

## 8.1(i)

**From:** Terra Merritt  
**Sent:** January-07-17 1:19 PM  
**To:** Bedioui, Ida  
**Subject:** Gore Park

To whom it may concern,

I have copied the letter given to me by the friends of Gore below. Additionally, I would like to point out-like many others have I'm sure-that after travelling to great European cities such as Dublin, Paris and London, I truly see the value in preserving these historic buildings. Anything we build today will be in fashion now but will look passé within a couple of decades. We are the up and coming area for young professionals. Torontonians are flocking to neighbourhoods that have been preserved and not demolished. I also don't appreciate the underhanded fashion in which this particular developer has apparently allowed this building to sit empty to make it appear more run down then it would otherwise be.

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East(Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them.

Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;

- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Terra Merritt

## 8.1(ii)

**From:** Herman Turkstra [mailto:hturkstra@tmalaw.ca]

**Sent:** January-07-17 1:33 PM

**To:** Bedioui, Ida

**Subject:** Gore Park Heritage

Dear Mayor Eisenberger and Council:

In 1972, Council and its heritage advisors decided that it was not economically feasible to rehabilitate the original McQueston homes on Bold Street, 13, 15, 19 and 21.

I disagreed.

If you walk by those buildings today you will see our law offices comfortably located in 13 and 15, other local professional offices in 19 and 21, and people living on the third floors in simply wonderful quarters. Those buildings contain office and residential space of a character that simply cannot be found in newly constructed buildings.

When dealing with historic buildings, it just takes the will to do it right.

The buildings on the South side of King Street are irreplaceable. I know something of them because at one time, the law firm I worked for had its offices in those buildings. They are a treasure and should be rehabilitated not destroyed.

Herman

Herman Turkstra  
Turkstra Mazza Associates  
Lawyers  
15 Bold Street  
Hamilton ON L8P 1T3  
905 977 0567

## 8.1(iii)

**From:** shannon kyles  
**Sent:** January-07-17 1:54 PM  
**To:** Bedioui, Ida  
**Subject:** Save Gore Park

Dear Councillor,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and



beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Your constituent

Shannon Kyles

## 8.1(iv)

**From:** Ron Ballentine

**Sent:** January-07-17 8:23 PM

**To:** Green, Matthew

**Cc:** Bedioui, Ida

**Subject:** Demolition of Heritage Properties on Gore Park

Dear Matthew,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and

beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Your constituent

Ron Ballentine

8.1(v)

**From:** James Scarfone  
**Sent:** January-08-17 9:51 AM  
**To:** Johnson, Aidan  
**Cc:** Bedioui, Ida; Office of the Mayor  
**Subject:** Save the Gore

Dear Aidan,

I'm writing to you as a member of the Kirkendall Neighbourhood Association, a concerned citizen and friend of heritage properties.

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the impact such a decision will have on our growing city.

We've seen heritage buildings put to great use recently including the Lister Block, Templar Flats and Stinson school. It's been proven many times that the right developer can make these buildings work for everyone and improve our chances of real economic development over the long term.

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

All the best,

James

## 8.1(vi)

-----Original Message-----

From: Wesley Jamieson [mailto:WJamieson@rossmcbride.com]

Sent: January-08-17 11:44 AM

To: Johnson, Aidan; Farr, Jason; Green, Matthew

Cc: Bedioui, Ida

Subject: Planning Committee - Gore Park Properties (18-28 King St. E.)

Councillors Farr, Green and Johnson,

I am sending this to you as councillors I have had opportunity to meet in the past, in order to share my position on the heritage properties on Gore Park -- in my capacity as a director with the Durand Neighbourhood Association, a Ward 2 constituent and a lawyer working in Hamilton Centre.

Please do not allow any demolition to these properties for the following reasons:

The Gore Park heritage properties are important to save in an authentic way. Council has already confirmed this. The vibrancy of Hamilton's core depends on getting decisions like these right. Just look at King William St or the myriad of examples in Toronto that suggest that meaningful preservation of key heritage properties goes hand in hand with economic and cultural renewal.

The imperative to truly save these properties -- some of the oldest heritage in the centre of Hamilton -- should be all the more evident as this country celebrates 150 years.

We cannot let these properties rot like St James Baptist Church on the hopes that pure short-term profit driven development will build a downtown core that we can celebrate. There are far too many failed examples of heritage destruction resulting in little to no fuel for authentic, vibrant development. This cannot be repeated again and again.

Long term economics, leading planning practices, our history and Hamilton's increasing civic engagement all suggest that we should steer away from the lure of cheap development that leads to mega-failures, eye-sores and long-term vacancies like Stelco tower or Eaton's Centre. Hamilton is built on more than just the empty facades of our past, its strength is in authentic grassroots development just like we've seen and are seeing on Locke St, James St, the International Village, King William St, Ottawa St, Concession St. Authentic built heritage fuels that development as we have seen, time and again.

To me, to allow the Gore Park properties to be substantially demolished would symbolize that this city is desperate and at the mercy of developer taste. That is not what Hamilton is. It is an industrial city with a strong past and a strong future, culturally and economically. The downtown core especially needs to be a place that draws on

Hamilton's strengths with authentic, lasting progress, in terms of design, planning and places of economic, cultural and environmental significance.

As a result, please do not allow the demolition of the heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will also consider the following:

- \* History: The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;

- \* Structure: The properties are certified as structurally sound according to the official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;

- \* Density: The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will increase;

- \* Neglect: The developer has evicted its tenants and has knowingly allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;

- \* Something vs. Nothing: Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;

- \* Money: Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these buildings are vital to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Wesley Jamieson

Labour & Employment Law  
[www.rossmcbride.com](http://www.rossmcbride.com)  
[wjamieson@rossmcbride.com](mailto:wjamieson@rossmcbride.com)  
Toll-free: 1-866-526-9800  
Direct: 905.572.5806 | Fax: 905.526.0732

cc: City Clerk

## 8.1(vii)

**From:**

**Sent:** January-08-17 3:53 PM

**To:** Bedioui, Ida

**Subject:** Jason Farr re Gore Park

Dear Councillor Farr

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and



beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Ed Kotanen

Your constituent

## 8.1(viii)

**From:** A. Haberl Baxter  
**Sent:** January-08-17 3:52 PM  
**To:** Green, Matthew; Office of the Mayor  
**Cc:** Bedioui, Ida  
**Subject:** Please Stop the Gore Strip Demolition

Dear Sirs,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

**History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875.

**Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue.

**Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*.

**Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton.

**Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular, or on any of the weed-ridden, poorly maintained, and sometimes illegal parking lots in the core. We do not need to destroy in order to create, and developers should not be rewarded for neglecting heritage buildings by being awarded demolition permits.

**Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been creatively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish. I would urge you to read Michele Sponagle's recent article in *The Globe and Mail* on why restaurateurs are coming to Hamilton (<http://www.theglobeandmail.com/news/toronto/why-restaurant-veterans-are-ditching-toronto-for-hamilton/article33533008/>). Note that they praise the "cool, hip, enjoyable places" - and none of their new restaurants (Hmbrgr, Fsh & Chp, Aberdeen Tavern, Lake Road Restaurant, Twisted Lemon, etc.) is located in characterless modern buildings.

