5.2)

Recommendation: Be received.

- (c) Correspondence from Infrastructure Ontario respecting Cultural Heritage Evaluations - Infrastructure Ontario (IO) Projects (Item 5.3)

Recommendation: Be received.

- (d) Correspondence from Infrastructure Ontario respecting Cultural Heritage Evaluation Report Questionnaire for John Sopinka Courthouse located at 45 Main Street East, City of Hamilton (Item 5.4)

Recommendation: Be received.

- (e) Correspondence from Infrastructure Ontario respecting a Cultural Heritage Evaluation report of the Hamilton Superior Court Family Justice Courthouse, 55 Main Street West (Item 5.5)

Recommendation: Be received.

- (f) Notice of Council Decision for Heritage Permit Application HP2023-042 for 1541 Fiddlers Green Road, Ancaster (Ward 12), Part IV Designation (By-law No. 84-55) (Item 5.6)

Recommendation: Be received.

- (g) Notice of Council Decision for Heritage Permit Application HP2023-041 for 79 Markland Street, Hamilton (Ward 2), Durand-Markland

Heritage Conservation District, Designated under Part V of the  
*Ontario Heritage Act* (By-law No. 94-184) (Item 5.7)

Recommendation: Be received.

**CARRIED**

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

- (i) Kayla Jonas Galvin, Archaeological Research Associates Ltd., and Miranda Brunton, Infrastructure Ontario, respecting the Cultural Heritage Evaluation (CHE) - John Sopinka Courthouse and SCJ Family Courthouse (for a future meeting) (Item.6.1)**

**(Carroll/Burke)**

That the delegation request from Kayla Jonas Galvin, Archaeological Research Associates Ltd., and Miranda Brunton, Infrastructure Ontario, respecting the Cultural Heritage Evaluation (CHE) - John Sopinka Courthouse and SCJ Family Courthouse, be approved for a future meeting.

**CARRIED**

**(f) STAFF PRESENTATIONS (Item 8)**

- (i) Introduction to Cultural Heritage Planning - Hamilton Municipal Heritage Committee Member Orientation (Item 8.1)**

Alissa Golden, Program Lead, addressed Committee respecting an Introduction to Cultural Heritage Planning - Hamilton Municipal Heritage Committee Member Orientation, with the aid of a PowerPoint presentation.

**(Carroll/Spolnik)**

That the Presentation respecting an Introduction to Cultural Heritage Planning - Hamilton Municipal Heritage Committee Member Orientation, be received.

**CARRIED**

- (ii) Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act* (PED23241) (Ward 12) (Item 8.2)**

Scott Dickinson, Cultural Heritage Planner, addressed Committee respecting a Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Carroll/Douglas)**

That the Presentation respecting a Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

For disposition of this matter, refer to Item 2.

**(iii) Recommendation to Designate 241 Wilson Street East, Ancaster, former Ancaster Carriage Company Factory, under Part IV of the Ontario Heritage Act (PED23192) (Ward 12) (Item 8.3)**

Scott Dickinson, Cultural Heritage Planner, addressed Committee respecting a Recommendation to Designate 241 Wilson Street East, Ancaster, former Ancaster Carriage Company Factory, under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Carroll/Spolnik)**

That the Presentation respecting a Recommendation to Designate 176 Wilson Street East, Ancaster, known as Birch Lawn, under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

For disposition of this matter, refer to Item 3.

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

**(Lunsted/Douglas)**

That the following Consent Items, be received:

- (i) Bill 139, Schedule 14, Less Red Tape, More Common Sense Act, 2023, and Proposed Changes to the Ontario Heritage Act and the Heritage Permit Requirements for Alterations to Part IV Designated Properties with Buildings Used for Religious Practices (PED23253) (City Wide) (Item 9.1)**
- (ii) Heritage Permit Review Sub-Committee Minutes (October 17, 2023) (Item 9.2)**
- (iii) Delegated Approval: Heritage Permit Applications (Item 9.3)**
  - (a) Heritage Permit Application HP2023-038: Exterior Alterations at 21 Mill Street North, Flamborough (Ward 15) (By-law No. 96 34-H)
  - (b) Heritage Permit Application HP2023-043: Removal of the Existing Deck and Construction of a Pergola at 1000 Beach Boulevard, Hamilton (Ward 5) (By-law No. 00-135)
  - (c) Heritage Permit Application HP2023-046: Exterior Façade Alterations at 255-265 James Street North, Hamilton (Hamilton Brass Manufacturing Co. Building) (Ward 2) (By-law No. 87-176) [Extension of Previously - Approved Permit HP2021-042 with Minor Changes]
  - (d) Heritage Permit Application HP2023-047: Installation of a Finial Above the Front Gable at 262 MacNab Street North, Hamilton (MacNab Terrace) (Ward 2) (By-law N. 18-127)

- (e) Heritage Permit Application HP2023-048: Repairs to the Contemporary Pedestrian Bridge at 77 King Street West, Stoney Creek (Battlefield NHS) (Ward 5) (By-law No. 3419-91)
- (f) Heritage Permit Application HP2023-050: Station Rehabilitation and Upgrades at 36 Hunter Street East, Hamilton (Hamilton GO Centre) (Ward 2) (By-law No. 94-125)
- (g) Heritage Permit Application HP2023-051: Proposed Redevelopment of 18-28 King Street East, Hamilton (The Gore Buildings) (Ward 2) (By-law No. 18-321) [Extension of Previously-Approved Permit HP2021-037]
- (h) Heritage Permit Application HP2023-049: Construction of a Second Storey Addition at 52 Mill Street South, Flamborough (Ward 15) (By-law No. 96-34-H)
- (i) Heritage Permit Application HP2023-055: Installation of Hostile Vehicle Mitigation Barriers at 71 Main Street West, Hamilton (City Hall) (Ward 2) (By-law No. 06-011) [Extension of Previously-Approved Permit HP2021-051]
- (j) Heritage Permit Application HP2023-052: Installation of a Municipal Heritage Plaque at 289 Dundas Street East, Dundas (Ward 15) (By-law No. 22-139)

**CARRIED**

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

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

Committee members provided brief updates on properties of interest.

