



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Date: January 26, 2024

Time: 12:00 p.m.

Location: Room 264, 2nd Floor, City Hall (in-person)
71 Main Street West

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

5. COMMUNICATIONS

- *5.1 Correspondence from M. Brown, Board Chair, Philpott Church, respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

Recommendation: Be received and referred to Item 8.3 for consideration

- *5.2 Correspondence from Devyn Thomson, respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

Recommendation: Be received and referred to Item 8.3 for consideration

6. DELEGATION REQUESTS

- *6.5 Stephen Armstrong, Armstrong Planning Project Management respecting Item 8.3, Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2) (for today's meeting)

8. STAFF PRESENTATIONS

- 8.3 Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007) (Ward 2)

*a. Staff Presentation

9. CONSENT ITEMS

*9.4 Policy and Design Working Group Meeting Notes - December 18, 2023

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



Philpott Church

 84 York Blvd,
Hamilton, ON L8R 1R6

Phone: (905) 523-7000
Website: acomunityofgrace.org
E-mail: info@acomunityofgrace.org
PO Box 57073 RPO Jackson Square
Hamilton, ON L8P 4W9

January 24, 2024

ATTN: Alissa Golden, MCIP, RPP
Cultural Heritage Planning Lead
City of Hamilton
71 Main St W, Hamilton, ON L8P 4Y5

RE: Recommendation to Designate 84 York Boulevard, Hamilton

Ms. Golden,

This letter is submitted in response to the City of Hamilton Staff Report '*Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the Ontario Heritage Act (PED24007)*'. It is our understanding that the full designation of the property is being recommended at an upcoming Hamilton Municipal Heritage Committee meeting on January 26, 2026.

As noted in our previous letter, dated December 19, 2023, we provided our support for the redevelopment of the Philpott Memorial Church. We also noted that the congregation expresses no concerns with the redevelopment of the property and is happy to see the site evolve and continue to serve Downtown Hamilton. HC EC 89 Park LP (Empire Communities and Hamilton Coliseum Place) is the purchaser of the property. HC EC 89 Park LP has kept the church informed as they develop their redevelopment plans by sharing draft reports including the *Cultural Heritage Impact Assessment* and architectural plans. The developer and church staff have also worked collaboratively to execute the testing program from earlier this year.

We have reviewed the *Cultural Heritage Impact Assessment* prepared for the redevelopment of 84 York Boulevard, including Section 9.2 Commemoration and Interpretation. We support the proposal "to acknowledge the history of the property and the contribution that Peter Philpott and his Christian Workers Church had on the Community" through a display and commemoration program. In addition to supporting this proposal, our new home and ongoing presence in the community will continue to acknowledge the contributions of Peter Philpott.

Ultimately, we wanted to take this opportunity to confirm that our congregation supports HC EC 89 Park LP and their proposal to 'Negotiate a Heritage Easement Agreement in Lieu of Designation' as provided for in the City of Hamilton Staff Report. We agree with the plan to retain and reintegrate certain key

heritage attributes into the new development. We understand this would be done in such a way that the history and memory of Peter Philpott, and the church he created, will live on in a new interpretation on site. We believe this approach, including the use of a heritage easement to secure the temporary removal of attributes from the site, respects the long history of our congregation and our presence at the corner of York Boulevard and Park Street North. We look forward to seeing what the future holds as the site is redeveloped and some or all of the attributes are reinstated onsite.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MB', with a long horizontal flourish extending to the right.

Michael Brown
Board Chair, Philpott Church

CC: Emily Bent, City of Hamilton

From: clerk@hamilton.ca
To: [Kolar, Loren](#); [Carson, Katie](#)
Subject: HMHC January 26 Correspondence from Devyn Thomson
Date: Thursday, January 25, 2024 8:30:44 AM

Magda Green

Administrative Assistant II to the City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Devyn T [REDACTED]
Sent: January 24, 2024 9:29 PM
To: clerk@hamilton.ca
Subject: Hamilton Heritage Committee - Designation of 84 York Boulevard

Re: item 8.3

Dear Heritage Committee Members,

There are only two landmark buildings remaining on York Boulevard, Copley and Philpott. The rest have been destroyed and demolished. Therefore, I am writing in support of the staff recommended heritage designation of the Philpott Memorial Church at 84 York Boulevard which will be heard at the Hamilton Heritage Committee January 26th, 2024. I am disappointed with the lack of heritage retention coming from the proposal which is recommending demolition with salvage and commemoration of heritage elements. I would like to see adaptive reuse of this building

One thing that stood out in the reports from the developer is that it repeatedly states reusing Philpott and addressing the cladding is not feasible. There is no detailed explanation as to why it's not feasible, nor is there a dollar value attached to cost involved. On a landmark like this it could be worth it. As per the report it seems the new owner was initially open to retention.

Over the next 10 years all the properties to the west of the church will most likely be developed and demolished. It's disappointing that the only heritage asset in Philpott Church that is between Bay and Park Street North could be fully demolished. In the grand scheme of things this is a small corner pocket that can have lasting cultural heritage value while developing housing on the rear of the land. In my opinion, every effort should be made to repurpose this Charles Mills building in the new entertainment district planned for this area. James Street Baptist remains in shambles, All Saints Church was demolished in Ward 2 and St. Giles Church in Ward 3 is in danger of demolition. The only option with these landmark heritage buildings like this should be reuse. It could remain a landmark in the new development. As you know, two registered heritage buildings were demolished on King Street for the new Philpott building and now the landmark on York Boulevard is on the chopping block.

