



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 25-008
Date: July 25, 2025
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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

1. **CALL TO ORDER**
2. **CEREMONIAL ACTIVITIES**
3. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
4. **DECLARATIONS OF INTEREST**
5. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

5.1 June 27, 2025

6. **DELEGATIONS**
7. **ITEMS FOR INFORMATION**

7.1 PED25203

Delegated Approvals Respecting Heritage Permit Applications: HP2025-018, HP2025-019, HP2025-020 and HP2025-024 (Ward 2 and 15)

7.2 PED25210

Notice of Intention to Designate 165-191 and 195-205 King Street East, Hamilton under Part IV of the Ontario Heritage Act (Ward 2)

7.3 Policy and Design Working Group Meeting Notes

- a. April 7, 2025
- b. May 5, 2025

7.4 HPRC 25-006

Heritage Permit Review Sub-Committee Minutes from the meeting held on June 17, 2025

8. ITEMS FOR CONSIDERATION

8.1 PED25177

Monthly Report on Proactive Listings for the Municipal Heritage Register, July 2025 (Ward 13)

8.2 PED25207

Heritage Permit Application HP2025-016, Under Part IV of the *Ontario Heritage Act*, for the Demolition of an Existing One-and-a-Half Storey Dwelling and Construction of a New Two-Storey Dwelling at 2463 Highway 5 West, Flamborough (Ward 12)

8.3 PED25208

Heritage Permit Application HP2025-017, Under Part V of the *Ontario Heritage Act*, for the Construction of a Detached Accessory Structure at 3 Union Street, Flamborough (Ward 15)

8.4 PED25209

Heritage Permit Application HP2025-021, Under Part IV of the *Ontario Heritage Act*, for the Demolition of the Powerhouse and Trades Buildings at 290 Fennell Avenue West, Hamilton (Ward 8)

9. MOTIONS

10. NOTICE OF MOTIONS

11. GENERAL INFORMATION / OTHER BUSINESS

- 11.1 Verbal Update respecting Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025

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

11.2 Heritage Buildings and Landscapes Watch List

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) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 290 Fennell Avenue West, 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
- (8) 265 Mill Street South, Braebourne House (D) – A. MacLaren

Hamilton

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

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

- (24) 1269 Mohawk Road, Ancaster (R) – G. Carroll
- (25) 657 King Street East, Hamilton (R) – G. Carroll
- (26) 665-667 King Street East, Hamilton (R) – G. Carroll
- (27) 90 Markland, Hamilton (D) – C. Kroetsch
- (28) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (R) – C. Kroetsch
- (29) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch
- (30) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch
- (31) 200 Main Street East, First Pilgrim United Church (R) - C. Kroetsch
- (32) 124 Walnut Street South (I) – C. Kroetsch

Stoney Creek

- (33) 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

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

12. ADJOURNMENT



HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES HMHC 25-007

12:00 p.m.

June 27, 2025

Room 264, 2nd Floor (Hybrid)
Hamilton City Hall
71 Main Street West

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

**Absent with
Regrets:** S. Spolnik

1. CALL TO ORDER

Committee Chair Denham-Robinson called the meeting to order at 12:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Carroll/Douglas)

That the agenda for the June 27, 2025, meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

(MacLaren/Lunsted)

That the Minutes of the May 29, 2025, meeting of the Hamilton Municipal Heritage Committee, be adopted as presented.

CARRIED

Please refer to the July 8, 2025 Planning Committee minutes for the disposition of these matters.

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(Douglas/Carroll)

That the following Items for Information, be received:

- 7.1 HPRC 25-004**
Heritage Permit Review Sub-Committee Minutes from the meeting held on April 15, 2025
- 7.2 HPRC 25-005**
Heritage Permit Review Sub-Committee Minutes from the meeting held on May 20, 2025
- 7.3 PED25183**
Notice of By-law Passing to Designate 105 Erie Avenue, Hamilton, under Part IV of the *Ontario Heritage Act* (Ward 3)
- 7.4 PED25189**
Notice of Intention to Designate 252 Caroline Street South, Hamilton (Central Presbyterian Church) under Part IV of the *Ontario Heritage Act* (Ward 2)
- 7.5 PED25190**
Notice of Passing of By-laws to Designate Properties in Stoney Creek in the City of Hamilton under Part IV of the *Ontario Heritage Act* (Wards 5 and 9)
- 7.6 PED25191**
Notice of Passing of By-laws to Designate Properties in Hamilton in the City of Hamilton under Part IV of the *Ontario Heritage Act* (Wards 3 and 4)
- 7.7 PED25196**
Notices of Intention to Designate 2 Hatt Street, Dundas, and 54 King Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Wards 2 and 13)
- 7.8 PED25201**
Delegated Approvals Respecting Heritage Permit Applications: HP2025-009 and HP2025-015 (Ward 1)

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED25149

Recommendation to Designate 104 King Street West, Dundas (former Dundas Post Office) under Part IV of the *Ontario Heritage Act* (Ward 13)

Meg Oldfield, Cultural Heritage Planner, addressed Committee respecting Report PED25149, Recommendation to Designate 104 King Street West, Dundas (former Dundas Post Office) under Part IV of the *Ontario Heritage Act* (Ward 13), with the aid of a PowerPoint presentation.

(Carroll/Lunsted)

(a) That the City Clerk BE DIRECTED to give notice of Council's intention to designate 104 King Street West, Dundas (former Dundas Post Office), shown in Appendix A attached to Report PED25149, 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 PED25149, 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

A. Denham-Robinson relinquished the G. Carroll in order to introduce Items 11.1 and 11.2.

11.1 Hamilton Municipal Heritage Committee's Heritage Recognition Awards

A. Denham-Robinson provided Committee with an update respecting the Hamilton Municipal Heritage Committee's Heritage Recognition Awards.

(Kroetsch/Douglas)

That the verbal update respecting the Hamilton Municipal Heritage Committee's Heritage Recognition Awards, be received.

CARRIED

11.2 2025 Ontario Heritage Conference

A. Denham-Robinson provided Committee with an update respecting the 2025 Ontario Heritage Conference.

(MacLaren/Burke)

That the verbal update respecting the 2025 Ontario Heritage Conference, be received.

CARRIED

11.3 Heritage Buildings and Landscapes Watch List

Committee members provided brief updates on properties of interest.

(Kroetsch/Carroll)

(a) That 124 Walnut Street South, Hamilton, be added to the Buildings and Landscapes of Interest (YELLOW) listing; and

(b) That the property be monitored by C. Kroetsch.

CARRIED

(Burke/Carroll)

That the following updates, be received:

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

Ancaster

(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) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 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
- (8) 265 Mill Street East, Former Elfrida Church (D) – A. MacLaren

Hamilton

- (9) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (10) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (11) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
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- (13) 54-56 Hess Street South (D) – C. Kroetsch
- (14) 1284 Main Street East, Delta High School (D) – G. Carroll
- (15) 311 Rymal Road East (R) – G. Carroll
- (16) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (17) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (18) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (19) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (20) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (21) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (22) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (23) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (24) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (25) 657 King Street East, Hamilton (R) – G. Carroll
- (26) 665-667 King Street East, Hamilton (R) – G. Carroll
- (27) 90 Markland, Hamilton (D) – C. Kroetsch

- (28) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
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- (31) 200 Main Street East, Hamilton (First-Prilgrim United Church) – C. Kroetsch

Stoney Creek

- (32) 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

- (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, (NOID) Notice of Intention to Designate, (NHS) National Historic Site

CARRIED

12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 12:28 p.m.

Respectfully submitted,

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage
Committee



City of Hamilton Memorandum

To: Chair and Members of
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25203

Subject/Title: Delegated Approvals Respecting Heritage Permit
Applications: HP2025-018, HP2025-019, HP2025-
020 and HP2025-024

Ward(s) Affected: Ward 2 and Ward 15

Information

Please be advised that Heritage Permit Review Sub-committee provided support for heritage permit applications HP2025-018, HP2025-019 and HP2025-020, during a Heritage Permit Review meeting on June 17, 2025. Additionally, staff have processed heritage permit application HP2025-024 which provides an extension for heritage permit application HP2022-011 supported at a Heritage Permit Review Sub-Committee meeting on June 21, 2022.

As such 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, the heritage permit applications listed below have been approved and are attached to this memorandum as Appendix A, B, C and D, respectively.

- HP2025-018: Replacement of front entrance doors at 71 Main Street West, Hamilton (City Hall);
- HP2025-019: Replacement of front entry at 24 Griffin Street, Flamborough;
- HP2025-020: Replacement of wood siding and eavestroughs at 8 Margaret Street, Flamborough; and,
- HP2025-024: Extension of previously approved Heritage Permit HP2022-011: Interior alterations of the ceiling, railing and elevator addition at 24 Main Street West, Hamilton.

Consultation

Heritage Permit Review Sub-committee

Appendices and Schedules Attached

Appendix A: Heritage Permit Application HP2025-018: Replacement of front entrance doors at 71 Main Street West, Hamilton (Ward 2) (Hamilton City Hall, By-law No. 06-011)

Appendix B: Heritage Permit Application HP2025-019: Replacement of front entry at 24 Griffin Street, Flamborough (Ward 15) (Griffin Stone Cottage, By-law No. 80-118-H)

Appendix C: Heritage Permit Application HP2025-020: Replacement of Wood Siding and Eavestroughs at 8 Margaret Street, Flamborough (Ward 15) (Reid House, By-law No. 22-144)

Appendix D: Heritage Permit Application HP2025-024: Extension of Previously Approved Heritage Permit HP2022-011: Interior Alterations of the Ceiling, Railing and Elevator Addition at 24 Main Street West, Hamilton (Ward 2) (New Vision United Church, By-law No. 20-126)

Prepared by: Lisa Christie, Cultural Heritage Planner
Planning and Economic Development, Planning

Submitted and recommended by: Alissa Golden, Heritage Program Lead
Planning and Economic Development, Planning



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-018

July 8, 2025

Cynthia Cenerini
71 Main Street West,
Hamilton, ON L8P 4Y5

Re: Heritage Permit Application HP2025-018: Replacement of front entrance doors at 71 Main Street West, Hamilton (Ward 2) (Hamilton City Hall, By-law No. 06-011)

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 HP2025-018 is approved for the designated property at 71 Main Street West, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Replacement of 12 automatic swing doors and 18 adjacent glass panels on the front entrance of City Hall to match the existing design and proportions of the existing system with new material.

Subject to the following conditions:

- i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2027. If the alterations are not completed by June 30, 2027, 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

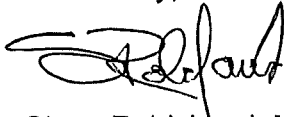
Re: Heritage Permit Application HP2025-018: Replacement of front entrance doors at 71 Main Street West, Hamilton (Ward 2) (Hamilton City Hall, By-law No. 06-011) - Page 2 of 2

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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at lisa.Christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

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

Planning and Economic Development Department
Planning Division

FILE: HP2025-019

July 8, 2025

James and Fay Mansfield
24 Griffin Street
Hamilton, ON
L0R 2H0

Re: Heritage Permit Application HP2025-019: Replacement of front entry at 24 Griffin Street, Flamborough (Ward 15) (Griffin Stone Cottage, By-law No. 80-118-H)

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 HP2025-019 is approved for the designated property at 24 Griffin Street, Flamborough, in accordance with the materials submitted with the application for the following alterations:

- Replacement of front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights, and door, including:
 - New 6 paneled solid wood door, new frame, door, hardware and weatherstripping;
 - Removal of current wood storm door and storm sidelights;
 - Addition of a sash on the interior of transom window, original glass to be maintained; and
 - Construction of sidelights that replicate the originals but with insulated glass units (IGU) and an authentic muntin divider.

Note: This Heritage Permit application is a resubmission of the previously approved Heritage Permit HP2021-038, which expired February 28, 2024

Subject to the following conditions:

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

Re: Heritage Permit Application HP2025-019: Replacement of front entry at 24 Griffin Street, Flamborough (Ward 15) (Griffin Stone Cottage, By-law No. 80-118-H) - Page 2 of 2

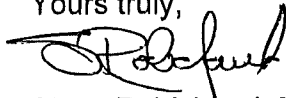
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2027. If the alterations are not completed by June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at lisa.christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor McMeekin, Ward 15



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-020

July 8, 2025

Stephen Dorrell
8 Margaret Street
Hamilton, ON
L0R 2H0

Re: Heritage Permit Application HP2025-020: Replacement of Wood Sidings and Eaves troughs at 8 Margaret Street, Flamborough (Ward 15) (Reid House, By-law No. 22-144)

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 HP2025-020 is approved for the designated property at 8 Margaret Street, Flamborough in accordance with the materials submitted with the application for the following alterations:

- Replacement in kind of wood siding on all elevations of home with new wood siding (Maibec); and,
- Replacement in kind of the existing contemporary eavestroughs with similar profile and colour.

Subject to the following conditions:

- i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2027. If the alterations are not completed by June 30, 2027 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

Re: Heritage Permit Application HP2025-020: Replacement of Wood Sidings and Eaves troughs at 8 Margaret Street, Flamborough (Reid House, By-law No. 22-144) - Page 2 of 2

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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor McMeekin, Ward 15



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-024

July 11, 2025

Helen Bradley
24 Main Street West
Hamilton, ON L8P 1H2

Re: Heritage Permit Application HP2025-024: Interior Alterations of the Ceiling, Railing and Elevator Addition at 24 Main Street West, Hamilton (Ward 2) (New Vision United Church, By-law No. 20-126) – Extension of Previously-approved Heritage Permit HP2022-011

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 HP2025-024 is approved for the designated property at 24 Main Street West, Hamilton, to renew previously-approved Heritage Permit HP2022-011, in accordance with the materials submitted with the application for the following alterations:

- The addition of trusswork and fixtures in the ceiling to support flying speaker arrays, a digital projection screen, and stage lighting;
- The addition of a structural glass railing behind the mezzanine railing to bring occupant safety for those in seating directly behind the railing to the current specifications of the Ontario Building Code; and,
- The addition of an elevator in the northeast addition with access to the auditorium through an opening in the exterior wall into the northeast stairwell landing.

Subject to the following conditions:

- i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2027. If the alterations are not completed by July 31, 2027, 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 HP2025-024: Interior Alterations of the Ceiling, Railing and Elevator Addition at 24 Main Street West, Hamilton (Ward 2) (New Vision United Church, By-law No. 20-126) – Extension of Previously-approved Heritage Permit HP2022-011 - Page 2 of 2

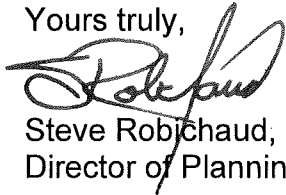
- iii) That any original bricks that are salvaged from the construction of the new door opening, between the original structure and the new elevator lobby at the northeast corner, be stored on site at the church on an elevated platform such as pallet in a conditioned environment.

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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



City of Hamilton Memorandum

To: Chair and Members of
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25210

Subject/Title: Notice of Intention to Designate 165-191 and 195-205 King Street East, Hamilton (Copp Block), under Part IV of the *Ontario Heritage Act*

Ward(s) Affected: Ward 2

Information

Please be advised that Hamilton City Council approved the recommendations laid out in Report PED25143 during a Hamilton City Council session on June 18, 2025. As such, please be advised that on July 3, 2025, the City of Hamilton served notice to the property owners and to the Ontario Heritage Trust indicating that the City of Hamilton intends to designate the properties from 165-191 and 195-205 King Street East, Hamilton, known as the Copp Block, under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value.

The Notice of Intention to Designate was also published in the Hamilton Spectator on July 3, 2025. A copy of the notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

Appendices and Schedules Attached

Appendix A: Notice of Intention to Designate 165-191 and 195-205 King Street East, Hamilton (Copp Block)

Prepared by: Maryssa Barras, Cultural Heritage Planning Technician II
Planning and Economic Development, Planning

**Submitted and
recommended by:** Alissa Golden, Cultural Heritage Program Lead
Planning and Economic Development, Planning



Hamilton

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

Planning and Economic Development Department
Planning Division

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

July 3, 2025

Dear Provincial Heritage Registrar:

Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act* 195-191 and 195-205 King Street East, Hamilton (Copp Block)

The City of Hamilton intends to designate the properties municipally addressed as 165-191 and 195-205 King Street East, Hamilton, known as the Copp Block, under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value. **Attached** please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject properties.

A Notice of Intention to Designate the properties was also published in the Hamilton Spectator on July 3, 2025.

Any person who objects to any of the proposed designations shall, within thirty days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection(s) and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Maryssa Barras, Cultural Heritage Planning Technician II, Email: culturalheritageplanning@hamilton.ca.

Sincerely,

Matthew Trennum
City Clerk

MB
Attach.

cc: Councillor Kroetsch, Ward 2
Patrick MacDonald, Solicitor
Rob Lalli, Director, Building Division

Anita Fabac, Acting Director of Planning and Chief Planner
Matt Gauthier, Legislative Coordinator
Maryssa Barras, Cultural Heritage Planning Technician II

CITY OF HAMILTON

Notice of Intention to Designate

165-191 and 195-205 King Street East, Hamilton (Copp Block)

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

The properties municipally addressed as 165-191 and 195-205 King Street East, Hamilton, known as the Copp Block, are comprised of a related three-storey brick row constructed in phases between 1879 and 1881. The row takes up the entire north side of the city block on King Street East bounded by Mary Street to the west and Walnut Street to the east, with the exception of 193 King Street East, in the Beasley Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The Copp Block has physical value and demonstrates a high degree of craftsmanship as a representative example of a commercial brick row constructed in the Renaissance Revival architectural style. The three-storey row was constructed as three separate structures in phases from 1879-1881 and takes up the entire city block bounded by Mary Street to the west and Walnut Street to the east, with the exception of 193 King Street East, which was constructed separately circa 1870.

The Copp Block has historical value for its association with the original owner of the property, Anthony Copp (Jr.) (1826-1910), Edmund Brown (E.B) Patterson (1866-1946), and immigrant and business communities in Downtown Hamilton in the International Village Business Improvement Area in the Beasley Neighbourhood. The original owner of the commercial block, Anthony Copp, was a prominent Hamiltonian, English immigrant, city councillor, and co-owner of the Copp Brothers Foundry. Copp first became affiliated with the property in 1864, and by 1875 he had begun plans to demolish the existing buildings on the properties to develop the Copp Block. The Copp Block was constructed as three structures in phases, including 195-205 King Street East constructed from 1879-1880, and 165-179 and 181-191 King Street East constructed from 1880-1881. The westernmost of these structures is also known as the Passmore Building and is associated with E.B. Patterson (1866-1946), a Hamilton architect who resided in the building. The Copp Block has the potential to yield information that contributes to the understanding of Hamilton's immigrant communities as its historic and modern tenants reflect the evolution of Hamilton's immigrant and working-class communities as part of the commercial area now known as the International Village.