**(Lunsted/Carroll)**

- (a) That the following properties be deferred to a future meeting for consideration, and;
  - (i) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D)
  - (ii) 50-54 Sanders Boulevard, Binkley Property (R)
- (b) That the following properties be monitored by:
  - (i) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
  - (ii) 66-68 Charlton Avenue West (D) – C. Kroetsch
  - (iii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
  - (iv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch

- (v) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (vi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (vii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (viii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (ix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (x) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xi) 120 Park Street North (R) – C. Kroetsch
- (xii) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted
- (xiii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (xiv) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (xv) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xvi) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xvii) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxiii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiv) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (v) 206 Main Street West, Arlo House (R) – C. Kroetsch

**CARRIED**

**(Lunsted/Carroll)**

- (a) That the property located at 340 Dundas Street East, Eager House (R), be added to the Heritage Properties Update (GREEN) listing; and
- (b) That L. Lunsted monitor the property; and
- (c) That the property located at 206-210 King Street East, Former Bremner Grocery (I), be added to the Heritage Properties Update (YELLOW) listing; and
- (d) That G. Carroll monitor the property.

**CARRIED**

**(Carroll/Kroetsch)**

- (a) That the property located at 384 Barton Street East, St. Paul's Ecumenical Church (D), be removed from the Buildings and Landscapes of Interest (YELLOW) listing; and
- (b) That the property located at 1 Main Street West, Former BMO / Gowlings (D), be removed from the Buildings and Landscapes of Interest (YELLOW) listing.

**CARRIED**

**(Brown/Carroll)**

That the following updates, be received:

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

Ancaster

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

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

Glanbrook

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

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) –
- (xi) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – C. Kroetsch
- (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 (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

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) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (x) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xi) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xii) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xiii) 1000 Main Street East, Dunnington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xiv) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xv) 311 Rymal Road East (R) – G. Carroll
- (xvi) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvii) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xviii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xix) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xx) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxi) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll

Stoney Creek

(xxiv) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

(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) – A. Douglas
- (iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (v) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (vi) 50-54 Sanders Boulevard, Binkley Property (R) –

Flamborough

(vii) 40 Dundas Street East, Eager House (R) – L. Lunsted

(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) – K. Burke

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

**CARRIED**

**(i) ADJOURNMENT (Item 15)**

**(MacLaren/Kroetsch)**

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:39 p.m.

**CARRIED**



Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Aleah Whalen  
Legislative Coordinator  
Office of the City Clerk

Members of Hamilton Municipal Heritage Committee

Regarding the Designation of 176 Wilson Street East, Ancaster

As the owners of 176 Wilson Street East, we would like to clarify our position on the Heritage designation of this property. In our conversation with the Heritage Planning Technician we raised issues above and beyond the possible influence on the value and insurance rates on our home and we are not contemplating the sale of our home anytime soon. We are seniors and hope to remain in our home as long as we possibly can. However, that is all that you chose to report from our conversation and thus leaving out some key points that we addressed that are far more important.

In our conversation with the Heritage Planning Technician we also stated that we are definitely in favour of Heritage Preservation and Heritage Designation of properties in our community. However, we firmly believe that when the rights to decision making involving homes and properties are taken away the owners of such properties should be compensated. There are a number of Municipalities in the Province that provide property tax relief for designated properties one being our neighbouring community of Burlington. Burlington provides a 40% rebate on taxes at the end of each year to properties with a Heritage Designation in their community. This is not something that the owners of designated properties in Hamilton should have to fight for. Your small grants and loans are of no interest. They do not add up to compensation for basic expropriation of properties.

Behind each of the Heritage properties in Hamilton there is a human factor. Think about it. Imagine yourself as the owner of one of these properties and your rights to decision making have been taken away and to also be told that not even a plaque, as small as it may seem, will be presented to you after all the hard work that went into restoring your grand old home. "It is not in Hamilton's budget". It is not the cost of that plaque to produce ourselves but the principal. Basically no recognition for what are giving up. Emotions Run High!! We messaged our Councillor Craig Cassar, and he is willing to provide us with such out of his budget something that we should NOT have had to ask for.

Margaret and Jim Hendricks



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

**Sent:** December 8, 2023 4:12 PM

**To:** clerk@hamilton.ca

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

## Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, please unsubscribe

Submitted on Fri, 12/08/2023 - 16:12

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

Peter Tice

Pearle Hospitality Inc. (Ancaster Mill)



Preferred Pronoun

he/him

Reason(s) for delegation request

To attend and respond in the event that the Committee has any questions relating to Agenda item 10.3 with respect to 535 Old Dundas Road, Ancaster.

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:

[Change communication preferences](#)

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

**From:** City of Hamilton <[hello@hamilton.ca](mailto:hello@hamilton.ca)>

**Sent:** November 17, 2023 11:25 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

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

## Unsubscribe

It appears that you have subscribed to commercial messages from this sender. To stop receiving such messages from this sender, please [unsubscribe](#)

Submitted on Fri, 11/17/2023 - 11:25

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

Kayla Jonas Galvin

ARA

205 Cannon St. East

Hamilton, ON. L8L 2A9



Preferred Pronoun

she/her

Reason(s) for delegation request

Cultural Heritage Evaluation (CHE) - John Sopinka Courthouse and SCJ Family Courthouse

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:

[Change communication preferences](#)

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



Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Committee Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	December 15, 2023
<b>SUBJECT/REPORT NO:</b>	Hamilton Municipal Heritage Committee Year in Review, 2023 (PED23259) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 1202 Caylee MacPherson (905) 546-2424
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## INFORMATION

The following Report provides a summary of the activities of the Hamilton Municipal Heritage Committee and municipal heritage planning staff in 2023.

### **Hamilton Municipal Heritage Committee 2023 Statistics** (as of November 15, 2023)

- 4 designation by-laws passed under Part IV of the *Ontario Heritage Act*:
  - By-law 23-045, 66-68 Charlton Avenue West, Hamilton
  - By-law 23-125, 115-117 George Street, Hamilton;
  - By-law 23-142, 3 Main Street, Dundas; and,
  - By-law 23-200, 64 Hatt Street, Dundas.
- 6 Notices of Intention to Designate issued under Part IV of the *Ontario Heritage Act*, including the following active notices:
  - 54 Hess Street South, Hamilton;
  - 56 Hess Street South, Hamilton; and,
  - 7 Ravenscliffe Avenue, Hamilton.
- 15 properties added to the public list of Candidates for Designation under Part IV of the *Ontario Heritage Act*.

---

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: Hamilton Municipal Heritage Committee Year in Review, 2023  
(PED23259) (City Wide) - Page 2 of 3**

---

- 2 designation by-laws repealed under Part IV of the *Ontario Heritage Act*:
  - 14 Belvidere Avenue; and,
  - 14 Mary Street, Hamilton.
  
- 13 properties listed on the Municipal Heritage Register, including:
  - Dundas: 98 Sydenham Street;
  - Hamilton: 448 Barton Street East, 460 Barton Street East, 681 Main Street East, 922 Main Street East, 89 Wentworth Street South, 91 Wentworth Street South; and,
  - Glanbrook: 7349 Airport Road, 9511 Twenty Road, 9575 Twenty Road West, 3487 Upper James Street, 7156 White Church Road, 8064 White Church Road.
  