I would ask that serious consideration be taken towards protecting this heritage asset. Hamilton Heritage staff have identified this building meets 8/9 criteria for designation and protection. Why must the community have to rally constantly to save Hamilton heritage? As shared, I would like to see a win-win in this development and not just a few commemorative pieces saved.

Devyn

From: clerk@hamilton.ca
To: [Salamone, Salvatore](#); [Kolar, Loren](#)
Subject: FW: Webform submission from: Request to Speak to a Committee of Council
Date: Monday, January 22, 2024 8:56:28 AM

Magda Green

Administrative Assistant II to the City Clerk
Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: City of Hamilton <hello@hamilton.ca>
Sent: January 19, 2024 5:28 PM
To: clerk@hamilton.ca
Subject: Webform submission from: Request to Speak to a Committee of Council

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Submitted on Fri, 01/19/2024 - 17:27

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

Stephen Armstrong
Armstrong Planning Project Management
1600 Steeles Avenue West, Suite 318
Vaughan, ON. L4K4M2
sga@armstrongplan.ca
4169306434

Preferred Pronoun

he/him

Reason(s) for delegation request

Armstrong Planning and Project Management, requests to delegate on behalf of the property owner.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

Yes

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

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

84 York Blvd. / 89 Park St. N.

Hamilton Municipal Heritage Committee

For: HC EC 89 Park LP (Empire Communities and Hamilton Coliseum Place)

Agent: Armstrong Planning & Project Management

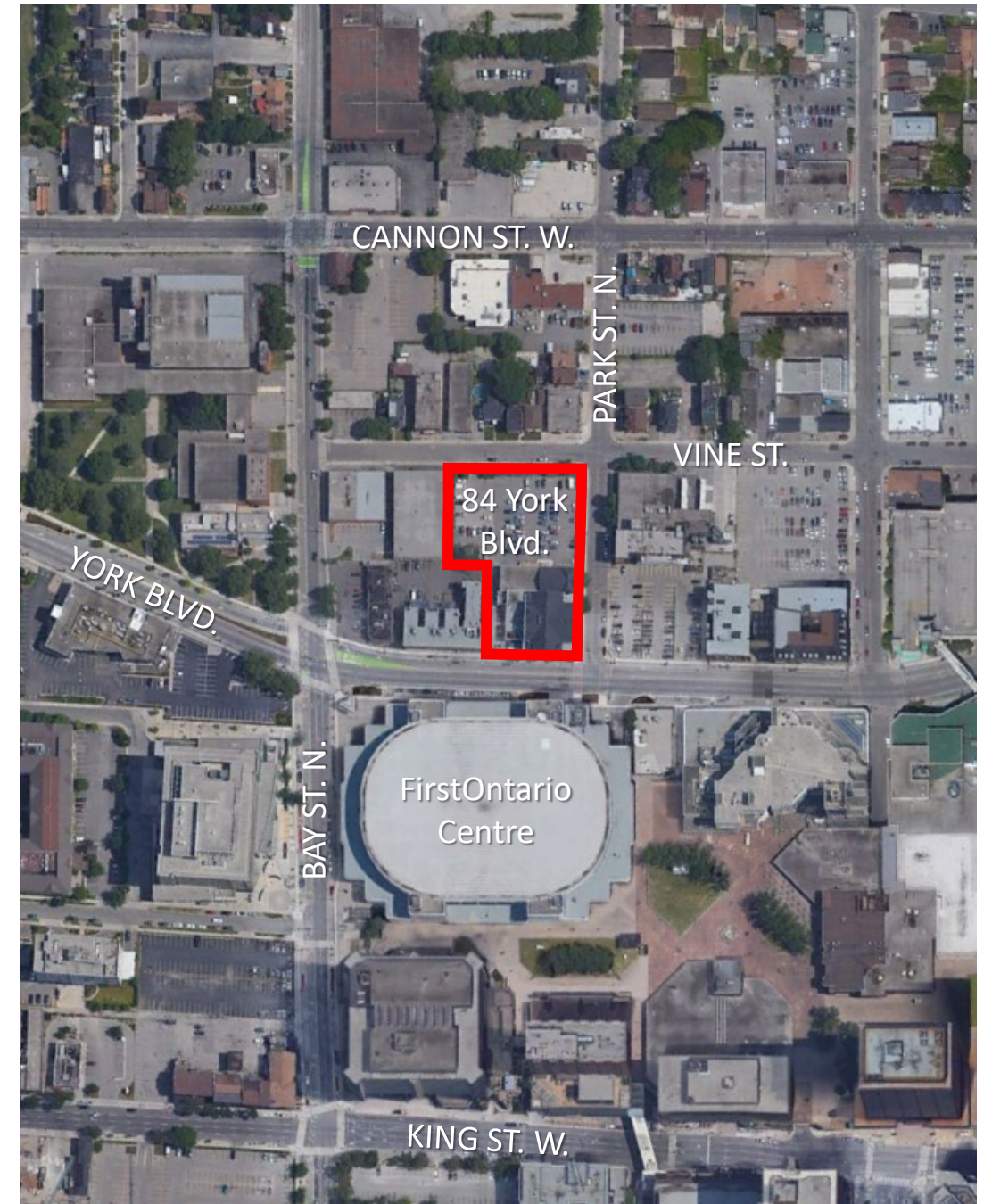
c/o Stephen Armstrong

Date: January 26, 2024



Background

- The Philpott Memorial Church has been located at 84 York Boulevard for over 120 years. Through several studies, the congregation determined that the current building has several physical deficiencies requiring significant capital investment
- The congregation decided to sell the property and is moving to a new building in September 2024
- HC EC 89 Park LP (comprised of Empire Communities and Hamilton Coliseum Place) has purchased the property