The Copp Block is considered to be a local landmark and is important in defining the character of the area. It is historically, physically, and visually linked to its surroundings as part of the late-nineteenth to early-twentieth century King Street East commercial streetscape spanning from James Street to Wellington Street. The property is also linked to the historic urban design and development of the International Village and the Beasley Neighbourhood.

Description of Heritage Attributes

The key attributes of the Copp Block that embody the physical value of the property as a representative example of a Renaissance Revival commercial row which demonstrates a high degree of craftsmanship, its association with Anthony Copp, Edmund Brown (E.B) Patterson, and its potential to yield information about immigrant and business communities in Downtown Hamilton in the International Village and Beasley Neighbourhood, include:

- The front (south) elevation and roofline of the three-storey row from 165-179, 181-191, and 195-205 King Street East, including its:
 - Three storey massing;
 - Brick facades laid in Stretcher bond;
 - Symmetrical design;
 - Elaborate projecting wood cornice with decorative brackets;
 - Third-storey round-arched window openings with galvanized iron window hoods, radiating brick voussoirs and tooled stone lug sills with embedded stone brackets;
 - Second-storey segmentally-arched window openings with brick voussoirs, galvanized iron window hoods with decorative brackets and stone lug sills; and,
 - First-storey projecting wood cornice with brackets and matching plain siding.
- The west (side) elevation and roofline of 165 King Street East, including its:
 - Three storey massing;
 - Elaborate projecting wood cornice with decorative brackets;
 - Rounded corner at Mary Street and King Street East with curved window openings on the second and third storeys;
 - Third-storey round-arched window openings with galvanized iron window hoods and tooled stone lug sills with embedded stone brackets;
 - Second-storey segmentally-arched window openings with brick voussoirs and stone lug sills; and,
 - First-storey cornice to the north with decorative brackets above a large, bricked-in opening.
- The east (side) elevation and roofline 205 King Street East, including its:
 - Shed roof;

- Brick façade laid in Common bond;
- First-storey cornice with brackets;
- Segmentally-arched window openings with radiating brick voussoirs and stone lug sills; and,
- Two-storey, three-bay rear brick wing with segmentally-arched window openings with radiating brick voussoirs and stone lug sills.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature in Hamilton's International Village include its:

- Location fronting onto King Street East; and,
- Massing, taking up an entire block spanning from Mary Street to Walnut Street (excluding 193 King Street East).

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, April 7, 2025

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets: K. McLaughlin

Also Present: A. Golden, L. Christie, M. Oldfield

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

A. Denham-Robinson declared a conflict for items (d) and (e) as she works for the architect.

c) REVIEW OF PAST MEETING NOTES

Meeting notes of March 10, 2025 were reviewed and approved, with the clarification that the former Smart-Turner Building at 191 Barton St. E., an inventoried property, was not referenced as an adjacent property to proposed development at 166-186 Ferguson Avenue North & 203 Robert Street, Hamilton, and should have been.

d) Documentation and Salvage Report for 219 King Street West, by Archaeology Research Associates Ltd. February 24, 2024

In support of a Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium (ZAC-23-029). The proponent proposes to remove the structure at 219 King Street West and develop new houses around the retained structure at 215 King Street West.

Working Group comments:

- The Working Group had no comments on this item. We felt that there was sufficient photo documentation.

e) Conservation Plan for 215 King Street West, Dundas by Archaeology Research Associates Ltd. Dated July 3, 2024

In conjunction with item (d), The proponent proposes to remove the structure at 219 King Street West and develop new houses around the retained structure at 215 King Street West.

.Working Group Comments:

- We have no issues with this proposal.

The Policy & Design Working Group does not need to review this again.

f) Cultural Heritage Impact Study - Whitechurch Urban Boundary Expansion, Hamilton, ON by LHC Heritage Planning & Archaeology Inc., January 16, 2025

This CHIS has been prepared to assess the lands included within the proposed urban boundary expansion, to identify known and potential built heritage resources and cultural heritage landscapes within the Study Area; provide a description of preliminary impacts that may affect those resources; and recommend mitigation measures to lessen or avoid those impacts and inform project planning

Working Group Comments:

- This is a very preliminary document and the Working Group found it difficult to make any comments.
- The area is not yet part of the Urban Boundary so there are no concrete design plans to assess.
- The Working Group had no issues with the draft plan submitted other than to note that one of the potential roads appeared to go right through a heritage property.
- All impacted heritage properties will be evaluated in due course.

The Policy & Design Working Group has no issues with this proposal as it stands. We would like to see this again if and when plans are more concrete.

The meeting adjourned at 2:50 pm.

The next meeting will be on May 5, 2025

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday May 5, 2025

3:00 pm

City of Hamilton Web Ex Virtual Meeting

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

Regrets: K. McLaughlin

Also Present: M. Barras, L. Christie, S. Dickenson, J. Kelemen, M. Oldfield,

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

April 7, 2025 -Approved

d) Cultural Heritage Resource Assessment for Elfrida Urban Boundary Expansion Area, prepared by ASI, dated May 2017.

Submitted in support of an Urban Official Plan Amendment and Rural Official Plan Amendment. The purpose of the application is to facilitate the inclusion of the subject lands in the City's urban boundary.

Working Group Comments:

- This proposal is very high level and without further details there is really not much that the Working Group can comment on
- At some point we would suggest that the developer liaise with the Glanbrook Heritage Society

e) Proposed Amendments to the Ontario Heritage Act, Schedule 7 of the *Protect Ontario by Unleashing our Economy Act, 2025*

"Schedule 7 of the proposed *Protect Ontario by Unleashing our Economy Act, 2025*, proposes legislative amendments to the *Ontario Heritage Act* (OHA) to update

enforcement and compliance with respect to the protection of artifacts and archaeological sites.

Working Group Comments:

Comments provided by staff were similar to comments and questions from the Working Group:

- There needs to be more recognition and involvement from First Nations groups
- Exemptions can be made regarding archaeological studies, with the exception of burial and significant archaeological sites, but if you don't do the studies, how do you know if there are things such as burial sites in the area
- Changes to the Heritage Act would change some standards and expand authorities and provide timelines for prosecution, which we felt was a good thing.
- There does not seem to be much regard for the authority of municipalities, and it gives the Provincial Government large authority to enforce economic zones.
- The act seems very vague so we cannot provide meaningful comments

The meeting adjourned at 3:00 pm

Next meeting date: June 2, 2025



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-006

5:00 p.m.

Tuesday, June 17, 2025

Webex Virtual Streaming

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

**Absent
With Regrets:** Andrew Douglas, Sandra Iskandar, Steve Wiegand

**Also
Present:** Ken Coit (Director of Heritage and Urban Design), Lisa Christie (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(McGirr/MacLaren)

That the Agenda for June 17, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HPRS Minutes 25-005 (May 20, 2025)

(MacLaren/LaRose)

That the Minutes of May 20, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. HERITAGE PERMIT APPLICATIONS

9.1 HP2025-018 – 71 Main Street West, Hamilton (Hamilton City Hall, Part IV)

- Replacement of 12 automatic swing doors and 18 adjacent glass panels on the front entrance of City Hall to match the existing design and proportions of the existing system with new material.

Cynthia Cenerini and Andrew Chiu were present to give an overview of the project and to answer questions from the committee.

(Priamo/MacLaren)

- (a) That Heritage Permit 2025-0018 – 71 Main Street West, Hamilton (Hamilton City Hall, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-018 be consented to, subject to the following conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2027. If the alteration(s) are not completed by

June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.2 HP2025-019 – 24 Griffin Street, Flamborough (Griffin Stone Cottage, Part IV)

- Replacement of front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - New 6 paneled solid wood door, new frame, door, hardware and weatherstripping;
 - Removal of current wood storm door and storm sidelights;
 - Addition of a sash on the interior of transom window, original glass to be maintained; and
 - Construction of sidelights that replicate the originals but with insulated glass units (IGU) and an authentic muntin divider.

Note: This Heritage Permit application is a resubmission of the previously-approved Heritage Permit HP2021-038, which expired February 28, 2024.

Jim and Fay Mansfield were present to give an overview of the project and to answer questions from the committee.

(Carroll/McGirr)

- (a) That Heritage Permit 2025-0019 – 24 Griffin Street, Flamborough (Griffin Stone Cottage, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-019 be consented to, subject to the following conditions:
 - (iii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (iv) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later

than June 30, 2027. If the alteration(s) are not completed by June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.3 HP2025-020 – 8 Margaret Street, Flamborough (Reid House, Part IV)

- Replacement in kind of wood siding on all elevations of home with new wood siding (Maibec); and,
- Replacement in kind of the existing contemporary eavestroughs with similar profile and colour.

Stephen Dorrell was present to give an overview of the application and to respond to questions and advice from the Sub-Committee.

(MacLaren/McGirr)

- (a) That Heritage Permit 2025-020 – 8 Margaret Street, Flamborough (Reid House, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-020 be consented to, subject to the following conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (i) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2027. If the alteration(s) are not completed by June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.4 HP2025-021 – 290 Fennell Avenue West, Hamilton (Century Manor, Part IV)

- Demolition of existing Powerhouse and Trades buildings.

Note: The two structures proposed to be demolished are not identified in the Reasons for Designation for the property. This Heritage Permit is required

because the Ontario Heritage Act now requires approval for the demolition or removal of any building or structure on a designated heritage property.

Glenn Wellings, Kevin Bushell and Jacqueline McDermid were present to give an overview of the application and to respond to questions from the Sub-Committee.

(MacLaren/McGirr)

- (a) That Heritage Permit 2025-021 – 290 Fennell Avenue West, Hamilton (Century Manor, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-021 be consented to, subject to the following conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2027. If the alteration(s) are not completed by June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

10. MOTIONS

There were no Motions.

11. NOTICE OF MOTIONS

There were no Notice of Motions.

12. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 6:09 pm.

Respectfully submitted,

Lisa Christie

Karen Burke, Chair

Cultural Heritage Planner

Heritage Permit Review
Sub-Committee



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25177

Subject/Title: Monthly Report on Proactive Listings for the
Municipal Heritage Register, June 2025

Ward(s) Affected: Ward 13

Recommendations

- 1) That staff **BE DIRECTED** to list 34 Baldwin Street, Dundas, on the Municipal Heritage Register as a non-designated property, as outlined in Report PED25177, in accordance with Section 27 of the *Ontario Heritage Act*.

Key Facts

- This Report recommends that Council list the residential property at 34 Baldwin Street, Dundas, as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*.
- Listing on the Register recognizes value of a property to the community, provides interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council.
- By Council deciding to proactively list this property on the Register, staff will be able to take appropriate action, including designation, should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit application in the next two years before the listing expires.
- Should Council decide to list this property on the Register, staff will provide notice of the listing to the owner and outline the legislated process for objecting to the listing, as per the requirements of the *Ontario Heritage Act*.

Financial Considerations

Not applicable.

Background

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest on the Municipal Heritage Register that are flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the Planning Act, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted. This strategic and proactive approach to listing is required due to cumulative changes to provincial legislation over the past few years.

In August 2024, Cultural Heritage Staff were notified that the subject residential property located at 34 Baldwin Street was listed for sale. Based on a preliminary review (Appendix A to Report PED25177), staff determined that the subject property is of sufficient cultural heritage value or interest to be a candidate for listing on the Municipal Heritage Register and for designation under Part IV of the Ontario Heritage Act, meeting six of the nine criteria for determining cultural heritage value or interest as outlined in Ontario Regulation 9/06.

In September 2024, Cultural Heritage Staff notified the property owner of their property's addition to the City's list of Candidates for Part IV Designation under the *Ontario Heritage Act*. At this time, staff informed the property owner that by being listed as a candidate for designation, staff may conduct further research and evaluation for designation of the property, if: the owner requests designation; a building permit or development application is submitted for the demolition or substantial alteration of the property; or, as staff resources permit.

In February 2025, staff received inquiries into the heritage status of the property which indicated intent to demolish or otherwise substantially alter it. On May 6, 2025, staff again received an inquiry into the heritage status of the property. On May 18, 2025, staff observed a large construction bin outside of the property, and on May 20, 2025, the Building Division advised that there were no open building permits or applications for the property.

Analysis

The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Municipal Heritage Register if it is demonstrated that they meet at least one criterion outlined in Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a

property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

34 Baldwin Street, Dundas

The property located at 34 Baldwin Street, Dundas, is comprised of a one-and-a-half storey frame residential structure currently listed on the City's Inventory of Heritage Properties. Staff conducted a preliminary cultural heritage evaluation of the property and determined that it meets six of nine criteria for determining cultural heritage value or interest, as outlined in Ontario Regulation 9/06, sufficient to warrant listing on the Municipal Heritage Register, and to identify the property as a candidate for designation under Part IV of the *Ontario Heritage Act*.

34 Baldwin Street has physical value as an early and representative example of a vernacular early-nineteenth century frame structure with influences from the Georgian Revival style of architecture, and as a unique example of a building constructed into the raised topography of the property. The property has historical value due to its association with historic figures, events, and Dundas residents, including the Lesslie family, William Lyon Mackenzie, Laurent Quetton St. George, and the Upper Canada Rebellion. The property is a landmark that is visually, physically, and historically linked to its surroundings, and is important in defining the character of this area for its proximity to the original town plan of Coote's Paradise and nearby other important historic buildings and geographic features.

The full summary of the preliminary evaluation of cultural heritage value or interest for the property is attached as Appendix A to Report PED25177.

Conclusion

The property located at 34 Baldwin Street, Dundas, has been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*, as per the recommendation of Report PED25177

The recommendation of this Report is consistent with Provincial and Municipal legislation, policy, and direction, including:

- Implementing proactive strategies for conserving significant built heritage resources (Provincial Planning Statement, 2024, Sub-section 4.6.4(b));
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3);
- Encouraging the rehabilitation, renovation, and restoration of built heritage resources so that they remain in active use (Urban Hamilton Official Plan, Section B.3.4.1.5); and,

- Using all relevant provincial legislation and all related plans and strategies to appropriately manage, conserve and protect Hamilton's cultural heritage resources (Urban Hamilton Official Plan, Section B.3.4.2.1(i)).

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should be served on the Clerk of the municipality and identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

Alternatives

Not Applicable.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

Not Applicable.

Consultation

Staff reached out to the owner of the property via a letter sent by registered mail and email on May 27, 2025, notifying them of the staff recommendation to list the property on the Register in advance of this Report being considered by the Hamilton Municipal Heritage Committee.

Planning staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the recommendation of this Report.

Appendices and Schedules Attached

Appendix A: Preliminary Heritage Evaluation of 34 Baldwin Street, Dundas

Prepared by:

Maryssa Barras, Cultural Heritage Planning Technician II
Planning and Economic Development, Planning Division

**Submitted and
recommended by:**

Steve Robichaud, Director of Planning and Chief Planner
Planning and Economic Development, Planning Division

34 Baldwin Street, Dundas, Constructed circa 1808



Preliminary Evaluation of Cultural Heritage Value or Interest:

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

Design or Physical Value

1. The one-and-a-half storey frame structure located at 34 Baldwin Street, Dundas, was constructed circa 1808. The property has physical value as an early and representative example of a vernacular early-nineteenth century frame structure with influences from the Georgian Revival style of architecture. It is a rectangular, one-and-a-half storey building with two rectangular twentieth-century one-storey wings on the east and west elevations, respectively. The building retains many features typical of early-nineteenth century vernacular and Georgian influenced architecture, including its: symmetrical three bay façade; low side gable roof with shallow projecting plain eaves; flat-headed window and door openings; two hung windows below the side gables of both the east and western elevations; symmetrical five bay main storey on the rear (south) elevation; and stone foundation. The property is also unique, as the home's construction is embedded

in the raised topography of the property creating the illusion of a two-storey building in the present-day rear (historic front) of the property.

Sometime after 1896, likely in the early-twentieth century when the property was subdivided, the building was renovated to have the main entrance face Baldwin Street, at which point the present-day front porch was likely added. During the early- to mid-twentieth century, two small wings were constructed on both the eastern and western sides of the building, neither of which are considered to be of heritage value. Prior to 1950, two dormers were also added, including a small dormer on the northern roof elevation and a wide central dormer on the southern side of the roof, neither of which are considered to be of heritage value.

2. The property does not display a high degree of craftsmanship.
3. The property does not demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

4. The property has historical value due to its association with early and prominent Dundas residents and events, including the Lesslie family, William Lyon Mackenzie, and Laurent Quetton St. George. The property's built history begins with Laurent Quetton St. George (1771-1819), an early French settler who had purchased land in Dundas beginning in 1809, including the block on which 34 Baldwin Street is located from William Hare in 1812. Quetton was a wealthy, well-connected, and successful merchant with a wide trade network across the province, who purchased property in Dundas as part of his business expansion. While Quetton did not reside in Dundas and his tenure in Canada was short lived, since he left 1816, his influence in the earliest decades of the nineteenth century can be seen on an 1827 map where Baldwin Street is called St. George Street.

In Quetton's absence, the property was managed as an outpost of his business first by David Hays (birth and death unknown), followed by Hector S. MacKay (circa 1770/1780 - circa 1820). The earliest probable reference to the house identified to date comes from a letter dated to November 28, 1808, where MacKay wrote that he was awaiting on an answer respecting a house at Dundas Mills which he was promised. Who precisely constructed the building is unknown, and as such it is important to note that prior to 1834 the use of forced labour by upper-class persons was a commonplace occurrence, meaning that it is possible for the property to have been constructed using indentured or forced labour.

The next known historic reference to the property comes on May 18, 1822, in the form of a lease to William Lyon Mackenzie (1794-1861) and John Lesslie (1801-1882) from Quetton's estate. In this lease, the property is described as old, and a series of renovations are noted implying that the property had been abandoned

by MacKay for some time prior to Mackenzie and Lesslie's arrival. The connection between the Lesslies and William Lyon Mackenzie is significant, given that Mackenzie immigrated to Canada from Scotland as an employee of Edward Lesslie (John's father) before establishing his own business. While Mackenzie only lived at 34 Baldwin Street for 2 years, he would go on to become an important political figure in Upper Canada as the owner of a successful newspaper, the leader of the Upper Canada Rebellion in 1837, and the first Mayor of Toronto in 1834. Mackenzie was highly critical of Upper Canadian governance, coining the term 'Family Compact' which would be used to describe the small aristocracy of conservative and wealthy individuals which controlled the provincial government at the time. Mackenzie's extreme views for a government modelled off of the American government was supported by a large base of American migrants (Late-Loyalists) and opposed by concerned Black communities in Canada who feared this reform may lead to the return of slavery. While they disagreed on certain proceedings, the Lesslie family, notably including John and James Lesslie (1802-1885), were known supporters of Mackenzie's political ideologies, and played important roles locally and provincially in advocating for government reform.

