

## 8.1(xxiv)

**From:** David & Janis Topp  
**Sent:** January-09-17 10:15 PM  
**To:** Bedioui, Ida; Farr, Jason; Office of the Mayor  
**Subject:** The Gore

Hamilton City Council,

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).

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;

The properties are certified as structurally sound according to the official Tacoma engineering report on file which was commissioned by the City.

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;

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;

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.

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.)

Sincerely

Janis Topp

## 8.1(xxv)

**From:** Taida Hambleton  
**Sent:** January-10-17 1:32 PM  
**To:** Bedioui, Ida  
**Subject:** heritage buildings

I'm writing to voice my support to preserve the 4 heritage buildings at Gore Park. They are irreplaceable, and it is near-sighted to tear any of them down. Remember other "improvements".....the trees.....

Taida Hambleton

Westdale resident



## Beasley Neighbourhood Association

January 9, 2017

To: Mayor, Councillors, Planning Committee Members

From: The Beasley Neighbourhood Association

Re: BNA Support for Heritage Preservation of 18 – 28 King Street East, Gore Park (Heritage Permit Applications HP2016-027 and HP2016-028)

***“A city without its past is like a man without his memory”.***

**We implore Council and the Planning Committee to reconsider the redevelopment of the Gore site at 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028) and to prevent, in the face of growing opposition, any demolition of these designated heritage properties on Gore Park.**

As these designated heritage buildings **fall within Beasley Neighbourhood’s boundaries**, we are especially adamant about retaining this historic street wall dating from the 1840’s and 1870’s facing Gore Park. This group partially encloses the park and is integral to visitor experience in this urban core area. It is an integral part of the King Street East heritage streetscape and therefore the partial or entire disappearance of this earliest block in Hamilton core will be an irreplaceable loss to Gore Park and to the City.

This group is also mirrored by the heritage grouping on the block just to the east which contains the McKay Building and Victoria Hall - a **National Historic Site**. Both blocks together provide balance and continuity for the Park. Without 18 - 28, the next block of buildings will become an isolated anomaly on the south side of the Park. We need to think seriously about the effect of

modern non-sympathetic developments on this block and weigh it against the City's commitment of time and tax payers' money to revitalizing Gore Park and its current plans for it as a City Centre.

The significance of 18 – 22 King Street East in the early growth and development of Hamilton before its incorporation as City in 1846 and before Confederation 1867 is becoming more widely known and appreciated. This pair of Georgian limestone buildings are the only tangible evidence of the earliest beginnings of the city we now call Home and are the earliest surviving buildings in the core. Built by a renowned architect William Thomas, they stand on the north border of the 1816 town boundary laid out by George Hamilton. This area was also the beginning of what became part of a major North American manufacturing centre. What better case can there be for protecting, preserving, restoring and reusing this as one of Hamilton's major historic sites. **Now is the time to give them the spotlight they deserve.**

The other two 1870's buildings at 24 and 28 Kings St East are High Victorian commercial design and display many preserved decorative details from this period. The aesthetics of this style far surpass the developer's proposed minimalist concrete and glass replacement. Development of such a site must honour the historical and architectural character of the streetscape and the integrity of the whole district. Our heritage should not need to justify its existence.

As to the condition of the four buildings, we understand that the City had ordered a structural inspection and assessment and found them sound enough to be worthy of maintenance and restoration. The present owner has irresponsibly left the buildings to deteriorate over four years and now wants the City to agree to the demolition of almost all of the row and accept City grant moneys to assist in the salvaging of the façade of 18-22. **This is referred to as reward for neglect** and it has become all too common in Hamilton resulting in boarded up, deteriorating heritage buildings which become such an eyesore and embarrassment to the residents and visitors of Hamilton that

they mistakenly desire something else in their place. It's impossible to see the heritage value in these neglected and abandoned sites.

As for this grouping, other qualified 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 new. The waste incurred by the demolition is also an environmental concern as the greenest buildings are the ones already there.