Current Condition



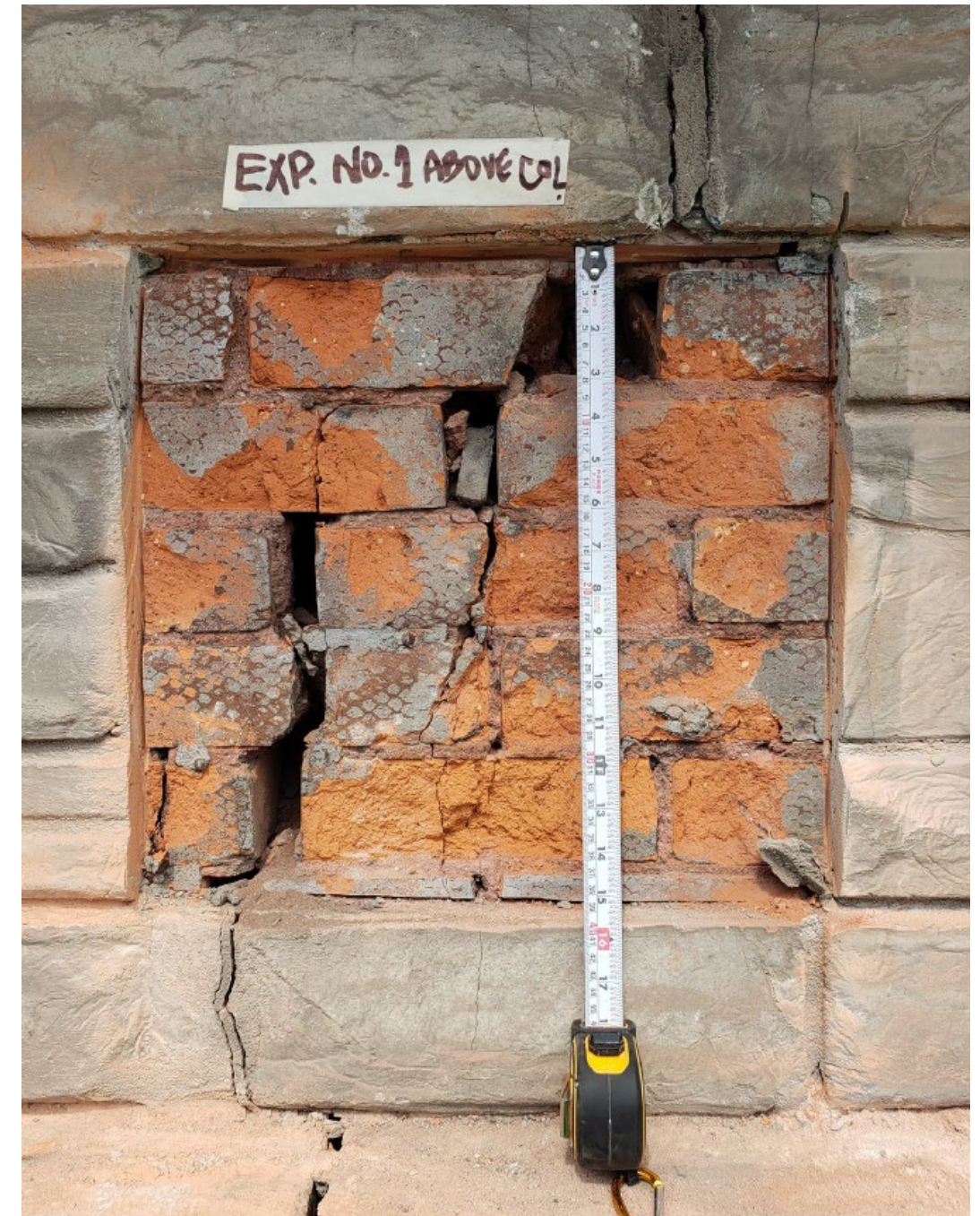
1906 façades covered with cement-based mortar



1901 façade covered with cement-based mortar

Site Investigations

- Empire Communities has developed lands with existing listed and designated structures, thoughtfully incorporating them into final site and building design
- Several subject matter experts (materials, heritage, and structural) were retained to review the existing structure to determine if either full or partial retention as part of a redevelopment is possible
- The building's brick was covered with a cement-based mortar in 1952, likely due to the poor quality of the masonry.



Exploratory Opening

Site Investigations - Findings

- *Jablonsky, Ast and Partners* prepared a Condition Assessment of Existing Structure Report
- The cement-based mortar was adhered to the brick using steel mesh and nails. Overtime, moisture was trapped within the porous brick and the less porous cement-based mortar causing the nails and steel mesh to rust, further degrading the underlying masonry
- Full or partial retention of the building and integration with the proposed development is not feasible. Ultimately, the Report recommends the dismantlement of the building and re-use of certain heritage attributes.