- 3 Notices of Intention to Demolish properties listed on the Municipal Heritage Register: 99 Creighton Road, Dundas; 279 Hess Street South, Hamilton; and 309 James Street North, Hamilton.
- 1 Request for Removal from the Municipal Heritage Register (214 Mary Street, Hamilton).
- 1 Heritage Conservation District Study conducted (Melville Street, Dundas).
- 620 properties added to the City's Inventory of Heritage Properties.
- 55 Heritage Permit applications processed.
- 31 staff reports prepared.
- 9 meetings of the Hamilton Municipal Heritage Committee.
- 7 citizen members selected for the 2023-2026 term the Hamilton Municipal Heritage Committee.
- 11 meetings of the Heritage Permit Review Subcommittee.
- 8 citizen members selected for the 2023-2026 term the Heritage Permit Review Subcommittee.
- 3 meetings of the Cross-Melville Heritage Conservation District Advisory Committee.
- 6 meetings of the Inventory and Research Working Group.
- 4 meetings of the Policy and Design Working Group.
- 14 meetings of the Education and Communication Working Group.

**Hamilton Municipal Heritage Committee Heritage Recognition Awards**

- The 2023 HMHC Heritage Recognition Awards were held in person on June 13, 2023, where 27 awards were presented in 11 categories.



### **Heritage Planning Staff**

- 4 new staff hired and onboarded, including:
  - 2 new permanent Cultural Heritage Planners.
  - 2 new temporary Cultural Heritage Planning Technicians.
  
- 3 draft provincial legislative amendments commented on, including:
  - *Bill 23, More Homes Built Faster Act, 2022;*
  - Draft Provincial Planning Statement, 2023 (amendments to the Provincial Policy Statement; and,
  - *Bill 139, Less Red Tape, More Common Sense Act, 2023.*
  
- 345 *Planning Act* applications commented on.
- 24 Committee of Adjustment agendas comment on.
- 36 City Grant Applications commented on.
- 406 Building Permit Applications screened, including:
  - 326 Building Permit Applications to Demolish; and,
  - 80 Building Permit Applications for properties with heritage status.

### **Conferences and Training**

- HMHC member and staff attendance at the Ontario Heritage Conference in June 2023.
- Virtual staff attendance at the National Trust for Canada Conference in October 2023.

### **APPENDICES AND SCHEDULES ATTACHED**

N/A

AG/CM/mb



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. 1258  
Fax: 905-540-5611

November 24, 2023

FILE: HP2023-054

Kevin Lu  
119 Carrville Road  
Richmond Hill, ON  
L4C 6E4

**Re: Heritage Permit Application HP2023-054:  
Alterations to the Exterior Foundations and Front Steps at 252 James Street  
South, Hamilton (Ward 2), Part IV Designation (By-law No. 86-313)**

---

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 HP2023-054 is approved for the designated property at 252 James Street South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Alterations to the exterior foundations, including:
  - Installation of foundation waterproofing and window wells;
  - Repair of the existing window frames (brick moulds);
  - Installation of new basement windows in the existing openings;
  - Select repointing of damaged mortar joints; and,
- Repair of the front concrete steps.

Subject to the following conditions:

- a) That the masonry repointing and repair work be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the final details and specifications of the new window wells 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 the final details and specifications of the replacement windows, preferably new wood windows, be submitted, to the satisfaction and approval of the Director

**Re: Heritage Permit Application HP2023-054: Alterations to the Exterior Foundations and Front Steps at 252 James Street South, Hamilton (Ward 2), Part IV Designation (By-law No. 86-313) - Page 2 of 2**

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

- 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2025. If the alteration(s) are not completed by November 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 Alissa Golden, Cultural Heritage Program Lead, at 905-546-2424 ext. 1202 or via email at [Alissa.Golden@hamilton.ca](mailto:Alissa.Golden@hamilton.ca).

Yours truly,



Anita Fabac,  
Acting Director of Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Planning Lead  
Chantal Costa, Plan Examination Secretary  
Aleah Whalen, Legislative Coordinator  
Councillor Cameron Kroetsch, Ward 2

# Heritage Permit Review Subcommittee (HPRS) Meeting Minutes

Tuesday, November 14, 2023  
City of Hamilton, Webex Virtual Meeting

**Present:** Karen Burke (Chair), Graham Carroll (Vice Chair), Andrew Douglas, Matthew LaRose, Andy MacLaren, Katie McGirr, Carol Priamo

**Staff Present:** Alissa Golden (Cultural Heritage Program Lead), Emily Bent (Cultural Heritage Planner), Meg Oldfield (Cultural Heritage Planner), Caylee MacPherson (Assistant Cultural Heritage Planner)

**Regrets:** Steve Wiegand

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

## 1. **Introductions**

## 2. **Approval of Agenda**

(MacLaren/Burke)

That the Agenda for November 14, 2023 be approved as amended.

(Carried)

## 3. **Staff Presentation – Introduction to the Heritage Permit Review Subcommittee**

Alissa Golden, Cultural Heritage Program Lead, provided an introductory presentation to the new Subcommittee.

(Burke/Priamo)

That the staff presentation be received.

(Carried)

## 4. **Appointment of Chair**

(Carroll/LaRose)

That Andy MacLaren be nominated to act as Chair of HPRS for the 2023-2026 term.

Andy MacLaren declined the nomination.

(Priamo/MacLaren)

That Karen Burke be nominated to act as Chair of HPRS for the 2023-2026 term.

Karen Burke accepted the nomination.

(Burke/MacLaren)

That Graham Carroll be nominated to act as Chair of HPRS for the 2023-2026 term.

Graham Carroll accepted the nomination.

Karen Burke was appointed Chair in a called vote of 5 to 1.

(Carried)

## **5. Appointment of Vice Chair**

(Burke/McGirr)

That Graham Carroll be nominated to act as Vice Chair of HPRS for the 2023-2026 term.

Graham Carroll accepted the nomination.

(Carried)

Alissa Golden passed over the Chair to Karen Burke.

## **6. Approval of Minutes from Previous Meeting**

(Carroll/MacLaren)

That the Minutes of October 17, 2023 be approved, as presented.

(Carried)

## 7. Heritage Permit Applications

### a) **HP2023-052**– 289 Dundas Street East, Waterdown (Part IV, Smith – Carson House)

- Installation of a cast-metal oval designation plaque to be secured to the brick façade of the building beside the front entrance, including:
  - Drilling two holes into the brick façade, to be located in the existing mortar joints; and,
  - Affixing the plaque with non-rusting anchors and screws with anti-vandalism measures.