***“A well-preserved heritage contributes to a sense of permanence and continuity. The preservation of heritage resources provides a vital link with the past and a foundation for planning the future, enabling these important assets to continue to contribute to the identity, character, vitality, economic prosperity and quality of life of the community as a whole.”***

Restored and retrofitted heritage buildings in many Ontario towns and cities have saved the economies of downtowns, egs Port Hope and Bayfield, whereas demolition on the scale that can be seen in Guelph has for decades turned the downtown's St. George's Square into a dead zone. A precedent for incorporating heritage buildings into a new development in Hamilton can be seen on King William Street a block from the Gore where the “Templar Flats” development has respected and retained and restored the historic buildings and incorporated sympathetic and harmonious modern infill to create a continuous streetscape. As a result of this and the preservation of the Lister Block, the street has rapidly revitalized with mixed-use development with new restaurants, shops, offices, apartment attracting businesses and visitors to the site. Six years ago, we saw little activity on this section of King William Street. The City developed a King William Street Study and the preservation reuse of heritage building have turned this block into a success story. The media regularly reports on the attraction of revitalized heritage buildings in Hamilton to new businesses here and others relocating from out of town.

An opportunity awaits on the Gore with a similar treatment of the row owned by Wilson Blanchard Management and would also answer the goals of the City's Gore Park Master Plan as well as the goals and priorities of the Hamilton City Plan to protect and preserve heritage buildings.

Saving, restoring and reusing the buildings in question would give Hamiltonians and visitors an **historic gathering place** for City ceremonies and events as well as programming of festivals, fairs and outdoor exhibitions. The enclosure of Gore Park is as important as the Park itself and the introduction of the proposed modern, minimalist development by Wilson Blanchard would be a jarring intrusion in this location.

If Wilson Blanchard want to build a tower, they can do it on an empty lot. Let the residents, who elect our representatives and Councillors, together decide what happens to their history.

On that note, as a Neighbourhood Association spending countless hours and effort to make this City greater, we request **greater transparency in the demolition requests** for any building on the City's registered and designated building lists. We deserve notification of demolition permit requests that fall within our boundaries. Confusing media coverage of this issue over the past four years has left us out of the picture and until a last minute appeal is needed. Heritage architecture is the only tangible evidence of Hamilton's growth and past accomplishments and when we lose it we lose forever a reminder of that history.

The present proposal approved by Council sets a dangerous precedent and a clear message to other developers wishing to clear out their heritage properties for development that doesn't fit or demolish for a more lucrative parking lot. In a city renowned for its number of one level parking lots just waiting for new development, how can we approve heritage demolitions. What about the rest of King Street East – will this start a domino effect we

can't stop because we said Yes to this one? A more creative solution is needed by the City to address these proposals.

**This proposed demolition of this row has been criticised far and wide** by local and national media coverage, the National Heritage Trust, Architectural Conservancy of Ontario, Hamilton Heritage Foundation, Neighbourhood Associations, Heritage minded developers and architects, the Ontario Heritage Trust, and the **Friends of the Gore** as irresponsible and short-sighted. **It also negates the findings and recommendations of its own project – The Hamilton Built Heritage Inventory Project** which methodically listed an additional 100 buildings in the downtown Core to be designated. Developers will demolish while designation of these properties is 5 years away because of staff shortages for the project. Designation is a necessary and crucial step in the process of working with owners to protect significant heritage properties. **We request tax payers' money to be assigned to hire staff specifically for this designation process – instead of giving developers grant money to salvage properties that they intentionally neglected** – as this sends a message to developers before they have spent time and money on a proposal that goes completely against heritage protection of their property under the Ontario Heritage Act.

To approve demolition and approval of the present redevelopment seriously impedes any plan in the future to establish a **Heritage Conservation District** in the Gore. **Set up a Heritage Conservation District Study, and watch the developers become very creative just to have piece of it.** Heritage Conservation Districts in any city provide an enormous boost to the local economy. Tourists put them on their list, residents come to shop and attend events and Hamilton residents have a beautiful City Centre of which they are very proud.