**Vision:** Parts of Hamilton's Music Strategy Plan and Culture Plan are to build on current successes, most of which are not located in modern, featureless buildings (This Ain't Hollywood, the James St. North arts district, etc.) I urge you to take a short trip to Brantford, where one of the longest strips of pre-Confederation buildings was torn down in 2010, and ask if this fits your vision for Hamilton as a centre of arts, music and culture. Tourism Hamilton describes the city as "rich in history and culture and surrounded by spectacular nature... a city like no other." Many news articles touting Hamilton's appeal specifically reference creative re-purposed heritage buildings (for example, <http://www.torontosun.com/2016/04/15/steeltowns-new-appeal>). In the long run, are the interests of the City served with the developer's plan? Personally, I think not.

Let's learn from our past and remember the architecturally uninspiring projects (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution.

Sincerely,

Anne Haberl

## 8.1(ix)

**From:** Evelyn Wilkie  
**Sent:** January-08-17 8:22 PM  
**To:** Johnson, Aidan  
**Cc:** Bedioui, Ida  
**Subject:** Gore Park

Dear Councillor Johnson,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
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- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
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beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely, your constituents,

Evelyn Wilkie and Richard Moll

## 8.1(x)

**From:** Petrie, Graham

**Sent:** January-08-17 8:54 PM

**To:** Bedioui, Ida

**Subject:** 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028).

Dear Hamilton City Clerk and Councilor Anne Vanderbeek,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
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Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Catherine Gibbon and Graham Petrie

## 8.1(xi)

Dear Councillors and Mr. Mayor:

I urge you not to allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports, and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
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- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New high-density and modern buildings can be built on the developer's surplus of empty lots, which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses, and cultural institutions are flocking to heritage buildings that have been adaptively reused and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively reused and beautifully restored, these buildings are vital to highly successful, vibrant urban places where small business, commerce, and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of



heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William Street).

Preservation of these beautiful buildings with their unique architecture will enhance Gore Park, the heart of Hamilton.

Sincerely,

Carolyn Kinsley

Ward 1

January 17, 2017

Dear Councillors,

**Re: Gore Park Heritage and Heritage Permit Applications HP2016-027 and HP2016-028**

I appreciate that you have a difficult decision to make regarding the proposed demolitions on Gore Park and I hope you will consider the following during your deliberation.

You already know these buildings are designated under the Heritage Act, historically significant and certified structurally sound.

You want to see life, vibrancy, commerce, development and tax revenue bursting from Gore Park. And above all, so do I.

You have been told that this “compromise” is the answer.

Will the proposed development (if completed) help bring excitement and life back to Gore Park? Of course. But, is demolition of substantially all of 18-28 King *necessary* in order to bring about the improvements we all want to see? Certainly not.

As you know, the Developer owns most of the block – about a third of which is currently made up of empty lots. And yet we’re told that these heritage properties need to come down to make room for something new? Nonsense!

Your eyes will light up when you see the artist renderings of a happy, people-filled Gore Park streetscape. But please ask yourself: Is this streetscape lacking happiness, vibrancy and beauty today because of... *the buildings*? Are *these buildings* really what is standing in the way?

Of course not.

The blame for today's sorry street rests with the manner in which the buildings have been treated and used (or more importantly, not used) for over a decade by this owner. Neglect, speculation, and lack of vision: That is what is standing in the way of a prosperous streetscape on the Gore — not, for heaven’s sake, the buildings themselves, which are some of Hamilton’s most distinguished and unique.

If the blundering history of “urban renewal” has taught us anything, it is that demolishing old buildings and replacing them with new ones, does not solve the problem of under-performing urban space. In fact, such demolitions have a demonstrated tendency to do the opposite by removing the character, charm, and sense of history which give our older neighbourhoods their only “comparative advantage” in a growing City full of old *and* new.

It is attractive to look for easy, quick fixes when it comes to our old buildings. But unfortunately, the fix is not quick, nor is it easy. The fix requires proud stewardship by responsible owners operating within the parameters of carefully honed government policy.

And the payoff, as is being repeatedly celebrated throughout Hamilton today, can be truly remarkable and encouraging.

Thank you very much for taking a moment to consider my letter.

Ned Nolan

## 8.1(xiii)



Dear City of Hamilton & Council,

We are in support of the initiative by the Friends of the Gore. Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Central Neighbourhood Association

## 8.1(xiv)

**From:** Karen Smith

**Sent:** January-07-17 10:26 PM

**To:** Skelly, Donna

**Cc:** Johnson, Aidan; Farr, Jason; Merulla, Sam; Collins, Chad; Whitehead, Terry; Pearson, Maria; Ferguson, Lloyd; Pasuta, Robert; clerk@hamilton.ca; Office of the Mayor; Green, Matthew; Jackson, Tom; Conley, Doug; Johnson, Brenda; VanderBeek, Arlene; Partridge, Judi

**Subject:** Heritage - Gore Park Properties

Dear Councillor Skelly,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028).

When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

**History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;

**Structure:** The properties are certified as structurally sound according to the official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;

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**Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these

buildings are vital to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Karen Smith

Ward 7 constituent

## Robert A. Brosius

January 7, 2017

Mayor Fred Eisenberger  
City of Hamilton  
71 Main St W., 1st Floor  
Hamilton, ON L8P 4Y5

Dear Mr Mayor,

### Re Gore Park Heritage Properties

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

**History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;

**Structure:** The properties are certified as structurally sound according to the official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;

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**Neglect:** The developer has evicted its tenants and has knowingly allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;

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Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Yours very truly,

Robert A. Brosius

## 8.1(xvi)

**From:**

**Sent:** January-08-17 7:15 PM

**To:** clerk@hamilton.ca

**Subject:** Gore Park Properties.

**Subject: Gore Park Properties.**

Dear Mayor Eisenberger and Councillors.

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

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**Structure:** The properties are certified as structurally sound according to the official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;

**Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will increase;

**Neglect:** The developer has evicted its tenants and has knowingly allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;

**Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;

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Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Bob Berberick

## 8.1(xvii)

Dear Councillor Aidan Johnson and Mayor Eisenberger,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

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- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
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Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Your constituent

Dr. Philip Van Huizen

LR Wilson Assistant Professor

Wilson Institute for Canadian History

History Department

McMaster University

# 8.1(xviii)

Attention: Planning Committee (to be included in January 17<sup>th</sup> 2017 Agenda package)  
Regarding: Gore Buildings Heritage Permit App HP2106-027 and HP2016-028 18-22 + 24-28 King St East  
Date: January 9, 2017  
Submitted by: Michael William Biljetina, B.Sc., B.Arch., MRAIC, AIA, OAA, Architect, ATA Architects Inc.

*I am a resident of Hamilton (born in Ward 5, grew-up in Ward 11 & 10, lived in Ward 4 for 20+ years, Ward 2 and now reside in Ward 8). I am a licensed architect and have been practicing for 21+ years. As a senior architect at ATA (Toronto, Oakville and soon to be Hamilton), heritage projects encompass approximately 25% to 40% of my/the firm's workload. The other 75% to 60% is involved in new build/construction (contemporary and other) with a wide variety of public and private sector clients.*

## **"introduction"**

The built form of a city is a direct and literal representation of a city's history – its story.