Edward Lesslie (1765-1828) and the remainder of the Lesslies arrived in Dundas circa 1823, joining John. While living in Dundas Edward quickly rose to become an important political figure, working to grow and expand his business which John and Mackenzie had laid the groundworks for locally prior to his arrival, and expanding his business via his sons who would go on to manage branches of the business across the province. Like many other wealthy immigrants at the time, all of the eligible Lesslie men including Edward, John, James, and William (1804-1843) submitted petitions for land in the Coote's Paradise town plot and purchased land in the area, which would quickly transform the Lesslie family into one of the biggest landowners and most prolific families in the area. Following Edward's death his wife Grace Lesslie (1776-1853) took over management of the property. She likely stayed on the property until her death, given that the text in her will states that she was still residing at 34 Baldwin Street 'as of late'. Local history and legends report that in the years prior to, during, and following the 1837 Upper Canada Rebellion, William Lyon Mackenzie would stay with the Lesslies at this property when he would visit Dundas. If this is true, it would mean that he was hosted by Grace during his stays in the town. Sometime shortly following Grace's death John returned to the property – continuing to live there for over a decade, moving away and using the property as a rental by 1874. Following John's death his sister Helen (1813-1897) inherited the property – which she continued to lease until her death at which point the property was sold to members of the Bibby family.

5. The property has the potential to yield information that contributes to an understanding of the early development of the Town of Dundas, including the creation of the Desjardins Canal, as well as nineteenth-century politics in Upper Canada including the Upper Canada Rebellion.

6. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant in the community.

Contextual Value

7. The property is important in defining the character of this area. Located in a block immediately adjacent to the original town plan of Coote's Paradise and nearby other important historic buildings and geographic features like the historic Dundas Town Hall and Spencer Creek, the property at 34 Baldwin Street plays an important role in defining the early nineteenth-century landscape of south-eastern Dundas. The property's proximity to Spencer Creek and the Desjardins Canal also speaks to Dundas's early industrial history, at a time when wealthy immigrants were rapidly arriving across Southern Ontario, actively competing with neighbouring townships to become political and economic leaders.
8. The property is visually, physically, and historically linked to its surroundings. Baldwin Street, on which the property is located, was originally named St. George Street after the property's early owner, Quetton St. George. The street's name was changed to Baldwin sometime after 1827 after William Warren Baldwin (1775-1844), who was the executor of Quetton's estate.

Over the years the property has undergone a number of major renovations. The property was originally oriented so that the southern elevation facing Dundas Street, which is now the rear, was the front of the property. At this time, this southern façade featured a porch which lined the full width of the building. A photograph from 1896 shows the building having also featured an enclosed entryway embedded in the historic porch at this time, leading to a landscaped entryway towards Dundas Street. At this time, the building may have been covered in wood siding, although this is not clear from the available resources, and featured eight-over-eight hung windows with shutters on either side. The history of the building's renovations is directly connected to that of Dundas's urban intensification in the early-twentieth century as the area around the property changed from a rural to residential landscape. Visually, the building's deep setback and construction being physically embedded into the property's raised topography along with its deep setback contributes to an understanding of early colonial European settlement patterns.

9. The property is considered to be a local landmark. Having been featured in local books, booklets, news articles, and historical interpretive materials from the late nineteenth century onwards for its associations with William Lyon Mackenzie, the property has had a high profile as an important local landmark.

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City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25207

Subject/Title: Heritage Permit Application HP2025-016, Under Part IV of the *Ontario Heritage Act*, for the Demolition of an Existing One-and-a-Half Storey Dwelling and Construction of a New Two-Storey Dwelling at 2463 Highway 5 West, Flamborough

Ward(s) Affected: Ward 12

Recommendations

- 1) That Heritage Permit Application HP2025-016, for the demolition a one-and-a-half storey dwelling and the construction of a new two-storey dwelling at 2463 Highway 5 West, Flamborough, as shown in Appendix A attached to Report PED25207, **BE APPROVED**, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - a) That a demolition and construction plan delineating a protection line and sufficient buffers for the designated heritage building to be retained be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
 - b) That the applicant makes every reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid additional waste as part of the demolition process and submit documentation of the salvage efforts, to the satisfaction and approval of the Director of Planning and Chief Planner;
 - c) 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

- d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2027. If the alteration(s) are not completed by August 31, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Key Facts

- This Report addresses a Heritage Permit application for the property located at 2463 Highway 5 West, Flamborough, which is designated under Part IV of the *Ontario Heritage Act*.
- A Heritage Permit is required for the construction or demolition of any structures or buildings on a designated heritage property, regardless of whether the structure is identified as a designated heritage attribute or in the reasons for designation under the *Ontario Heritage Act*.
- The application includes the demolition of an existing one-and-a-half storey dwelling and the construction of a new two-storey dwelling on the property located at 2463 Highway 5 West, Flamborough. No changes are proposed to the designated structure on the property.
- Staff recommend approval of this Heritage Permit Application HP2025-016, subject to the submission of demolition and construction plans, provisions for salvage of heritage features prior to demolition, and to the City's standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee.

Financial Considerations

N/A

Background

The subject property at 2463 Highway 5 West, Flamborough (see attached Appendix A to this Report PED25207), was designated by the former Town of Flamborough By-law Number 84-79 under Part IV of the *Ontario Heritage Act*. The property is comprised of two dwellings. One is a one-and-a-half storey clapboard dwelling, built prior to 1844, which is identified in the Reasons for Designation in the By-law. The second is a dwelling proposed for demolition, comprising of a one-and-a-half storey Gothic Revival style farmhouse built circa 1875, which is not identified as having heritage value in the designation by-law for the property. Images of both structures have been provided in Appendix B attached to this Report PED25207.

On February 20, 2025, a Heritage Permit Application was received, requesting approval for the demolition of the designated 1844 clapboard dwelling. Cultural Heritage Staff met with the applicant on site on Wednesday, March 5, 2025, to review the existing structures and discuss the proposed changes to the property. Staff provided follow up comments on March 12, 2025, that they would not be supportive of the demolition of the designated structure and guided applicants on next steps of the permit process. Materials necessary to support the demolition of this structure through a heritage permit and the application was deemed incomplete on April 22, 2025.

On May 2, 2025, the subject Heritage Permit Application was received requesting approval for retention of the designated structure, the demolition of the one-and-a-half storey dwelling instead, and construction of a new two-storey dwelling in a similar location. Alongside the application, staff received a site plan and drawings for the proposed new dwelling (see Appendix C attached to this Report PED25207).

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on May 20, 2025, along with the supporting materials submitted with the application (attached as Appendix C to this Report PED25207). After discussion of the application with the owners' representatives, the Subcommittee passed a motion recommending approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and two additional conditions regarding salvage of material and submission of demolition protection plans.

Analysis

Section 34 of the *Ontario Heritage Act* requires an owner of a Part IV designated property to obtain Council approved prior to the demolition or removal of any building or structure on the property. The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning under City of Hamilton By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council's authority to consent to an application for the demolition of existing structures or erection of new structures. The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Receipt. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application.

In response to a Heritage Permit application, Council may: consent to the permit applied for; provide notice that Council is refusing the application for the permit; or, consent to the permit applied for, with terms and conditions attached. As per Section 34(4.2), the notice of Council's decision will be required to be served on the owner of the property, the Ontario Heritage Trust and shall be published in a newspaper having general circulation in the municipality. If Council consents to the application subject to terms or conditions, or refuses the application, owner of the property may appeal Council's

decision to the Ontario Land Tribunal within 30 days of receiving notice of Council's decision.

This Heritage Permit Application has been processed and considered within the context of the applicable legislation.

Heritage Permit HP2025-016

Heritage Permit application HP2025-016 has been submitted to request permission for the following scope of work at 2463 Highway 5 West, Flamborough, in accordance with the supporting materials submitted with the application:

- Demolition of an existing one-and-a-half storey dwelling; and,
- Construction of a new two-storey detached dwelling.

The structure proposed for demolition is comprised of a one-and-a-half storey dwelling constructed circa 1875, exhibiting characteristics of the Gothic revival architectural style. Its features include its high-pitched gables with decorative bargeboard and finials, and dormers with pointed arch window openings. Additional notable features include its: t-shaped plan, wooden clapboard siding, stone foundation, side gabled roof with projecting front gable, a central entrance with transom and sidelights, and first storey porch with decorative turned posts. The historic features of the dwelling remain relatively intact, with minimal modification to the front elevation.

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The analysis of the effects related to HP2025-016 are outlined below.

Displacement Effects

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

The demolition of the one-and-a-half storey dwelling constructed circa 1875 is not considered to have any displacement effects on the overall property. The Reason for Designation in the By-law for this property identify the one-and-a-half storey clapboard dwelling, built prior to 1844 in a simple Georgian style architecture, as having heritage value and significance. The applicant intends to retain this structure, as such the proposed scope of work will not have any displacement effects on the heritage features of the property.

Disruption Effects

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

The demolition of the existing one-and-a-half storey dwelling and construction of a new two-storey dwelling in a similar location will have moderate disruption effects on the setting of the heritage feature. The existing one-and-a-half storey dwelling constructed circa 1875 has a deep setback on the property and its removal should not dramatically change the setting of the property. However, the proposed new dwelling is expected to be located closer to the historic 1840s dwelling on the property, is proposed to be two storeys in height and feature a retaining wall which extends west from the new construction towards the retained heritage dwelling. Staff did discuss options for locating the new construction further from the retained heritage dwelling and the applicant did indicate that the proposed location allows them continued use of existing farm buildings and driveway, which would not be possible if moved further east on the lands. As a result, staff have requested construction protection plans to ensure that the proposed development will have minimal impacts on the retained heritage dwelling.

As part of staff's evaluation of the property, Cultural Heritage staff conducted an evaluation under Ontario Regulation 9/06 (see Appendix D attached to this Report) and determined that the circa 1875 Gothic farmhouse dwelling meets 5 of the 9 criteria, consequently possessing cultural heritage value. The heritage value of the property was discussed at length during the Heritage Permit Review Sub-committee meeting. While staff feel that the existing Gothic farmhouse does have cultural heritage value or interest, staff acknowledge that the financial burden associated with restoring and maintaining two historic dwellings on the property is not feasible. Staff further recognize that the demolition of this structure will result in the physical irreversible loss of its identified physical heritage value. As such staff have included a condition which requires the applicant to salvage heritage and non-heritage features from the structure prior to demolition for reuse on other buildings. Please note we will not require the applicant to reinstall these features in the new build.

Conclusion

Staff recommend approval of Heritage Permit Application HP2025-016 for the demolition of the existing one-and-a-half storey dwelling and construction of a new two-storey dwelling at 2463 Highway 5 West, Flamborough, subject to approval of any required *Planning Act* applications and the submission of a demolition plan and a construction plan delineating a protection line and sufficient buffers for the heritage building to be retained. Staff also recommended that the standard heritage permit conditions be applied to this approval, including that any minor changes to the plans and elevations following approval be submitted to staff's satisfaction and approval and a

permit expiry date of August 31, 2027. Finally, staff also recommend a condition for the salvage of any heritage features prior to demolition, as feasible.

The Recommendations of this Report are consistent with municipal and provincial legislation, including:

- Ensuring that protected heritage property is conserved (*Provincial Planning Statement*, 2024, Sub-section 4.6.1);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)); and,
- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan*, Section B.3.4.1.3)

Alternatives

1. **Deny the Heritage Permit Application.**

The Hamilton Municipal Heritage Committee may advise Council to deny this application in its entirety. This is not being recommended as the structure identified in the reason for designation for the property is being retained.

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

The Hamilton Municipal Heritage Committee may advise Council to approve this application with additional or amended conditions of approval, as appropriate. This is not being recommended as staff and the Heritage Permit Review Subcommittee believe the Heritage Permit conditions to be sufficient.

3. **Approve the Application with No Conditions.**

The Hamilton Municipal Heritage Committee may advise Council to approve this application with no conditions. This alternative is not recommended, as it would prevent staff from ensuring that protection measures are in place during the demolition and new construction to protect the remaining heritage building on site.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

Not Applicable

Consultation

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on May 20, 2025, along with the supporting materials submitted with the application (attached as Appendix B to this Report) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and with conditions regarding the salvage of heritage materials prior to demolition, and provisions for ensuring the remaining heritage structure is not impacted during the construction activities.

The owner was advised of the staff recommendations and timing of the Report in an email sent on June 17, 2025.

In addition, Planning Staff emailed the Councillor (Cassar) for Ward 12 on June 26, 2025, and provided them with information about the proposed changes and the process for demolition and new construction on a Part IV designated property. Staff also indicated that the applicant received support from the Heritage Permit Review Sub-committee and that a subsequent staff report was forthcoming to the July 25, 2025, HMHC meeting.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Photographs of Existing Structures

Appendix C: Application Submission Materials

Appendix D: Ontario Regulation 9/06 Evaluation for the dwelling to be demolished

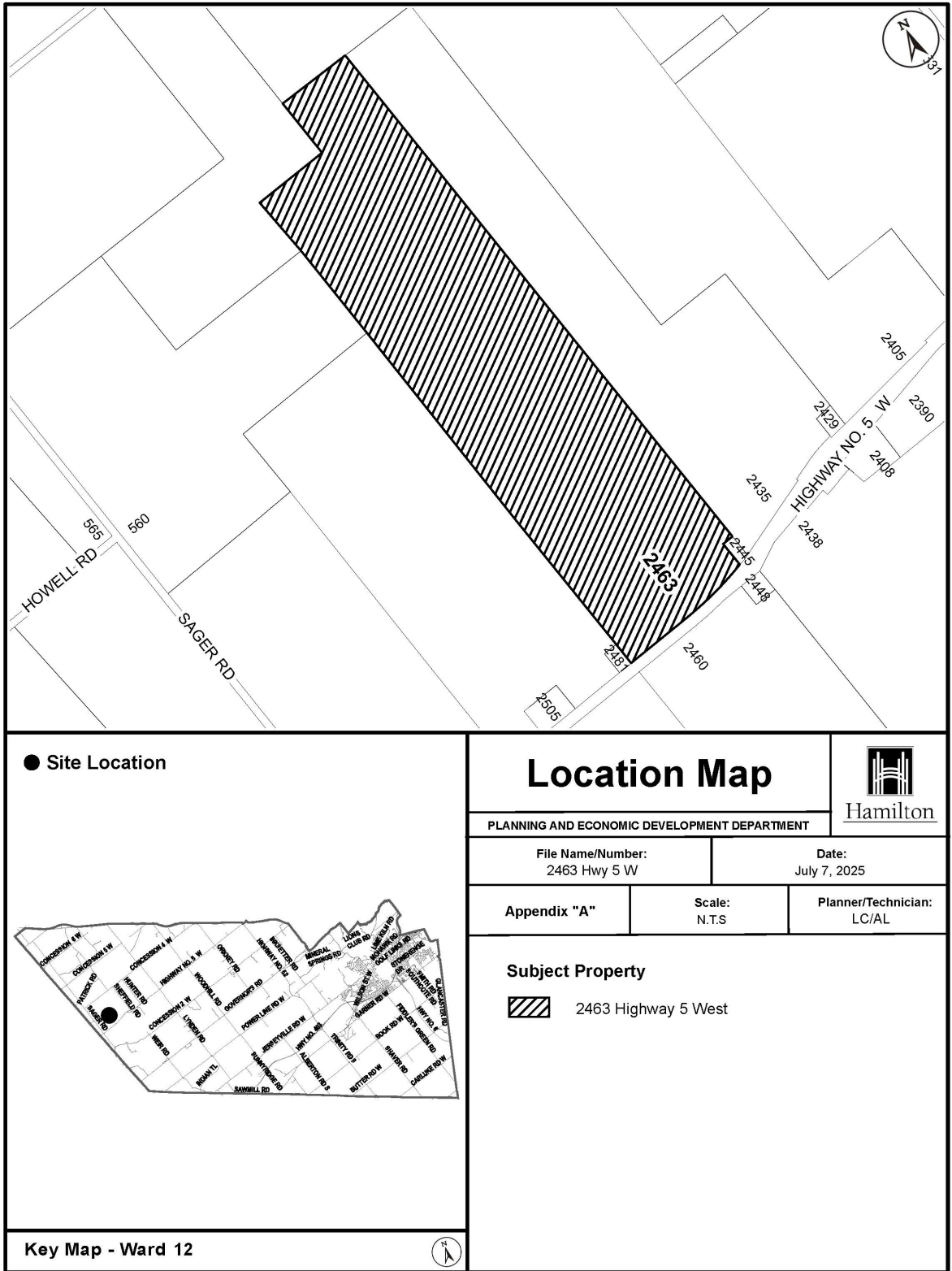
Prepared by:

Lisa Christie, Cultural Heritage Planner
Planning and Economic Development, Planning Division

Kira Cook, Cultural Heritage Planning Technician
Planning and Economic Development, Planning Division

Submitted and recommended by:

Steve Robichaud, Director of Planning and Chief Planner
Planning and Economic Development, Planning Division



2463 Highway 5, Flamborough - Existing Conditions



Figure 1: View of the property from the road, structure on the left is protected by the designation by-law, Structure on the right is proposed for demolition (Google Streetview).



Figure 2: South elevation of house proposed for demolition (Submitted by consultant)



Figure 3: West elevation of house proposed for demolition (Submitted by consultant)



Figure 4: East elevation of house proposed for demolition (Submitted by consultant)



Figure 5: North elevation of house proposed for demolition (Submitted by consultant)



Figure 6: South elevation of designated structure on the property (circa 2002, city files)

THE CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS ON THE JOB
PRIOR TO CONSTRUCTION.

BEFORE ORDERING ROOF TRUSSES,
VERIFY ALL DIMENSIONS ON THE JOB.

DRAWINGS ARE NOT TO BE SCALED.