Lastly, we have a serious concern about the process of the City's working relationship with the developer and direction to its staff from April - December 2016. A major discrepancy has been reported between Council's

recommendation on April 6 after reviewing the developer's proposal for City Planning staff to **"identify a process for the (Municipal Heritage) Committee's consideration to implement the proposed development"** and the statement by Planning Staff in their reports on the proposal that it was directed by Council to **"implement the proposed redevelopment of 24 and 28 King Street East which will include demolition of the two existing buildings."** These are two very different directions with very different results. There is no evidence that Council gave this direction but Staff wrote their reports somehow on the assumption that it had. **We request a Council review of this contradiction.**

Let's learn from our past mistakes and remember the ineffective new developments and tragic demolitions 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).

Please work with the developer and your colleagues on Council to find a more acceptable solution for preserving our history while supporting progress and new development which does NOT include demolition of everyone's beloved, historic Gore Park and its buildings, the heart of Hamilton.

Yours respectfully,

**The Beasley Neighbourhood Association**



## 8.1(xxvii)

**From:** viv  
**Sent:** January-08-17 1:43 PM  
**To:** Pearson, Maria  
**Cc:** Caterini, Rose  
**Subject:** Gore Buildings

Dear Councillor Pearson,

It is my understanding that during the recent Heritage Municipal Heritage Committee meeting you voted in favour of the demolition of the heritage properties on Gore Park, specifically 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028).

It is also my understanding that the majority of your colleagues on this sub-Committee voted to deny the demolition of these heritage properties.

I personally have the utmost confidence in the citizen members' experience and knowledge in the area of heritage and believe they are best equipped to represent Hamiltonians when reaching their decisions.

As such, I am respectfully requesting that when making a final decision on January 17 at Planning Committee, you, along with Council, support the majority decision of the sub-Committee and proceed with the denial of the demolition.

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

Viv Saunders

## 8.1(xxviii)

**From:** Jesse Anderson

**Sent:** January-12-17 8:46 AM

**To:** Office of the Mayor; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Johnson, Aidan; Farr, Jason; Green, Matthew; Merulla, Sam; Collins, Chad; Jackson, Tom; Skelly, Donna; Whitehead, Terry; Conley, Doug; Pearson, Maria; Johnson, Brenda; Ferguson, Lloyd; VanderBeek, Arlene; Pasuta, Robert

**Subject:** Gore Park Demolition

Dear Mayor and Council,

I am a Ward 3 resident concerned with the proposed demolition of properties on Gore Park. I am 28 years old and studying architecture at Mohawk College. I've lived in Hamilton for 10 years and at one point had an apartment in Gore Park above Chester's Beers of the World when it was still open. Having lived in the city for a decade and recently purchased a home, I appreciate much of the revitalization efforts currently underway. I've also been fortunate enough to travel quite a bit over the last decade; to places across Europe, Japan, and the U.S. including Chicago. Travelling to all of these places I've been able to appreciate historical architecture, and gained perspective on the need for preservation and adaptive reuse of our built history in urban settings. I feel Hamilton is at a turning point in its evolution as a city and this should be a crucial and much talked about issue moving forward. I strongly feel those individuals responsible for carrying out revitalization projects, both public and private interests, need to continually be held accountable. That is why I am writing with regards to the properties being proposed for demolition in 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,

Jesse Anderson

Ward 3 Resident



January 13, 2017

Planning Committee  
Hamilton City Council  
City of Hamilton

To Whom It May Concern:

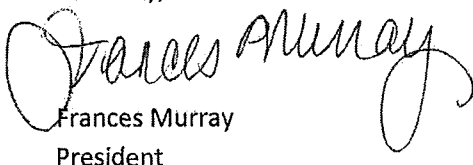
RE: Heritage Conservation at Gore Park

The Durand Neighbourhood Association was formed in 1972 to combat massive high rise development in this historic district bordering downtown Hamilton, to advocate for the preservation of heritage buildings of historical and architectural significance.

With these principles in mind, we support efforts of The Friends of the Gore to prevent the demolition of the Gore Park streetwall. It is understood that the property owners propose to maintain the façade of 18-22 King Street East and to demolish all of 24-28 King Street East. There is no justifiable reason to demolish any portion of these structurally-sound buildings, and there is great risk that the façade of 18-22 King Street East would be damaged by the current plan. The Heritage Permit Review Subcommittee recommended denying these permits in June 2016. What has changed to reverse this recommendation?