Exploratory Opening

Proposed Heritage Conservation Plan

- Cultural heritage attributes are proposed to be retained and integrated in the redevelopment project as identified in the Cultural Heritage Impact Assessment (CHIA).
- HC EC 89 Park LP is committed to the salvage and re-integration of heritage features and is proposing to secure these resources through a Heritage Conservation Easement as provided under Policy 6.1.11.1 (e) of the Downtown Hamilton Secondary Plan.

Heritage Conservation Easement

- Policy 6.1.11.1 (e) of the Downtown Hamilton Secondary Plan provides that:

*“The City may require that as part of development proposals that cultural heritage resources be retained on-site and incorporated, used or adaptively re-used, as appropriate with the proposed development. Retention and protection of cultural heritage resources on lands subject to development may be a requirement as a condition of development approval. **Specifically, heritage easements under subsection 37(1) of the Ontario Heritage Act may be required and negotiated**, as well as development agreements, respecting the care and conservation of the affected heritage property.”*

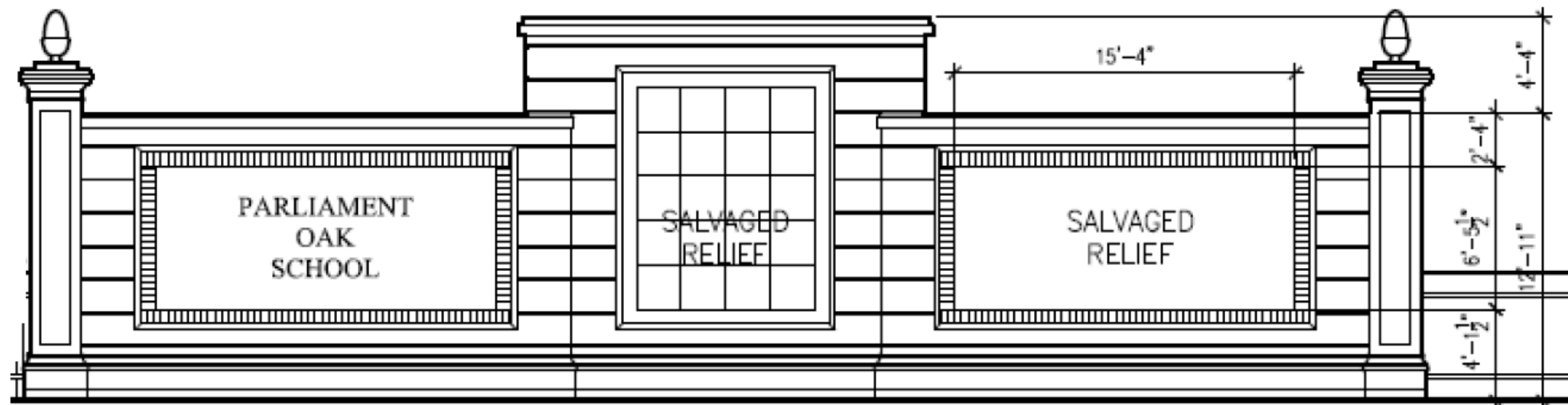
Heritage Conservation Easement Example

- The Town of Niagara on the Lake and the developer of 325 King Street (Parliament Oak School) entered into a Heritage Easement Agreement in 2023 to ensure heritage attributes were protected
- Key heritage attributes to be protected and re-instated through the Agreement include:
 - Bas relief panels
 - “PARLIAMENT OAK SCHOOL” lettering
 - Underground railroad art installation
 - 1948 Time Capsule / Boundary Ordnance Stone
 - Salvage and reuse of 1948 building materials including slate chalkboards, brick and hardware

Heritage Conservation Easement Example



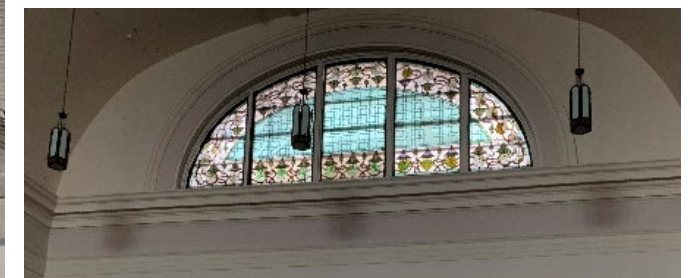
Existing building at 325 King Street showing bas relief panels
(excerpt from Heritage Impact Assessment – dated June 23, 2023 (Stantec Consulting))



Proposed commemoration wall layout integrating bas relief panels and 'Parliament Oak School' lettering
(excerpt from Commemoration Plan Report – dated June 23, 2023 (Stantec Consulting))

Key Heritage Attributes – 84 York

- Our consultant team has recommended the retention of key heritage attributes and commemorative features that would highlight the history of the Philpott Memorial Church and its property
- The attributes currently proposed to be retained and integrated into the new development include existing columns and stained-glass windows
- Other features to be integrated, as recommended by the CHIA, include the exterior wood double doors, the date stone, and a lunette window.