ALL CONSTRUCTION IS TO MEET THE
CURRENT REQUIREMENTS OF THE
ANTARIO BUILDING CODE (O.B.C.)
AND MUNICIPAL BY-LAWS. THE
REQUIRED PERMITS AND APPROVALS
ARE TO BE OBTAINED BEFORE THE
CONTRACTOR COMMENCES WITH
THE WORK.

IF THERE ARE ANY DESIRED CHANGES
TO THE DESIGN OF THE BUILDING IN
THE BUILDING PERMIT WAS
ISSUED, THE CONTRACTOR MUST BE
NOTIFIED OF SUCH "DESIRED
CHANGES" AND GIVE APPROVAL
BEFORE THE CHANGE COMMENCES.

IF ANY ERRORS ARE DISCOVERED ON
THE DRAWINGS, THE DESIGNER
MUST BE NOTIFIED BEFORE
CONSTRUCTION COMMENCES.

	DRI	01.17.2025	Preliminary Design
	DRI	01.24.2025	Housed For Client Review
	DRI	01.29.2025	Housed For Client Review
	DRI	02.01.2025	Housed For Client Review



2463 Hwy 5 W,
Troy, ON L0R 2B0

Site Plan

AWN BY: B.Powell

SHEET

SALE	
------	--

PROJECT No. :	J24079
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No.	DATE	DESCRIPTION
D001	01.17.2025	Preliminary Design
D002	01.24.2025	Issued for Client Review
D003	01.29.2025	Issued for Client Review
D004	02.04.2025	Issued for Client Review

iDESIGN DRAFTING

580 Sheffield Rd., R.R.#1,
Troy, Ontario L0R 2B0

Office: 519-647-3223
Cell: 519-751-8412 i-design.ca

Ian Jonkman reviews and takes responsibility for the design work on behalf of a firm, Andy Jonkman Construction Ltd., registered under sub-section 3.2.4. of Division C of the Building Code.

Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

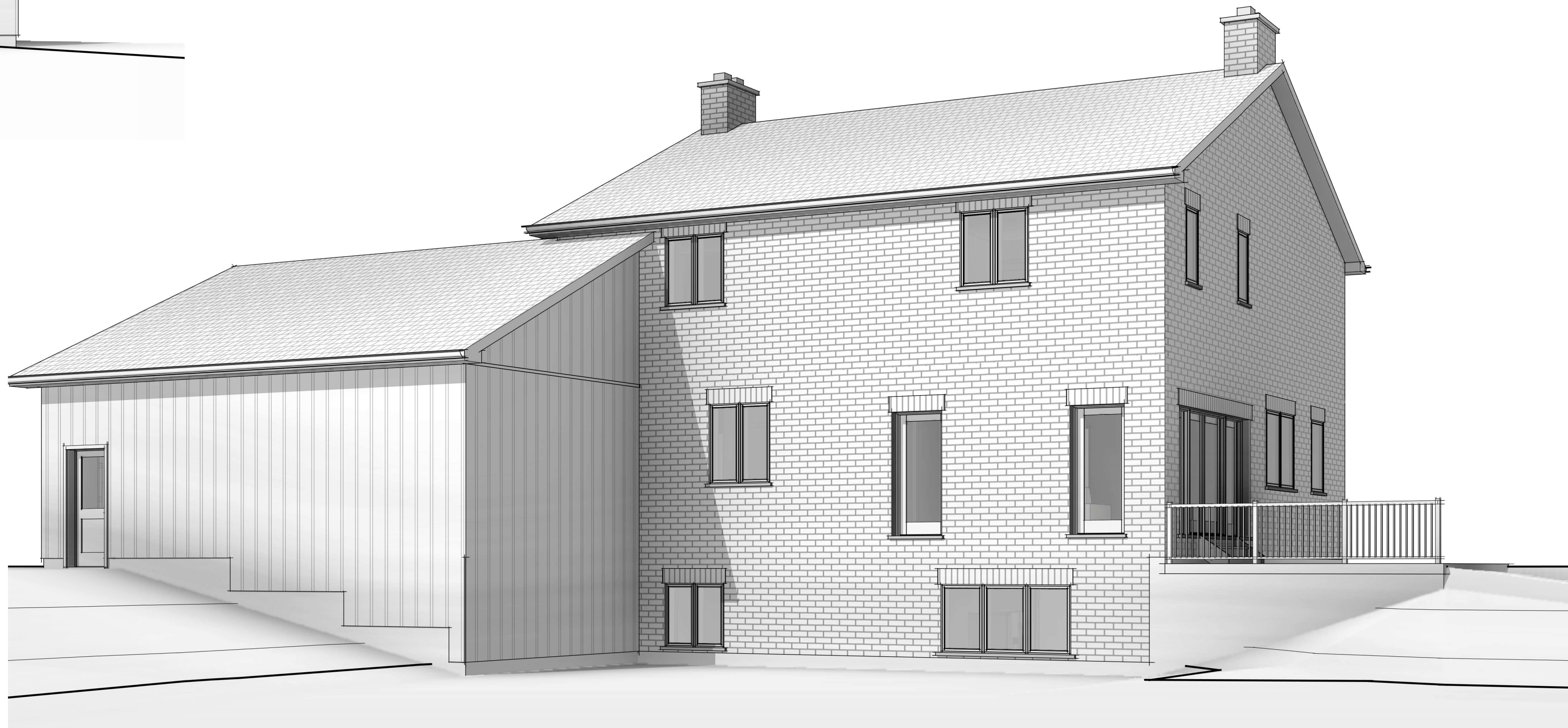
PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Title Page

OWNER:	
DRAWN BY:	B.Powell
CHECKED BY:	I.Jonkman
DATE	SHEET
02.04.2025	A.1
SCALE	
1/4" = 1'-0"	OF A.9
PROJECT No. :	J24079



DRAWING INDEX

- A.1 Title Page
- A.2 Front & Back Elevations
- A.3 Left & Right Elevations
- A.4 Foundation Plan
- A.5 Main Floor Plan
- A.6 Second Floor Plan
- A.7 Roof Plan
- A.8 Building Sections & Details
- A.9 General Notes

PROJECT INFORMATION

ITEM	DESCRIPTION
1.	Building Area & Gross Area
	Living Area = 1,297 sq. ft.
	Main Floor Living Area = 1,300 sq. ft.
	Second Floor Living Area = 2,597 sq. ft.
	Attached Garage, Covered Porches, Balconies
	Attached Garage Area = 807 sq. ft.
	Front Covered Porch = 54 sq. ft.
2.	Storeys = 2 storey
3.	Specified Snow Load = 1.225kPa
4.	Climatic Zone = Zone 1 (<5000 Degree Days)
5.	Compliance Package = SB-12 Prescriptive Compliance Package A2



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1 FRONT ELEVATION
A.2 1/4" = 1'-0"



2 BACK ELEVATION
A.2 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review



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Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Front & Back
Elevations

OWNER:

DRAWN BY: B.Powell

CHECKED BY: I.Jonkman

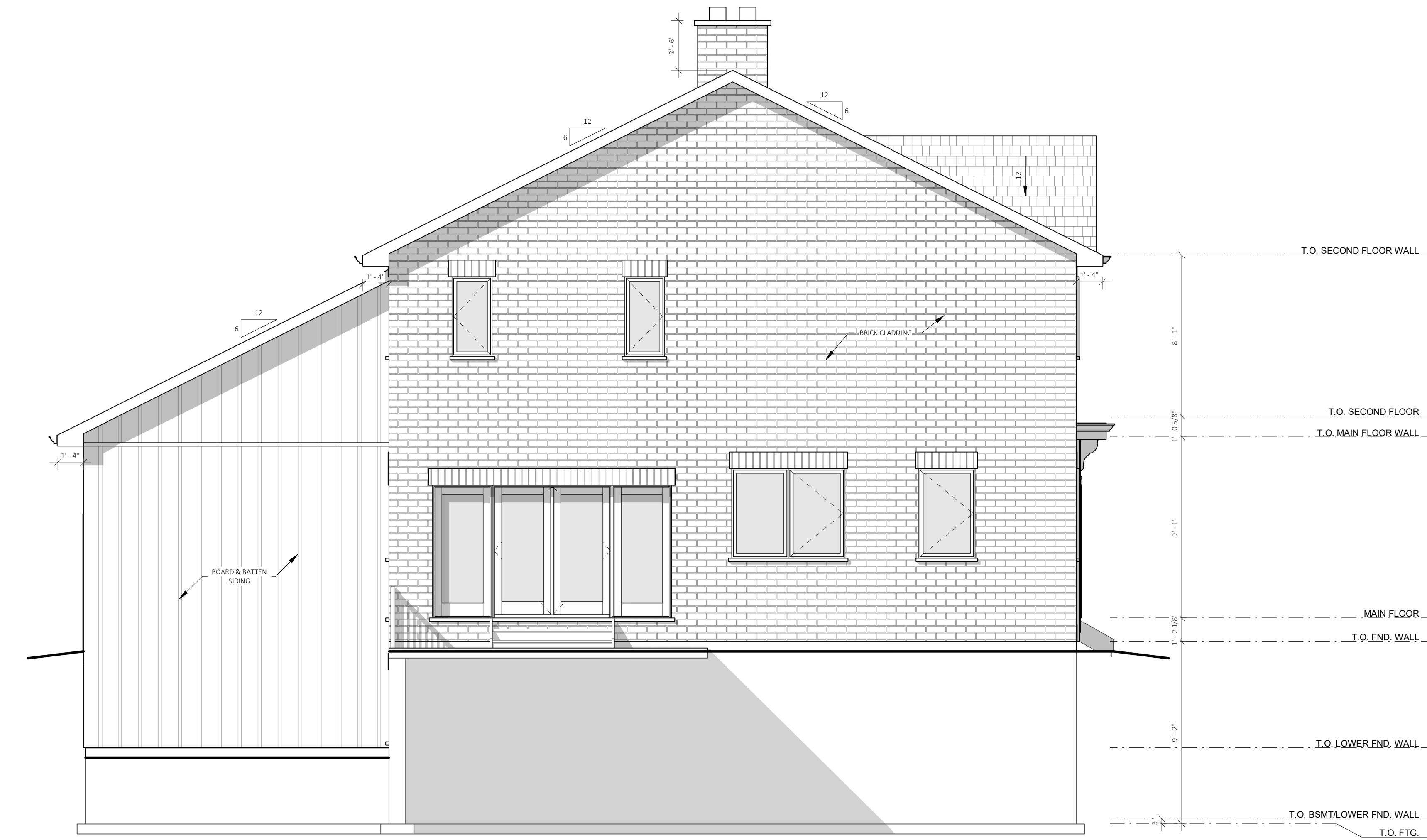
DATE 02.04.2025 SHEET

SCALE 1/4" = 1'-0" OF A.2

PROJECT No.: J24079



- GENERAL NOTES**
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1 LEFT ELEVATION
A.3
1/4" = 1'-0"



2 RIGHT ELEVATION
A.3
1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
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D04	02.04.2025	Issued for Client Review

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Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

SHEET TITLE

Left & Right Elevations

OWNER:

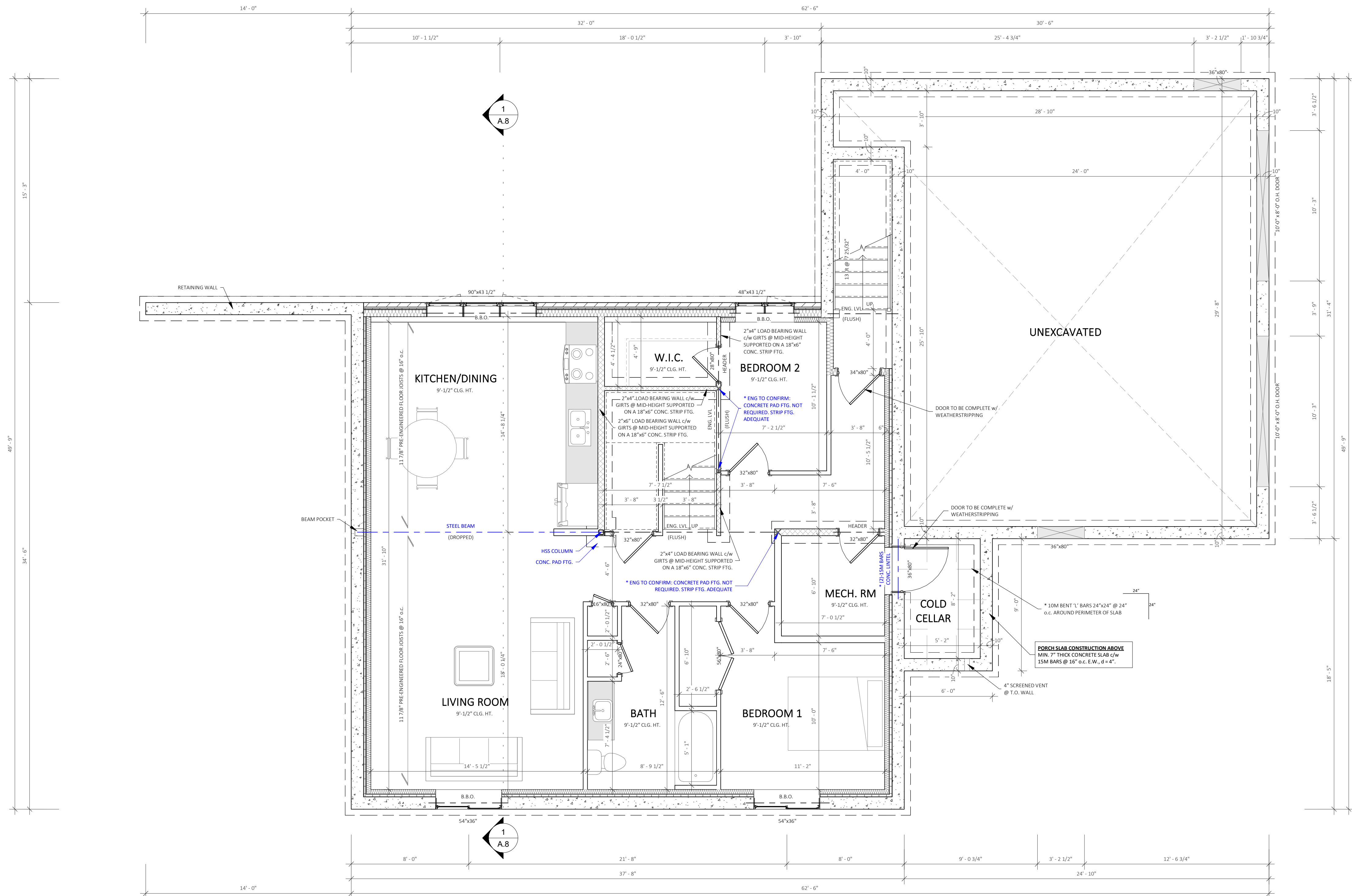
DRAWN BY: B.Powell
CHECKED BY: I.Jonkman

DATE: 02.04.2025
SCALE: 1/4" = 1'-0" OF A.9

PROJECT No.: J24079



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1 FOUNDATION PLAN
A.4 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

iDESIGN DRAFTING
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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2461 Hwy 5 W.
Troy, ON L0R 2B0

SHEET TITLE

Foundation Plan

OWNER:	
DRAWN BY:	B.Powell
CHECKED BY:	I.Jonkman
DATE	02.04.2025
SCALE	1/4" = 1'-0" OF A.9
PROJECT No.:	J24079



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D03	01.29.2025	Issued for Client Review
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No.	DATE	DESCRIPTION
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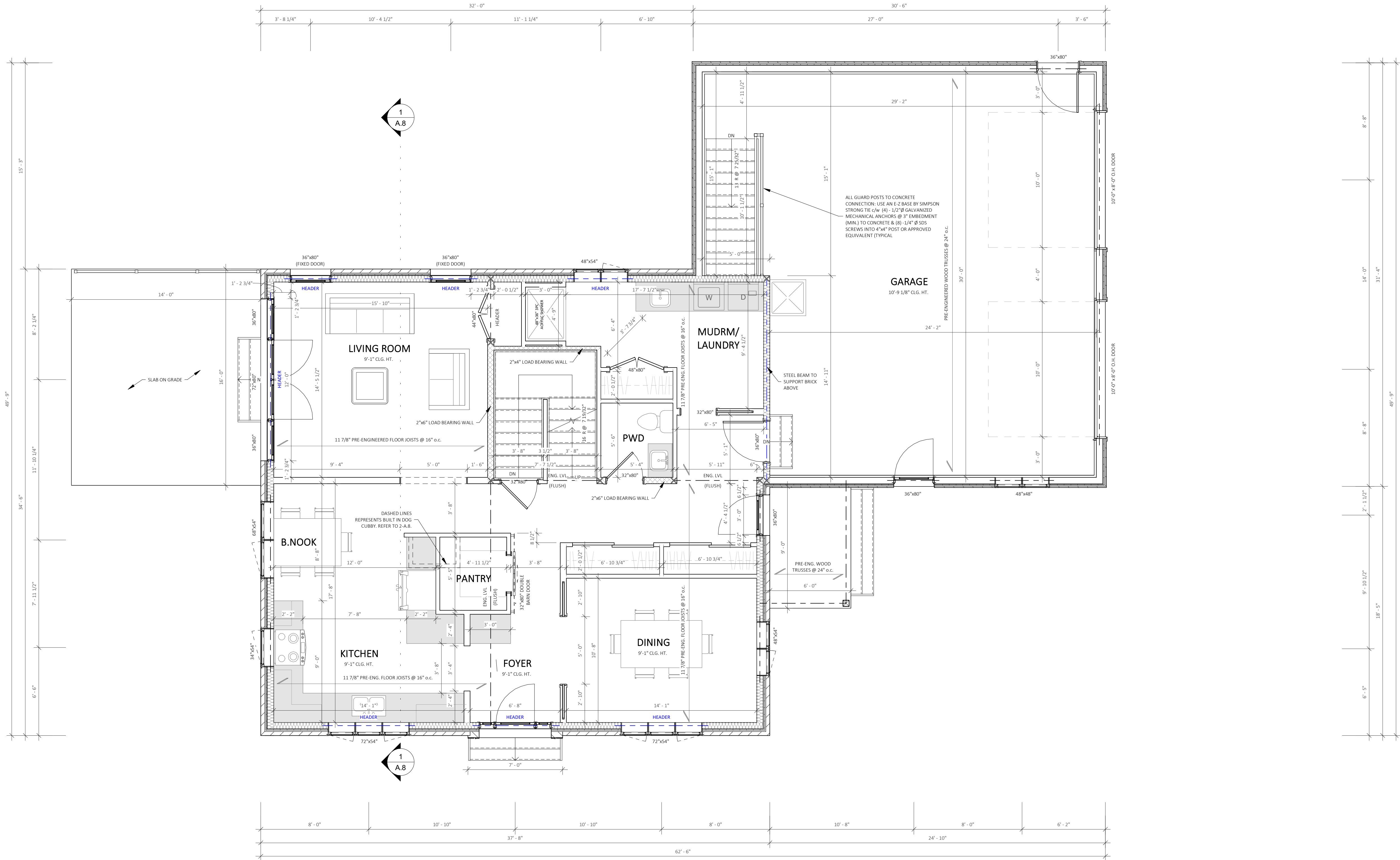
Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION
2481 Hwy 5 W, Troy, ON L0R 2B0