Architecture conveys this story - the unsuccessful and prosperous periods as well as the hopeless and joyful times.

These Gore Buildings (18 to 28 King Street East) represent an important part of this story. If written in a book, these buildings would certainly be included in chapter 1.

The businesses that constructed these buildings are directly connected to future business endeavours that followed and established themselves in this city. We, who currently reside in the City of Hamilton, are here (in some measure) because of these buildings and the prosperity that followed.

Now, certainly, it is of vital importance for each and every generation that follows to showcase their architecture - their advancements in design, building sciences and construction. This is what reinforces the **continuity of a city's prosperity**.

But this continuity need not (*and should not*) occur as a result of the demolition of designated heritage buildings.

## **"a common goal"**

There is a common goal shared between the concerned advocates/citizens and the property owners.

Simply a great result - wonderful, useful and functioning buildings.

For the owners this goal would allow them to generate profit/operate their business, and for the group of advocates this goal would allow for the preservation and adaptive re-use of heritage structures (*in their entirety*) thus adding to the positive fabric of a vibrant, diverse, growing and enlightened City.

## **"the economic case for adaptive re-use ... where do we want Hamilton to be in the future?"**

If this was Toronto, Ottawa, Montreal, New York, Chicago, Boston, Philadelphia, etc ...

And if you could pick-up and re-locate these Heritage buildings (*in the heart of the city's downtown core, directly across the street from a heritage public (Gore) park, on the municipal LRT HUB/route, a stone's throw from the regional transit hub (GO station on Hunter), in the theatre/arts/financial/political districts, etc ...*), to any number of cities, there would be a line-up of "Fortune 500" companies (*Apple, Starbucks, ...*), financial institutions, professional offices, hospitality, art galleries, community groups, etc ... that would want to acquire space.

The statement may then follow from some, "*well, this is not NYC, Chicago, Boston, Toronto ... this is Hamilton*". The easy response - where do we want this city to be in the future? **We can certainly strive to achieve the best qualities of these other places albeit on a smaller scale** (*i.e. Oakville Lakeshore Road East Heritage District*).

A City with diverse architecture (*a mix of heritage and new build/contemporary*) has greater benefits to business and residents in the neighbourhood, to tourists and visitors, and to the city's greater population.

Market research supports the case that diversity in built form (*the balance between heritage and new built*), well maintained structures, lead to safer neighbourhoods, greater opportunities for mixed-use (*live-work*), higher rental rates for commercial spaces, and thus an increase to the overall prosperity for the immediate area and thus the City (*increase to tax base*).

***"the City takes the lead"***

The City of Hamilton has a choice to make: whether to uphold and enforce the progressive and enlightened approaches to heritage preservation and adaptive re-use like other municipalities (*Kingston, Guelph, Toronto, Ottawa, Oakville, etc ...*) or not.

To build and manage a City that understands firstly that it does have an impressive past and history. That these "architectural reminders" of times gone by should be valued, saved, restored and re-used.

The City needs to make certain that communication with developers and property owners is on-going and clear with respect to heritage. A clear and transparent path leading all parties down the straight and narrow is a formula for the best results. The City needs to lead.

In Hamilton, there is a wealth of empty lots or lots used solely for parking in the downtown core and immediate adjacent areas. **These are the parcels of land** that should be the locations for "new build" projects. Heritage structures should be preserved, re-stored and re-used. The City's role here should be to direct and promote these opportunities.

***"there's always a solution"***

This project offers the great potential to be a fantastic marketing tool/portfolio piece for the City, the Developer and the project team.

As an architect, I understand the difficulties and the never-ending balancing act it takes to bring a project to fruition. A great aspect of architecture (and of the construction industry) is that there are always creative and cost effective solutions to every issue and apparent problem.

Firstly, build on the existing parking lots to the south that front onto Main Street East. **Make this work, Phase 1 of the proposed development.** Currently, planned as Phase 3, there is no certainty these parking lots will ever be developed in the immediate future.

If what is required is flexible/open floor space, then simply design and construct on these properties.

Secondly, heritage restoration does not need to be feared. The composition of a heritage project is no different than that of new construction. Simply think of it reduced to its major components: civil, structural, mechanical, electrical and architectural.

Heritage restoration is also becoming a norm in the construction industry. Each year there are more qualified contractors/construction companies involved in this type of work. The result is a more competitive market place and thus reduced restoration construction costs.

Allow me to take this opportunity and respectfully present one of many possible schemes (*please refer to the "rudimentary massing model sketches" attached on pages 4 to 7*) that may potentially begin the dialogue between restoration and adaptive re-use of existing heritage juxtaposed to proposed new construction:

- preserve the character (*scale and proportion*) of the existing built-form on Gore Park by restoring the heritage designated properties 28, 24, 18-22 King Street East in their entirety
- construction of an intervention on 30 King Street East (*vacant lot*) – perhaps a simple and elegant glazed Atrium Space (*program space to be determined*) connecting to the proposed NEW development via a level 2, 3 or 4 interior bridge spanning over the existing alley. This Atrium space creates the link from new development to Gore Park to LRT hub.
- construction of the proposed NEW development on the vacant parking lot to the south of the alley (21 Main St E) – shown here as a high density tower.

***“the custodian”***

We must understand and be aware of developers/owners desires and needs. There is always common ground that can be reached. That reason, compromise, a sympathetic approach, and awareness will always generate the best results for all.

We must respect private property rights, but we must remind owners of heritage designated buildings that ***“they are temporary custodian of the heritage buildings they possess (privately or publicly) and that they are obliged, to pass on these buildings to the on-coming generations.”***

As an architect, we respectfully ask the follow question to our heritage clients: “20 years from now, will you own this/these buildings on this block?” Undoubtedly, no one can answer this question with absolute certainty. Business plans change, companies merge/grow/down-size, assets are sold, etc ...

But, we do know for certain that 20 years (*even 200 years*) from now there will still be a block on this site and there will still be buildings on this block. Let us make certain these buildings (*in their entirety*) are part of that plan.

Let us learn from our past. Review the projects that have “not hit the mark” (i.e. Jackson Square) and compare these failures to projects that have “hit the target” (i.e. the Lister Block). A shining example of how a thoughtful project revitalizes a street, a neighbourhood, a district and thus a city.

We are not looking to “move mountains” or “hoping for a miracle”, but simply for the right action to be taken.

