



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 24-004  
**Date:** May 24, 2024  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

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

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**1. CEREMONIAL ACTIVITIES**

**2. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**3. DECLARATIONS OF INTEREST**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETING**

4.1 April 26, 2024

**5. COMMUNICATIONS**

**6. DELEGATION REQUESTS**

**7. DELEGATIONS**

**8. STAFF PRESENTATIONS**

8.1 Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the Ontario Heritage Act (PED24090) (Ward 11)

**9. CONSENT ITEMS**

9.1 Delegated Approval: Heritage Permit Applications

- a. Heritage Permit Application HP2024-001: Exterior Restoration at 310 Wilson Street East, Ancaster (Ward 12) (Ancaster Old Town Hall, By-Law No. 76-101)
- b. Heritage Permit Application HP2024-002: Exterior Restoration and Accessibility Upgrades at 733 Mineral Springs Road, Ancaster (Ward 12) (Griffin House NHS, By-Law No. 90-92)
- c. Heritage Permit Application HP2024-003: Exterior Rear Alterations to Facilitate Interior Renovations at 46 Melville Street, Dundas (Ward 13) (Cross-Melville HCD, By-Law No. 3899-90)
- d. Heritage Permit Application HP2024-004: Exterior Repairs and Landscaping at 111 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125)
- e. Heritage Permit Application HP2024-005: Stucco and Windowsill Repairs at 224 St. Clair Boulevard, Hamilton (Ward 3) (St. Clair Boulevard HCD, By-law No. 92-140)
- f. Heritage Permit Application HP2024-006: Interior Renovations to the First Floor at 71 Main Street West, Hamilton (Hamilton City Hall, By-law No. 06-011) (Ward 2)
- g. Heritage Permit Application HP2024-007: Porch and Bay Window Repairs at 17 Victoria Street, Dundas (Ward 13) (Cross-Melville HCD, By-law No. 3899-90) [Extension of Previously-Approved Permit HP2022-002]
- h. Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87)

9.2 Information Update Regarding Heritage Permit Extension HP2024-010 for 98 James Street South, Hamilton (PED24105) (Ward 2)

**10. DISCUSSION ITEMS**

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

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

## 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.

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

### 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

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

#### Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

#### Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

#### Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C.

#### Kroetsch

- (16) 108 James Street North, Tivoli (D) – C. Kroetsch

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

- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (22) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 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

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll

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

- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll
- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch

Stoney Creek

- (26) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (7) 340 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

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

13.2 Hamilton Municipal Heritage Committee's Heritage Recognition Awards Celebration Update

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT

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



## HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES 24-003

12:00 p.m.

Friday April 26, 2024

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

71 Main Street West, Hamilton, Ontario

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

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

1. **Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (PED24057) (Ward 6) (Item 8.1)**

#### **(Douglas/Carroll)**

- (a) That the City Clerk be directed to give notice of Council's intention to designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), shown in Appendix "A" attached to Report PED24057, 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 PED24057, 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**

2. **Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) (Item 10.1)**

**(Kroetsch/Carroll)**

That the non-designated property located at 178 Wilson Street, Hamilton, be removed from the Municipal Heritage Register.

**CARRIED**

3. **Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) (Item 10.2)**

**(Carroll/Burke)**

(a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

(i) 58 Erie Avenue, Hamilton (Ward 3);

~~(ii) 62 Erie Avenue, Hamilton (Ward 3);~~

(ii) 1269 Mohawk Road, Ancaster (Ward 14).

**Main Motion, As Amended, CARRIED**

4. **Cross-Melville Heritage District Committee Report 24-001 (February 8, 2024) (Item 10.3)**

**(Kroetsch/Douglas)**

That the Cross-Melville Heritage District Committee Report 24-001 of February 8, 2024, be received for information.

**CARRIED**

5. **Community Heritage Ontario Membership Renewal (Item 10.4)**

**(Burke/Carroll)**

- (a) That the Hamilton Municipal Heritage Committee membership to Community Heritage Ontario be approved;
- (b) That the membership fee to the Community Heritage Ontario, in the amount of \$75.00, be paid for from Planning Account #56328-814000; and,
- (c) That staff be directed to prepare and execute the required documentation for the membership

**CARRIED**



**6. Selecting Members to Attend the 2024 Ontario Heritage Conference (Item 10.5)**

**(Kroetsch/Lunsted)**

(a) That the following members of the Hamilton Municipal Heritage Committee be designated as the Committee's representatives at the Ontario Heritage Conference on June 13-15, 2024:

- (i) Graham Carroll
- (ii) Alissa Denham-Robinson

(b) That the cost incurred by the Committee's representatives attending the 2024 Ontario Heritage Conference for the conference, accommodations, and travel, be reimbursed from Account Number 56328-81400.

**CARRIED**

**FOR INFORMATION:**

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

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

**13. GENERAL INFORMATION / OTHER BUSINESS**

13.3 Update on the Hamilton Wentworth Heritage Association's 2024 Heritage Volunteer Recognition Awards held on April 20, 2024

13.4 Update on Doors Open Hamilton – May 4 and 5, 2024

**(Kroetsch/Burke)**

That the agenda for the April 26, 2024, 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) **February 16, 2024 (Item 4.1)**

**(Kroetsch/Lunsted)**

That the Minutes of the February 16, 2024, meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

**CARRIED**

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

(i) **(Kroetsch/Lunsted)**

That the following Communication items be approved, as presented:

- (a) Correspondence respecting the Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*, 84 York Boulevard, Hamilton (Philpot Memorial Church) (Item 5.1)

Recommendation: Be received.

- (b) Correspondence from Jennifer Meader and Mark A. de Jong, TMA Law, on behalf of John Kemp, respecting Notice of Objection to Recommendation to List 62 Erie Avenue, Hamilton, on the Municipal Heritage Register (Item 5.2)

Recommendation: Be received and referred to the consideration of Item 10.2

**CARRIED**

(d) **DELEGATION REQUESTS (Item 6)**

- (i) **Delegation Request from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (Item 6.1)**

**(Burke/Lunsted)**

That the delegation request from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act, be approved for today's meeting.

**CARRIED**

(e) **DELEGATION (Item 7)**

- (i) **Delegation from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (Item 7.1)**

Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, addressed Committee respecting Item 8.1, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (PED24057) (Ward 6).

**(Kroetsch/Douglas)**

That the Delegation from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act, be received and referred to the consideration of Item 8.1

**CARRIED**

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

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

- (i) **Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) (Item 8.1)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Carroll/Lunsted)**

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

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

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

**(i) (Kroetsch/Burke)**

That the following Consent Items, be received:

- (a) Hamilton Heritage Permit Review Sub-Committee Minutes (Item 9.1)
  - (a) December 12, 2023 (Item 9.1(a))
  - (b) February 20, 2024 (Staff Liaison Report) (Item 9.1(b))
- (b) Education & Communication Working Group Meeting Notes – February 7, 2024 (Item 9.2)
- (c) Policy & Design Working Group Meeting Notes – January 22, 2024 (Item 9.3)

**CARRIED**

**(h) DISCUSSION ITEMS (Item 10)**

**(i) Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) (Item 10.2)**

**(1) (Carroll/Burke)**

(a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

- (i) 58 Erie Avenue, Hamilton (Ward 3);
- (ii) 62 Erie Avenue, Hamilton (Ward 3);
- (iii) 1269 Mohawk Road, Ancaster (Ward 14).