City staff spoke to the Subcommittee about the application.

The Subcommittee considered the application and together with advice from staff, passed the following motion:

(Priamo/Carroll)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-052 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 November 30, 2025. If the alteration(s) are not completed by November 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) **HP2023-053** – 1561 Kirkwall Road,Flamborough (Part IV, Riddle House)

- Alterations to the exterior of the front entryway, including:
  - Replacement of the entry door with a new wood door to match the existing design and to fit the original jam opening;

- Removal of the contemporary screen door and installation of a new storm door; and,
- Repair of the damaged wood surrounding the sidelights and transom.

Sarah Piett, property owner, 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/McGirr)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-053 be consented to, subject to the following conditions:

- i. That the final details of the repairs to the wood sidelights and transom be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- ii. That the final design of the new storm door be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to its 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 November 30, 2025. If the alteration(s) are not completed by November 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)

**c) HP2023-054 – 252 James Street South, Hamilton (Part IV, Griffiths Palatial Home)**

- Alterations to the exterior foundations, including:
  - Installation of foundation waterproofing and window wells;

- Repair of the existing window frames (brick moulds);
- Replacement of the basement windows in the existing openings;
- Select repointing of damaged mortar joints; and,
- Repair of the front concrete steps.

*Note: The foundation waterproofing has already been installed and that scope of the Heritage Permit application is for retroactive approval.*

Kevin Lu, 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:  
(McGirr/Douglas)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-054 be consented to, subject to the following conditions:

- i. That the masonry repointing and repair work be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- ii. That the final details and specifications of the new window wells 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 and specifications of the replacement windows, preferably new wood 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;
- iv. 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
- v. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2025. If the alteration(s) are not completed by November 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)

8. **Adjournment**

(Priamo/Douglas)

That the meeting be adjourned at 6:30pm.

(Carried)

9. **Next Meeting:** Tuesday, December 12, 2023 at 5:00pm

## HAMILTON MUNICIPAL HERITAGE COMMITTEE

### Mandate:

- (a) To advise and assist City staff and Council on all matters relating to the designation of property, the review of heritage permit applications and other cultural heritage conservation measures under Parts IV and V of the Ontario Heritage Act, R.S.O. 1990, c.O.18.
- (b) To advise and assist City staff and Council in the preparation, evaluation and maintenance of a list of properties and areas worthy of conservation.
- (c) To advise and assist City staff and Council on any other matters relating to the conservation of listed properties or areas of cultural heritage value or interest.
- (d) To advise City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues.
- (e) To prepare, by the 31st day of January each year, an annual report of the previous year's activities.
- (f) To participate, where possible, on at least one of the following Working Groups of the Hamilton Municipal Heritage Committee:
  - Inventory and Research (Meets monthly for minimum of 2 hours)
  - Policy and Design (Meets monthly, or as needed, for a minimum of 2 hours)
  - Education and Communication (Meets monthly or as needed, for a minimum of 2 hours)
  - Heritage Permit Review Sub-Committee (Meets monthly for a minimum of 2 hours). Membership includes selected members of HMHC, but is completed through a separate application process
- (g) To participate, where possible in other external groups and/or stakeholder committees.
- (h) To participate, where possible in heritage events and activities, such as the Annual Hamilton Municipal Heritage Recognition Awards.

### Composition:

1 member of Council

#### 11 citizens:

1 resident of the former Town of Ancaster  
1 resident of the former Town of Dundas  
1 resident of the former Town of Flamborough  
1 resident of the former Town of Glanbrook  
1 resident of the former Town of Stoney Creek  
4 residents of the former City of Hamilton  
2 citizens at large

**Approved at September 12, 2018 Council  
Planning Report 18-013 Item 11**

**Duration:** To expire with the 2014-2018 term of Council or until such time as successors are appointed.

**Reporting to:** Planning Committee

**Stipend:** No

**Meeting Schedule:** A minimum of one meeting per month

**Contact:** Loren Kolar, Legislative Coordinator (x2604)



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	December 15, 2023
<b>SUBJECT/REPORT NO:</b>	Monthly Report on Recommended Proactive Listings for the Municipal Heritage Register, December 2023 (PED23193) (Ward 3)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	Emily Bent (905) 546-2424 Ext. 6663 Scott Dickinson (905) 546-2424 Ext. 7167
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That staff be directed to list the property located at 164 Kensington Avenue North, Hamilton (Ward 3) on the Municipal Heritage Register as a non-designated property that Council believes to be of cultural heritage value or interest, as outlined in Report PED23193, in accordance with Section 27 of the *Ontario Heritage Act*.

**EXECUTIVE SUMMARY**

This Report recommends that Council list 164 Kensington Avenue North, Hamilton on the Municipal Heritage Register (Register) as a non-designated property of cultural heritage value or interest.

Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes the 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 this property 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 listing expires.

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

### **Alternatives for Consideration – Not Applicable**

### **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: None.

Staffing: As outlined in Report PED22211(a), the City has hired 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 effect of 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 PED22211(a) and PED19125(c)), 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 are now bringing forward proactive recommendations on a monthly basis 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.

## **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, as amended by Ontario Regulation 569/22);
- 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 owner / applicant.

**Internal**

- Ward Councillor Nann, Ward 3

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The property at 164 Kensington Avenue North, Hamilton is comprised of a one-and-a-half storey brick building constructed circa 1920 and is included in the City's Inventory of Heritage Properties. The City received Formal Consultation Application FC-23-108, which contemplates a partial demolition and partial retention of the existing building, together with demolition of the detached dwellings located at 160 and 162 Kensington Avenue North, to construct a multiple dwelling containing 34 dwelling units on the consolidated lands. Although the heritage resource is proposed to be retained, the initial drawings demonstrate the removal of the existing roofline, window and door openings and the brick masonry, which reflect the cultural heritage value of the building. As such, staff conducted a preliminary cultural heritage evaluation of the subject property and determined that it met the required criteria for determining cultural heritage value or interest, as outlined in Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The result of staff's evaluation is summarized below.