Identified Key Heritage Attributes of 84 York Boulevard

Preliminary Proposal

- The overall intent of the new building is to create a place for residents and the public to gather and complement the emerging Entertainment District and investments by the City of Hamilton and Hamilton Urban Precinct Entertainment Group (HUPEG) while integrating key heritage attributes
- The current design includes retail at-grade which can animate the street providing more active and accessible uses throughout the year



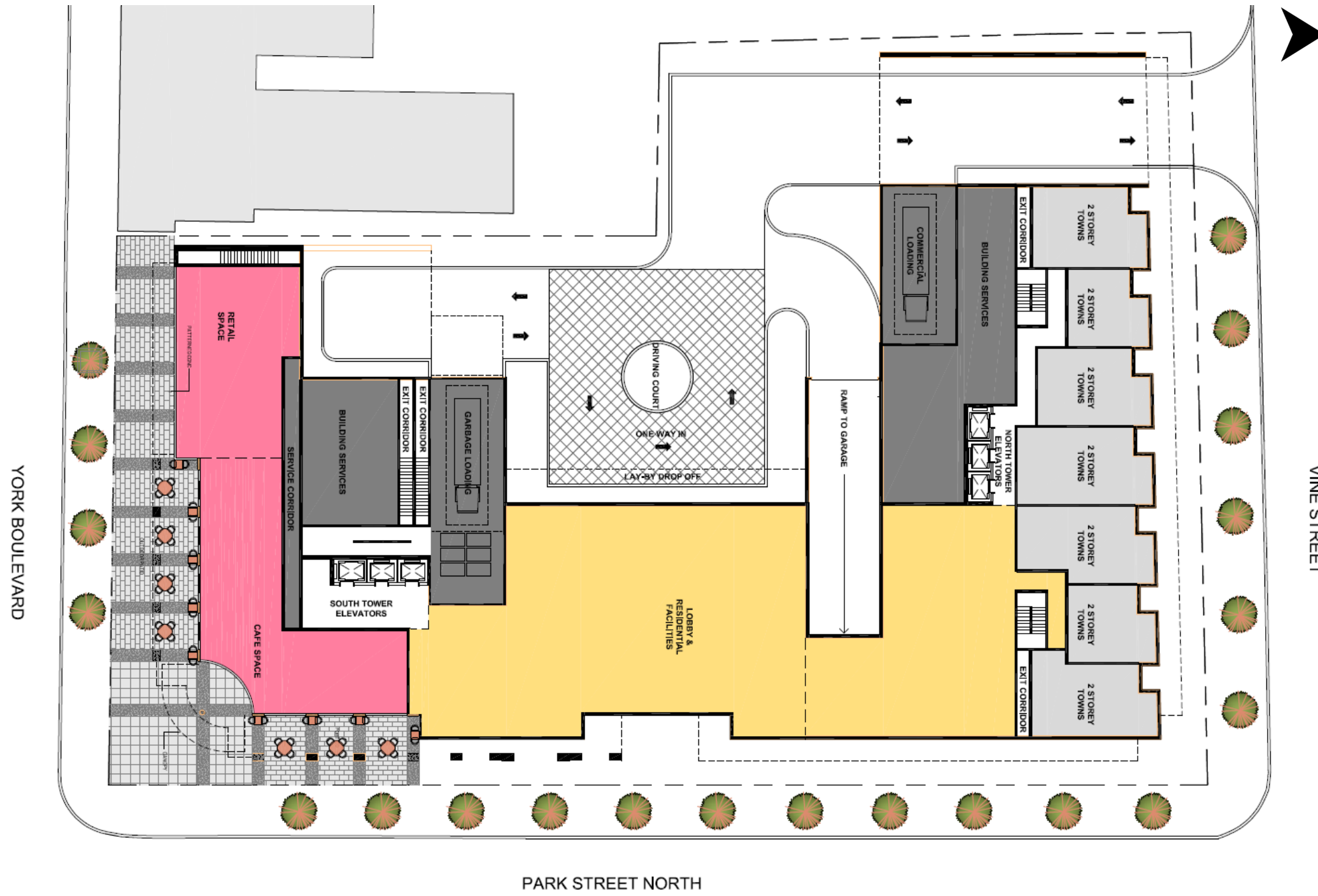
Preliminary Rendering showing the lobby

Preliminary Proposal



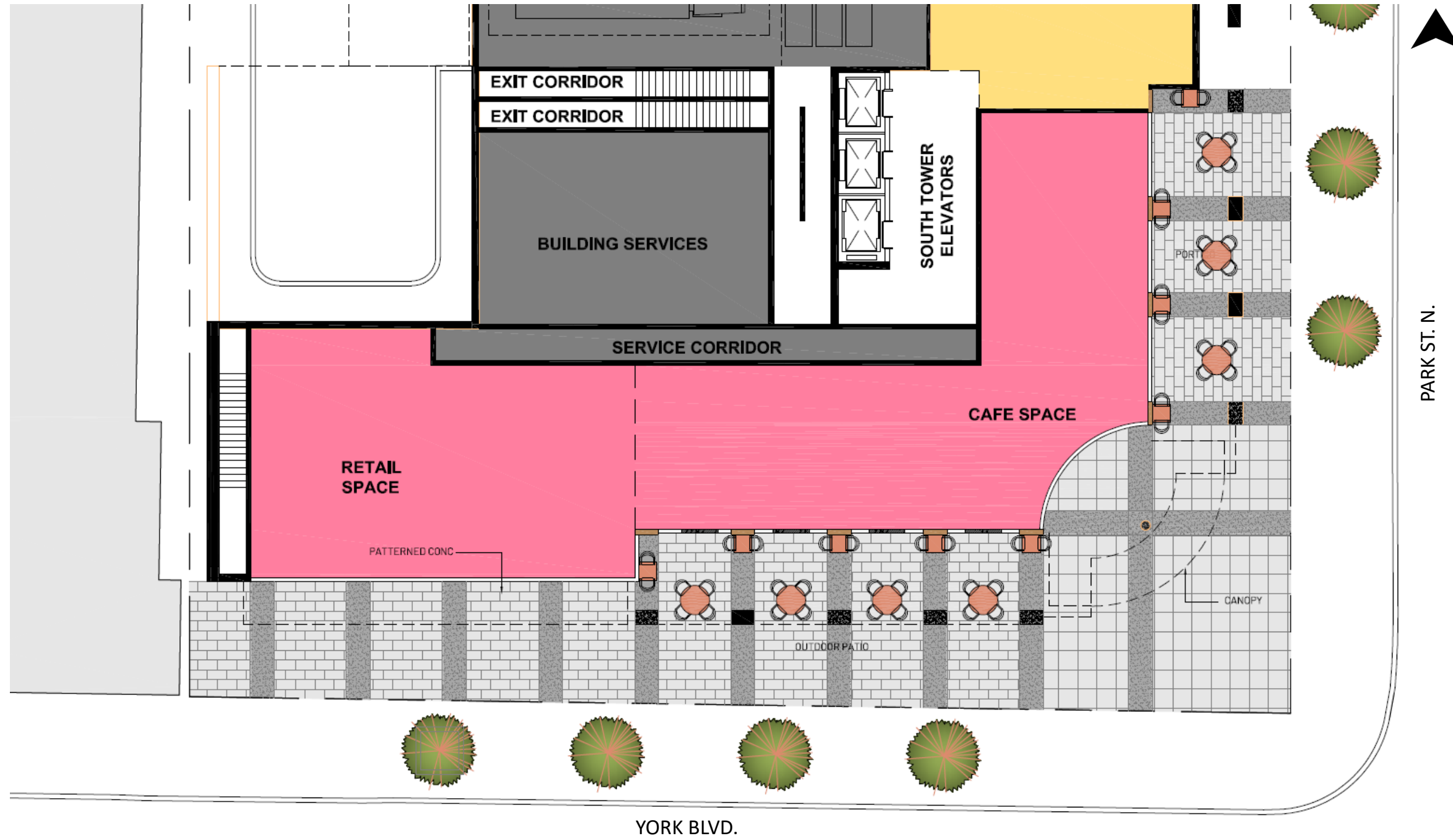
Preliminary Rendering showing the lobby and key heritage attributes

Preliminary Proposal



Preliminary Site Plan

Preliminary Proposal



Preliminary Site Plan (Retail Space Details)

Preliminary Proposal



Preliminary Exterior Rendering (York Boulevard and Park Street North)

Entertainment Precinct