**(2) (Carroll/Burke)**

That the recommendation in Report PED24058, Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024, be **amended** as follows:

- (a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or

interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

(i) 58 Erie Avenue, Hamilton (Ward 3);

~~(ii) 62 Erie Avenue, Hamilton (Ward 3);~~

~~(iii)~~ (ii) 1269 Mohawk Road, Ancaster (Ward 14).

**Amendment, CARRIED**

For disposition of this matter, please refer to Item 3.

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

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

Committee members provided brief updates on properties of interest.

**(Kroetsch/ MacLaren)**

(a) That the following properties be added to the Buildings and Landscapes of Interest (Yellow)

(a) 90 Markland, Hamilton (D)

(b) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I)

(c) 29 Harriet Street (Felton Brush Company) (I)

(b) That Councillor C. Kroetsch monitor the properties.

**CARRIED**

**(Kroetsch/Burke)**

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

(1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik

(2) 1021 Garner Road East, Lampman House (D) – S. Spolnik

(3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
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- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 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

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster – G. Carroll
- (24) 657 King Street East, Hamilton – G. Carroll
- (25) 665-667 King Street East, Hamilton – G. Carroll

Stoney Creek

- (26) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

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

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll  
(3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas  
(4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch  
(5) 206 Main Street West, Arlo House (R) – C. Kroetsch  
(6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (7) 340 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

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

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

**CARRIED**

Chair A. Denham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following items.

- (ii) **Hamilton Municipal Heritage Committee's Heritage Recognition Awards – June 13, 2024 (no copy) (Item 13.2)**



A. Denham-Robinson provided Committee with a verbal update respecting Hamilton Municipal Heritage Committee's Heritage Recognition Awards on June 13, 2024.

**(Kroetsch/Burke)**

That the verbal update from A. Denham-Robinson respecting Hamilton Municipal Heritage Committee's Heritage Recognition Awards on June 13, 2024, be received.

**CARRIED**

**(iii) Update on the Hamilton Wentworth Heritage Association's 2024 Heritage Volunteer Recognition Awards held on April 20, 2024 (Item 13.3)**

A. Denham-Robinson provided Committee with a verbal update respecting the Hamilton Wentworth Heritage Association's 2024 Heritage Volunteer Recognition Awards held on April 20, 2024.

**(Kroetsch/Lunsted)**

That the verbal update from A. Denham-Robinson respecting the Hamilton Wentworth Heritage Association's 2024 Heritage Volunteer Recognition Awards held on April 20, 2024, be received.

**CARRIED**

**(iv) Update on Doors Open Hamilton – May 4 and 5, 2024 (Item 13.4)**

A. Denham-Robinson provided Committee with a verbal update respecting Doors Open Hamilton – May 4 and 5, 2024.

**(Lunsted/Kroetsch)**

That the verbal update from A. Denham-Robinson respecting Doors Open Hamilton – May 4 and 5, 2024, be received.

**CARRIED**

Chair A. Denham-Robinson assumed the Chair.

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

**(Douglas/Carroll)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned, at 12:56 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson  
Chair, Hamilton Municipal  
Heritage Committee

Matt Gauthier  
Legislative Coordinator  
Office of the City Clerk



**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>	May 24, 2024
<b>SUBJECT/REPORT NO:</b>	Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the <i>Ontario Heritage Act</i> (PED24090) (Ward 11)
<b>WARD AFFECTED:</b>	Ward 11
<b>PREPARED BY:</b>	Scott Dickinson (905) 546-2424 Ext. 7167 Alissa Golden (905) 546-2424 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 City Clerk be directed to give notice of Council’s intention to designate 1320 Woodburn Road, Glanbrook (Edmonds House), shown in Appendix “A” attached to Report PED24090, 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 PED24090, 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.

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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.

## **EXECUTIVE SUMMARY**

This Report recommends designation of the significant built heritage resource located at 1320 Woodburn Road, Glanbrook, known historically as the Edmonds House, under Part IV of the *Ontario Heritage Act*. The subject property is currently listed on the City's Municipal Heritage Register. Staff have completed an evaluation of the subject property using Ontario Regulation 9/06 and determined that it has sufficient Cultural Heritage Value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED24090.

## **Alternatives for Consideration – See Page 6**

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

Financial: N/A

Staffing: N/A

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

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

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

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

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## **HISTORICAL BACKGROUND**

The subject property located at 1320 Woodburn Road, Glanbrook, shown in Appendix “A” attached to Report PED24090, is comprised of a two-storey stone dwelling constructed circa 1870, known historically as the Edmonds House.

In 2018, the property was listed on the Municipal Heritage Register and was added to staff’s designation workplan for further research and assessment of the property. As a result of Bill 23 changes to the *Ontario Heritage Act*, the former staff workplan for designation was rescinded and replaced with a new public list of Candidates for Designation under Part IV of the *Ontario Heritage Act* (see Report PED22211(a)), at which time 1320 Woodburn Road, Glanbrook, was reprioritized for review for designation by January 1, 2025.

In a letter dated July 26, 2023, Cultural Heritage Planning staff notified the property owner of the changes to the City’s heritage designation process and the reprioritization of staff’s review of the property for designation. In a subsequent letter dated April 26, 2024, staff advised the owner of the recommendation to designate the property, provided them with a copy of the proposed Statement of Cultural Heritage Value or Interest and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered. Staff have not received a response from the property owner to date.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENT**

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy, and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value, and contextual value criteria (*Ontario Heritage Act*, Ontario Regulation 9/06);
- Ensuring significant built heritage resources are conserved (Provincial Policy Statement, 2020, Sub-section 2.6.1); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

## **RELEVANT CONSULTATION**

### **External**

- Property Owner.

**SUBJECT: Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) – Page 4 of 7**

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In addition, Planning staff have emailed the Ward Councillor (Councillor M. Tadeson) for Ward 11 and provided an overview of the reasons for designation and the process for designating a property.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

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

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, which identifies nine criteria in three broad categories: Design / Physical Value, Historical / Associative Value; and Contextual Value. The evaluation of cultural heritage value or interest of the subject property was completed by Cultural Heritage Planning staff based on a site visit of the exterior of the property conducted on April 18, 2024 (see photographs attached as Appendix “C” to Report PED24090) and available secondary and primary research sources (attached as Appendix “D” to Report PED24090). As outlined below, based on staff’s cultural heritage evaluation, it was determined that the subject property meets five of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

### **Design / Physical Value**

1. The two-storey stone structure at 1320 Woodburn Road was constructed circa 1870. It has design and physical value as a representative example of a rural dwelling influenced by the Georgian and Italianate architectural styles and a rare example of a stone structure with brick decorative elements. Features typical of the Georgian Revival architectural style include the five-bay symmetrical front façade and low hipped roof. Features typical of the Italianate architectural style include the: paired carved wooden brackets supporting the projecting eaves; segmentally arched door and window openings with decorative brick quoins, voussoirs and window and door surrounds; and projecting single-storey side bay with brick detailing.
2. The property displays a high degree of craftsmanship, as demonstrated by the decorative paired wooden brackets and rare decorative red brick detail contrasting with stone walls, including quoins, voussoirs, and surrounds.