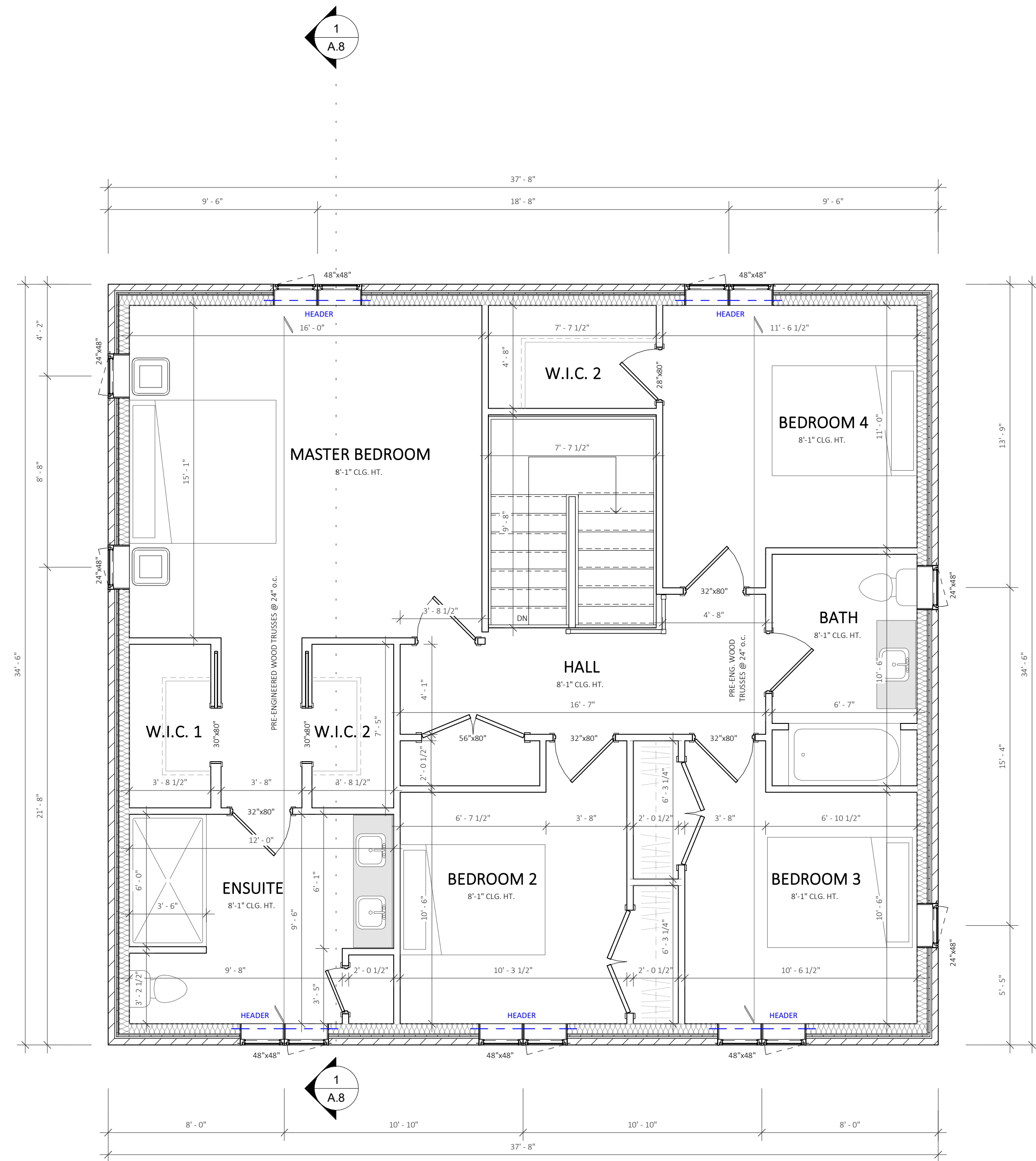
SHEET TITLE
Main Floor Plan
OWNER:
DRAWN BY: B.Powell
CHECKED BY: I.Jonkman
DATE: 02.04.2025
SCALE: 1/4" = 1'-0"
PROJECT No.: J24079

1 MAIN FLOOR PLAN
A.5 1/4" = 1'-0"





- GENERAL NOTES**
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1 SECOND FLOOR PLAN
A.6 1/4" = 1'-0"

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

iDESIGN DRAFTING
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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W,
Troy, ON L0R 2B0

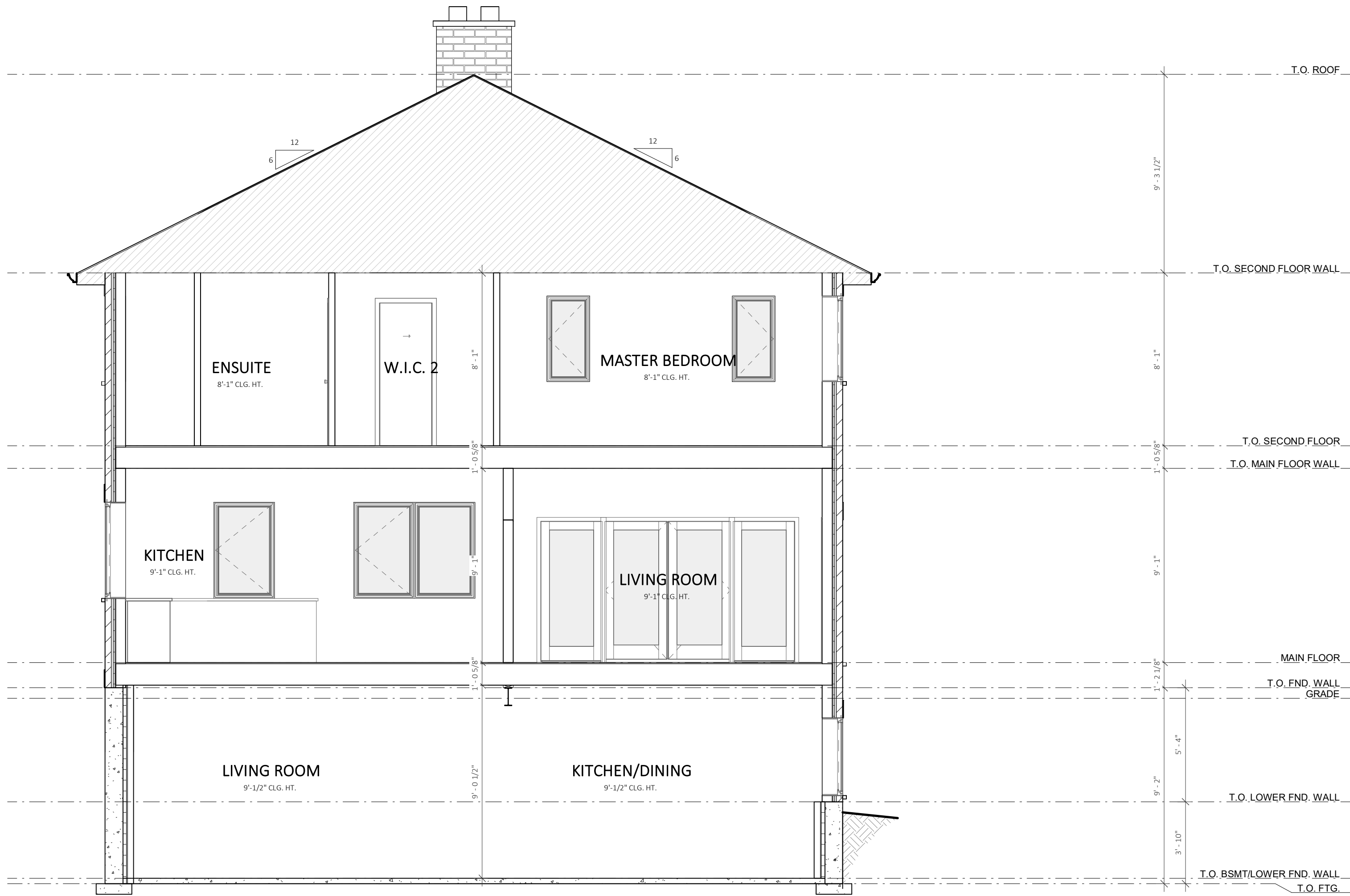
SHEET TITLE

Second Floor Plan

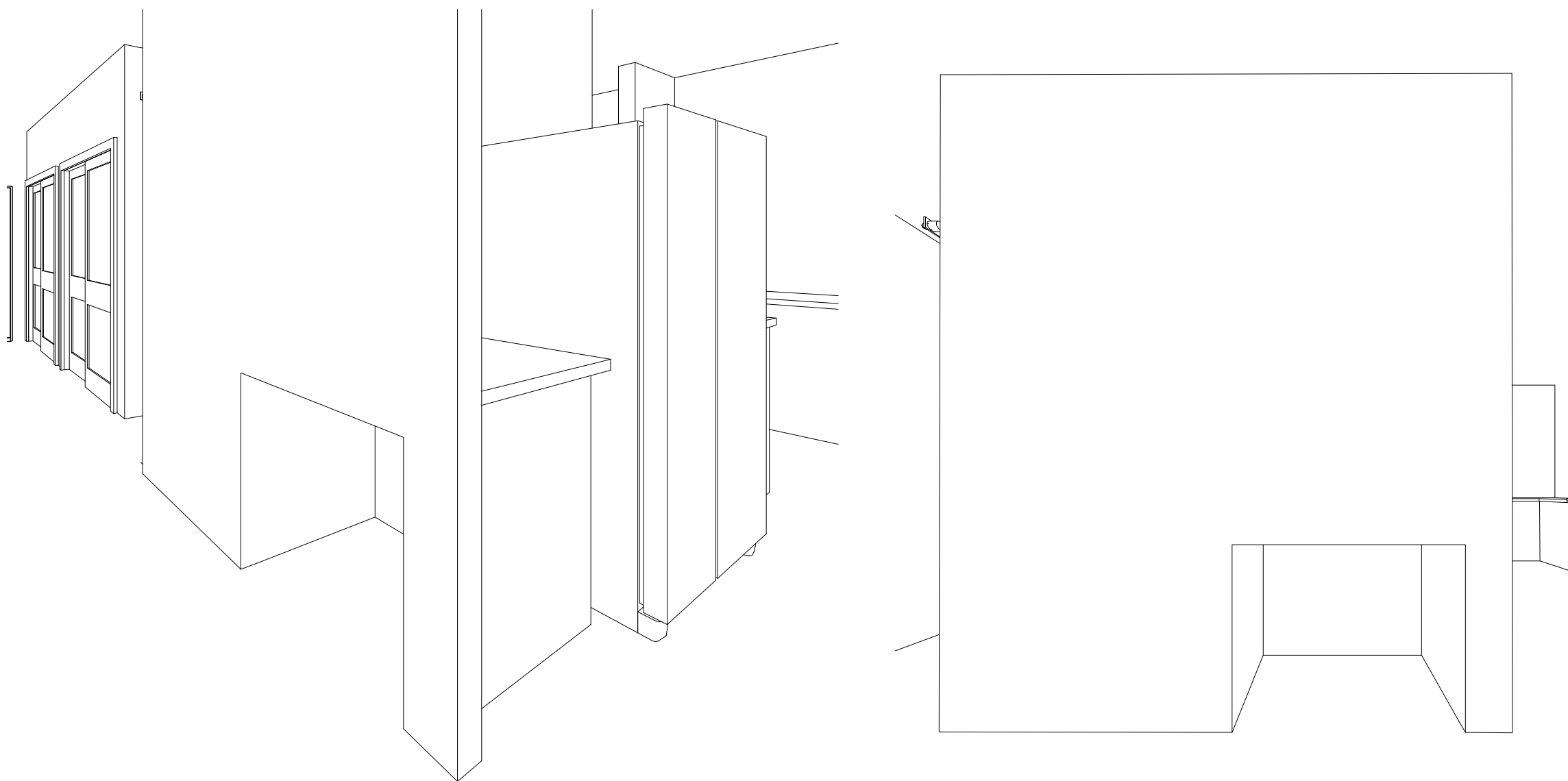
OWNER:	
DRAWN BY:	B.Powell
CHECKED BY:	I.Jonkman
DATE	SHEET
02.04.2025	A.6
SCALE	
1/4" = 1'-0"	OF A.9
PROJECT No. :	J24079



- GENERAL NOTES**
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1
A.8 CROSS SECTION 1
1/4" = 1'-0"



2
A.8 DOG CUBBY

No.	DATE	DESCRIPTION
D01	01.17.2025	Preliminary Design
D02	01.24.2025	Issued for Client Review
D03	01.29.2025	Issued for Client Review
D04	02.04.2025	Issued for Client Review

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Individual BCIN: 45579
Firm BCIN: 103245

Ian Jonkman
NAME SIGNATURE

PROJECT INFORMATION

2481 Hwy 5 W.
Troy, ON L0R 2B0

SHEET TITLE

Building Sections & Details

OWNER:

DRAWN BY: B.Powell
CHECKED BY: I.Jonkman

DATE: 02.04.2025 **SHEET**
SCALE: 1/4" = 1'-0" **A.8**
OF A.9

PROJECT No.: J24079

**2463 Highway 5 West, Flamborough
(One-and-one-half storey circa 1875 dwelling)**

**Evaluation using *Ontario Regulation 9/06*
Design or Physical Value**

1. The property located at 2463 Highway 5 West is comprised of one-and-a-half storey dwelling built circa 1875. The property has design and physical value as a representative example of a residential Gothic Revival style of architecture. The architectural features typical of this style include its high-pitched gables with decorative bargeboard and finials, and dormers with pointed arch window openings. Additional notable features include; a t-shaped plan with wooden clapboard siding, stone foundation, side gabled roof with projecting front gable, a central entrance with transom and sidelights and first storey porch with decorative turned posts. The property remains relatively intact, with minimal modification to the frontal façade adding to its heritage value. The property has a modern attached rear garage and a western first floor sunroom addition that are not of heritage value.
2. The property does not display a high degree of craftsmanship.
3. The property does not demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

4. The original crown land grant for the property was given to Peter Russell, Administer of Upper Canada (1733-1808) in 1796. The property has historical value for its associations with the themes of rural life and settlement in Beverly Township, as it has functioned as a working farm estate since the 1840's and has continued in this role into the mid-twentieth century. The property can be associated with two farming families the most notable of which is the Blasdell Family that retained the land from the early 1840's to 1906. Located on Concession 3, Lot 3 the property was originally part of an estate granted to Peter Russell and was sold to Hon William Baldwin (1775-1844) in 1819. The property was then bought by Johnathan Blasdell (1806-1849) in 1844, although Assessment Rolls have Blasdell paying taxes as early as 1839.

It can be assumed that Jonathan Blasdell constructed the original clapboard cottage circa 1847, a structure that is protected by the existing designation by-law registered on title of the property. Blasdell's involvement in the early development of Beverly Township is further demonstrated by his service as a Path Master in 1838, a role that had local landowners take responsibility for the creation and maintenance of local roads, highlighting his contribution to the Beverly's early infrastructure.

Following Jonathan's death, his son John P. Blasdell (1833–1906) assumed ownership of the property and family farm. Assessment records suggest that John

was likely responsible for the construction of the Gothic Revival farmhouse circa 1875.

In addition to his agricultural work, John Blasdell held roles of civic importance to his community, serving as a part-time Justice of the Peace in 1876, an unpaid position typically appointed to respected local landowners. He also served as a Grand Juror for the Spring Assizes in 1879, this was an early type of local governance where respectable members of the community acted as jurors that decided if cases had probable cause to move forward within the court system. John, along with his son Emerald Blasdell (1854–1925), continued to operate the property as a farm until 1906, when the property was sold to Charles (Chas) Robertson (1868–1948). Robertson maintained the property as a working farm into the 1930s, further contributing to its longstanding agricultural legacy.

5. The property yields information that contributes to an understanding of early settlement in Beverly Township and agricultural land use from the nineteenth to early twentieth century.
6. The property does not demonstrate or reflect the work or ideas of a significant architect, artist, builder, designer, or theorist.

Contextual Value

7. The property is important in maintaining the historical character of Beverly Township and the community of Troy. Its setting, along with that of the adjacent designated clapboard cottage on the property, both of which are visible from Highway 5, contributes to the integrity of the historic rural and agricultural landscape.
8. The property is visually, historically, and physically linked to its surroundings located along the prominent historic transportation road of Highway 5 and just outside the historic settlement of Troy. The property has contextual value in its association with the designated clapboard cottage located to the west on the same property. The construction of a new larger dwelling demonstrates the growing need and success of the Blasdell Family as they outgrew the smaller clapboard cottage and could afford to build the Gothic Revival farmhouse.
9. This property is not considered to be a landmark.



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25208

Subject/Title: Heritage Permit Application HP2025-017, Under Part V of the *Ontario Heritage Act*, for the Construction of a Detached Accessory Structure at 3 Union Street, Flamborough

Ward(s) Affected: Ward 15

Recommendations

- 1) That Heritage Permit Application HP2025-017, for the construction of a detached accessory structure on the designated property at 3 Union Street, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix A to Report PED25208, **BE APPROVED**, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - a) That the final details of the windows, garage doors, siding and roofing material be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
 - b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
 - c) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than August 31, 2027. If the construction and site alterations are not completed by August 31, 2027, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Key Facts

- This Report addresses a Heritage Permit application for the property located at 3 Union Street, Flamborough, which is designated as part of the Mill Street Heritage Conservation District under Part V of the *Ontario Heritage Act*.
- A Heritage Permit is required for the construction or demolition of any structures or buildings on a property located within a Heritage Conservation District.
- The application includes the construction of a new detached accessory structure at the side of the property within the Heritage Conservation District.
- Staff recommend approval of this Heritage Permit Application HP2025-017, subject to the final details for the design of the new structure being submitted to staff's satisfaction, and to the City's standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee.