Respectfully,

**Michael William Biljetina**  
B.Sc., B.Arch., MRAIC, AIA, OAA  
Architect

*rudimentary massing model sketches - "there's always a solution"*



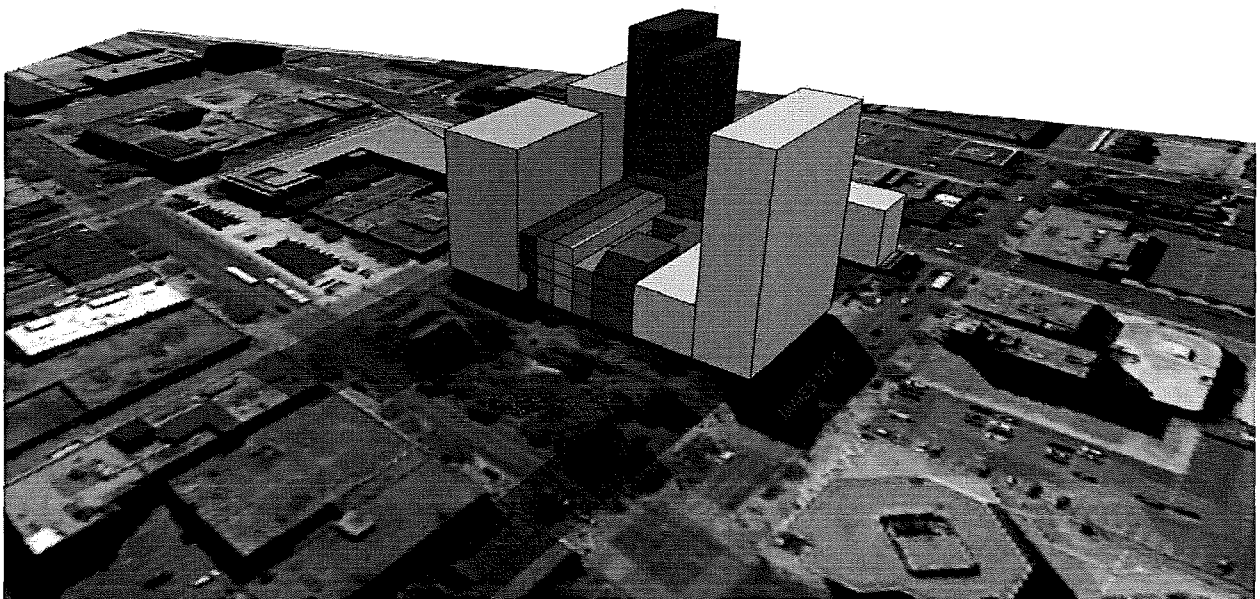
*aerial*

**28 KING ST E**

**24 KING ST E**

**18-22 KING ST E**

**NEW**



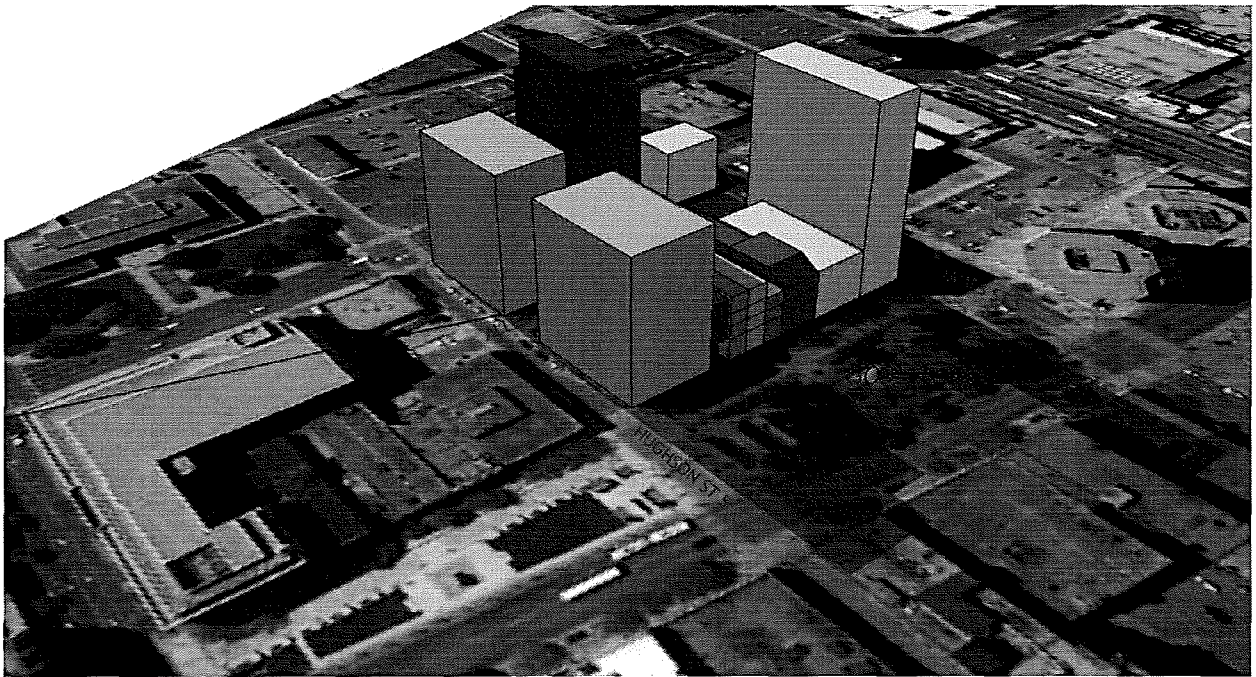
*view toward south-east*

**28 KING ST E**

**24 KING ST E**

**18-22 KING ST E**

**NEW**



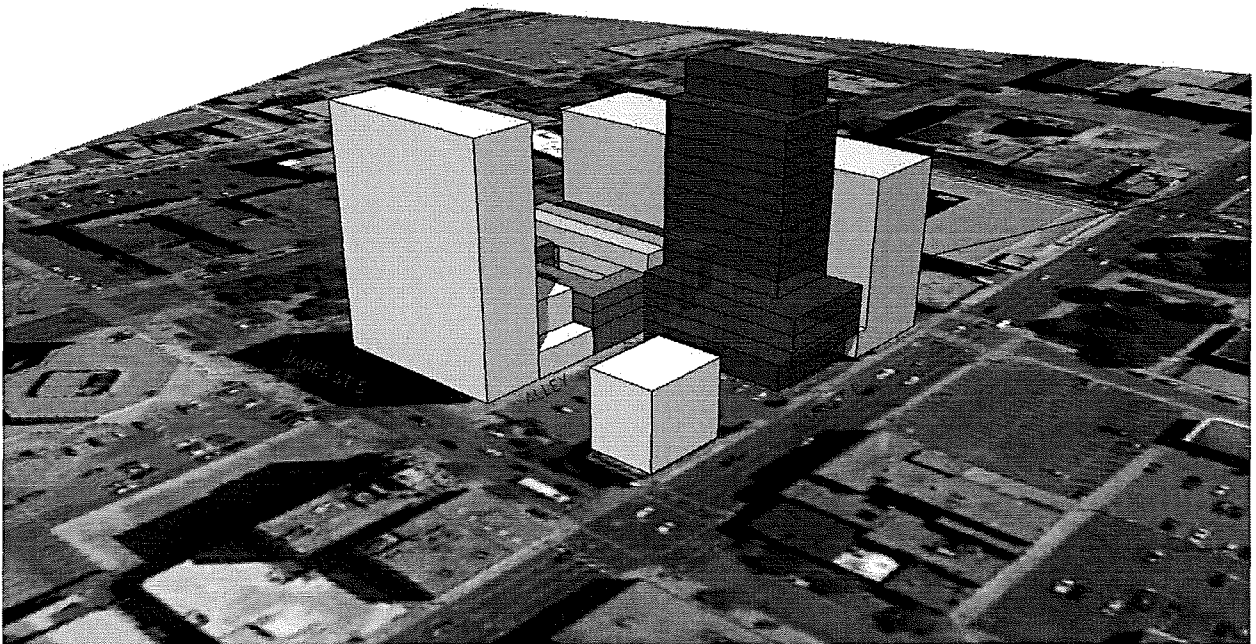
*view toward south-west*

**28 KING ST E**

**24 KING ST E**

**18-22 KING ST E**

**NEW**



*view toward north-east*

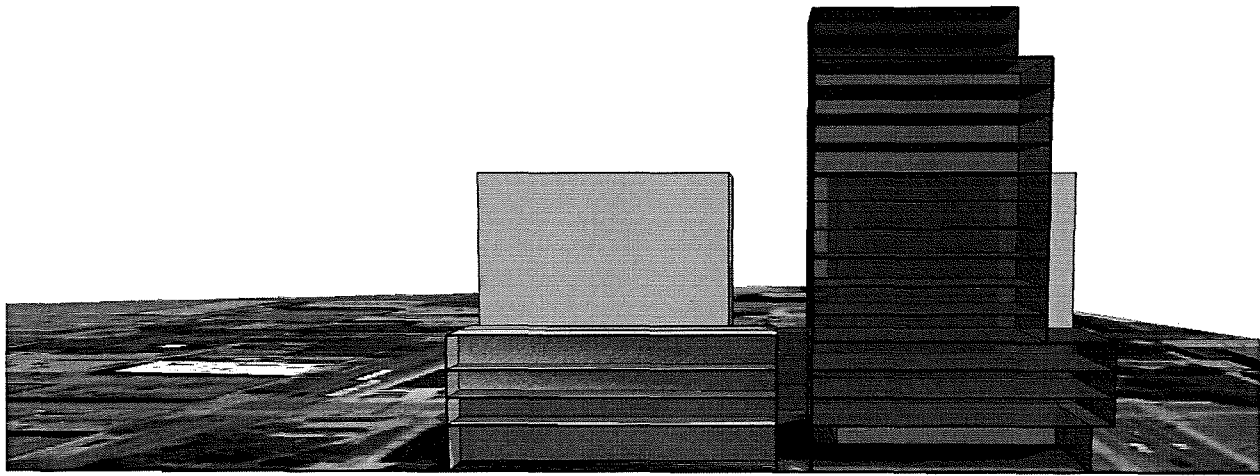
**28 KING ST E**

**24 KING ST E**

**18-22 KING ST E**

**NEW**





*KING ST E / LRT*

*GORE PARK*

*HERITAGE*

*ALLEY*

*NEW*

*MAIN ST E*

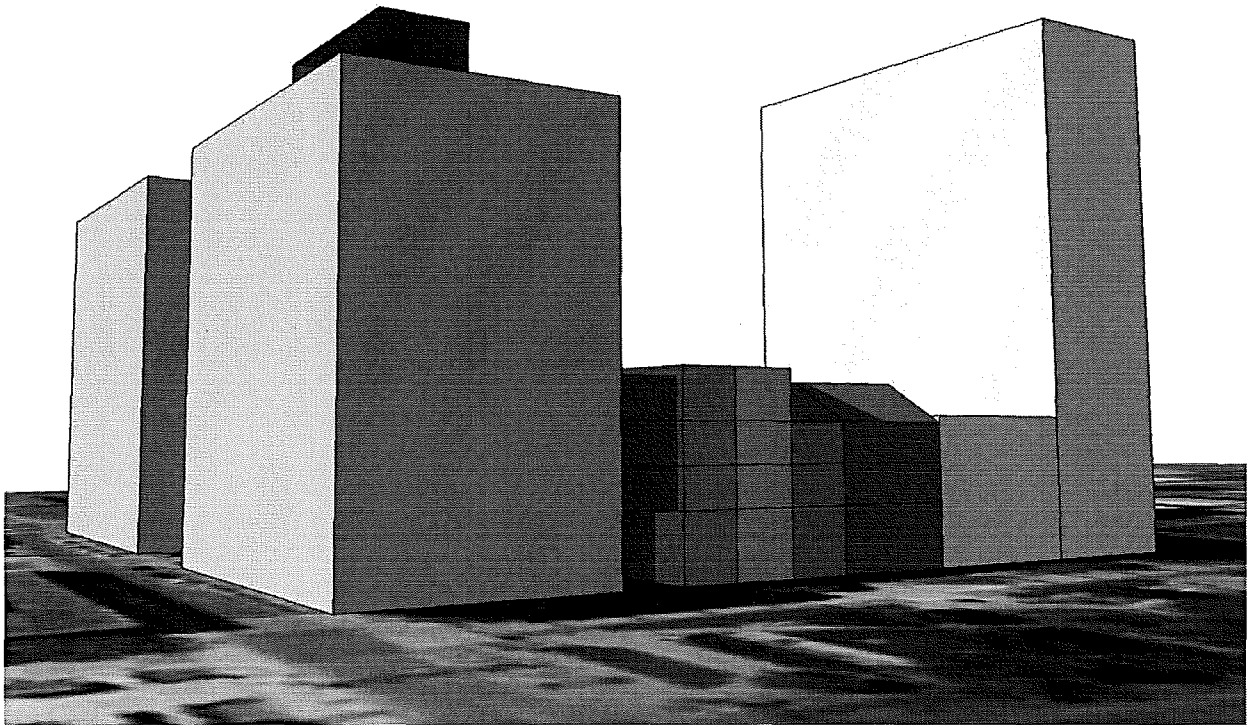
*section toward east*

*28 KING ST E*

*24 KING ST E*

*18-22 KING ST E*

*NEW*



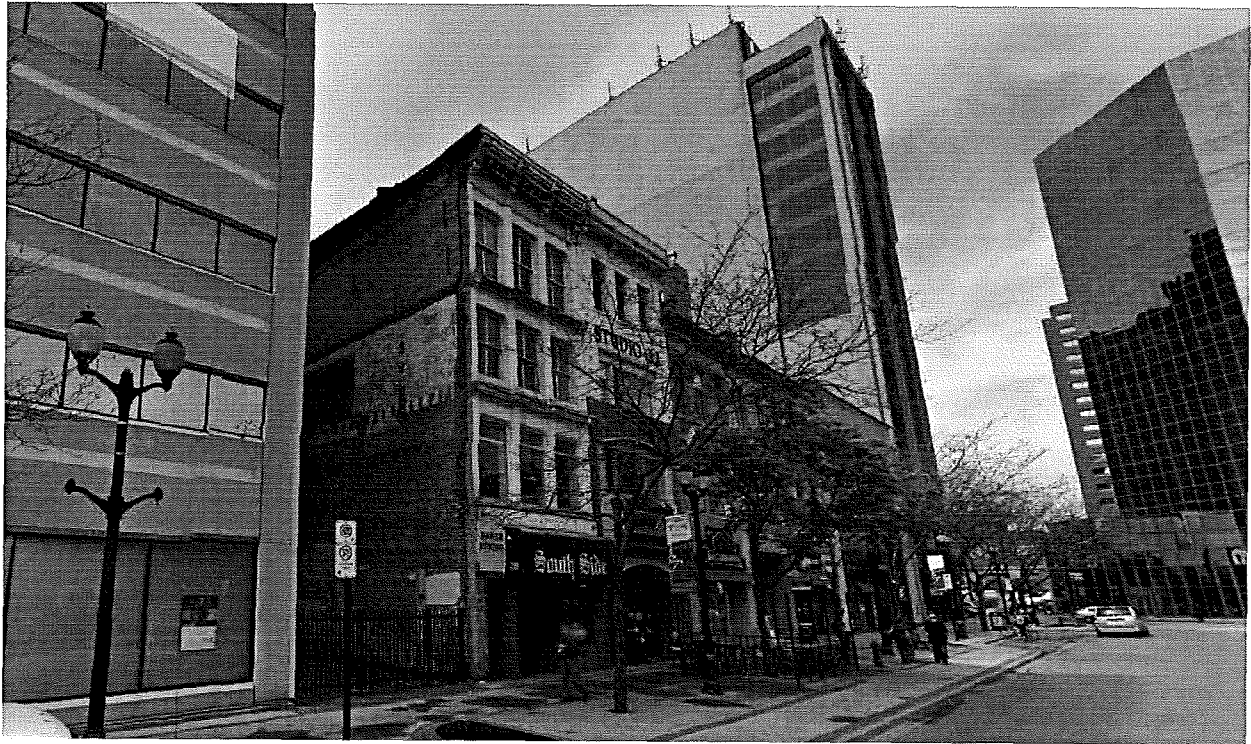
*massing elevation along Gore Park*

*28 KING ST E*

*24 KING ST E*

*18-22 KING ST E*

*NEW*



*existing photo along south side of Gore Park*



*proposed Atrium Connection to Tower on Main Street East along south side of Gore Park*

**NEW 28 KING ST E 24 KING ST E 18-22 KING ST E**

## 8.1(xix)

**From:** Robert Iszkula  
**Sent:** January-09-17 9:47 AM  
**To:** Bedioui, Ida  
**Subject:** Gore Park Heritage

To whom it may concern,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
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- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and

beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Robert Iszkula

## 8.1(xx)

**From:** Julian Foreman [mailto:julian.foreman1985@gmail.com]

**Sent:** January-09-17 9:57 AM

**To:** Bedioui, Ida

**Subject:** Demolition in Gore Park

Dear Councillor,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
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Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Julian Foreman (Your constituent)

# 8.1(xxi)

**Attention:** Planning Committee  
Hamilton City Council  
**Regarding:** Gore Buildings  
Heritage Permit Applications HP2016-027 and HP2016-028  
18-22 King St. East and 24-28 King Street East  
**Date:** January 9, 2016  
**Submitted by:** Friends of the Gore

## Introduction

“Friends of the Gore” is an ad hoc group of concerned Hamilton citizens which was formed in response to the proposed demolition of the historic buildings at 18-22 and 24-28 King Street East fronting on to Gore Park.

We are committed to seeing these important and foundational Hamilton buildings filled with life and vibrancy and we urge the City and developer to ensure that the properties are adaptively re-used and developed in manner which *sincerely* celebrates their unique character, history and architectural significance.

We oppose the complete or partial demolition of these structurally sound buildings and we support City Council’s unanimous resolution of December 11, 2013 to designate them under Part IV of the Ontario Heritage Act.