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3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

### **Historical / Associative Value**

4. The property has historical value due to its association with the early-nineteenth century development of the Village of Woodburn, the Woodburn Steam Mill and former mill owner John Edmonds (1831-circa 1903). In the first half of the nineteenth century, the Village of Woodburn (or Woodbourne) was founded around the lumbering opportunities from the forests of Binbrook Township. Though Woodburn is sited along the banks of Twenty Mile Creek, there was a lack of opportunity for waterpower for early industry, which meant that the local sawmills had to be steam driven and fueled by the lumber itself. The lack of waterpower meant that Woodburn's grist mill also needed to be steam powered. A wood-burning, steam-driven flour mill was present in Woodburn as early as 1836. Steam-driven grist mills were so unusual in Upper Canada at the time, that Woodburn was often referred to as 'Steam Mill.' The Steam Mill, which was located on the subject property was powered by a twenty-five horsepower beam engine and a wood-burning water-tube boiler, which was a very unusual system for the 1830s.

The original builder of the Woodburn Steam Mill is unknown, though it was operated by a man named McMicking in the late 1830s and later by Henry Magill (fl.1850). By the early 1860s, the Woodburn Steam Mill was owned by John Edmonds. Under Edmonds, the Mill was prosperous with the 1871 Census reporting that it purchased \$16,000 worth of wheat and produced flour and meal value at \$19,200. Edmonds constructed his substantial stone house a short distance from the Steam Mill circa 1870, demonstrating this prosperity. By the mid-1880s, however, the Steam Mill was shut down. By this time, the timber resources in Binbrook Township had been exhausted, forcing the closure of the sawmills. Without the cheap fuel that the wood of the forests represented, the Steam Mill could not stay open. As these industries closed, Woodburn's population began to decline, falling from a height of one hundred and ten in 1890 to fifty in 1910, and John Edmonds was recorded as a farmer in the 1891 Census.

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

## **Contextual Value**

7. The property is important in defining the historic character of the community of Woodburn. Though surrounded by modern development, this property is one of the few remaining nineteenth-century remnants of the historic Village of Woodburn. Built with the profits of the former Woodburn Steam Mill, this large and visually distinctive stone dwelling is a reminder of the days when Woodburn was the industrial hub of Binbrook Township.
8. The property is historically, visually, and functionally linked to the surrounding area. Situated on its original location close to several other nineteenth-century structures and near the site of the former Woodburn Steam Mill, this property is at the centre of what was previously the bustling Village of Woodburn.
9. This property is not considered to be a landmark.

Staff have determined that 1320 Woodburn Road, Glanbrook, is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED24090.

## **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 the Municipal Heritage Committee, may decide to designate property, or decline to designate property.

### **Decline to Designate**

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

Without designation, the property would not be eligible for the City’s financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of a property or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.



**APPENDICES AND SCHEDULES ATTACHED**

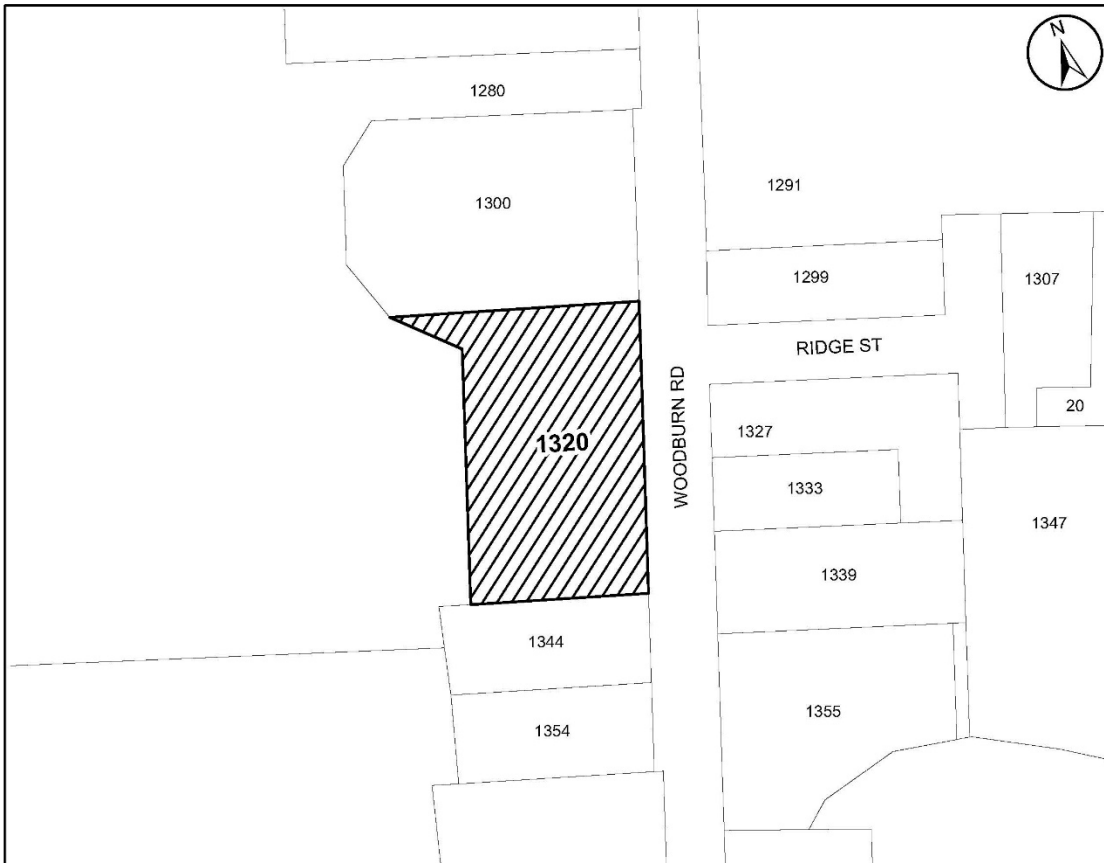
Appendix “A” to Report PED24090 – Location Map

Appendix “B” to Report PED24090 – Statement of Cultural Heritage Value or Interested  
and Description of Heritage Attributes

Appendix “C” to Report PED24090 – Photographs

Appendix “D” to Report PED24090 – Research Sources

SD/AG:sd



● Site Location



Key Map - Ward 11

## Location Map



Hamilton

Planning and Economic Development Department

File Name/Number:  
1320 Woodburn Rd

Date:  
February 27, 2024

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
TV/AL

### Subject Property



1320 Woodburn Road



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

### Description of Property

The 0.62 hectare property municipally-addressed as 1320 Woodburn Road is comprised of a circa 1870 two-storey stone dwelling. The property is located on the northwest side of Woodburn Road, opposite the intersection of Woodburn Road and Ridge Street in the Woodburn settlement area in the community of Glanbrook in the City of Hamilton.

### Statement of Cultural Heritage Value or Interest

The circa 1870 two-storey stone structure located at 1320 Woodburn Road has design and physical value as a representative example of a rural dwelling influenced by the Georgian and Italianate architectural styles, and a rare example of a stone structure with brick decorative elements. These decorative elements also display a high degree of craftsmanship. The historical value of the property lies in its association with nineteenth-century industry in the once prosperous Village of Woodburn, specifically the Woodburn Steam Mill, and with the former owner of the mill, John Edmonds (1831-circa 1903), who the stone dwelling on the property was built for.

Contextually, this property is important in defining the historic character of the Village of Woodburn. The substantial stone dwelling is one of few remaining historic structures in the village and acts as a physical reminder of Woodburn’s industrial past. It is visually, historically, and functionally linked to its surroundings, being on its original location in the centre of the historic Village of Woodburn, a short distance from the site of the former Woodburn Steam Mill along the Twenty Mile Creek.

### Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of a nineteenth-century stone dwelling influenced by Georgian and Italianate architectural styles, as a rare example of a stone structure with brick decorative elements, as displaying a high degree of craftsmanship, and its association with Woodburn’s historic industry and prominent mill owner John Edmonds, include:

- The front (east) and side (north and south) elevations and roofline of the two-storey circa 1870 stone building, including its:
  - Low hipped roof with projecting eaves and turned and carved paired wooden brackets below;
  - Symmetrical five-bay front façade with central entrance;
  - Dressed stone walls with brick quoining on the corners;

- Segmentally arched window and door openings with brick voussoirs, brick quoins and stone lug sills;
- Projecting single-storey bay in the south elevation with a hip roof and turned and carved wooden brackets below the projecting eaves; and,
- Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the Village of Woodburn include its:

- Location fronting onto Woodburn Road; and,
- Proximity to Twenty Mile Creek.

All images taken by City of Hamilton staff on April 18, 2024



Figure 1: Front Elevation of Subject Property



Figure 2: View of northeastern elevation



Figure 3: View of southwestern elevation



Figure 4: Detail view of north elevation



Figure 5: Detail view of brickwork



Figure 6: Detail view of brickwork and decorative brackets



Figure 7: Detail view of front porch and entrance



## RESEARCH SOURCES

Adam, G. Mercer, Ed. George Gordon Leith” in *Prominent Men in Canada*. Canadian Biographical Publishing Co., Toronto, 1892.

*Diary of George Gordon Leith 1834-1860*. University of Guelph Rural Diary Archive. Accessed March 12, 2024. <https://ruraldiaries.lib.uoguelph.ca/george-leith>

“John Edmonds”. *Mitchell & Co.’s County of Wentworth and Hamilton City Directory 1865-1866*. Lovett & Gibson, Toronto, 1864.

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“John Edmonds”. Census of Canada 1891. Accessed March 12, 2024. [https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&ldNumber=26923293&ecopy=30953\\_148180-00493](https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&ldNumber=26923293&ecopy=30953_148180-00493)

Smith, William Henry. “Woodburn”. *Canada: Past, Present and Future, Vol. I*. Thomas Maclear, Toronto, 1851.

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“W. A. Sweet” in *Canadian Machinery and Manufacturing News*. Vol. XVIII, No. 3, July 19, 1917, Toronto.

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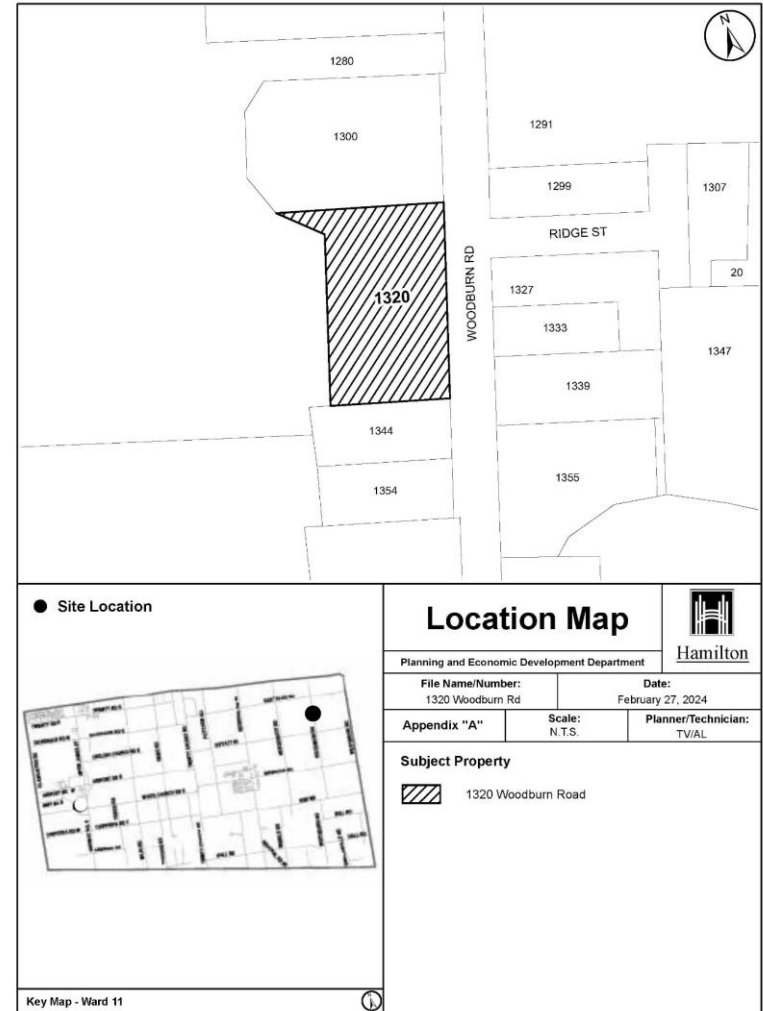


# Recommendation To Designate 1320 Woodburn Road, Glanbrook (Edmonds House)

May 24, 2024

Hamilton Municipal Heritage Committee

# 1320 Woodburn Road, Glanbrook



January 2018 - Property listed on Municipal Heritage Register and added to designation workplan

March 2023 - Prioritized for Designation by January 1<sup>st</sup>, 2025

April/May 2024 – Notice to owner of staff recommendation to designate, follow-up discussion about designation



# Recommendation for Designation Under Part IV of the OHA

1320 Woodburn Road, Glanbrook  
*Ontario Regulation 9/06* Criteria (5 of 9)

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



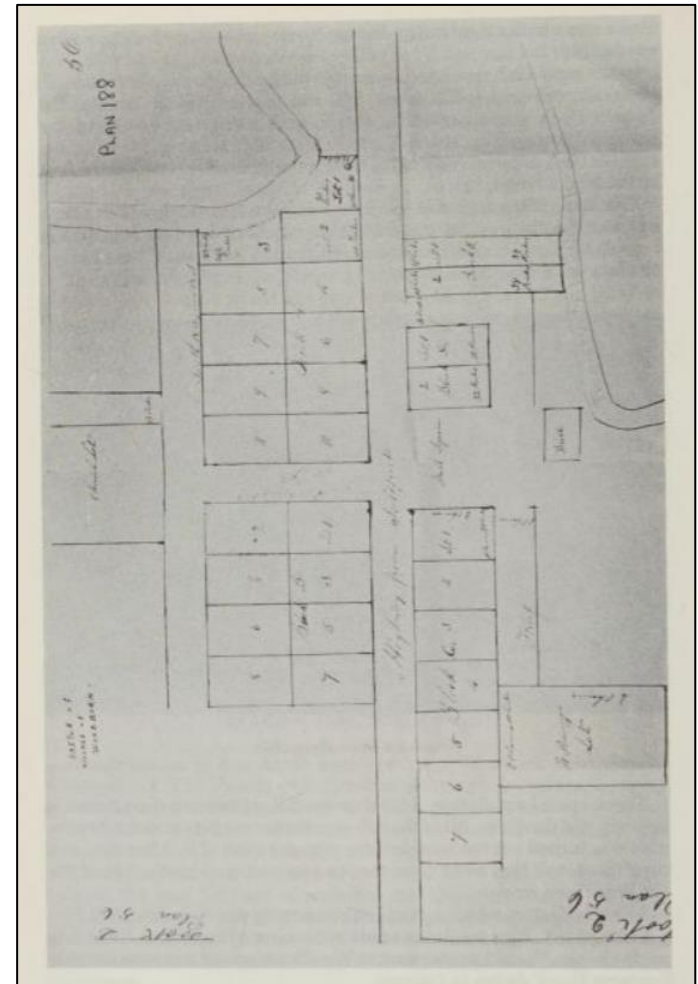
## Design / Physical Value

1. The property is a **rare example** of a stone structure with brick decorative elements.
2. The property displays a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



### Historical / Associative Value

4. The property has direct associations with John Edmonds, the Woodburn Steam Mill, and the Village of Woodburn.
5. The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community



### Contextual Value

7. The property helps **define** the historic character of the community of **Woodburn**.
8. The property is **visually, historically and functionally linked to its surroundings**.
9. The property is not considered to be a local landmark.