The building at 164 Kensington Avenue North, Hamilton has historical value for its association with the former Kensington Gospel Hall Assembly, and with the theme of Hamilton's industrial growth during the twentieth century. This property was home to the Kensington Gospel Hall Assembly from the structure's construction in 1920 to the move to a larger structure elsewhere in 2009. This Christian congregation was part of an independent Christian movement which has been unnamed by its members, but is known by outsiders as the Plymouth Brethren. This Christian group was founded in 1825, in Dublin, Ireland, and is known for its rejection of other established Christian Faiths, adhering to a literal interpretation of the bible and a desire to separate themselves from the wider world. The Brethren were present in Ontario as early as 1845, and established a group in Hamilton in 1875. By 1904 the congregation was located in a former Baptist Church at 140 MacNab Street North, but with many of the members moving to the east end of the City's limits, it was decided that a new, additional Gospel Hall would be established on Kensington Avenue. At the turn of the twentieth century, many new industrial plants were being constructed at the eastern edge of the City of Hamilton, attracting thousands of workers to these new factories. In response to these worker's need for nearby housing, new neighbourhoods, focused around Barton Street East and Ottawa Street North, began to spring up. Other buildings, meant to serve the commercial, recreational and spiritual needs of the workers soon followed.

The building has design value as a representative example of an early-twentieth century vernacular building constructed as a place of worship. While the building does not

---

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.

appear to display a high degree of craftsmanship, its notable features include its: red brick construction, laid in running bond, a front gable roof, radiating brick voussoirs, segmentally-arched window and door openings, a rough-faced concrete block foundation, two chimneys, and rock-faced sills. The modest, simplified design is reflective of the values of the former congregation's beliefs.

The building has contextual value as it maintains, supports and defines the mixed-use streetscape along Cannon Street East with its one-and-a-half storey height and brick construction. The property is visually and historically linked to its surroundings, having been built to service the spiritual needs of the Plymouth Brethren as the City of Hamilton expanded eastward, which saw the transition of the area known today as Crown Point West from an agricultural to suburban and industrial community at the turn of the twentieth century.

The full summary of the preliminary evaluation of cultural heritage value or interest for the property is attached as Appendix "A" to Report PED23193. Therefore, 164 Kensington Avenue North, Hamilton, has 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 Recommendation of Report PED23193.

#### **ALTERNATIVES FOR CONSIDERATION**

N/A

#### **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED23193 - Preliminary Heritage Evaluation of 164 Kensington Avenue North, Hamilton

EB:sd



**164 Kensington Avenue North, Hamilton**  
Constructed circa 1920



**Preliminary Evaluation of Cultural Heritage Value or Interest:**

(in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22)

**Design / Physical Value**

1. The property is a representative example of an early-twentieth century vernacular building constructed as a place of worship. The one-and-a-half-storey building features red brick construction, laid in running bond, a front gable roof, radiating brick voussoirs, segmentally-arched window and door openings, a rough-faced concrete block foundation, two chimneys, and rock-faced sills. The modest, simplified design is reflective of the values of the former congregation's beliefs.
2. The property does not appear to demonstrate a high degree of craftsmanship.
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 former Kensington Gospel Hall Assembly, and with the theme of Hamilton’s industrial growth during the twentieth century. This property was home to the Kensington Gospel Hall Assembly from the structure’s construction in 1920 to the move to a larger structure elsewhere in 2009. This Christian congregation was part of an independent Christian movement which has been unnamed by its members but is known by outsiders as the Plymouth Brethren. This Christian group was found in 1825, in Dublin, Ireland, and is known for its rejection of other established Christian Faiths, adhering to a literal interpretation of the bible and a desire to separate themselves from the wider world. The Brethren were present in Ontario as early as 1845 and established a group in Hamilton in 1875. By 1904 the congregation was located in a former Baptist Church at 140 MacNab Street North, but with many of the members moving to the east end of the City’s limits, it was decided that a new, additional Gospel Hall would be established on Kensington Avenue. At the turn of the twentieth century, many new industrial plants were being constructed at the eastern edge of the City of Hamilton, attracting thousands of workers to these new factories. In response to these worker’s need for nearby housing, new neighbourhoods, focused around Barton Street East and Ottawa Street North, began to spring up. Other buildings, meant to serve the commercial, recreational, and spiritual needs of the workers soon followed.
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 maintains, supports and defines the mixed-use streetscape along Cannon Street East with its one-and-a-half storey height and brick construction.
8. The property is visually and historically linked to its surroundings, having been built to service the spiritual needs of the Plymouth Brethren as the City of Hamilton expanded eastward, which saw the transition of the area known today as Crown Point West from an agricultural to suburban and industrial community at the turn of the twentieth century.
9. The property is not considered to be a local landmark.

#### Sources:

"History — Nash Road Gospel Hall." Nash Road Gospel Hall  
[www.nashroadgospelhall.com/history](http://www.nashroadgospelhall.com/history).

*Inventory of Significant Places of Worship in the City of Hamilton, 1801-2001*. 2012.

Vernon, Henry. "1922 Vernon's City of Hamilton Directory." Hamilton: The Griffin & Richmond Co., 1922.

Weaver, John C. "Hamilton: An Illustrated History". James Lorimer and Co., Toronto, 1982.

"The History of the Brethren Assemblies Worldwide" Hilltop Bible Chapel.  
<https://www.hbctoronto.ca/brethren-history>



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	December 15, 2023
<b>SUBJECT/REPORT NO:</b>	Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Scott Dickinson (905) 546-2424 Ext. 7167 Alissa Golden (905) 546-2423 Ext. 1202
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the non-designated property located at 535 Old Dundas Road, Ancaster, be removed from the Municipal Heritage Register.

**EXECUTIVE SUMMARY**

This Report recommends removing 535 Old Dundas Road, Ancaster from the Municipal Heritage Register in response to the owner submitting a Notice of Intention to Demolish under Section 27 (9) of the *Ontario Heritage Act*. The notice included a letter from a professional engineer that speaks to the deteriorated physical state of the dwelling proposed to be demolished.

Staff have documented the existing interior and exterior conditions of the dwelling and find that, while the existing building does have some cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by designation under Part IV the *Ontario Heritage Act*. Further, the photographs sufficiently document the historic building, which demonstrate that the building is in poor condition. Staff recommend removing the property from the Municipal Heritage Register.

---

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: Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12) - Page 2 of 5**

---

**Alternatives for Consideration – See Page 5**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: Owners of non-designated properties listed on the City's Municipal Heritage Register under Section 27 (3) of the *Ontario Heritage Act* are required to give Council 60 days' notice of their intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to removing a property from the Register under Section 27 (4) of the Act.

**HISTORICAL BACKGROUND**

The property located at 535 Old Dundas Road, Ancaster (see location map attached as Appendix "A" to Report PED23183) is a one-and-a half storey wooden frame dwelling. In February 2021, the subject property was listed on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest as part of the Ancaster Pre-Confederation Inventory (see Report PED21031).

In October 2023, the City received a Building Permit Application to Demolish the dwelling at 535 Old Dundas Road. On November 6, 2023, a representative for the property owner provided Cultural Heritage Planning staff access to the property to conduct a site visit to document the current condition of the property, including the interior and exterior of dwelling to be demolished (see photographs attached as Appendix "C" to Report PED23183).