- Hamilton Urban Precinct Entertainment Group (HUPEG) entered into a Master Agreement with the City to revitalize FirstOntario Centre and other City-owned venues in exchange for development parcels
- FirstOntario to be **the centrepiece** of an updated entertainment district
 - Master Agreement requires minimum \$50M investment; HUPEG and Oak View Group investing \$280M in Arena



Summary

- Although partial or full retention of the building is not possible, integrating key heritage features into a new development balances the need to protect heritage resources with the City's goals to intensify and rejuvenate the Downtown. **These heritage attributes can be protected with a heritage conservation easement.**
- Redevelopment of 84 York Boulevard would incorporate the best of the site's heritage with a new concept and design that contributes to a healthy, safe, comfortable, accessible and prosperous Downtown.

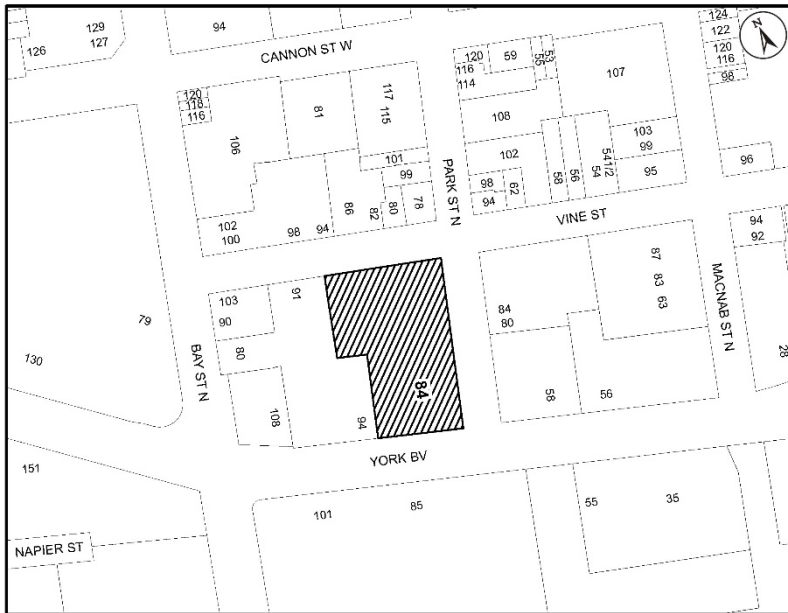


Recommendation To Designate 84 York Boulevard, Hamilton (Philpott Memorial Church)