# Statement of Cultural Heritage Value or Interest (Summary)

The property located at 1320 Woodburn Road is a two-storey stone dwelling built circa 1870. The building is a **representative example** of a rural dwelling influenced by the **Georgian and Italianate** styles of architecture, and a **rare example** of a **stone** structure with **brick decorative elements**.

The property is associated with local mill-owner John Edmonds, the **Woodburn Steam Mill**, and nineteenth century **industry in Woodburn**.

The property **helps define** the historical character of the area, and is **visually, historically and functionally** linked to its surroundings.

# Description of Heritage Attributes (Summary)

- All front (east) and side (north and south) elevations and the roofline of the two-storey stone dwelling, including its:
  - Low hipped roof with projecting eaves and turned and carved paired wooden brackets below;
  - Symmetrical five-bay front façade with central entrance;
  - Dressed stone walls with brick quoining on the corners;
  - Segmentally-arched window and door openings with brick voussoirs, brick quoins and stone lug sills;
  - Projecting single-storey bay in the south elevation with a hip roof and turned and carved wooden brackets below the projecting eaves, and,
  - Stone foundation.

The key contextual attributes include its:

- Location fronting onto Woodburn Road; and,
- Proximity to Twenty Mile Creek.

# Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 1320 Woodburn Road, Glanbrook (Edmonds House)**, shown in Appendix "A" attached to Report PED24090, 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 PED24090, 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;
- (a) 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.



Hamilton

QUESTIONS?



Hamilton

THANK YOU



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

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor  
Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1258

FILE: HP2024-001

April 23, 2024

City of Hamilton  
c/o Jarrett Zacharko  
28 James Street North  
Hamilton, ON L8R 2K1

**Re: Heritage Permit Application HP2024-001: Exterior Restoration at 310 Wilson Street East, Ancaster (Ward 12) (Ancaster Old Town Hall, By-Law No. 76-101)**

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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 HP2024-001 is approved for the designated property at 310 Wilson Street East, Ancaster, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of all exterior wood components including:
  - Wood fascia, soffit, frieze board, brackets and roof returns;
  - Front portico columns, entablature, gable end and vaulted ceiling, fascia brackets and all trims;
  - Central cupola, including replacement of existing roofing; and,
  - Installation of protective coverings to windows.

**Subject to the following conditions:**

- a) That any masonry repairs 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 any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2024-001: Exterior Restoration at 310 Wilson Street East, Ancaster (Ward 12) (Ancaster Old Town Hall, By-Law No. 76-101)**  
**- Page 2 of 2**

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- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by April 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Meg Oldfield, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Meg Oldfield, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Craig Cassar, Ward 12 Councillor



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

FILE: HP2024-002

April 23, 2024

City of Hamilton  
c/o Jarrett Zacharko  
28 James Street North  
Hamilton, ON L8R 2K1

**Re: Heritage Permit Application HP2024-002: Exterior Restoration and Accessibility Upgrades at 733 Mineral Springs Road, Ancaster (Ward 12) (Griffin House NHS, By-Law No. 90-92)**

---

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 HP2024-002 is approved for the designated property at 733 Mineral Springs Road in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of exterior cladding;
- Replacement of cedar roof in kind;
- Installation of accessible gravel pathways and wood ramp to rear;
- Addition of stone stoop to the front porch; and,
- Repairs to rotten beams.

**Subject to the following conditions:**

- a) 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,
- b) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by April 30, 2026 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.



**Re: Heritage Permit Application HP2024-002: Exterior Restoration and Accessibility Upgrades at 733 Mineral Springs Road, Ancaster (Ward 12) (Griffin House NHS, By-Law No. 90-92) - Page 2 of 2**

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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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Meg Oldfield, Cultural Heritage Planner, at 905-546-2424 ext. 7163 or via email at [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Meg Oldfield, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Craig Cassar, Ward 12 Councillor



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

FILE: HP2024-003

April 25, 2024

Frank Bella  
46 Melville Street  
Dundas, ON L9H 1Z8

**Re: Heritage Permit Application HP2024-003:  
Exterior Rear Alterations to Facilitate Interior Renovations at 46 Melville  
Street, Dundas (Ward 13) (Cross-Melville HCD, By-Law No. 3899-90)**

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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 HP2024-003 is approved for the designated property at 46 Melville Street, Dundas, located in the Cross-Melville Heritage Conservation District, in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior alterations to facilitate interior renovation work, including:
  - Construction of a new rear wood deck;
  - Introduction of a new door in the side (east) elevation to the deck using the existing window opening;
  - Removal of two existing door openings in the rear (south) wall of the side addition, infilled with brick to match existing;
  - Introduction of two new windows in existing door openings of the rear (south) wall of the side addition; and,
  - Introduction of a flue vent on the rear (south) elevation.

**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;
- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by

**Re: Heritage Permit Application HP2024-003: Exterior Rear Alterations to Facilitate Interior Renovations at 46 Melville Street, Dundas (Ward 13) (Cross-Melville HCD, By-Law No. 3899-90) - Page 2 of 2**

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April 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. 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 Notice.

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.

If you have any further questions, feel free to contact Meg Oldfield, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Meg Oldfield, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Alex Wilson, Ward 13



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

FILE: HP2024-004

April 23, 2024

John Johnson  
111 St. Clair Avenue  
Hamilton, ON  
L8M 2N8

**Re: Heritage Permit Application HP2024-004: Exterior Repairs and Landscaping at 111 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125)**

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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 HP2024-004 is approved for the designated property 111 St. Clair Avenue, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Landscaping, including:
  - Removal of shrubbery in the front and side yards;
  - Removal of the tree in the side yard;
- Repair of the leaded glass in front door;
- Repair or removal of existing chimney;
- Repairs to an existing fence;
- Repairs to the front porch, including brick repointing and fixing the roof; and,
- Repointing of stone foundation.

**Subject to the following conditions:**

- a) That any masonry repairs, including repointing of brick and stone foundation and repairing of the chimney, be completed in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;

**Re: Heritage Permit Application HP2024-004: Exterior Repairs and Landscaping at 111 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125) - Page 2 of 2**

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- b) That the details of any new vegetation or fencing proposed be submitted to the satisfaction and approval of staff, prior to implementation;
- c) That the details of the leaded glass door repair be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;
- 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 April 30, 2026. If the alteration(s) are not completed by April 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. 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 Notice.