## Overview

The property owners of 18-22 and 24-28 King Street East (“the developer”) have submitted two Heritage Permit Applications, one seeking to demolish all of 24-28 King Street East (HP2016-028) and the other seeking to demolish all but the façade of 18-22 King Street East (HP2016-027).

The City’s Planning and Economic Development staff have recommended that the Applications be approved. Regarding the complete demolition of 24-28 King, the staff report PED16193(a) offers *no rational* for supporting the proposal other than stating that approval “would be consistent with Council’s direction for redevelopment.” We believe this is fundamentally an error. Council has not openly given any “direction for redevelopment” to staff. Council passed a motion asking staff what kind of *process* would have to be in place if it were to accept the developer’s proposal.

Regarding the demolition of all but the façade of 18-22 King, the staff report PED16194(a) acknowledges that façade retention only is not a best practice, but that the

Intention to Designate does not list the entirety of the buildings in the list of heritage attributes. However, the listed heritage attributes in the Intention to Designate are specifically worded so as to *be non-exclusionary* and nothing in the Heritage Act limits the City to designating only “attributes” listed in the Notice – to the contrary: Heritage Designation applies to the property as a whole.

The Heritage Permit Review Subcommittee recommended denial of both of these Applications in June, 2016 and on December 15, 2016, the Municipal Heritage Committee recommend denial of Heritage Permit Application HP2016-028 (complete demolition of 24-28 King Street East), and approval of Heritage Permit Application HP2016-027 (retention of the façade only of 18-22 King Street East).

### **How Did We Get Here?**

Council has decided that these buildings, undoubtedly some of the most central and important heritage buildings in this City, are worthy of protection under the Ontario Heritage Act. The Intention to Designate 24-28 and 18-22 each refer to these buildings as “integral components of the King Street East streetscape and the character of the Gore area.” The Intention to Designate 18-22 notes the paramount significance of these pre-confederation buildings designed circa 1840 by William Thomas, describes him as “a key figure in Canadian architecture,” and refers to the buildings as “among very few pre-confederation stone commercial buildings remaining in Hamilton.”

All of the reports in the materials (notably including those commissioned by the developer), acknowledge the *undisputed heritage value* of the entire strip of buildings.

It is outrageous that, even in the face of Council’s Intention to Designate, the proposal contemplates nothing short of demolition of almost all of what is there - including most of the Hamilton bricks and escarpment limestone that make up the William Thomas buildings. These are buildings which are unmatched in this City in terms of heritage value and they are certainly buildings which any other city in this country would be celebrating – especially as we approach Canada’s 150<sup>th</sup> anniversary.