These buildings are examples of rare pre-Confederation architecture, that have stood facing Gore Park for generations, with roots running deep into our historical identity as a city. The Gore Park area has been the most important commercial core and heart of Hamilton throughout the entire history of our city. Its low-rise, multi-storey, stone-clad architecture of the 1800s is iconic to the feeling and space of Gore Park. Conscientious stewardship is required to preserve these buildings for future generations. Hamilton has lost much built heritage, but with support from the Planning Committee and City Council we can prevent continued losses. Once a building is demolished, the sense of that place is lost forever. Please vote to deny the demolition applications and insist on proper stewardship of these iconic buildings.

Sincerely,

  
Frances Murray  
President

On behalf of Durand Neighbourhood Association Board of Directors: Dennis Baker, Roberta Harman, Barb Henderson, Wes Jamieson, David Levy, Paul Nichols, Chris Redmond, Geoff Roche, Yonatan Rozenszajn, Anne Tennier

## 8.1(xxx)

**From:** Andrzej Antoszek [mailto:;  
**Sent:** January-12-17 5:38 PM  
**To:** clerk@hamilton.ca  
**Subject:** please attach to agenda for january 17 planning committee meeting

Dear Planning Committee Members

Please do not allow the demolition of 18-28 King Street East (Heritage Permit Applications HP2016-027 and HP2016-028). When making your decision on January 17 at the Planning Committee Meeting and on January 25 at the Meeting of Council, I ask you to consider the following:

**A LINK WITH THE PAST:** Much of Hamilton's built heritage has been already been lost. Fortunately, many of us today understand that our past zeal to embrace the new without giving our history its proper due was a mistake. We now have bland streetscapes and unlovable architecture where there was once a stimulating, visually rich network of streets and urban spaces. Let's now show the respect we failed to demonstrate in the past by breathing new life into the few remnants of pre-Confederation architecture that survive—especially given where they are located. The Gore is a place that resonates strongly with so many in the city. To allow 18-28 King Street East to be demolished would be to compromise the integrity of a remarkable space and, in the process, weaken our collective identity and memory.

**DENSITY + INNOVATION:** It is unnecessary to demolish these buildings in order to increase the development density of the site. Creative design solutions, not demolition, are what are needed. Historic urban fabric can happily coexist with new forms and uses—as has been demonstrated many times over wherever culturally insightful attitudes prevail.[1]

**HISTORY, URBAN VITALITY, + MONEY:** Young people, entrepreneurs, small businesses, and cultural institutions are currently flocking to heritage buildings that have been restored and creatively adapted. Far from being the financial liability they may have been in the past, such buildings are now wonderful opportunities. Their cultural and business cache is growing all over North America.

I encourage you to work with the developer and your colleagues on Council to craft a compromise proposal that respects the historic and architectural integrity of the Gore.

Respectfully

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Andrew Antoszek

Ward 2 Constituent

[2] Local examples include the **Templar Flats** on King William Street and the new tower currently being erected **next to the Lister Block**. The Exchange District Campus of **Red River College** in Winnipeg is another notable examples from elsewhere in Canada. It is enough to look at a few bold examples of how old and new architecture have been successfully fused together in various places in the world to <https://www.pinterest.com/raihabahaudin/old-meets-new/> to begin to imagine the exciting possibilities for the Gore.

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## 8.1(xxxi)

### The Importance of the Gore and its Buildings

*There are several significant reasons why we should be very cautious in our approaches to re-development in and around the Gore.*