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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at [Emily.Bent@hamilton.ca](mailto:Emily.Bent@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Nrinder Nann, Ward 3



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

FILE: HP2024-005

April 23, 2024

Andrew Pierce  
224 St. Clair Blvd  
Hamilton, ON  
L8M 2P1

**Re: Heritage Permit Application HP2024-005: Stucco and Windowsill Repairs at 224 St. Clair Boulevard, Hamilton (Ward 3) (St. Clair Boulevard HCD, By-law No. 92-140)**

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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 HP2024-005 is approved for the designated property at 224 St. Clair Boulevard, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair of the existing historic stucco and EIFS cladding system, including:
  - Removing the ivy growth on the north elevation;
  - Removal of sections of damaged and delaminated stucco; and,
  - Application of new sand/cement stucco coatings, trowel applied, to level and achieve planer regularity;
- Replacement in kind of the wooden windowsills in the second-floor bay and pair of square windows on the south elevation.

**Subject to the following conditions:**

- a) 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,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by April 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2024-005: Stucco and Windowsill Repairs at 224 St. Clair Boulevard, Hamilton (Ward 3) (St. Clair Boulevard HCD, By-law No. 92-140) - Page 2 of 2**

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Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. 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 Notice.

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.

If you have any further questions, feel free to contact Dawn Cordeiro, Cultural Heritage Planner, at 905-546-2424 ext. 6145 or via email at [dawn.cordeiro@hamilton.ca](mailto:dawn.cordeiro@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Dawn Cordeiro, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Nrinder Nann, Ward 3 Councillor



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

FILE: HP2024-006

May 7, 2024

City of Hamilton  
c/o Lukas Keermaa  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

**Re: Heritage Permit Application HP2024-006: Interior Renovations to the First Floor at 71 Main Street West, Hamilton (Hamilton City Hall, By-law No. 06-011) (Ward 2)**

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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 HP2024-006 is approved for the designated property at 71 Main Street West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Interior renovations on the ground floor, including:
  - Location 1 - Installation of a new information desk below the floating stairs with suspended lighting;
  - Location 2 - Installation of a security desk in front of the central alcove; and,
  - Location 3 - Relocation and reconstruction of service counters and the construction of partition walls in the Open for Business Centre in the southeast area.

**Subject to the following conditions:**

- a) That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,



**Re: Heritage Permit Application HP2024-006: Interior Renovations to the First Floor at 71 Main Street West, Hamilton (Hamilton City Hall, By-law No. 06-011) (Ward 2) - Page 2 of 2**

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- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2026. If the alterations are not completed by May 31, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Alissa Golden, Cultural Heritage Program Lead, via email at [alissa.golden@hamilton.ca](mailto:alissa.golden@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Program Lead  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Cameron Kroetsch, Ward 2 Councillor



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

FILE: HP2024-007

April 23, 2024

George Lindsay  
17 Victoria Street  
Dundas, ON  
L9H 2B7

**Re: Heritage Permit Application HP2024-007: Porch and Bay Window Repairs at 17 Victoria Street, Dundas (Ward 13) (Cross-Melville HCD, By-law No. 3899-90) [Extension of Previously-Approved Permit HP2022-002]**

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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 HP2024-007 is approved for the designated property at 17 Victoria Street, Dundas, in accordance with the materials submitted with the original Heritage Permit Application HP2020-006, and the previous extension HP2022-002, for the following alterations:

- Repairs to the front porch, including:
  - Replacement of damaged wooden planks;
  - Replacement of two broken spindles; and,
  - Masonry repairs to the facades, including selective repointing of the northwest corner of the house, around the lintel of the north facing main floor windows and the bay windows on the east and south sides of the house and, the foundation.
- Replacement of the metal roof over the bay window on the east façade.

**Subject to the following conditions:**

- (i) That the masonry repairs 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 any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

**Re: Heritage Permit Application HP2024-007: Porch and Bay Window Repairs at 17 Victoria Street, Dundas (Ward 13) (Cross-Melville HCD, By-law No. 3899-90) [Extension of Previously - Approved Permit HP2022-002] - Page 2 of 2**

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

- (iii) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by April 30, 2026 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. 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 Notice.

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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at [Emily.Bent@hamilton.ca](mailto:Emily.Bent@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Alex Wilson, Ward 13



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

FILE: HP2024-009

April 30, 2024

Wilson St. Ancaster Inc.  
c/o Authorized Planning Consultant Matt Johnston  
UrbanSolutions Planning & Land Development Consultants Inc.  
3 Studebaker Place, Unit 1  
Hamilton, ON L8L 0C8

**Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87)**

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**Note: This Heritage Permit HP2024-009 is an extension of Heritage Permit HP2021-033, approved by Council on October 13, 2021, with conditions and previously extended by HP2023-022 by delegated authority. The applicant has been actively working towards clearing the conditions of Heritage Permit approval and, as a result of two recent OLT cases (OLT-22-003888 and OLT-23-001076) related to the proposed development on the subject property, the applicant will not be able to satisfy all conditions by July 31, 2024. This Heritage Permit HP2024-009 will extend the permit for a one-year period based on the date of extension request, expiring on April 30, 2025.**

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 HP2024-009 is approved for the designated property at 398 Wilson Street East, Ancaster (Marr House) in accordance with the previously submitted Heritage Permit Application HP2021-033 for the following:

- To renew the previously Council-approved Heritage Permit HP2021-033 for the relocation of the rubble stone structure at 398 Wilson Street East, Ancaster, to 15 Lorne Avenue to address subsurface soil and groundwater contamination.

**Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 2 of 3**

**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;
- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alterations are not completed by April 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;
- (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;
- (v) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (vi) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the *Ontario Heritage Act* at the expense of the owner;
- (vii) That a new designation By-law be prepared in accordance with the requirements of the *Ontario Heritage Act* for the building's new location at the expense of the owner;
- (viii) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;
- (ix) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (x) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;

**Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 3 of 3**

- (xi) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating, monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;
- (xii) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary;
- (xiii) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant *Planning Act* applications for the proposed relocation; and,
- (xiv) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.

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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at [Emily.Bent@hamilton.ca](mailto:Emily.Bent@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Cassar, Ward 12



# INFORMATION REPORT

<b>TO:</b>	Chair and Committee Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	May 24, 2024
<b>SUBJECT/REPORT NO:</b>	Information Update Regarding Heritage Permit Extension HP2024-010 for 98 James Street South, Hamilton (PED24105) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 1202
<b>SUBMITTED BY:</b>	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

Not applicable.

## INFORMATION

On May 3, 2024, Heritage Permit HP2024-010 (attached as Appendix “A” to Report PED24105) was approved under the delegated authority of Council for the designated property located at 98 James Street South, Hamilton. HP2024-010 renews the previously approved Heritage Permit HP2023-017 for: the retention of the existing retained former church structure; salvage and reuse of the removed portions of the building; and, construction of a new building and/or addition on the remainder of the site attached to the retained portions.

The current ownership group, 98 James South (2022) Inc., acquired the property in late August 2022 and requested an initial two-year extension of the previous Heritage Permit approval in December 2022. At the time, only an initial three-month extension (HP2022-036) was granted before an additional one-year extension (HP2023-017) was granted, which expired on March 31, 2024.

On March 8, 2024, Cultural Heritage Planning staff met on site with Building staff and representatives from the ownership group, including their consultant engineers, Tacoma

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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.

Engineering, and heritage consultants, mcCallumSather, to discuss the condition of the subject property and the designated remnant church structure. On March 28, 2024, Cultural Heritage Planning staff received a formal request to extend Heritage Permit HP2023-017 for 98 James Street South (attached as Appendix “B” to Report PED24105) before its March 31, 2024 expiry date. As outlined in the Heritage Permit extension request letter, the ownership group have experienced several setbacks delaying the redevelopment of the site, including elevated interest rates and delays due to supply chain disruption, labour shortages and cost escalation.