Three years ago there was a sea change of opinion on the subject of these Gore buildings and the consensus was that they are too valuable to the City as a whole, too meaningful in the collective consciousness of Hamiltonians, to allow demolition.

What has changed since then?

The developer has succeeded in framing the discussion in a self-serving, all or nothing narrative: “demolition and redevelopment or desolation.” After evicting its tenants, knowingly allowing the buildings to deteriorate alarmingly, sustain water damage and be boarded up, after drawing the matter out for over 3 years, the owners now expect the City to be so desperate for development that it should squander this unique and precious part of our history.



We all understand the attraction to development. Everyone wants to see this area blossoming with life. But it is very important to understand that desperation for development can be dangerously seductive when it leads to a false choice that has been cynically manufactured to make a mediocre proposal look like a well-reasoned “compromise.”

### **We Are Not So Desperate**

This choice is not between development as proposed or no development at all.

The kind of thinking that creates such false choices is outdated in today's Hamilton. Ours is a very different City today than it was 10, even 5 years ago. Property values are rising, heritage is being widely celebrated and adaptively re-used and the downtown renaissance is bursting with heritage character. Heritage adaptive reuse is thriving, winning awards, and attracting unparalleled investment on King William and across the street, the Mills China building on King East has just been stunningly revived.

Just this January, the Globe and Mail ran an article entitled *“Why restaurant veterans are ditching Toronto for Hamilton.”* One reason offered up by Jerrett Young, co-owner of *The French*: It's the buildings! He is quoted as saying: “You can find amazing buildings with tons of character. That's why a lot of chefs and people in this industry are looking to come here.” Of course, *The French* is located in the old Reardon's building, which was just beautifully restored by Steve Kulakowski and his excellent team at Core Urban Inc. (See Appendix)

The alternative to this proposal is not desolation on our beloved Gore; it is the opposite. If Council sticks to the Heritage designation, the developer will not wastefully sit on these buildings in perpetuity. You don't make money by pouting. The developer will either develop the properties within the rules (proven to be profitable by outfits like Core Urban), or will sell them to someone who will. If neither outcome transpires quickly, the City can lawfully expropriate the buildings at fair market value and re-sell to a Heritage developer.