On November 17, 2023, Cultural Heritage Planning staff received an email from the owner notifying the City of their intention to demolish the dwelling on the property in advance of future redevelopment of the site, serving as the Notice of Intention to Demolish under Section 27(9) of the *Ontario Heritage Act* (attached as Appendix "B" to Report PED23183). The notice includes a report from a structural engineer, which speaks to the deteriorated state of the building.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Recommendation of this Report is consistent with Provincial and Municipal legislation, policy and direction, including the following relevant policies from the Urban Hamilton Official Plan, Volume 1:

**SUBJECT: Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12) - Page 3 of 5**

---

- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (B.3.4.2.1 b));
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4); and,
- Requiring a cultural heritage resource to be thoroughly documented for archival purposes in the event that rehabilitation and reuse of the resource is not viable as part of a *Planning Act* application process (B.3.4.2.13).

## **RELEVANT CONSULTATION**

### **External**

- Property Owner.

### **Internal**

- Ward 12 Councillor.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Listing a property on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest provides 60 days interim protection from demolition. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage properties, like those identified as candidates for designation, the 60-day delay could allow Council time to consider issuing a notice of intention to designate the property to prevent demolition.

The preliminary evaluation of the property, conducted in accordance with Ontario Regulation 9/06 of the *Ontario Heritage Act*, was completed as part of the Ancaster Pre-Confederation Inventory (see Report PED21031) as a community initiative by the Ancaster Village Heritage Community Group. This initiative identified the subject lands as having potential cultural heritage value or interest as follows:

- Criteria 1: Its design value as an early, unique example of a building designed in the Gothic Revival style;
- Criteria 4: Its associative value for its direct associations with a theme;
- Criteria 5: Its associative value for its ability to yield, or potentially yield, information that contributes to an understanding of a community or culture;

---

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: Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12) - Page 4 of 5**

---

- Criteria 7: Its contextual value, helping to support the historic character of the neighbourhood, due to the mid-nineteenth century construction of the building; and,
- Criteria 8: Its contextual value being linked to its surroundings both visually and historically.

The Ancaster Pre-Confederation Inventory project did not identify 535 Old Dundas Road as a candidate for designation under Part IV of the *Ontario Heritage Act*.

### **Staff Analysis**

On November 6, 2023, a representative for the property owner provided Cultural Heritage Planning staff access to the property to conduct a site visit to document the current condition of the property. Staff believe the dwelling at 535 Old Dundas Road to be of early-twentieth century construction, or a substantially altered pre-Confederation structure. Staff identified features which indicated a construction date later than the circa 1865 date suggested by the Ancaster Pre-Confederation Inventory project. These features included the twentieth-century windows on the main floor, siding which was consistent on both the main body of the dwelling and on a modern addition, and the lack of hand-hewn beams or other nineteenth-century features which would support an earlier construction date.

Although the design of the dwelling exterior is unusual, upon further review staff do not believe it to be representative of the Gothic Revival style, but rather a modified vernacular dwelling. Staff determined that only a few tangible heritage features remain on either the exterior or interior of the dwelling. These features include the: scrollwork and turned railings on the front porch; front wooded door; several wooden windows; and, wooden interior basement door. Cultural Heritage Planning staff conducted additional research of the subject property and were unable to identify any significant historical or associative value of the property.

### **Conclusion**

While it has been determined that 535 Old Dundas Road does have contextual cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. Staff believe that the building has been sufficiently photo-documented and recommend that the property be removed from the Municipal Heritage Register in response to the Notice of Intention to Demolish. The owner has also indicated that they are willing to salvage the remaining heritage features in the building prior to its demolition.

---

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: Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12) - Page 5 of 5**

---

**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 to prevent its demolition. While it has been determined that 535 Old Dundas Road does have cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED23183 – Location Map

Appendix "B" to Report PED23183 – Notice of Intention to Demolish

Appendix "C" to Report PED23183 – Photo-Documentation

SD/AG/sd

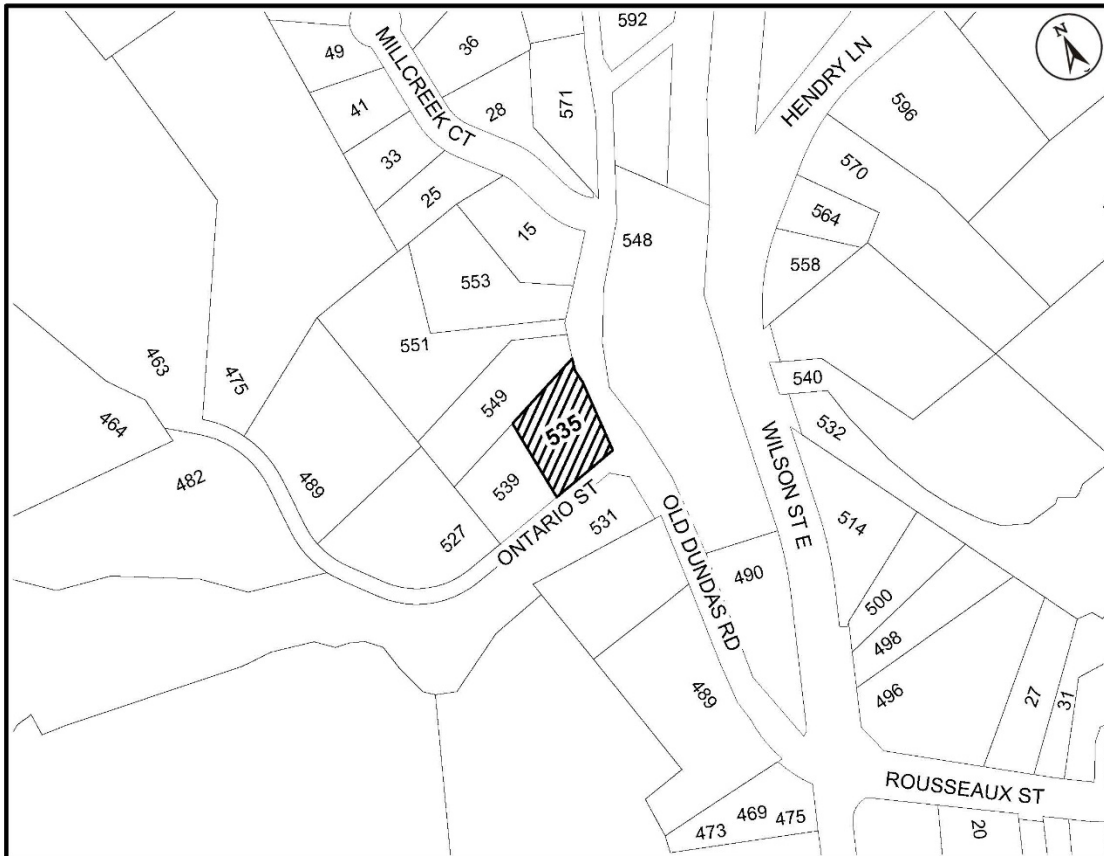
---

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

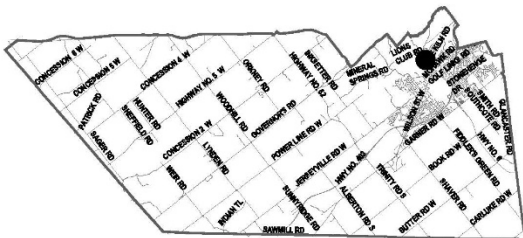
OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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