The applicant recently submitted documentation to satisfy the conditions of the existing Heritage Permit HP2023-017, including:

- Providing a written update to City staff on the condition of the site and existing salvaged features which remain (as per Condition (d) of HP2023-017); and,
- Providing the outstanding monthly monitoring reports from April 2023 to March 2024 (as per Condition (c) of HP2023-017).

The monitoring reports prepared by Tacoma Engineers Inc. confirm that the structure is sound and not experiencing significant cracking or separation. The reports do note that the longer the building sits vacant, the more costly the restoration work will become, but that the structure is still sound. The Documentation and Salvage Report prepared by mcCallumSather and dated March 27, 2024, concludes that most of the salvaged items were found to be in fair condition and recommends measures to prevent further damage and deterioration until restoration and reuse is feasible, including:

- Moving the pile of salvaged stone to the interior of the church to prevent further deterioration and damage;
- Moving the window behind the stone pile to the storage room inside the church;
- Monitoring the salvaged items on a regular basis to protect them from deterioration/vandalism;
- Investigating site security, particularly from James Street, and improved upon to prevent unauthorized individuals to take refuge in the church;
- Removal of the overgrown vegetation at the rear of the church to allow for easy access to the authorized visitors;
- Providing improved access to the storage room from the building interior; and,
- Re-labelling the salvaged inventory of materials on site.

In the extension request letter, the applicant has indicated their commitment to the following remedial scopes of work to continue to show progress on satisfying the conditions of Heritage Permit approval and ensuring the retained historic structure is conserved until redevelopment and restoration work can proceed, including:



- Improved security and housekeeping / appearance of the site – immediately;
- Clean-up and tidying of the site completed by August 31, 2024;
- Commence stabilization/restoration works on the existing structure by fall 2024;
- Sales Launch Fall or Spring 2025 (depending on market conditions);
- Continued monthly monitoring for movement of the existing structure with Tacoma Engineering; and,
- Further study on heritage elements to be incorporated into the build in consultation with McCallum Sather Architects, including protection/storage of valued items.

Although the redevelopment project has experienced significant delays, staff were supportive of granting the requested one-year extension, as it would provide a means of requiring continued monthly monitoring of the site by professional engineers and commit the applicant to working towards the key deliverables outlined in their request letter. Staff have structured the Heritage Permit extension (HP2024-010 attached as Appendix “A” to Report PED24105) to include staged expiries to hold the applicant to the timing committed in the letter, including clean-up and tidying of the site by August 31, 2024 (Condition (b)) and commencing stabilization and restoration work by September 15, 2024 (Condition (c)). A condition has also been included to require the applicant to implement the recommendations outlined in the Documentation and Salvage Report by August 31, 2024 (Condition (d)).

### **Related Orders to Comply**

In addition to the conditions of Heritage Permit HP2024-010 requiring site clean-up and stabilization of the remaining historic structure, additional site requirements have been issued by the City of Hamilton, including:

- An **Order to Comply** under Section 15.9 of the *Building Code Act* issued by Building staff on April 5, 2024. The Order requires action to confirm the structural integrity of the building by a Professional Engineer, complete all prescribed work resulting from the Professional Engineers report within 60 days and provide permanent measures to prevent unwanted entry to the building immediately. The Building Inspector continues to monitor the property and communicates with the owner to ensure compliance within the specified timelines;
- An **Order to Comply** under Property Standards By-law No. 10-221 issued by Municipal Law Enforcement staff on April 30, 2024. The Order requires action to clean the site of garbage and debris; and,
- An **Order to Comply** under Property Standards By-law No. 10-221 issued by Municipal Law Enforcement staff on May 2, 2024. The Order requires action to

secure all the door and window openings to prevent entry of vermin and birds and the entrance of unauthorized persons, repair any damage to the west exterior walls, and repair any damaged to roofing and eavestroughs.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED24105 – HP2024-010, Delegated Authority Letter dated May 3, 2023

Appendix "B" to Report PED24105 – Heritage Permit Extension Request Letter dated March 28, 2024

AG:sd



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

FILE: HP2024-010

May 3, 2024

98 James South (2022) Inc.  
c/o Michael Budovitch, Principal  
and c/o Marcus Gillam, Gilliam Group Inc.  
36 Northline Road, Unit 3  
Toronto, ON  
M4B 3E2

**Re: Heritage Permit Application HP2024-010: Extension of Previously Approved Heritage Permit Application HP2023-017 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2)**

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**Please note that Heritage Permit HP2024-010 is an extension of the previously approved Heritage Permit applications, including HP2013-058, HP2018-044, HP2020-041, HP2022-036 and HP2023-017. The current ownership group, 98 James South (2022) Inc., acquired the property in late-August 2022 and requested an initial two-year extension in December 2022. At the time, only an initial 3-month extension (HP2022-036) was granted before an additional one-year extension (HP2023-017) was granted, which expired on March 31, 2024. The applicant submitted a request for an additional one-year extension before the March 31<sup>st</sup> expiry date.**

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 HP2024-010 is approved for the designated property at 98 James Street South, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- To renew previously approved Heritage Permit HP2023-017, including:
  - Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors and other features (the “retained portions”);
  - Salvage and reuse of features and materials from the removed portions of the building (the “salvaged portions”); and,

**Re: Heritage Permit Application HP2024-010: Extension of Previously-Approved Heritage Permit Application HP2023-017 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 2 of 4**

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- Construction of a new building and/or addition on the remainder of the site and attached to the retained portions (the “new building”).

**Subject to the following conditions:**

That the applicant be advised that Heritage Permit Application HP2024-010 is approved in accordance with the previously submitted application, subject to the following conditions:

- a) That the applicant submit, on a monthly basis, ongoing monitoring reports assessing and outlining the condition of the retained portions to City staff;
- b) That the clean-up and tidying of the site, including removing the demolition rubble and levelling and grading the rear of the site, be completed, to the satisfaction and approval of the Director of Planning and Chief Planner, by **August 31, 2024**. If the work is not completed by **August 31, 2024**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the recommendations of the Documentation and Salvage Report from mcCallumSather, dated March 27, 2024, be implemented, to the satisfaction and approval of the Director of Planning and Chief Planner, by **August 31, 2024**. If the recommendations are not implemented by **August 31, 2024**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- d) That stabilization and restoration work on the retained historic structure commence, to the satisfaction and approval of the Director of Planning and Chief Planner, by **September 15, 2024**. If the work does not commence by **September 15, 2024**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- e) That a Conservation Plan consisting of the following items shall be submitted, to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
  - 1. Documentation of the existing building and its architectural features and finishes in situ;
  - 2. Specifications and methodology for the protection, stabilization, and restoration of the retained portions;
  - 3. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the removed portions; and,

**Re: Heritage Permit Application HP2024-010: Extension of Previously-Approved Heritage Permit Application HP2023-017 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 3 of 4**

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4. A plan for the storage and protection of retained and salvaged heritage elements, including the on or off site storage location(s), environmental conditions and security, a schedule of regular inspections and monitoring, and any other protection measures as appropriate. In addition:
  - i. If the storage location is to be changed, the new location and address shall be submitted to the satisfaction and approval of staff, prior to the removal of the heritage elements to a new storage facility;
  - ii. Any unsatisfactory environmental conditions or failures in the security measures shall be reported to Planning staff as soon as they are discovered and appropriate remedies shall be developed and approved by Planning staff prior to implementation, except in emergency situations; and,
  - iii. City staff shall be allowed reasonable access to inspect the heritage elements in storage, at any time.
- f) That, once the alterations are complete, the owner shall agree to appropriate amendments to the Heritage Conservation Easement agreement to reflect the altered building;
- g) 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,
- h) That implementation of the alterations, in accordance with this approval, shall be completed no later than **March 31, 2025**. If the alterations are not completed by **March 31, 2025**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. 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 Notice.