1. Its buildings embody and project a history of our city. All eras of this city are represented here and, carefully developed, would allow a rich living heritage setting for our daily work and for our tourism guests. This is doubly important since Hamilton has no such comprehensive museum.
2. The majority of these buildings are fine designs, albeit more often than not partially mutilated, but restorable. Restored, they will be a pleasure to behold in the people-place that the Gore is again to become with improved transportation networks and more residents downtown.
3. Several of these Gore buildings are currently under threat of demolition(18-22, 24 and 28, 43-51 (Kresge), thus to be forever lost to any future redevelopment of the Gore that follows the sensitivities of our new generation of city builders.
4. The facades of the "Kerr Buildings"(1840s), 18-22 King Street East, are truly outstanding examples of a late Georgian style often reserved for military or government buildings, but used here for commercial buildings thanks to the presence in Hamilton at the time of one of Canada's acclaimed architects, William Thomas. The rest of the stone and local old-growth wood structure is also a major heritage and esthetic resource. As the current applications for demolition include all but the facade of 18-22 and extend to the complete loss of the buildings to the east, there are major risks of damage to the Kerr Buildings facades (risks made all-too-real by the examples of what happened with demolition interventions on James North and King William streets) that cannot be made good by performance bonds alone.
5. The Kerr Buildings are not only exceptionally fine in design and execution, but speak to the ambitious beginning era of Hamilton as a **Merchant City**. We built this city on trade, and this required vision and risk-taking, but also offices, warehouses and residences. The Kerr buildings were the offices and warehouses of one wholesale empire based in Hamilton (see page 91 of *Hamilton, the Birmingham of Canada* (1892). Other parts of the story are the massive wholesale warehouse of Young, Law and Co.( now Coppley's clothiers), and the residence of our outstanding international wholesale merchant, Isaac Buchanan, at Auchmar.
6. In a generation that will not tolerate waste and environmental degradation, the dumping of such massive amounts of embodied energy as heritage buildings, to be replaced through the use of more resources to rebuild, is another good reason for rehabilitation rather than replacement. The greenest building is an existing building.

7. Finally, what we build around the Gore will determine the spirit of the Gore for several generations. We are making decisions not merely for ourselves and for our time. **We urge the Planning Committee of the City of Hamilton to uphold the designation of these four buildings under the Ontario Heritage Act with the goal of their sensitive rehabilitation, and ALSO to recommend a moratorium on destructive redevelopment of the Gore until a thoughtful plan, with citizen input, is in place.**

C. Grant Head, member of the board of directors, Heritage Hamilton Foundation.

January 17, 2017.



## Save 18-28 King Street East from Short-Sighted Thinking

Dear Councillors,

This year, we celebrate the 150th anniversary of Canadian Confederation, when the Dominion of Canada was formally established to unite the four British North American provinces of Ontario, Quebec, Nova Scotia and New Brunswick in 1867.



*Canada 150 banner hanging at Hamilton City Hall*

While Hamilton prepares to participate in the celebration of this important anniversary of Canada's heritage, Council is being asked to approve the demolition of our own precious and irreplaceable heritage, right in the heart of the city.

At risk are 18-28 King Street East, buildings on the south side of King Street just east of James, fronting the Gore Park promenade.



*18-28 King Street East*

## **Heritage Buildings**

18-22 King Street East, the two three-storey buildings on the right side of the photo above, was designed by the great 19th century architect William Thomas in the Renaissance Revival style and built in 1840. The buildings are decades older than Confederation itself - some of the only such properties left standing in Hamilton.

William Thomas also designed St. Paul's Presbyterian Church, the Ballinahinch, Arkledun and Inglewood mansions, and numerous iconic buildings across Ontario.

Other Thomas buildings in Hamilton have not been so lucky: the Bank of British North America on King Street was demolished in 1953, the Orphan Asylum and Aged Women's Home on Wellington was demolished in 1959, and the Undermount Villa was demolished in 1966.

24 and 28 King Street East were designed in the Victorian Style and built in 1874-6 for James A. Skinner, a crockery merchant and William H. Glassco, a furrier.

A heritage evaluation prepared for Council in 2012 concludes: "All four buildings face Gore Park and are integral components to the King Street East streetscape and the character of the Gore area."

## **Demolition Threat**

Just three years ago, in December 2013, after the property owner had submitted a demolition notice to the City, Council acted with courage to designate these buildings under the *Ontario Heritage Act*.

Council also offered the property owner \$1 million in public grants to protect the buildings' heritage through restoration and adaptive reuse.