Hamilton's downtown renewal is now strong enough that developers need our downtown more than our downtown needs any specific developer. But we're still used to the old “desperation planning.” Our downtown core and properties like this are in high demand, and if this developer won't play by the rules, Hamilton should not feel bullied: We are finally in a position to look elsewhere for someone who will.

### **Façadism**

The discussion has been framed around another false premise as well: Façadism. The heritage value of these buildings is linked to the block as a whole, not simply a dormer here or a façade there.

Façadism generally is token stewardship. The proposal to save only *one* façade, is phoney stewardship at its worst. It ignores the importance of the streetscape, the wastefulness and arrogance of demolition, the backs of the buildings which create a unique heritage street wall and alleyway facing Main St.

Façadism ignores the light-bringing courtyard that is built into the pre-electricity William Thomas building – which is large enough for a charming outdoor restaurant patio. There is so much potential in the *totality* of these buildings and talking about saving a façade of one or two of them, misses the point of heritage preservation altogether.

### **But the Buildings are “Falling Apart”**

We have been repeatedly told by the developer that these buildings are “crap,” “garbage,” “falling apart,” “shot” and “held up by scaffolding.” This is a common refrain from developers who seek the easy road to profit and prefer the business case of demolition over the admittedly more complex route of heritage preservation and adaptive re-use. And in this instance, it is specious.

Remember the Lister Block: We were told the same thing about it. That it was garbage, falling down. Look at it now: It is the jewel of the downtown, our prized showpiece.

Contrary to the repetitive and disingenuous claims that these buildings are “crap,” the Peer Review of the developer’s Structural Assessment and the City’s engineering report by *Tacoma Engineers*, make it clear that these buildings are in fact quite sound. There is no suggestion the buildings are failing or are beyond repair.

Unfortunately however, there is mounting evidence that the buildings are being neglected. Since their tenants were evicted over 4 years ago, they have remained empty and unheated and been often left open to the elements and allowed to deteriorate and sustain water damage. The developer has acknowledged that water has been damaging them throughout the winters.

These buildings have been entrusted to their owners through the centuries by the great craftsman and architects who founded this City. The current owners have deliberately abandoned responsibility for this important legacy and, by treating the buildings like “crap” they purport now to describe them as such in a cynical self-fulfilling prophecy designed to reward their own neglect. That is unconscionable.

These buildings are more than pieces of a private business portfolio. They are core assets of our common heritage which require stewardship and vision and, at the heart of our City, they demand the best possible solution.

### Density

It is important to note that the properties in question are not being demolished to make room for more dense development. In fact the replacement properties will have a smaller footprint than the existing structures and the empty space on the developer's land parcel will actually increase. (That empty space is already approximately 1/3 of the total block – most of which is owned by the developer.)

In a downtown so full of empty lots (see Appendix), and on a land-parcel which is already 1/3 vacant, it is absurd that we are told these heritage properties must be demolished to make way for a new building. In the circumstances, it is clear that we do not have to destroy in order to create.

### Conclusion

Why are we backpedalling from the "Christmas miracle" of 2013 which saw Council swoop in at the 11th hour to prevent the demolition of these buildings?

These Permit Applications must be considered in the broad context of the four year saga that brought us here, in the context of the downtown renaissance, in the context of Canada's sesquicentennial when our nation will be celebrating its 150 year history – a history that is younger than these venerable buildings – and in the context of the recent exciting restorations of Gore Park and other surrounding buildings.

The Ontario Heritage Act must not be used by the City merely as leverage in a development negotiation, but rather as an effective mechanism to genuinely save what is worth saving. This proposal to demolish structurally sound, recognized heritage buildings insults the heritage designation process and offends the spirit of the Ontario Heritage Act.

To accept this proposal amounts to a missed opportunity and irreversible blunder. Too often we have lived to regret many short sighted mistakes in the past. In this case, there is still time to find a solution.

Please do not ignore the advice of the Municipal Heritage Committee. Please do not ignore your obligations to prevent needless demolition in accordance with the **Official Plan** which states that Council shall consider applications with a *presumption in favour* of retaining build heritage (B.3.4.5.2).

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028) and work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore.