Financial Considerations

N/A

Background

The subject property at 3 Union Street, Flamborough (see Appendix A to this Report) is located in the Mill Street Heritage Conservation District, which is designated by the former Town of Flamborough By-law No. 96-34-H. The property is comprised of a two-and-a-half storey vernacular frame structure set on a stone foundation. The principal entrance was likely once located on Main Street; however, it is currently located on Union Street. The rear yard is accessible from Main Street. On April 17, 2025, a Heritage Permit Application was received requesting approval for the construction of a new detached accessory structure. The supporting materials provided with the Heritage Permit Application are attached as Appendix B to this Report.

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on May 20, 2025, along with the supporting materials submitted with the application (attached as Appendix B to this Report) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and subject to the final design and material details to be submitted to staff's satisfaction.

Analysis

Section 42 of the *Ontario Heritage Act* requires that an owner of a property located in a heritage conservation district designated under Part V of the Act obtain a permit to demolish or remove a building or structure, or erect any building or structure, on the property. The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning and Chief Planner

under City of Hamilton By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council's authority to consent to an application for the demolition of existing structures or erection of new structures. The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Receipt. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application.

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

This Heritage Permit Application has been processed and considered within the context of the applicable legislation.

Heritage Permit HP2025-017

Heritage Permit application HP2025-017 has been submitted to request permission for the following scope of work at 3 Union Street, Flamborough, located in the Mill Street Heritage Conservation District, in accordance with the supporting materials submitted with the application:

- Construction of new one-storey detached (24' x18') garage, including;
 - A one door garage on the first storey;
 - Horizontal wood siding; and
 - Asphalt shingles.

The existing property is comprised of a two-and-a-half storey vernacular frame structure set on a stone foundation. The structure features a gable roof, vinyl siding, and window openings randomly located across all elevations. The principal entrance was likely once located on Main Street; however, it is currently located on Union Street. The rear yard is accessible from Main Street.

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The analysis of the effects related to HP2025-017 are outlined below.

Displacement Effects

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

The construction of a new detached accessory structure, as shown in the site plan drawing found in Appendix B to Report PED25208, will not result in the displacement of

heritage features on the property. The applicant does not intend to remove or damage any of the heritage features on the property, and the proposed construction will have no displacement effects on the heritage features on the property.

Disruption Effects

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

The new detached accessory structure will be visible from Main Street within the edge of the heritage conservation district, the new structure will not be visible from Union Street. Staff are of the opinion that the proposed accessory structure will not detrimentally change the setting of Union Street within the Mill Street Heritage Conservation District.

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

The proposed design of the one-storey structure features a gable roof with asphalt shingles, horizontal clapboard siding. Staff are of the opinion that the proposed accessory structure is not out of character with the area and that any visual impacts from the height and massing will be mitigated by its placement to the side and rear of the property and at the edge of the existing District boundary to the west. The proposed design and materials incorporate features that are sympathetic to the character of the area and respect the District's guidelines which indicate that new buildings do not attempt to replicate historical facades. The applicant has provided a description and samples of the proposed material to be installed on the accessory structure. Staff recommend that windows be introduced on the west elevation of the garage to break up the expanse of the wall facing Main Street. Staff are generally supportive of the proposed scope, however, final details for the windows and garage doors are still pending. Staff recommend these details be submitted to staff's approval prior to installation.

Conclusion

Staff recommend approval of Heritage Permit Application HP2025-017 for the construction of a new detached side structure at 3 Union Street, Flamborough, subject to approval of any required *Planning Act* applications and to the final details of the garage doors, siding and roofing material being submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation (see Recommendation (1)(a) of this Report). Staff also recommend that the standard heritage permit conditions be applied to this approval, including that any minor changes to the plans and elevations following approval be submitted to staff's satisfaction and

approval (Recommendation (1)(b)) and a permit expiry date of August 31, 2027 (Recommendation (1)(c)).

The Recommendations of this Report are consistent with municipal and provincial legislation, including:

- Ensuring that protected heritage property is conserved (*Provincial Planning Statement*, 2024, Sub-section 4.6.1);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)); and,
- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan*, Section B.3.4.1.3)

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

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

Alternatives

1. Deny the Heritage Permit Application.

The Hamilton Municipal Heritage Committee may advise Council to deny this application in its entirety. This is not being recommended as the application is in character with the built heritage landscape of the Mill Street Heritage Conservation District and conforms to the District Plan guidelines that permit the erection of new dwellings and other site alterations which are sympathetic to the existing building fabric and maintain the character of the District.

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

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

3. **Approve the Application with No Conditions.**

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

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

Not Applicable

Consultation

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on May 20, 2025, along with the supporting materials submitted with their application (attached as Appendix B to this Report) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and for the final design and material details to be submitted to staff's satisfaction.

The owner was advised of the staff recommendations and timing of the report in an email sent on June 25, 2025.

In addition, Planning Staff emailed the Councillor (McMeekin) for Ward 15 on June 25, 2025, and provided them with information about the proposed changes and the process for new construction on a Part V designated property within a Heritage Conservation District. Staff also indicated that the applicant received support from the Heritage Permit Review Subcommittee and that a subsequent staff report was forthcoming to the July 25, 2025, HMHC meeting.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Application Submission Materials

Prepared by: Lisa Christie, Cultural Heritage Planner
Planning and Economic Development, Planning Division

**Submitted and
recommended by:** Steve Robichaud, Director of Planning and Chief Planner
Planning and Economic Development, Planning Division



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
3 Union Street

Date:

June 25, 2025

Appendix "A"

Scale:
N.T.S

Planner/Technician:
LC/RS

Subject Property



3 Union Street, Flamborough (Ward 15)

Photographs



Figure 1: View of 3 Union Street from Union (City Files).



Figure 2: View of 3 Union Street from Main Street South (Google Street View).



Figure 3: View to garage location (C/O Owner).

Plans / Drawings



Figure 4: Site Plan Submitted by owner. Please note the proposed deck is no longer part of the scope of work.

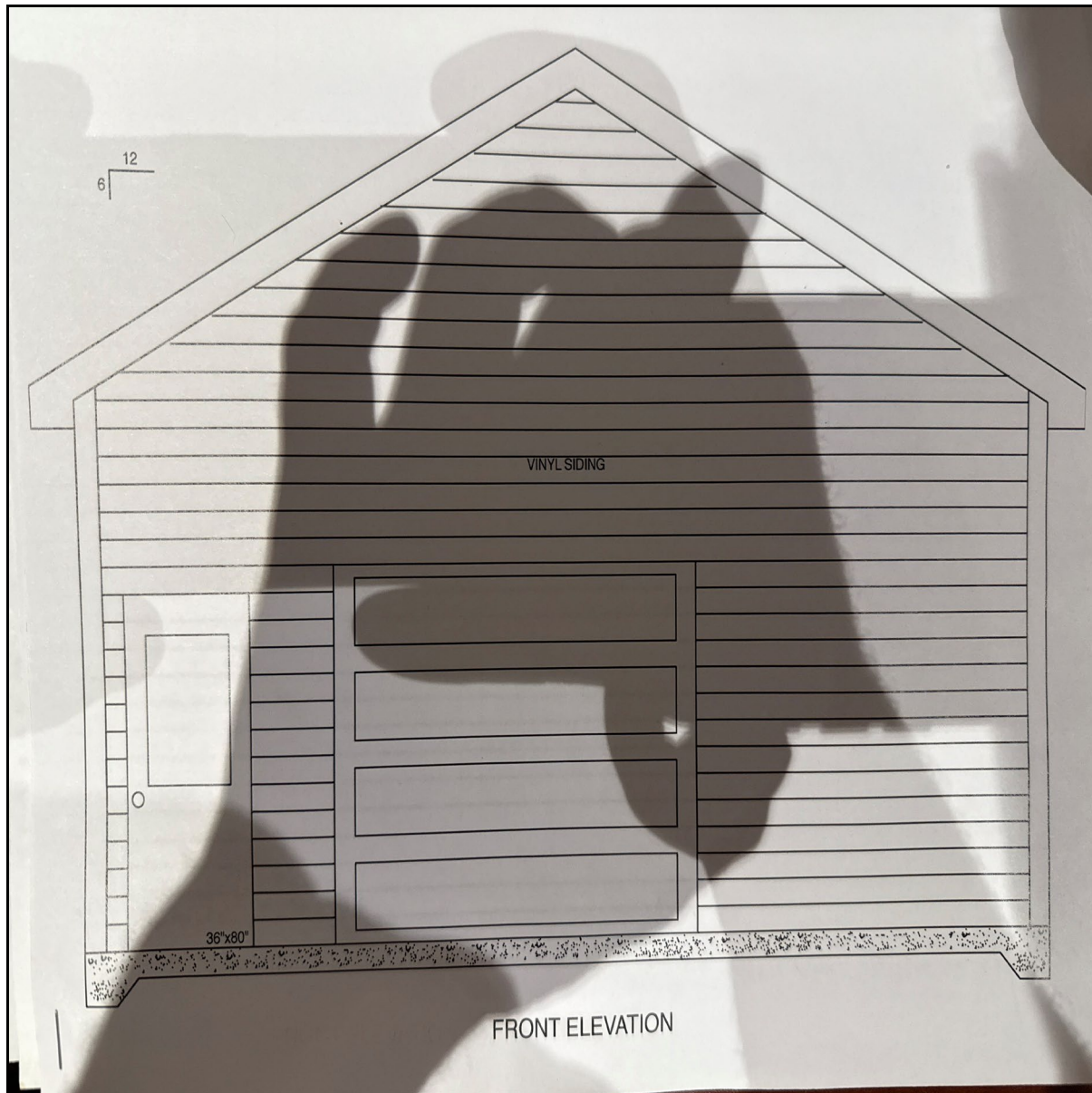


Figure 5: Front elevation of the proposed garage (c/o Owner).

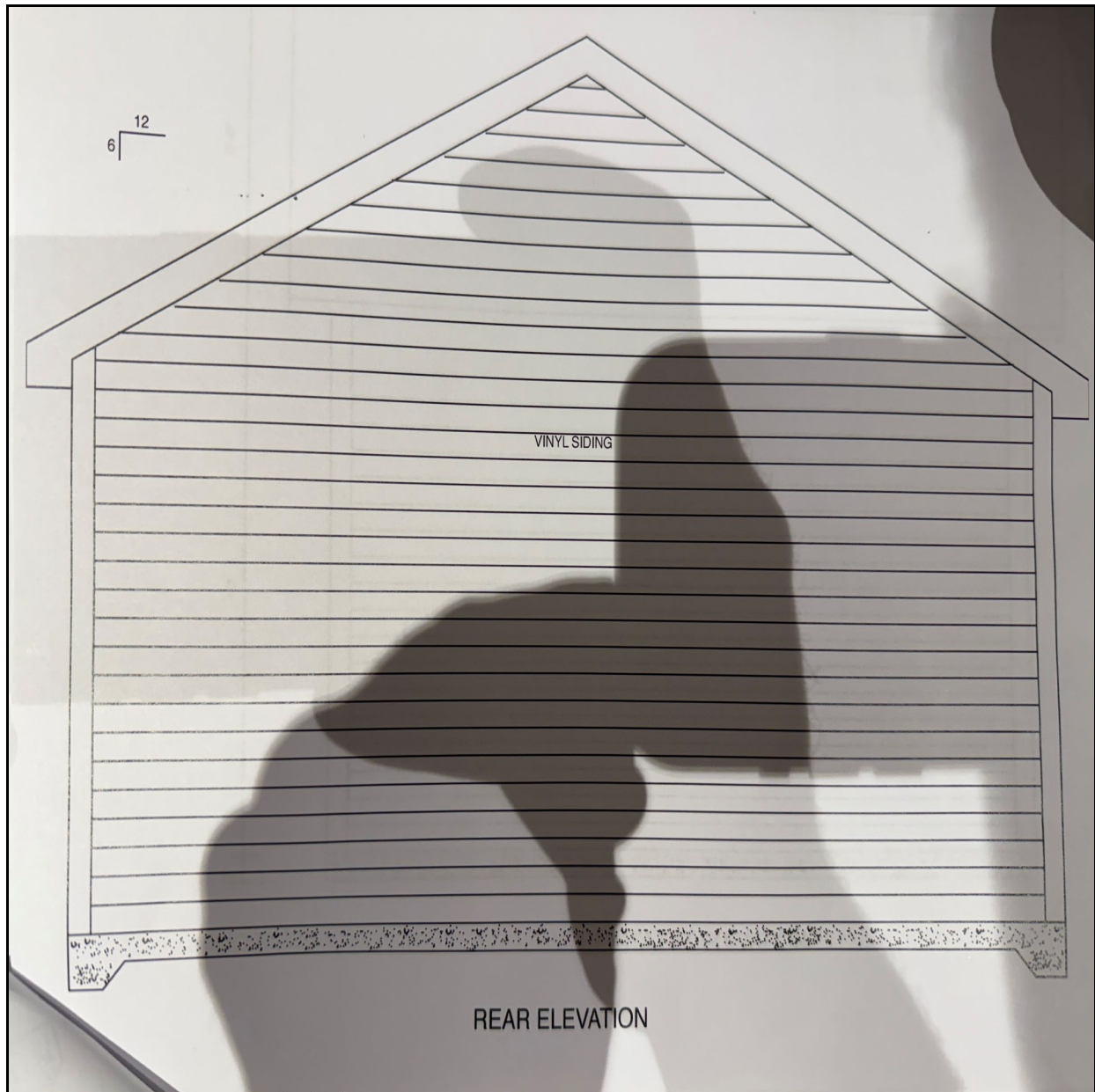


Figure 6: Rear elevation of the proposed garage (c/o Owner).

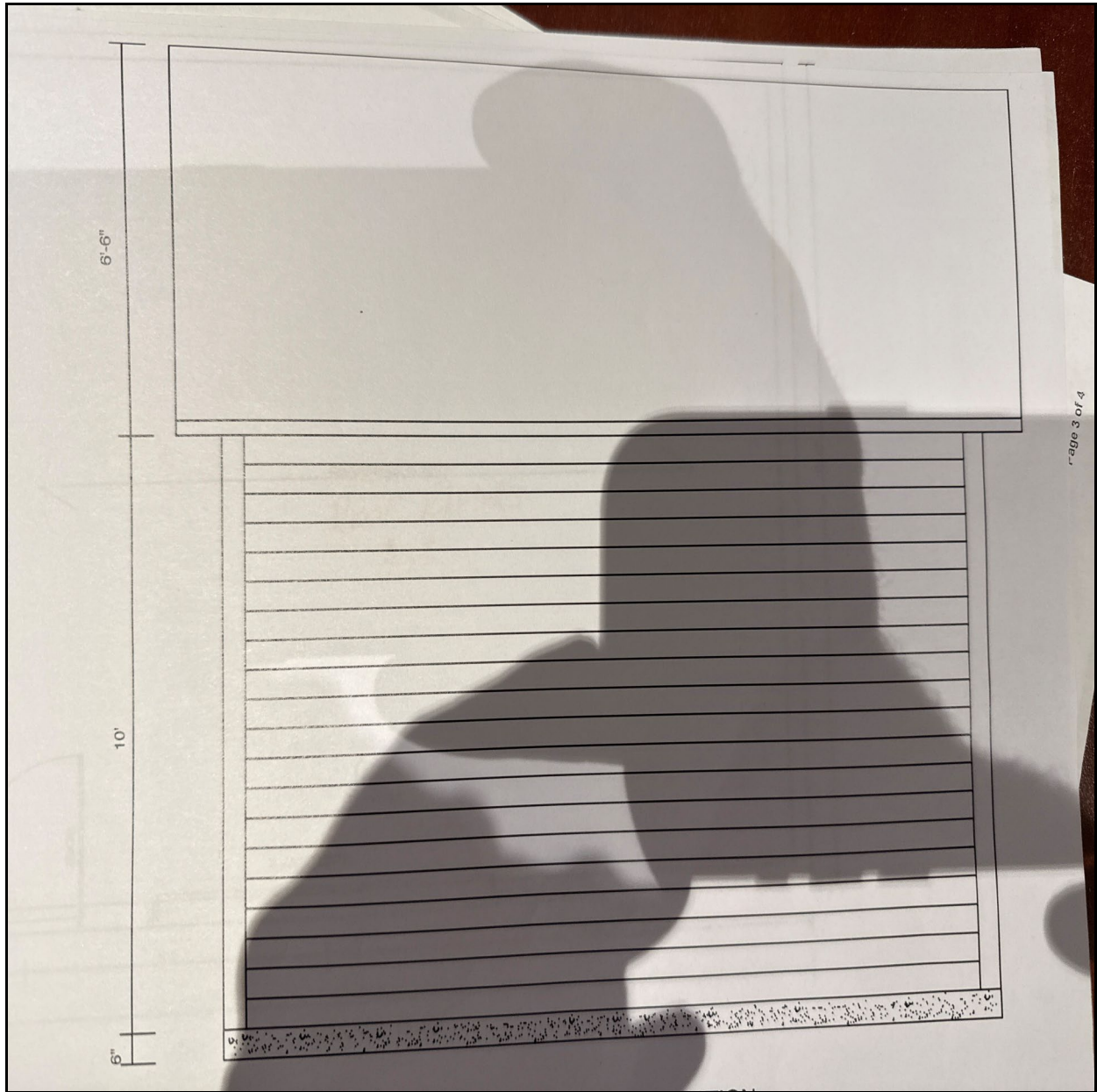


Figure 7: Side elevation of the proposed garage (c/o Owner).



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25209

Subject/Title: Heritage Permit Application HP2025-021, Under Part IV of the *Ontario Heritage Act*, for the Demolition of the Powerhouse and Trades Buildings at 290 Fennell Avenue West, Hamilton

Ward(s) Affected: Ward 8

Recommendations

- 1) That Heritage Permit Application HP2025-021, for the demolition of two detached non-heritage structures (the Powerhouse and Trades Buildings) on the designated property located at 290 Fennell Avenue West, Hamilton, as shown in Appendix A attached to Report PED25209, **BE APPROVED**, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - a) That the applicant submit the final details for the proposed demolitions and implementation of a temporary protection plan in advance of any demolition and site alteration activities, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any demolition on the property;
 - b) That the applicant shall provide copies of any vibration monitoring reports of Century Manor that may be required until the time of project completion, and that the scope of any remedial actions required to be taken shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;
 - c) That the applicant makes reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid

additional waste as part of the demolition process and submit documentation of the salvage efforts, to the satisfaction and approval of the Director of Planning and Chief Planner;

- 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 demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than August 31, 2027. If the construction and site alterations are not completed by August 31, 2027, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Key Facts

- This Report addresses a Heritage Permit application for the property located at 290 Fennell Avenue West, Hamilton, which is designated under Part IV of the *Ontario Heritage Act*, known as Century Manor.
- A Heritage Permit is required for the construction or demolition of any structures or buildings on a designated heritage property regardless of whether the structure has heritage value under the *Ontario Heritage Act*.
- The application proposes demolition of two structures, the Powerhouse and Trades Building, which are not identified as having heritage value in the existing the designation by-law for the property.
- Staff recommend approval of Heritage Permit Application HP2025-021, subject to the final details for the interim protection plans and vibration monitoring studies submitted to staff's satisfaction, documentation of any efforts to salvage material prior to demolition, and to the City's standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Subcommittee.