The owner has challenged the heritage designation and has fought to overturn it, while also attempting to negotiate a resolution with the city. The proposal going to Council is to demolish 24 and 28 altogether, and to demolish most of 18-22 while keeping the facade.

The Planning Committee will consider the proposal this coming Tuesday, January 17 at 9:30 AM. The proposal is detailed in Hamilton Municipal Heritage Committee Report 16-010, which is linked under item 8.1, Discussion Items, in the Planning Committee agenda.

The Municipal Heritage Committee voted to defeat the motion to demolish the buildings, but that decision could be overturned at Planning Committee.

It is essential that the Planning Committee, and then full Council, stand by their December 2013 decision to uphold the heritage designation of these buildings and protect them from demolition.

## **We Can Afford to Wait**

Demolition supporters argue that we can't afford to wait around while these buildings continue to sit empty - that some development, even if it destroys our built heritage, is better than nothing. But that kind of short-term thinking entirely misses the logic of heritage preservation.

Consider Sandyford Place, the gorgeous row of limestone houses on Duke Street at MacNab. It was built in 1856 and very nearly demolished in 1973 for a block-busting apartment tower. A group of residents formed a corporation and made an offer to buy the building. The owner refused to sell.

After some legal manoeuvring, Council designated it under the brand new *Heritage Act* in 1976. Then it sat empty for *another seven years* - including a fire in 1977 - until it was finally restored and reopened in 1982.



*Sandyford Place*

Can you imagine the enormous pressure that the property owner brought to bear during that difficult time to just go ahead and allow the demolition already? Can anyone claim today that the restoration was not worth the wait?

When we preserve heritage, we are not preserving it for today or next week or even next year. We are preserving it for our children and grandchildren.

## **We Are a City**

You might say Hamilton is having a moment. We find ourselves amidst a sweeping urban renaissance that has been almost two decades in the making. Outside of Toronto, Hamilton is the only municipality in southern Ontario with a real city downtown, and we are being recognized as a magnet for people seeking the kind of urban living that Hamilton makes possible.

A recent [Postmedia article](#) first published in the *Toronto Sun* reported that Hamilton's population of millennials is growing rapidly and they now outnumber baby boomers.

Millennials are attracted to Hamilton because they want to live in dynamic, mixed urban neighbourhoods that offer a high quality lifestyle.

While other municipalities in the Greater Toronto and Hamilton Area are scrambling to retrofit a downtown into their suburban built forms, Hamilton inherits the fortuitous legacy of an urban built form that was established in the 19th century and has mostly survived the tumult of the 20th century.

We are also reaping the rewards of Council decisions in the late 1990s and early 2000s to pull the lower city back from the brink of an American Rust Belt-style urban calamity. In 2001, Council established a new downtown land use plan that emphasized safer, pedestrian-friendly streets, protection and adaptive reuse of our built heritage, and a healthy mix of residential, commercial and employment uses.

The City has tended to drag its feet in implementing this ambitious vision, but early successes like the Downtown Residential Loan Program and the two-way conversions of James and John Streets began paying immediate dividends.

### **Vision for Urban Revival**

Today, we are seeing successful adaptive reuse projects across the downtown, including the recent award-winning Templar Flats redevelopment on King William Street.



*Templar Flats*

18-28 King Street East and the vision for urban revival that it embodies is an essential part of what makes Hamilton desirable.

The buildings are standing, and they will continue to stand as long as they must, until they have an owner who recognizes their value and invests in restoring and adapting them for new use.

Please, Council: this is no time for short-term thinking, desperation planning, or the self-loathing acceptance of *something-is-better-than-nothingism*.

If we destroy what makes us distinct - particularly now, just as the rest of the world is discovering what we have created and sustained here - we will be sabotaging our own revival.