Respectfully submitted - Friends of the Gore

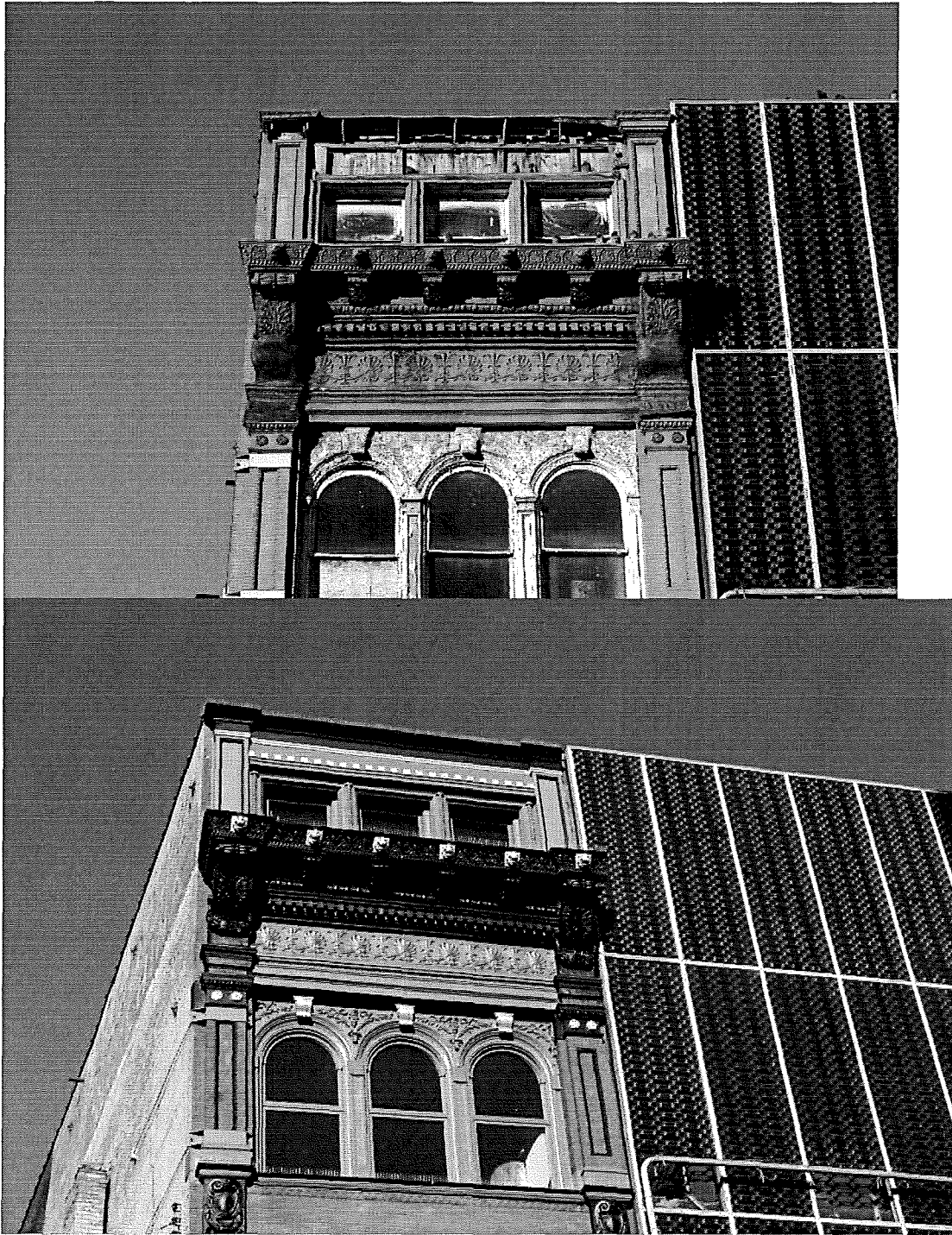
## Appendix



Lister Block Before and After Restoration

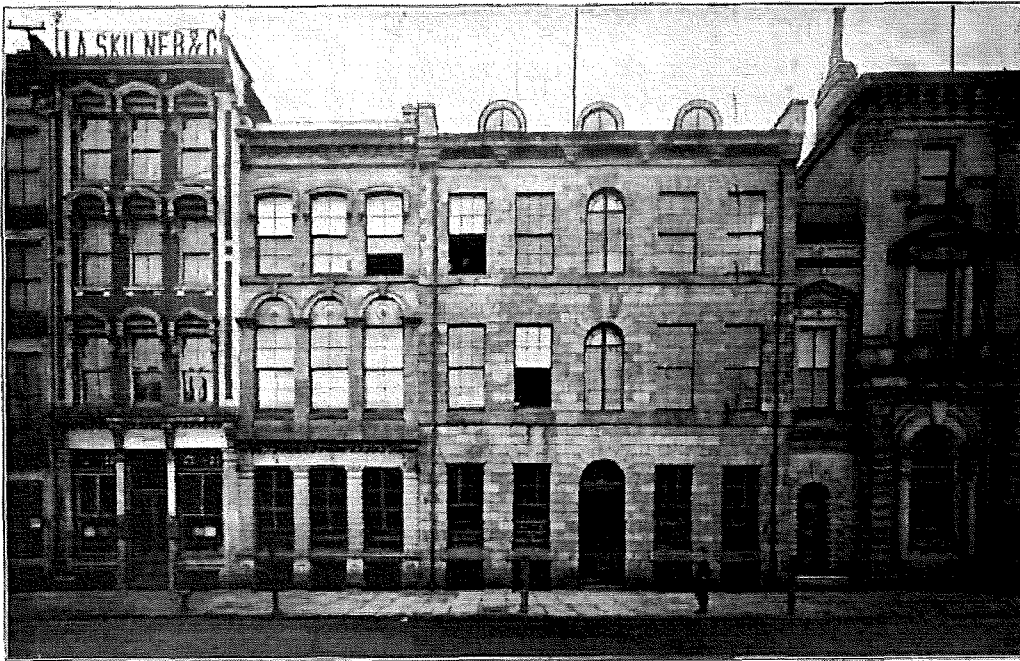


King William Street Restoration by Core Urban Inc.



Mills China Before and After Recent Restoration





Knox, Morgan & Co.

18-28 King Street East as it once was

Downtown 1948. (J.Bryers)



Everything shaded in red has been demolished. The Gore properties in question are marked 18-28 King St. East (bottom right) and stand almost alone in a sea of demolitions.





Empty lots (blue), prime for re-development, abound in downtown Hamilton.



January 9, 2017

Dear Mayor Eisenberger and Members of Hamilton City Council,

Re: Heritage Permit Applications HP2016-027 and HP2016-028 Re18-22 King St. East and 24-28 King Street East

There are a number of factors which you have to consider when determining whether or not to ignore the advice of the Municipal Heritage Committee and allow the demolition of 18-28 King Street East. One variable which we ask you to consider is the environment.

When we think about recycling, we normally think about pop cans and newspapers and we all try and do our small part. But did you know that between 10-33% of landfill waste in Canada is made up of demolition and construction debris? Demolishing structurally sound buildings which could be recycled, reused and re-adapted is incredibly wasteful.

Additionally, it is draining on the environment to demolish functioning, structurally sound old building and replace them with brand new materials. Did you know that construction materials account for 50% of resource extraction in Canada? Did you know that many of the raw materials which go in to modern construction are imported from overseas? The buildings at 18-28 King Street East are made of limestone, clay and wood from right here and they contain an immense amount of embodied energy.

There is also the issue of stewardship – probably the most fundamental environmental principle of them all. When making decisions about the lasting built-form of our City, we have to turn our minds to the question of stewardship: Are we being responsible stewards of the gifts which our ancestors built for us, and which subsequent generations cared for, so that we might cherish them, use them, and pass them on to future generations?

Lastly, please remember that older buildings play a special role in making our urban centers particularly conducive to small businesses, pedestrians, and cultural vibrancy. These buildings tend to interact with the street on a uniquely human scale, creating a dense streetscapes full of character. Beautifying and breathing life into these kinds of buildings is how we attract residents to the core, help put the breaks on urban sprawl, and facilitate, walkable, bike-able and dense urban neighbourhoods.

Please carefully consider these factors and vote against demolition at Gore Park.



Executive Director  
Environment Hamilton

cc Environment Hamilton Board of Directors

## 8.1(xxiii)

Councillor,

Please do not allow the demolition of heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at Planning Committee and on January 25 at the meeting of Council, I hope you will consider the following:

- **History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875;
- **Structure:** The properties are certified as structurally sound according to *the* official Tacoma engineering report on file which was commissioned by the City. The developer's continued assertion that the buildings are "garbage" has been shown to be self interested and untrue;
- **Density:** The properties are not being demolished to make room for more dense development. In fact the replacement properties will be smaller than the existing structures and the empty space on the developer's land parcel will *increase*;
- **Neglect:** The developer has evicted its tenants and has *knowingly* allowed the buildings to deteriorate and is now seeking to use their current state of disrepair as a rationale for their demolition. The City should be offended by such lack of stewardship in the heart of Hamilton;
- **Something vs. Nothing:** Everyone wants to see life in these buildings, but the only reason they appear "dead" is because the developer is trying to kill them. Other developers have expressed interest in restoring and beautifying them. New, high density and modern buildings can be built on the developer's surplus of empty lots which abound downtown and on this land parcel in particular. We do not need to destroy in order to create;
- **Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively re-used and beautified by responsible owners. Today, such buildings are not a financial burden, rather they are wonderful opportunities. When adaptively re-used and beautifully restored, these buildings are *vital* to highly successful, vibrant urban places where small business, commerce and culture flourish.

Let's learn from our past and remember the uninspiring projects that missed the mark (such as Jackson Square) compared with recent projects where adaptive reuse of heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

Please work with the developer and your colleagues on Council to craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Your constituent

Teresa Feduszcak