● Site Location



Key Map - Ward 12

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
535 Old Dundas Rd


Date:  
November 21, 2023

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
SD/AL

### Subject Property

 535 Old Dundas Road

Nov 17<sup>th</sup>, 2023

City of Hamilton  
71 Main St W, Hamilton, ON  
L8P 4Y5

**Attention:** Alissa Golden  
Program Lead - Cultural Heritage  
City of Hamilton

Dear Alissa,

**Re** 535 Old Dundas Rd, Ancaster – Intent to Demolish

I am writing to formally confirm our organization's intent to proceed with the demolition of the single detached house situated at 535 Old Dundas Road in Ancaster, ON.

The property was acquired by Hillcrest Dairy (Ancaster Mill) in June 2023 with the intent to use the site for future redevelopment.

Subsequent to the acquisition, we engaged the services of a licensed structural engineer to conduct an assessment of the building on the property, which report is included as Appendix A to this correspondence.

The structural analysis reveals severe deficiencies in the building's structural integrity. Notably, certain components of the wood floor fail to meet live load code requirements and the mortar joints in the foundations are extensively spalled. An option to repair the foundation to occupiable standards would be to completely remove and replace the existing stone foundation with a cast in place or block foundation and footings. Considering the significant resources required to bring the structure up to occupiable standards, demolition is recommended by the structural engineer.

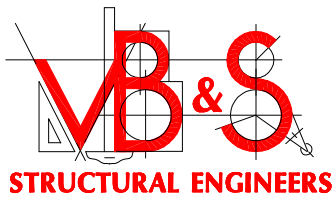
While we appreciate the significance of preserving heritage structures, the advanced state of decay of the subject building and our intent to use the site for future development, necessitates our decision to proceed with demolition. With that said, we are open and willing to salvage certain features of the building as part of the overall demolition process.

Should you have any inquiries or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Mackenzie

Mackenzie Meek MCIP, RPP  
Planner/Project Manager  
Pearle Hospitality – Ancaster Mill



## VanBoxmeer & Stranges Ltd.

1108 Dundas Street  
London, Ontario  
N5W 3A7  
P: (519) 433-4661  
[vbands@vbands.com](mailto:vbands@vbands.com)

4802 Portage Rd, Unit 1  
Niagara Falls, Ontario  
L2E 6B3  
P: (905) 357-2030  
[al@vbands.com](mailto:al@vbands.com)

PEARLE Hospitality  
611 Tradewinds Dr, Suite 300  
Ancaster, ON  
L9G4V5  
Attention: Aaron Ciancone, President

### Summary of Building Inspection 535 Old Dundas Rd Ancaster, Ontario

Dear Mr. Ciancone:

As requested, VB&S was instructed to complete a structural review of the building noted above. VB&S scope was to provide visual inspection of the structure and report on the structural integrity. It must be noted that there was no destructive testing to any parts of the building.

On October 11, 2023, VB&S and Mackenzie Meek of Pearle Hospitality completed a walkthrough of the building. This report summarizes our findings of our building review and provides an opinion as to the condition and recommendations.

#### **1.0**     General

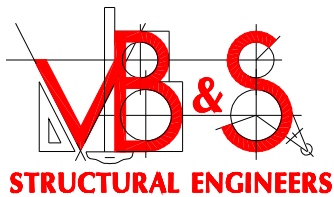
As reported, the original building was constructed possibly in the early 1900's. The building is comprised of the original structure, and an addition to the north.

The building is constructed using wood framing. The roof is constructed as a conventional wood rafter with collar ties partway up the rafters. It could not be determined if the floor joists act as ties at the base of the rafter. The roof framing over the kitchen bears on knee walls. The knee walls were supported on what appeared to be wood beams from below. See **Photo No 01 & 02**.

#### **2.0**     Observations

During the site review, the framing of the floor structure was recorded to get a better understanding of the building and tracking the loads to foundation. Where visible, the framing was recorded including the member sizes, spans and the bearing locations. The underside of the main floor was completely exposed. See **Photo No 03** for part main floor framing.

The underside of the second-floor framing was virtually all covered with drywall and panelling. There was a small opening at the underside of the second-floor by way of a partition wall being removed. The second-floor framing was reviewed and recorded. The framing of the remaining second-floor over the existing kitchen/dining area was not observed.



## 2.1 Exterior

Review of the exterior was completed. The framing of the covered veranda at the south side of the house had collapsed. See **Photo No 04 & 05**. It was apparent that the end of the wood beam at the east side of the veranda had rotted and collapsed.

There were many areas around the perimeter of the exterior where the wood siding, and wood window sills were rotted as well. See **Photo No 06 & 07**. Photos 06 & 07 show a couple of locations of many where the exterior wood siding, sills or window jambs were decomposed.

## 2.2 Interior Wood Frame

The interior wood structure at the main floor level was in good condition. There were a couple of areas of the sill plate that was rotted. The photo was difficult to capture.

The west end of the east side main 8x8 timber floor beam, See **Photo No 03**, does have adequate support at the interior foundation wall.

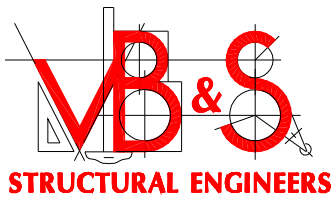
At the west side structure, an existing wood post at the west end of the beam was partially rotted at the base and a wood knot that was severely rotted. See **Photo No 08 & 09**.