Sincerely,

Ryan McGreal

Editor, Raise the Hammer

<http://raisethehammer.org>

## 8.1(xxxiii)

Dear Hamilton City Officials,

I am one of the Superintendents of the Historic Pigott Building downtown and strongly against 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 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,

Joseph Couture

Your constituent



## 8.1(xxxiv)

**From:** Oana Sirb

**Sent:** January-13-17 9:48 PM

**To:** Johnson, Aidan; Bedioui, Ida

**Subject:** 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

Oana Sirb

## 8.1(xxxv)

Dear Hamilton City Officials,

As one of the Superintendents of The Historic Pigott Building downtown, I'm strongly against 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 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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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,

James Cardwell

## 8.1(xxxvi)

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;

**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,  
Anita Thomas  
Your constituent

## 8.1(xxxvii)

Dear 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:

- **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

## 8.1(xxxvii)

craft a better solution – a compromise which does not include demolition of everyone's beloved, historic Gore, the heart of Hamilton.

Sincerely,

Your constituent,

Alex Robinson



## 8.1 (xxxviii)

Dear Councillors,  
Dear Ida Bedioui,

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.

Kindly distribute my letter to the Planning Committee.

Thank you.



Phyllis Lambert CC GOQ CAL M.Arch LLD FRAIC  
Founding Director Emeritus  
Canadian Centre for Architecture

1920 rue Baile, Montréal,  
Québec, Canada H3H 2S6  
t 514 939 7025 f 514 939 7032  
[www.cca.qc.ca](http://www.cca.qc.ca)

## 8.1(xxxix)

Dear Councillor Johnson:

I am a former McMaster student writing to ask that you refuse the proposed demolition of the heritage buildings at 18-28 King Street East on Gore Park. Although I left Hamilton to pursue graduate studies in urban planning, I often return to visit family and friends, and shared their disappointment in hearing of the proposed demolition of the Gore buildings.

While living in your ward and attending McMaster, I often explored downtown Hamilton, wondering at the historic buildings that give the city unique character. Personally, the heritage buildings framing Gore park are an important part of my mental image of the downtown, linking the present-day city to its rich history.

This isn't just about personal attachment though: a distinct local identity, rooted in historic architecture, has been shown to be a very real attractor to arts and cultural organizations, designers, and entrepreneurs in cities worldwide. Promoting the creative and adaptive reuse of the City's heritage buildings and refusing this demolition is an action Council should take to ensure what's great about Hamilton's downtown is foregrounded in the city's ongoing, exciting revival.

As others have noted, downtown Hamilton is not lacking developable land, but has ample room for new buildings on vacant surface parking lots. For a group of pre-Confederation buildings on such a central public space, demolition should be an absolute last resort. From the evidence gathered by Friends of the Gore, it's doesn't seem like we're there yet.

When you make your decision at Planning Committee on January 17 and at the meeting of Council on January 24, please consider the long-term conservation of heritage resources that make Hamilton unique, attractive and competitive. Please work with the landowners and the community to develop a solution that retains, restores and celebrates these important buildings for the benefit of present and future Hamiltonians.

Respectfully,

Chris Hilbrecht

PS - to the City Clerk: please distribute this message to the Planning Committee.

## 8.1(xl)

Dear Councillor Farr and Mayor Eisner:

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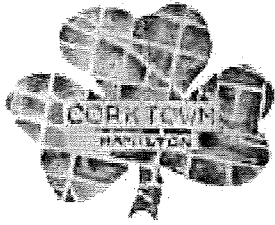
heritage buildings has sparked revitalization of entire districts (such as the Lister Block and King William St.)

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,

Brenda Ginn

(your constituent)



## CORKTOWN NEIGHBOURHOOD ASSOCIATION

8.1(xli)

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 16, 2017

Submitted by: Corktown Neighbourhood Association

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Corktown is the oldest neighbourhood in Hamilton, and appreciation and the preservation of history and heritage in Hamilton is of great importance to the Corktown Neighbourhood Association. With this, we support the efforts of The Friends of the Gore to prevent the demolition of the Gore Park streetwall, 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, we hope you will consider the following:

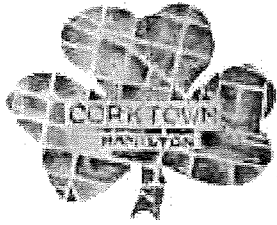
**History:** The properties are of indisputable historic value as noted in all the studies, reports and the City's Notice Of Intention to Designate under the Heritage Act. They are all exceptional examples of pre-confederation commercial buildings dating between 1840 and 1875.