January 26, 2024

Hamilton Municipal Heritage Committee

84 York Boulevard, Hamilton



84 York Boulevard, Hamilton



Background

2012	Inventory of Significant Places of Worship in the City of Hamilton
2014	Listed on the Municipal Heritage Register (Downtown Inventory Project)
July 2022	Formal Consultation application FC-22-110 for demolition and redevelopment
February 2023	HMHC request review for designation
March 2023	Staff site visit and initiating research and evaluation
April 2023	Notice to owner of request and staff recommendation to designate
October 2023	Staff review and provide feedback on draft Cultural Heritage Impact Assessment and Condition Assessment from agent for the owner
November 2023	Staff discussions with agent for the owner of staff recommendation to designate Staff receive final submission from agent, including updated CHIA and letter proposing an easement agreement as an alternative to designation

FC-22-110 – Planning Context

Urban Hamilton Official Plan: Downtown Urban Growth Centre/ Downtown Mixed Use Area

Downtown Hamilton Secondary Plan: Downtown Mixed Use, High Rise 2

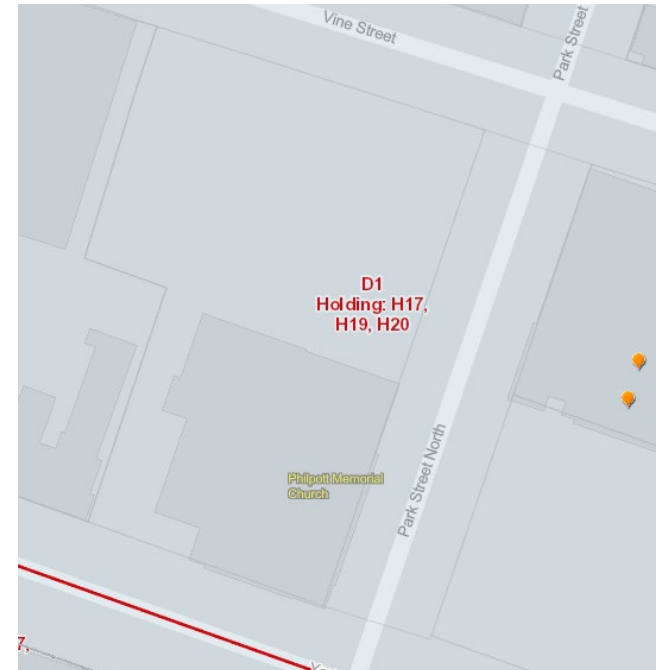
Zoning: Downtown Central Business District (D1) Zone, Holding 17, 19, 20

Permitted Height: 94 metres



Legend

- # Maximum Building Heights in metres
- ★ Subject Property



FC-22-110 – Formal Consultation Document Summary

Required Planning Act Applications to facilitate the proposal:

- Holding Provision Removal (H17, H19, H20)
- Site Plan Control Application
- Minor Variance Application

Number of Residential Units Proposed: 693

FC-22-110 - Development Concept



Relevant Documents Considered

- Letter from **Armstrong Planning**, providing an overview of the submission and future redevelopment plans for the property (**Appendix E**)
- **Cultural Heritage Impact Assessment** prepared by MHBC, including a Condition Assessment from Jablonsky (**Appendix F**)
- **Condition Assessment** Addendum letter (**Appendix G**)
- **Letter** titled “Heritage Easement and Protection of Attributes”, which includes a heritage easement example (**Appendix H**)
- **Letter of Support** for the Redevelopment of 84 York Boulevard, Hamilton, from Philpott Church (**Appendix I**)
- Formal Consultation Document FC-22-110 (**Appendix J**) and Concept (**Appendix K**)

Recommendation for Designation

Under Part IV of the OHA

84 York Boulevard, Hamilton

Ontario Regulation 9/06 Criteria (8 of 9)

- Design / Physical (1, 2)
- Historical / Associative (4, 5, 6)
- Contextual (7, 8, 9)



Design / Physical Value

1. The 1901 northern portion of Philpott Memorial Church is a **representative example** of the Romanesque Revival style and the 1906 southern portion of Philpott Memorial church is a **representative example** of the Neo-Classical Revival style.
2. The property displays a **high degree of craftsmanship and artistic merit.**
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property is **associated** with **Peter Wiley (P.W.) Philpott (1865-1957)** and **the organization of the Christian Workers' movement.**
5. The property **has potential to yield information** that contributes to an understanding of the Christian Workers' movement.
6. The property **reflects the work and ideas of prominent architect Charles Mills** who is significant to the Hamilton community.



Christian Workers' Chapel interior. Formerly called The Lecture Hall, the space has now been repurposed.

Heritage Evaluation

Ontario Regulation 9/06 Criteria

Contextual Value

7. The property is considered important in **defining and maintaining the character** of the historic character of the area surrounding the original Market Square.
8. The property is **physically, historically and visually linked to its surroundings.**
9. The property is considered to be a local **landmark.**



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 84 York Boulevard, known as Philpott Memorial Church, is comprised of an early-twentieth century church building constructed in between 1901 and 1906. The property has design or physical value because it is comprised of **representative** examples of the **Neo-Classical** and **Romanesque Revival** styles of architecture and displays a **high degree of craftsmanship**.