Financial Considerations

N/A

Background

The subject property located at 290 Fennell Avenue West, Hamilton (see location map attached as Appendix A to this Report PED25209) is designated by the City of Hamilton under By-law No. 97-198. The property is comprised of a three-storey brick building known as Century Manor, constructed between 1884-1895 in the High Victorian Style. The property also features a number of landscape elements not presently protected by

the designation by-law and several buildings which are not considered to have significant heritage value and are not identified in the Reasons for Designation in the by-law.

Heritage Staff met with the applicant on Thursday, March 13, 2025, to review the process for a heritage permit and discuss the proposed changes to the property. On May 26, 2025, a Heritage Permit Application was received requesting approval for the demolition of the Powerhouse and Trades Buildings located on the property (see photographs attached as Appendix B to Report PED25209). The supporting materials provided with the Heritage Permit Application are attached as Appendix C to Report PED25209.

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on June 17, 2025, along with the supporting materials submitted with their application (attached as Appendix C to Report PED25209) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and for interim protection plans and vibration monitoring reports to be submitted to staff's satisfaction.

Analysis

Section 34 of the *Ontario Heritage Act* requires an owner of a Part IV designated property to obtain Council approved prior to the demolition or removal of any building or structure on the property, regardless of whether the demolition would affect the property's heritage attributes. The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning under City of Hamilton By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council's authority to consent to an application for the demolition of existing structures or erection of new structures. The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Complete Application. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application.

In response to a Heritage Permit application, Council may: consent to the permit applied for; provide notice that Council is refusing the application for the permit; or consent to the permit applied for, with terms and conditions attached. As per Section 34(4.2), the notice of Council's decision will be required to be served on the owner of the property, the Ontario Heritage Trust and shall be published in a newspaper having general circulation in the municipality. If Council consents to the application subject to terms or conditions, or refuses the application, owner of the property may appeal Council's decision to the Ontario Land Tribunal within 30 days of receiving notice of Council's decision.

This Heritage Permit Application has been processed and considered within the context of the applicable legislation.

Heritage Permit HP2025-021

Heritage Permit application HP2025-021 has been submitted to request permission for the following scope of work at 290 Fennell Avenue West, Hamilton, in accordance with the supporting materials submitted with the application:

- Demolition of the existing Powerhouse and Trades Buildings.

The property is comprised of a three-storey brick building, known as Century Manor, constructed between 1884-1895 in the High Victorian Style. The property also features a number of landscape elements not presently protected by the designation by-law and several buildings which are not considered to have heritage value. The application proposes demolition of two non-heritage structures to facilitate soil remediation necessary for future development on the site.

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The analysis of the effects related to HP2025-021 are outlined below.

Displacement Effects

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

The Powerhouse and Trades Buildings are located southwest of Century Manor, as shown in the site plan drawing found in Appendix C to Report PED25209. The demolition of the Powerhouse and Trades Buildings will not result in the displacement of any of the heritage features on the property as they were extant at the time of the designation of Century Manor, however they were not listed in the reasons for designation of the property or identified as having cultural heritage value or interest.

Disruption Effects

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

Staff are of the opinion that the proposed demolition of the Powerhouse and Trades buildings will not detrimentally change the setting of the property. The structures were extant at the time of the designation of the property, however they were not mentioned in the by-law or identified as having cultural heritage value or interest. Therefore, no disruption effects are anticipated from their demolition.

This heritage permit supports the continued use of the property and allows for remediation of the site as required for future development. Remediation for block four is expected to occur this fall following the demolition of the Powerhouse and Trades Buildings. Submitted alongside the heritage permit application staff received a heritage permit memorandum outlining the background of the structures to be removed, their existing conditions and proposed mitigation measures to ensure there is no damage to Century Manor during the proposed demolitions and subsequent site remediation (see Appendix C to this Report).

Conclusion

Staff recommend approval of Heritage Permit Application HP2025-021 for the demolition of the Powerhouse and Trades Buildings at 290 Fennell Avenue West, Hamilton, subject to approval of any required *Planning Act* applications, the City's standard conditions for minor changes and expiry, and additional conditions for:

- Submission of final demolition details and the implementation of temporary protection plan for the Century Manor building;
- Submission of any vibration monitoring reports that may be required and review of any remedial work that may be required as a result of vibration impacts; and,
- Documentation related to any salvage efforts as part of the demolitions.

The Recommendations of this Report are consistent with municipal and provincial legislation, including:

- Ensuring that protected heritage property is conserved (*Provincial Planning Statement*, 2024, Sub-section 4.6.1);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)); and,
- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan*, Section B.3.4.1.3)

Alternatives

1. Deny the Heritage Permit Application.

The Hamilton Municipal Heritage Committee may advise Council to deny this application in its entirety. This is not being recommended as the structures proposed to be demolish are not listed as heritage attributes and there are no impacts proposed to the Century Manor building.

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

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

3. **Approve the Application with No Conditions.**

The Hamilton Municipal Heritage Committee may advise Council to approve this application with no conditions. This alternative is not recommended, as it would prevent staff from ensuring that protection measures are in place during the demolition and new construction to protect the remaining heritage building on site.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

Not Applicable

Consultation

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on June 17, 2025, along with the supporting materials submitted with their application (attached as Appendix C to Report PED25209) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry.

The applicant was advised of the staff recommendations and timing of the report in an email sent on June 19, 2025.

In addition, Planning Staff emailed the Ward 8 Office on June 26, 2025, and provided them with information about the proposed changes on a Part IV designated property. Staff also indicated that the applicant received support from the Heritage Permit Review Subcommittee and that a subsequent staff report was forthcoming to the July 25, 2025, HMHC meeting.

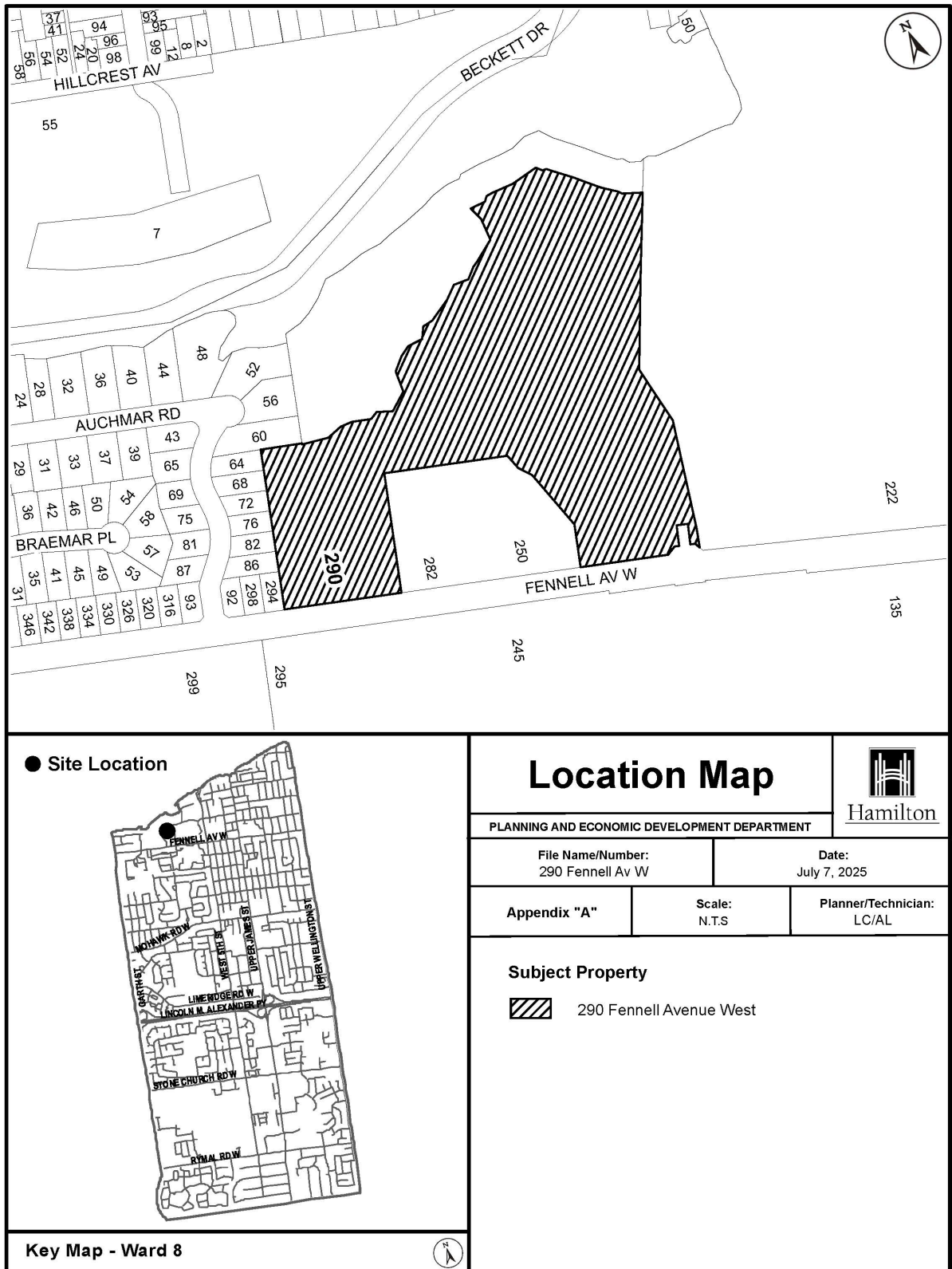
Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Photographs of Existing Structures

Appendix C: Application Submission Materials

Prepared by:	Lisa Christie, Cultural Heritage Planner Planning and Economic Development, Planning Division
Submitted and recommended by:	Steve Robichaud, Director of Planning and Chief Planner Planning and Economic Development, Planning Division



Photographs



Figure 1: Front View of Century Manor off Juravinski Drive from Google Street View (August 2022)



Figure 2: Front View of Trades Building from Google Street View (August 2022)



Figure 3: View of Powerhouse Building from Google Street View (August 2022)



Figure 4: View of Powerhouse Building facing from Century Manor from Google Street View (July 2025)

May 26, 2025

Submitted Digitally

Ms. Lisa Christie
Cultural Heritage Planner
Heritage & Urban Design, Planning Division
Planning and Economic Development
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. Christie:

**Re: Heritage Permit Application
Schlegel Villages
290 Fennell Avenue West
Parts 4 and 5, 62R-20423
City of Hamilton
Our File No. 2023/15**

On behalf of Schlegel Villages, we are pleased to enclose a Heritage Permit Application ("Application") for the 290 Fennell Avenue West property. The purpose of the Application is to request permission to demolish the Powerhouse and Trades buildings. These buildings are considered "non-heritage attributes" but since they are located within a Part IV designated property, an Application is required.

In support of the Application, please find enclosed the following:

1. Completed Heritage Permit Application Form;
2. Heritage Permit Memo prepared by Archaeological Research Associates Ltd. dated May 26, 2025;
3. Overall Heritage Impact Assessment (HIA) prepared by Archaeological Research Associates Ltd., intended as reference, dated May 26, 2025; and,
4. Reference Plan 62R-20423 prepared by Rasch & Hyde Ltd. deposited on September 13, 2016.

If you require any further information, please advise.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.

- c. Brad Schlegel/Kevin Bushell – Schlegel Villages
Jacqueline McDermid – Archaeological Research Associates Ltd.



May 26, 2025

Lisa Christie
City of Hamilton
Cultural Heritage Planner
Heritage & Urban Design, Planning Division
Planning and Economic Development
905-546-2424 ext. 1291
Email: Lisa.Christie@hamilton.ca

RE: Heritage Permit Memo – for Powerhouse and Trades Building at 290 Fennell Avenue West (By-Law No. 97-198)

Dear Lisa,

Thank you for your consideration of the heritage permit application. As discussed during the meeting on March 13, 2025, the heritage permit includes the filled online form, this memo and the overall project Heritage Impact Assessment for 290 Fennell Ave West. This memo's function is intended as a good supplemental document that has pulled in sections of the overall HIA that are relevant for the current heritage permit under consideration.

Five non-heritage attribute buildings are being considered for demolition for the overall project, two of these buildings are the subject of this heritage permit for which we are seeking demolition ahead of the subdivision approval (see Map 1). Since a heritage permit is required and City of Hamilton Council approval, this separate heritage memo is provided.

Schlegel Villages (the owner) has obligations that were set out in the sale agreement with the provincial government, detailed below in Background Information (copied from the HIA). Schlegel Villages is requesting the demolition of two non-heritage buildings: the Powerhouse and the Trades building. The rationale for needing these removals now, are two-fold: 1) to complete the soil contamination evaluations, access to the soils around and under the Powerhouse is required and 2) the Trades Building, while not a required removal within the contamination reporting recommendations, this demolition is necessary. Among the province's priorities written into the sale of the property is a timeline for construction of the Long Term Care facility. Schlegel Villages advised that the demolition of the Trades Building is a required action as part of the early works to facilitate the mandated timeline of September 2026 to prepare the Schlegel Villages (Block 4) parcel for construction.

Map 5 shows Blocks 1-5 and heritage attributes. Block 4 is the Schlegel Villages portion of the overall property and the Block within which are the Powerhouse and Trades Buildings (marked by orange dots on Map 2). While the two buildings themselves are not heritage attributes, nor are they on or within any heritage attributes, there is still potential for impacts to the CHVI of the property as a result of their demolition.

In order to facilitate the heritage permit application discussion, this memo pulls in relevant mapping and sections from the overall HIA, including: 1) Background; 2) Current Condition Description of the Powerhouse and Trades Building; 3) Summary of Proposed Activity relevant to

this memo; 4) Relevant Potential Impacts and 5) Relevant Mitigation Considerations and Recommendations.

1.0 BACKGROUND

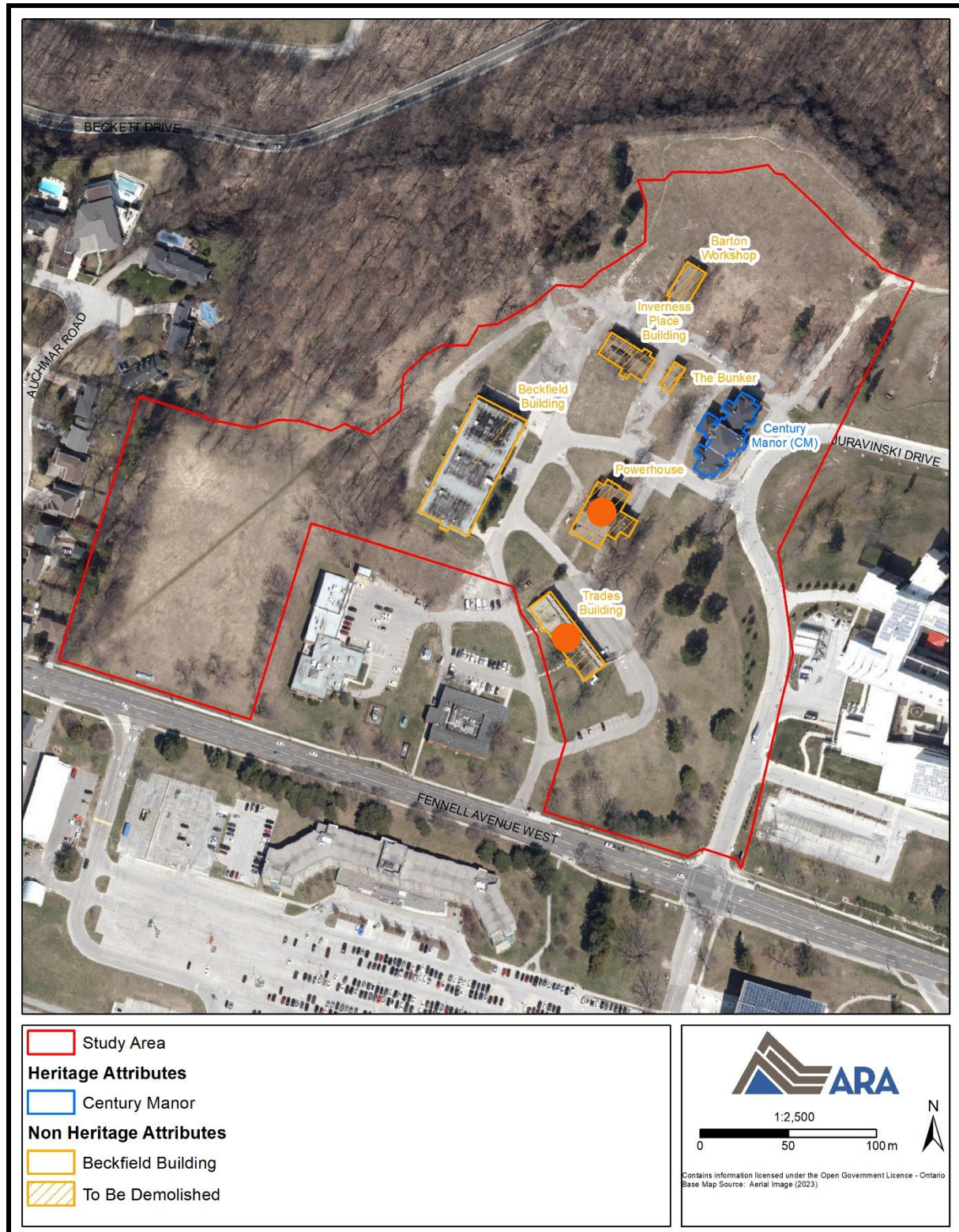
Archaeological Research Associates Ltd. (ARA) was retained by Schlegel Villages in August 2024 to conduct a Heritage Impact Assessment (HIA) to assess the impacts of proposed changes on the cultural heritage value (CHV) of the former St. Joseph's Psychiatric Hospital campus (SJPH) located at 290 Fennell Avenue West, Hamilton Ontario. The property was owned by Infrastructure Ontario and a portion of the lot was severed and transferred from provincial control to Schlegel Villages Inc (Schlegel Villages) and is subject to a Minister's Zoning Order Amendment that has a list of required provincial priorities. These priorities include: the requisite conservation of Century Manor, the provision of housing (i.e., affordable housing, long-term care beds, seniors rental accommodation and general market rental apartments), and the development of post-secondary educational opportunities (i.e. Mohawk College campus expansion). In order to prepare the site and fulfill the provincial obligations, assessment and remediation of contaminated and hazardous soil and sanitary servicing functional design is necessary. The property (henceforth Study Area) is 8.7 hectares (21.5 acres) in size with approximately 200 metres of frontage on Fennell Avenue West.