**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.

**Money:** Young people, entrepreneurs, small businesses and cultural institutions are flocking to heritage buildings which have been adaptively reused 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.



## **CORKTOWN NEIGHBOURHOOD ASSOCIATION**

Lastly, please refer to statements made by ERA Architects regarding the preservation of The Gore within their Hamilton Downtown Built Heritage Inventory study:

*(p. 124) it is one of the city's most prominent public spaces and has been considered the symbolic heart of Hamilton since the 19th century. The Gore consists of a landscaped park, framed on either side by continuous rows of commercial and institutional buildings, many of which are prominent local landmarks. As an ensemble, the park and street walls that frame it form one of Hamilton's finest pieces of urban design.*

*(p. 125) One of the earliest public parks in Ontario, the Gore has been both a public gathering place and an urban oasis since 1860 and is framed by one of Hamilton's first commercial areas. A source of civic pride, controversy, and collective memory, the Gore has served as a physical and symbolic anchor for the City of Hamilton for over 150 years. Today, the Gore remains at the heart of the economic and cultural life of the city, with citizens continuing to advocate for its future as a civic space. The Gore has been identified as a 'cultural heritage landscape' by the City of Hamilton.*

*(p. 127) the Gore remains the physical and symbolic heart of Hamilton.*

*(p. 129) Listed among the attributes which characterize the urban form of the Gore are:*

- The uninterrupted rows of prominent commercial and institutional buildings from each major era of Hamilton's development, which enclose and frame the open spaces of the park, sidewalks, and roadway.*
- The interplay between the buildings, sidewalks, roadway, and park, which are mutually complementary, and which, as an ensemble, represent an outstanding piece of urban design in the centre of Hamilton.*

Please vote to deny the demolition applications and insist on proper stewardship of these iconic buildings.

Sincerely,

Corktown Neighbourhood Association

## 8.1(xlii)

Dear City of Hamilton Mayor, Councillor, Planning Staff, City Clerk:

(\*please forward to City Clerk/ Planning Staff\*)

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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**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.

Adriana Romkes



## 8.1(xliii)

Councillor Farr, I realize I've missed the cut-off for this to be included in the agenda for the January 17th Planning Committee meeting, but I'd still like to convey my support for the work that Ned Nolan and the Friends of the Gore are doing to oppose the demolition of 24-28 King Street East and partial demolition of 18-22 King Street East.

I certainly don't want to see unnecessary obstacles placed in the way of investment that renews our downtown core and understand not every structure is worth saving. But I fear that if we don't preserve our built heritage wherever possible and encourage development pressure to restore and/or retrofit existing buildings and generate infill on vacant lots and surface parking we'll be missing an opportunity to create real, lasting value out of our current building boom.

Vibrant and resilient urban cores have a diverse mix of buildings in terms of age, size, materials, and architectural style. That is a competitive advantage and why people like me choose to live with our families in Ward 2. Simply put: we value the sense of place and character that old buildings contribute to city life. I look to the City to protect and enhance that in the public interest and for future Hamiltonians.

Not that long ago there were businesses operating at ground-level out of the buildings in question. It was most unfortunate that the property owner chose to evict them and reduce the vibrancy of the Gore to advance their interests, especially given the investment the City has made in public realm improvement in front of their buildings.

At best, this proposal destroys a set of rare pre-Confederation stone buildings to make way for something new. At worst, this proposal risks creating another void space downtown ... this time in a strategically important street wall.

Real estate development is cyclical. We need to be mindful of that. What comes down may not go back up, at least not quickly, if market conditions change and credit tightens.

I'm a big believer in Hamilton's prospects, but I don't think Hamilton can afford to take the chance and it shouldn't have to, especially not when adaptive re-use in this case has not been shown to be impractical, technically or financially, and is more desirable in my view. It's also in keeping with our Official Plan as the Friends of the Gore pointed out in a statement made to the Hamilton Municipal Heritage Committee in December.

I appreciate your work as our councillor and look forward to hearing what you have to say about this important matter at Planning Committee on Tuesday.

Sincerely,

Rob Fiedler