


Hamilton

INFORMATION REPORT

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	September 19, 2019
SUBJECT/REPORT NO:	Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2)
WARD(S) AFFECTED:	Ward 2
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SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	 SR

Notice of Intention to Demolish under Section 27 (3) of the *Ontario Heritage Act*

On September 12, 2019, the owner of 71 Rebecca Street, Hamilton, Sonoma Development Group Inc., submitted written notice of the intention to demolish the existing building and attached canopy located on the subject property.

The subject property was included as a non-designated property in the City's Register of Property of Cultural Heritage Value or Interest by Council in 2014 as part of the Downtown Built Heritage Inventory project. Section 27(3) of the *Ontario Heritage Act* provides that the owner of a non-designated property on the Register shall not demolish a building or structure on the property unless Council is provided at least 60 days notice in writing of the owner's intention to demolish the building or structure. This provision of the *Ontario Heritage Act* is intended to provide Council with the opportunity to prevent demolition or removal through designation of the property under Part IV of the *Ontario Heritage Act* or to discuss other options with the proponent.

The subject property is comprised of the former Rebecca Street Bus Terminal which was constructed in 1955 to serve as the regional bus terminal. This terminal operated until

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SUBJECT: Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2) - Page 2 of 2

1996. The building consists of a two-storey brick, concrete block and steel structure with a single storey annex and attached L-shaped covered loading canopy.

On September 26, 2018, Council passed Official Plan and Zoning By-law Amendments to permit the redevelopment of the subject property with a mixed use building with a maximum height of 30 storeys. The proposal included the demolition of the existing building and L-shaped canopy. In the review of the redevelopment applications, Council did not recommend the preservation or reuse of the building through designation under Part IV of the *Ontario Heritage Act* or through any other means.

As part of the submission for the Official Plan and Rezoning Amendment applications, Cultural Heritage Planning staff requested and received a Documentation and Salvage Report by Detritus Consulting (April 2017). The report concluded that the existing building does not contain cultural heritage value or interest and did not recommend the salvage or reuse of any portion of the building. The report was reviewed and accepted by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee (HMHC) on August 21, 2017 and the HMHC was made aware of the proposed demolition on September 28, 2017. Cultural Heritage Planning staff indicated satisfaction with the Documentation and Salvage Report which was noted in the staff report (PED18195) recommending the approval of the Official Plan and Zoning By-law Amendment applications.

Sonoma Development Group Inc. has indicated that the L-shaped canopy on the eastern section of the subject property will be demolished imminently while the main building is intended for demolition within approximately the next two years.