The property has historical value for its **association** with **Peter Wiley (P.W.) Philpott** and the **Christian Workers'** movement, because it has the **potential to yield information** that contributes to an understanding of the Christian Workers' movement, and because it reflects the work of **Charles Mills**, a prominent Hamilton architect.

The property also has contextual value because it is important in **defining and maintaining** the character of the area, is **visually and historically linked** to its surroundings and is considered a local **landmark**.

Description of Heritage Attributes

(Summary)

- Front and side elevations and roofline of the **circa 1901 northern portion** including its:
 - Two-storey massing;
 - Roof with a brick parapet and dentilled cornice;
 - Brick construction with segmentally-arched window openings with brick voussoirs;
 - Central three-bay frontispiece with a gabled roof, half-round window below the gable and flanking pinnacles;
 - Arched entry with a half-round transom;
 - Two bays of windows flanking the central frontispiece; and,
 - Lug stone sills and continuous lug stone sills.



Description of Heritage Attributes

(Summary Con't)

- East and south elevations, and all roof elevations, of the **circa 1906 structure** including its:
 - Two-and-one-half storey massing;
 - Brick construction;
 - Flat roof topped by a cross-gable roof with returning eaves and large ellipse windows and brick parapet;
 - Two-storey high recessed central portico, including its Ionic fluted stone columns, steps and doors;
 - South elevation with its four bays and detailing;
 - Stone detailing throughout.
- Siting of the original 1901 portion and its orientation towards Park Street North;
- Siting of the 1906 southern portion at the corner of York Boulevard and Park Street North, oriented towards Park Street North.



Staff Assessment

Although the Cultural Heritage Impact Assessment and supporting documents provided by the agent for the owner identify some **building envelope issues** related to the contemporary exterior cladding (stone veneer), staff are of the opinion that the property still **retains sufficient cultural heritage value or interest to warrant designation** and that retention and reuse of the heritage structure is feasible.

Staff Recommendation

That the City Clerk be directed to give notice of Council's intention to designate 84 York Boulevard, Hamilton (Philpott Memorial Church), shown in Appendix "A" attached to Report PED24007, 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 PED24007, subject to the following:

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

Questions?





Hamilton

THANK YOU

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, December 18, 2023

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson, A. Douglas

Regrets:

Also Present: E. Bent

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

There were no past meeting notes to be reviewed as the last P & D meeting was July 2023.

d) Overview of the Policy & Design Working Group

Staff outlined the changes which recent Provincial Legislation has had on documentation. Timelines for the review of various documents has been shortened and there is not always time for P & D to review C.H.I.A.'s. As such, the purpose of the Working Group will need to be re examined and new ways found to utilize the Working Group. L. Lunsted agreed to Chair the meetings and record the meeting notes.

e) C.H.I.A – 164 Rymal Road East, Township of Glanford, Hamilton, 6 June 2023 by Parslow Heritage Consultancy Inc. on behalf of Springbrook Associates Ltd.

The proposal is to demolish 164 Rymal Road East in order to construct 47 townhouse units.

The Working Group Comments:

- The existing house is a beautiful Edwardian building and is in very good condition. Many of the original exterior and interior design elements such as doors, woodwork/millwork and fireplaces still exist. As such, the Working Group would like to see the house retained somehow, and incorporated into the development design.
- The Working Group does not suggest listing the property on the Register, or Designation.
- The C.H.I.A. lists a number of elements as potential items for salvage, which we agree with.
- The Working Group felt that, although the C.H.I.A. listed a number of options, the preferred recommendation was not specified. This should have been included in the report.
- Should the building be demolished, the Working Group felt that the building has been sufficiently photographed and documented.
- There is no need to see this C.H.I.A. again.

f) C.H.I.A. – 46-48 Ferguson Ave. S. (Radigan Building), Hamilton, Revised November 24, 2023 by AREA – Architects Rasch Eckler Associates Ltd. , for Ferguson Jackson Inc.

This CHIA is a requirement of the site plan application, and was identified during the formal consultation.

The proposal is to demolish the Radigan Building but retain and rebuild the north and east façades in a slightly different location in order to facilitate laneway and road widening on Ferguson Avenue. A 30-storey residential tower is proposed, on a three-storey podium, with setbacks at 7 and 13 stories. There would be a total of 413 units.

Working Group Comments:

- The CHIA indicates that the building is not unique but as more of these types of structures are demolished, the building style will become unique due to the small number of remaining buildings. The Working Group feels that this is somewhat unique and represents a style in keeping with the Corktown area.
- The age of the elevator is in question but even if it was not built in 1905, it could potentially still be the oldest elevator in Hamilton. This should be further explored.
- The Working Group felt that the site plan diagram was hard to read and it wasn't clear where the rebuilt façades would be.
- It was not clear why the road widening was being proposed/requested. The current road has historic pavers which are connected to the interpretive design features of a railway line which ran on Ferguson Avenue. The Working Group felt that widening the road may change the context of these design features and would like more information on this item.
- The Working Group felt that we did not have enough information to agree or disagree with this CHIA. Due to time constraints, we do not need to see this CHIA again.

However we would appreciate it if further clarification could be provided at some point with regards to the elevator, the location of the rebuilt facades, and the road widening.

The meeting adjourned at 3:30 pm.

Next meeting date: to be determined