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.

If you have any further questions, 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).

**Re: Heritage Permit Application HP2024-010: Extension of Previously-Approved Heritage Permit Application HP2023-017 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 4 of 4**

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Yours truly,



Anita Fabac, MCIP RPP  
Acting Director, Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Program Lead  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Kroetsch, Ward 2



98 James South (2022) Inc.  
385 Madison Avenue  
Toronto, ON, M4V 2W7

March 28, 2024

**Alissa Golden MCIP RPP**  
Program Lead, Cultural Heritage  
Planning and Economic Development  
City of Hamilton  
(905) 546-2424 Ext.1202  
Email [alissa.golden@hamilton.ca](mailto:alissa.golden@hamilton.ca)

Sent by email

Dear Madam,

**RE: 98 James Street South, Hamilton, Ontario**  
**Request for Renewal of Heritage Permit # HP2023-017**

We write to you as the owner of 98 James Street South, Hamilton, ON, with a request to renew the above-mentioned Heritage Permit for this property.

The ownership group have had several setbacks delaying the development of this project.

As you know our current marketplace is experiencing complications with elevated interest rates and delays due to supply chain disruption, labour shortages and cost escalation.

We have been working with our architect on the building mix to design a mix of products that is appropriate for today's marketplace, as larger suites have resulted in price points that are not affordable. Several options are available to us however will need more time with consultants to finalize the marketing mix. The goal is to achieve the ultimate product mix which will be saleable and create profit at the end.

We have complied with the conditions of the previous renewal, including but not limited to:

- Tidying of the site periodically
- Submitting monthly monitoring reports
- Creation of an inventory of salvaged items

Moving forward, our workplan includes the following objectives:

- Clean-up & tidying of the site completed by August 31, 2024
- Commence stabilization/restoration works on the existing structure by fall 2024
- Sales Launch Fall or Spring 2025 (depending on market conditions )
- Improved security & housekeeping / appearance of the site – immediately

- Continued monthly monitoring for movement of the existing structure with Tacoma Engineering
- Further study on heritage elements to be incorporated into the build in consultation with McCallum Sather Architects, including protection/storage of valued items

Accordingly we would like to formally request a permit extension for a duration of **12 months for the above-noted permit.**

We thank you in advance for your consideration on this matter and we look forward to commencing this wonderful project in the near future.

Yours truly,  
**98 JAMES SOUTH (2022) INC.**

*Michael Budovitch*

Michael Budovitch  
Principal



You are cordially invited to attend the  
Hamilton Municipal Heritage Committee's  
**Heritage Recognition Awards Celebration**

Join representatives from the Hamilton Municipal Heritage Committee and many special guests, as we honour our award recipients for their outstanding contributions to the conservation, restoration and preservation of Hamilton's built heritage.

**Thursday June 13<sup>th</sup>, 2024**

**Doors Open: 6:30 pm**

Welcome Reception (*with light food and refreshments*)

**Award Presentations: 7:00 pm**

Reception to continue following the Award Presentations



**Bridgeworks**

200 Caroline St. N., Hamilton, Ontario

Site of the former Hamilton Bridgeworks  
Company Ltd. (c. 1872).

(On-site, street and municipal lot parking available)

***Please feel free to pass this invitation along.***

***Everyone is welcome to join us in honouring our award winners.***

For more information about this event and to RSVP, please contact  
Alissa Denham-Robinson – HMHC Chair

Tel: (905) 308-1576

Email: [hmhcheritageawards@gmail.com](mailto:hmhcheritageawards@gmail.com)

*To help with our planning, please RSVP by June 9<sup>th</sup>, 2024.*

*Dress for the Event is Business Casual*



## 2023-24 Hamilton Municipal Heritage Committee Heritage Recognition Awards Celebration



### **AWARD PRESENTATIONS WILL INCLUDE**

#### **Presentation of the HMHC HERITAGE PROPERTY CONSERVATION RECOGNITION AWARDS**

15 Park St., Dundas, On (Scott Barnim Pottery) (c. 1860)  
988 Concession St., Hamilton, On (Kerr House) (c. 1855)  
67 Rosedene Ave., Hamilton, On (c.1918)  
337 Park St. W., Dundas, On (c. 1867)

#### **Presentation of the HMHC “HERITAGE PROPERTY DEVELOPER” RECOGNITION AWARD**

Scholar Properties & Effort Trust for 121-125 King St. E. Hamilton, On (Gore Park Lofts – former Norwich Apartments)

#### **Presentation of the HMHC “ADAPTIVE REUSE OF A HERITAGE PROPERTY” RECOGNITION AWARD**

121 Princess St., Hamilton, On (Hamilton Craft Studios)  
255 Park St. N., Hamilton, On (Catherine North Studios – former Church of the Redeemer)

#### **Presentation of the HMHC “CULTURAL HERITAGE LANDSCAPE” AWARD**

84 Concession Rd. 8 E., Freelon, On. (West Avenue Cider House – Somerset Orchards)  
107 Middletown Rd. W., Dundas, On (Winterhill Forest Farm)  
Wheeler Lane, Hamilton, On (7 Urban Laneway Dwellings)

#### **Presentation of the HMHC “MAKING HERITAGE ACCESSIBLE” AWARD**

183 Sherman Ave. N., Hamilton, On (Pinch Bakery and Plant Shop)

#### **Presentation of the HMHC “EDUCATION IN HERITAGE” AWARD**

Lesia Mokrycke, Urban Environmental Artist (The Urban Forest Lab and Monument Trees Exhibit)  
The Interpretive Team for Whitehern National Historic Site (Hamilton Civic Museums)  
Hamilton Black History Database

#### **Presentation of the HMHC “THE ART OF HERITAGE” AWARD**

Sara Heinonen, Photographer  
Panya Clark Espinal & Laine Groeneweg, Artists (Exhibit: Material Redistribution - Hamilton)  
Caillin Kowalczyk, Artist

#### **Presentation of the HMHC “HERITAGE GROUP, SOCIETY OR SPECIALTY TEAM” AWARD**

Waterdown Museum of Hope

#### **Presentation of the HMHC “HERITAGE STREETScape REVITALIZATION” AWARD**

34 King St. W., Dundas, On (Picone Fine Food)  
345 James St. N., Hamilton, On (le Tambour Tavern)

#### **Presentation of the HMHC “SPECIALIZED HERITAGE CRAFT & TRADE” AWARD**

Lower City Joinery [Recognizing the façade restoration of Picone Fine Food, Dundas]  
Deer Park Restoration – Tom Foster [Recognizing the restoration of Hess St. gable and Hughson St. tracery]  
Culp Restorations – Shawn Culp [Recognizing masonry restoration at 337 Park St. W., Dundas, On]

#### **Presentation of the HMHC “VOLUNTEER RECOGNITION” AWARD**

Elysia Dywan (Staff) and Student Artists – Bernie Custis Secondary School [Recognizing their work to create original art for the HMHC Heritage Colouring Book Series]