After reviewing the joist and beam spans, it appeared that the spans were over the limits allowed by today's codes. After analysis, the following framing members were found to be deficient:

- i) The second-floor joist on the east side of the house were 2x8" @16" joists spanning 233". It could not be observed if there was additional support in the floor that was cutting down the joist span. By analysis the joist, with prescribed by code loads applied, the joists spanning 233" was overstressed by 325%.
- ii) The main floor 8x8 timber beam on the east side of the house supports the 2x8" @ 24" joists (spanning 136") from each side. By analysis, with prescribed code loads applied, the timber beam is overstressed by 70%.
- iii) The main floor timber beam on the west side of the house is a 6x6 and supports the 2x8" @ 24" joists (spanning 80") on each side of the beam. By analysis, with loads prescribed by codes applied, the timber beam was overstressed by 300%.

## 2.3 Stone Foundation

For two of the 3 areas of the basement, the foundations are constructed of stone and mortar. Upon closer inspection of the foundation, it was quite evident that the mortar is severely spalled. See **Photo No 10 & 11**. The photos show how easily the screwdriver penetrates the spalled mortar joints.



### 3.0 Recommendations

The existing structure, as determined by analysis is severely over stressed in part. There are many areas of the wood floor structure that do not conform to today's code applied live load.

The mortar joints in stone foundations are severely spalled. Repairing the foundation would also require a lot of financial resources. An option would be the temporary support of the house with a complete demolition and replacement of the stone foundation to cast-in-place or block foundation and footing.

The exterior wood siding has many areas of decomposition. In one location the veranda roof has failed and collapsed. If this structure is to remain, we recommend removing the plaster and lath at the base of the main floor walls to determine if the studs and sill plates are decomposed.

Given the many issues with the floor framing and the foundation wall, we recommend this building be demolished.

We trust that this meets with your satisfaction. Please don't hesitate to call our office should you have any questions or concerns.

Regards,  
**VanBoxmeer & Stranges Engineering Ltd.**

Rick Stranges, P.Eng.  
President

RAS/ras

# PHOTOS



**Photo No 01: 2<sup>nd</sup> Floor North Wall above Kitchen**



**Photo No 02: North Kitchen Wall below Photo No:01**



**Photo No 03: Main Floor Framing (Original House)**



**Photo No 04: Collapsed Roof**





**Photo No 05: Rotten Wood**



**Photo No 06: Rotted Siding**



**Photo No 07: Rotted Sill**



**Photo No 08: Rotted Post Base**



**Photo No 09: Rotten Wood Knott**



**Photo No 10: Spalled Mortar Joint**



**Photo No 11: Spalled Mortar Joint**

**Photo-Documentation of 535 Old Dundas Road, Ancaster**  
(All photographs taken by City staff on November 6, 2023)



Figure 1: View of Front (East) Elevation facing Old Dundas Road



Figure 2: View of South Elevation along Ontario Road



Figure 3: View of Two Level Shed in rear yard



Figure 4: View of existing contemporary side garage



Figure 5: View of damage to shed foundation



Figure 6: View of deteriorating window frames with contemporary replacement windows



Figure 7: Views of damage to front porch ceiling



Figure 8: Detail View of damage to eaves





Figure 9: View of deterioration to wooden storm window



Figure 10: View of South Exterior and partially-collapsed side porch



Figure 11: Detail View of damage to side porch



Figure 12: View of contemporary side addition and foundation



Figure 13: View of typical interior



Figure 14: View of stone foundation wall in basement



Figure 15: View of foundation wall in basement, looking into side addition



Figure 16: View of deterioration of upper-storey wood windows



Figure 17: View of interior (left) and front exterior (right) wood doors



Figure 18: Early twentieth-century windows on front exterior



Figure 19: View of front porch with posts, scroll work and railings



Figure 20: Close-up view of scroll work



Figure 21: View of turned railings on front porch



Figure 22: View of property looking south along Old Dundas Road



Figure 23: View of property looking north along Old Dundas Road





## HAMILTON-WENTWORTH HERITAGE ASSOCIATION

### *Membership Application / Renewal*

It is through the generous support of individuals, heritage institutions, heritage and historical societies and other organizations that the Hamilton-Wentworth Heritage Association is able to represent and promote heritage and history in the community. This includes distributing Heritage Volunteer Recognition Certificates and publishing the Who's Who.

Memberships are available to organizations or individuals.  
The annual membership fee is \$20 (January to December.)

Please make your cheque payable to the Hamilton-Wentworth Heritage Association and return it along with this information form to:

**Susanne Noordyk**  
**1412-200 Jackson Street West**  
**Hamilton ON L8P 4R9**

This information is for the internal use of the HWHA	
Name of Organization or Individual	
Contact Person	
Full Mailing Address	
E-mail Address	
Phone Number	



# HAMILTON-WENTWORTH HERITAGE ASSOCIATION HERITAGE VOLUNTEER RECOGNITION CERTIFICATE INFORMATION FORM

**Submission deadline is March 31<sup>st</sup>, 2024**

Individuals presented with these certificates enrich the Hamilton-Wentworth Heritage community through volunteer work in historical or heritage sites or organizations.  
All members of the organization are eligible to be honoured: this recognition is not only for executive members!

Each organization that is a member in good standing of the HWHA (membership fees paid for 2024) may submit 2 names for recognition: please complete a separate information form for each person.

Return the forms by e-mail to: [hwheritage@gmail.com](mailto:hwheritage@gmail.com) (put HWHA Recognition in the subject line)  
or by mail to 18 Adler Avenue Hamilton ON L8W 3C3

***Certificates will be presented during Volunteer Recognition Week 2024.***

MEMBER ORGANIZATION	
Organization	
Contact Person	
E-mail Address	
Phone Number	

HONOUREE INFORMATION	
Name	
Full Mailing Address	
E-mail Address	
Phone Number	

Please provide a citation about your honouree. The citation should be no longer than 100 words.



**HAMILTON-WENTWORTH HERITAGE ASSOCIATION**  
***Who's Who in Heritage Information***

Each year the Hamilton-Wentworth Heritage Association produces the Who's Who in Hamilton-Wentworth Heritage. This is a compilation of contact information for local historical and heritage organizations, museums, libraries and archives. It also includes a full listing of past recipients of the HWHHA Heritage Volunteer Recognition Certificates.

The Who's Who is distributed to all history and heritage organizations in the Hamilton-Wentworth area and is available on the website of the HWHHA.

To assure that the information for your organization is accurate please fill out this form and submit it to the Who's Who editor.

By e-mail:                   HWHeritage@gmail.com

By regular mail:       Lee Gowers  
                              18 Adler Avenue  
                              Hamilton ON   L8W 3C3

<b>This information will be published in the <i>Who's Who in Heritage</i></b>	
Organization	
Contact Person	
Full Mailing Address	
E-mail Address	
Phone Number	
Web Site	