The proposed changes examined in the overall HIA report include: 1) proposed plan of subdivision which includes the establishment of a public road network, 2) the proposed demolition of five buildings which are not heritage attributes, and 3) the proposed concept master plan. The proposed plan subdivision is creating five parcels or "blocks" and two road allowances "Street A" and "Street B" (see Map 2). Several of these blocks will be further developed by stakeholders including Mohawk College and Indwell. The proposed subdivision of the property, demolitions and concept plan are being undertaken to support proposed developments of the property by Schlegel Villages, Mohawk College and Indwell. Due to multiple constraints within the property, the proposed demolitions are proposed to create sufficient space for the proposed new and continued uses within the sub-divided parcels by these stakeholders.

Of the seven buildings extant within the study area, five are proposed to be demolished. All five buildings proposed for demolition are non-heritage attributes. Two buildings will remain extant, one non-heritage building, Beckfield Building and one heritage attribute building, Century Manor (CM) (see Map 1).

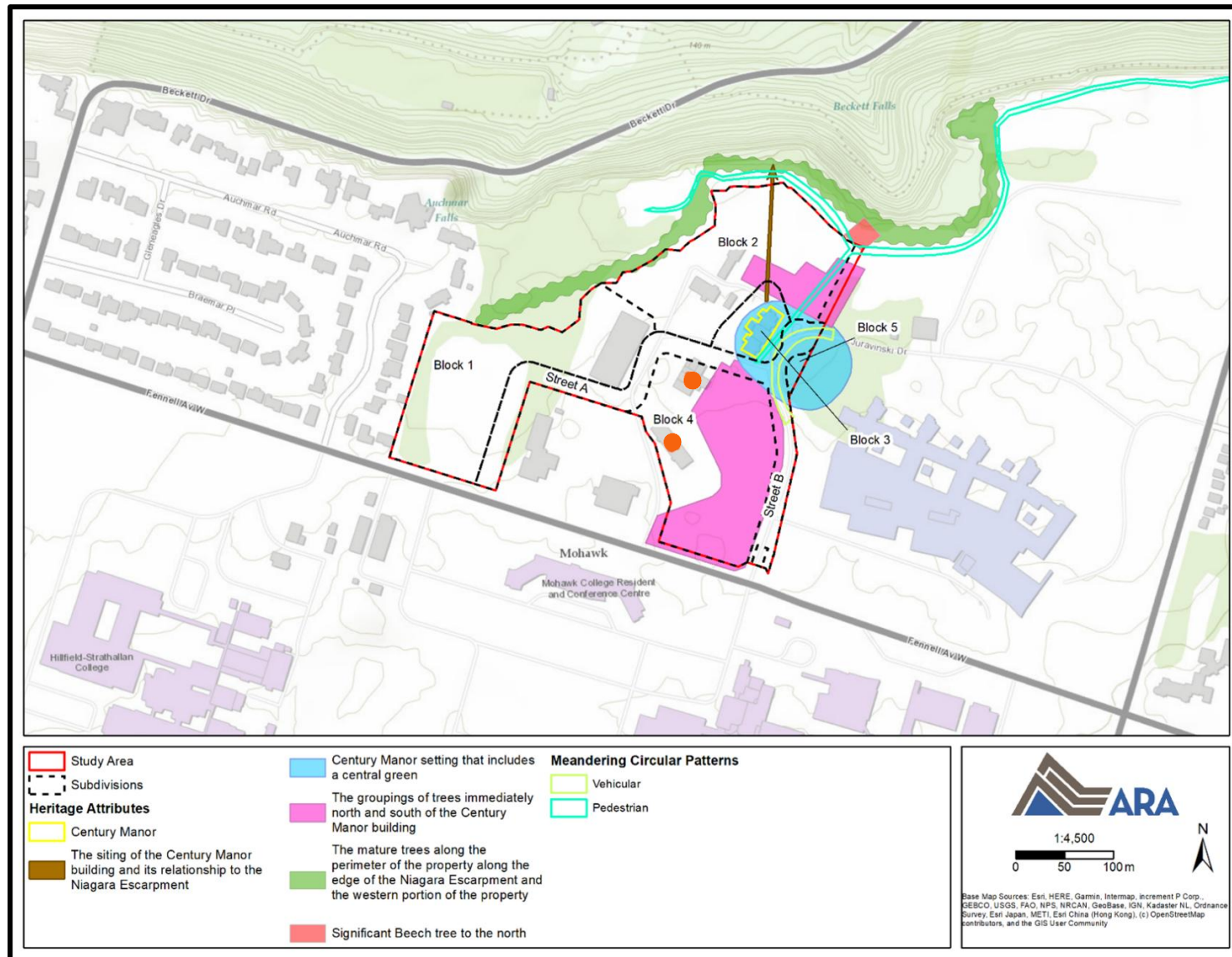
The property is currently designated under Part IV of the Ontario Heritage Act (OHA) City of Hamilton By-Law No. 97-198. In addition to the current 1997 by-law, the City of Hamilton has provided an updated draft evaluation according to Ontario Regulation 9/06 (O Reg 9/06), as well as an updated draft Statement of Cultural Heritage Value (SCHV) with a draft list of Heritage Attributes. The Heritage Attributes are mapped on Map 2. This draft SCHV forms the basis of the overall HIA and the attached heritage permit.

The HIA was conducted in accordance with the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Planning Statement* (2024), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the *Urban Hamilton Official Plan* (City of Hamilton 2021) and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (City of Hamilton 2018).



Map 1: Study Area Showing Current Aerial and Buildings – NOTE: ONLY POWERHOUSE AND TRADES BUILDING ARE SUBJECT OF THIS HERITAGE PERMIT APPLICATION

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Proposed Subdivision Plan and Heritage Attributes – NOTE: ONLY POWERHOUSE AND TRADES BUILDING ARE SUBJECT OF THIS HERITAGE PERMIT APPLICATION (Marked with Orange Dot) (ARA)

2.0 PROPERTY DESCRIPTION – EXISTING CONDITIONS

This section described the current conditions of the two buildings proposed for demolition within the heritage permit under consideration and is located within Schlegel Villages Block 4.

2.1 Trades Building

The Trades Building is not a heritage building. It is a one-storey building that is raised a half-storey from the grade, with a basement. Constructed in 1960, the building exhibits a flat roof, with red brick masonry laid in a common bond pattern. The façade features a covered porch, and large rectangular window openings. (see Image 1 and Image 2).

The Trades Buildings is not currently in use and appears in good condition, with window openings with modern glass panes, and operational entrances.

2.2 Powerhouse

The Powerhouse is not a heritage building. It is a three-storey red brick building with several one and two-storey wings with flat roofs. The Powerhouse building was constructed in 1958 in anticipation of the need for more power over a greater area on the property. A summary and description of the building is as follows:

The Powerhouse was designed in a Moderne style. It has a streamlined industrial character with distinct cubic volumes, flat roofs or varying heights, large metal frame windows and metal doors. It is mainly unornamented with the exception of some small Art Deco masonry details over selected windows and doors. The brick is a rugged brick faced texture. Steel windows, doors, railings and roof access ladders are integral to the functional character of the design. (SBA 2022a:61).

A description of the current conditions provided in 2022:

The most recent BBAR (2020) reports the Powerhouse is in extremely poor condition. It is believed that mold is present in the basement. There are several corroded structural steel members noted as well as past reported leaks, and a deteriorated roof slab system. The brick façade at the front of the facility appeared to be detaching from the structure and could potentially lead to a partial collapse. The Powerhouse is serving the Beckfield and Trades Buildings with power from a system that has deferred repair funds. The asset category is listed as “transition.” (SBA 2022b:19).

Currently, all of the window openings are boarded up, and doorways remain locked and secured (see Image 3-Image 6).



**Image 1: Façade of the Trades Building
(September 27, 2024; View Facing Northwest)**



**Image 2: Rear of the Trades Building
(September 27, 2024; View Facing Southeast)**



Image 3: Powerhouse Building
(September 27, 2024; View Facing North)



Image 4: South Elevation of Powerhouse Building
(September 27, 2024; View Facing North)



**Image 5: West Corner View of Powerhouse Building
(September 27, 2024; View Facing East)**



**Image 6: North Corner View of Powerhouse Building
(September 27, 2024; View Facing South)**

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

As outlined by Schlegel Villages, the proposed activity is as follows:

The purpose of the Application is to implement the City's Zoning By-law and Minister's Zoning Order (Ontario Regulation 494/24) (hereinafter referred to as "MZOA") applicable to the subject lands, and to establish a public road network to facilitate future development on individual blocks of land. The intent of the subdivision is to establish a portion of Juravinski Drive as a public road, create a new internal public road network servicing the individual blocks, and subdivide the subject lands in order to create separate ownerships to accommodate Schlegel, Mohawk College, Indwell and the larger residential parcel. It is noted that the Mohawk College parcel was previously created and is now owned by the College. (Wellings 2024a).

When Infrastructure Ontario (IO) divested from the study area, Schlegel Villages agreed to several provincial priorities as a condition of sale, those priorities include:

- *Protection of Century Manor as a heritage resource and repurpose Century Manor for affordable housing;*
- *Delivery of Long Term Care bed and senior's accommodation;*
- *Expansion of Mohawk Facility including possible student residences;*
- *Public access to the site and integration with surrounding community (trails/multi-use pathway);*
- *Promotion of intensification and a range and mix of housing types; and*
- *Protection of key natural heritage features (adapted from Wellings 2024a and 2024b).*

Contamination studies and remediation of the soil will be required early works to achieve these priorities.

The following sections describe the proposed development of Schlegel Villages' Block 4 (Section 3.1) and one of the early works studies (Section 3.2). Since the rationale for demolishing the two non-heritage buildings now is in order to complete the contamination study and remediate the soil, an summary and excerpt from the Designated Substance and Hazardous Materials (DSHM) Survey summary is also provided in Section 3.2.

3.1 Block 4 – Schlegel Villages

The concept plan for this block includes both Long Term Care (LTC) buildings and a retirement home (RH) facility. The general layout of the LTC/RH buildings includes a centrally placed Town Square and a RH apartment building contingent. Phase I is split in two separate structures (North and South) each with eight-storeys and 256 beds (512 total LTC beds) between which is a one-storey Common Area. The two-part Phase II includes a proposed two-storey Town Square amenity with 220 underground parking spaces. The RH fronts Fennel Avenue West and is the tallest proposed building at 18 storeys, which will provide 320 RH suites.

In addition to the underground parking beneath the Town Square, there is some surface parking area, internal roadways, service driveways and barrier-free parking spaces.

3.2 Environmental Site Assessment and Designated Substance and Hazardous Materials (DSHM) Surveys

Several environmental evaluations have been carried out within the Study Area, describes as follows (GHD 2025):

Several environmental studies have been undertaken at the Site. Phase I and II Environmental Site Assessments were completed by the Thompson Rosemount Group Inc. in 2009 and by Golder in 2012. These studies included the collection and analysis of soil and groundwater samples. Schlegel [Village] retained GHD Limited to undertake more detailed investigations of soil and groundwater in 2023. GHD also completed Designated Substances and Hazardous Materials (DSHM) Surveys on the Site buildings.

The environmental investigations completed at the Site have identified impacts to soil quality across a significant portion of the Property, in excess of the MECP Table 3 Standards. The contaminants present in soil at the Site are primarily metals, with some less frequent polycyclic aromatic compound (PAH) and petroleum hydrocarbon (PHC) impacts. Impacts were generally encountered in shallow soils (upper 2 metres).

There were no exceedances of the MECP Site Condition Standards in the groundwater samples collected from the Site. There was however visual evidence of PHC impact to soil and groundwater adjacent to the east side of the powerhouse. Further investigations will be completed to assess the extent of PHC impact in this area and determine remediation requirements.

The DSHM surveys identified the presence of asbestos and lead in the buildings, as well as the potential for polychlorinated biphenyls (PCBs). Abatement plans will be prepared to address all DSHM in the buildings.

A Remedial Action Plan is being prepared to address the soil, and potential groundwater impacts at the Site.

In order to complete the DSHM, the removal of the Powerhouse is required. The demolition of the Trades Building is proposed at this stage in recognition of the construction timelines required by the provincial government for Long Term Care.

4.0 POTENTIAL IMPACTS

Relevant potential impacts from the demolition of the Trades Building and Powerhouse are pulled from the overall HIA and examined in Table 1.

The “construction phase” involves many activities including demolition.

Table 1: Impact Evaluation
(Adapted from MCM 2006b:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>There is the potential for indirect direct impacts to the heritage attributes of Century Manor from continued exposure to vibrations caused during the construction phase.</p> <p>There is the potential for direct accidental impacts as a result of accidental impacts to CM and the Beech Tree during the construction phase.</p> <p>No direct impacts are anticipated as a result of the proposed removal of all trees to Century Manor setting including the central green since the remaining trees on the central green are not within the study area.</p>

As Table 1 outlines, the following impacts are anticipated as a result of the proposed demolition of the Powerhouse and Trades Building:

- Impact 1: There is the potential for direct impacts to the heritage attributes of Century Manor from continued exposure to vibrations caused during the construction phase.
- Impact 2: Potential for destruction of any or part of any heritage attributes as a result of accidental impacts during site preparation and construction phase. This is a direct negative and irreversible impact to the CHV of the property, including: groupings of trees to the north of CM, grouping of trees to the south of CM, view from Century Manor to the significant Beech Tree, Century Manor, and Significant Beech Tree.

5.0 MITIGATION CONSIDERATIONS AND RECOMMENDATIONS

5.1 Temporary Protection Plan

To protect any resources in proximity to the proposed work during the construction period, Temporary Protection Plans (TPP) should be developed for construction on blocks that are marked for development (Blocks 1–4). The TPP should include:

- The heritage attributes should be marked on the construction plans.
- Construction laydown areas should be located well away from heritage attributes. Where needed, construction fencing should be erected to protect heritage attributes located in proximity to laydown areas and areas of demolition and construction. Dedicated avenues should be allocated for construction vehicles to avoid accidental damage, like restricting construction vehicles from coming near CM or Beech tree, keeping all construction activities well away from these resources.
- During construction on Blocks 2 and 4 temporary construction fencing should be erected as a buffer around CM and during construction on Block 2 temporary construction fencing should be erected as a buffer around the significant Beech tree. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to CM or the Beech tree as a result of the construction activities or equipment.
- The TPP should also include a communication protocol that details who needs to be informed about the heritage attributes and who should be contacted if there is an issue.
- The TPP should include a plan for potential physical impact to any of the heritage attributes (i.e., a plan if there is any damage resulting from machinery). This should include a construction vibration review to CM (see also Section 5.2). Currently, there is the potential for accidental physical impacts. The TPP protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the building to its previous condition.

5.2 Construction Vibration Review

Heavy machinery used for construction activities cause varying degrees of vibration that can negatively impact heritage attributes. A zone of influence should be determined for the different types of equipment anticipated to be needed for the construction phase. A zone of influence is usually determined in metres. In order to avoid vibration impacts to sensitive heritage resources, a minimum setback of heavy machinery activities should be established and can be part of the Temporary Protection Plan (see Section 5.1). If this is not possible, vibration monitors can be installed. A terms of reference can be determined in consultation with the City.

In order to evaluate the possible vibrations of the equipment types (to be determined) and determine acceptable setback limits, the *Transportation and Construction Induced Vibration Guidance Manual* (California DOT: 2013) should be consulted and a vibration study completed. This study can be included in an HIA. In the absence of a vibration study, a 50-metre buffer is acceptable according to the MCM (MCM 2019).

5.3 Material Salvage

The Trades building and Powerhouse proposed for demolition are not identified as heritage attributes; however, in instances of building demolition/removal, the salvage of building materials is considered good practice as salvage positively contributes to climate change mitigation by diverting waste from landfill and providing an opportunity to extend the lifespan of materials and their embodied carbon footprint. As such, the salvage of interior and exterior materials proposed for demolition is encouraged.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained prior to any demolition work taking place;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

6.0 SUMMARY

With Wellings Planning, ARA is submitting this memo as an accompanying document to the Heritage Permit application to demolish two non-heritage buildings on the Part IV designated property at 100 West 5th Ave/290 Fennell Avenue West, Hamilton. This memo contains excerpts from the overall project Heritage Impact Assessment: including, relevant mapping and sections from the overall HIA: 1) Background; 2) Current Condition Description of the Powerhouse and Trades Building; 3) Summary of Proposed Activity relevant to this memo; 4) Relevant Potential Impacts and 5) Relevant Mitigation Considerations and Recommendations.

Impacts to the heritage attributes of the property as a result of the demolitions of the Powerhouse and Trades Building were assessed, and mitigative measures suggested.

As a result of this review, the following recommendations are suggested:

- ARA recommends a Temporary Protection Plan (TPP) be developed ahead of construction/demolition activities. That any contractor specifications include information about the heritage recognition of the property and the specific heritage attributes which could be accidentally impacted clearly marked on a map. A physical barrier around Century Manor is also recommended.
 - Contractor specifications should detail action/protocol to be taken if damage does occur including contact information.
- ARA recommends an evaluation of possible vibrations of the equipment types (to be determined) and determine acceptable setback limits to Century Manor be determined, if not, that a 50m buffer is sufficient, according to MCM 2019. The demolition activities are well away from the Beech Tree and thus no impacts are anticipated.
- ARA recommends that a reputable contractor(s) with proven expertise in salvage removal should be retained prior to any demolition work taking place. The Trades Building and Powerhouse are proposed for demolition and are not identified as heritage attributes; however, in instances of building demolition/removal, the salvage of building materials is considered good practice. Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested. The material must be extracted in a manner that ensures that it is not irreparably damaged. Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.