



Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	December 19, 2019
<b>SUBJECT/REPORT NO:</b>	Summary of Events Leading to Proposed Demolition of the Former Hanrahan’s Hotel located at 80 and 92 Barton Street East (PED19240) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	David Addington (905) 546-2424 Ext. 1214
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## Background:

The former Hanrahan’s Hotel property, located at 80 and 92 Barton St East, was subject to Official Plan Amendment and Zoning By-law Amendment applications (UHOPA-17-041/ZAC-17-090). Planning Committee recommended approval of Report PED19060 on April 2, 2019 to permit the development of a five storey professional office building (including medical clinic) and 45 dwelling units. The applicant identified that the existing building would be demolished as part of this proposal. Council approved Official Plan Amendment No. 241 and By-law 19-080 on April 24, 2019.

## Cultural Heritage Impact Assessment (CHIA):

As part of the Official Plan Amendment and Zoning By-law Amendment applications, a CHIA for the property was completed by ASI (Sept. 2017) which outlined the property’s history and assessed the impact of the redevelopment of the subject lands.

The report concluded that the property retained cultural heritage value as it met at least one of the criteria of Regulation 9/06 of the *Ontario Heritage Act*. It was determined that the property’s heritage significance resides in the remaining architectural features located on the north and east elevations of the original three storey building. The report

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contained a number of recommendations including that the proposed development should attempt to avoid direct and indirect impacts to heritage attributes associated with 80 and 92 Barton Street East to result in sympathetic and compatible alterations to the property. If this wasn't feasible, adaptive reuse of the existing structure was recommended, and if this wasn't possible, that a Documentation and Salvage report be submitted.

Policy & Design Working Group Review:

The Policy & Design Working Group of the Hamilton Municipal Heritage Committee (HMHC) reviewed the CHIA at their meetings on January 15, 2018 and February 12, 2018. At their meeting on January 15, 2018 the working group stated that the property also had value under the 'Integrity' and 'Environmental Context' categories of the City's Framework for Cultural Heritage Evaluation which the CHIA report did not include. Additionally, the working group noted that the history of the building from 1947 to the present was not reflective of some of the information publicly available, namely an article in the Hamilton Spectator. Two members of the working group offered to research the property further.

At their meeting on February 12, 2018, the working group again discussed the CHIA and two of the members discussed a site visit where they were able to examine the property in more detail. Notwithstanding that the working group did not agree with a number of the conclusions from the CHIA, the working group considered the deteriorated condition of the building and opted not to recommend that this property be designated under the *Ontario Heritage Act*, but rather encourage the applicant to adaptively re-use the existing structure and if this was not an option, that a full Documentation and Salvage report be completed for the building.

Staff Review:

Staff reviewed the CHIA and agreed with its conclusions. The *Ontario Heritage Act* requires that at least one criteria under Ontario Regulation 9/06 be met for the purpose of designation, and while staff were of the opinion that the subject property met at least one, staff did not recommend the property for designation. Staff commented that if the building on the subject property could not be adaptively re-used, a Documentation and Salvage report would be required to the satisfaction of staff prior to the building's demolition.

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Official Plan Amendment and Zoning By-law Amendment Applications:

It is noted in the staff report for the Official Plan Amendment and Zoning By-law Amendment applications (PED19060, April 2, 2018 Planning Committee meeting) that staff had discussions with the owner about the adaptive reuse of the building. The applicant indicated that the adaptive reuse of the building was not possible as the existing building contains designated substances, under the *Environmental Protection Act*, to a degree that abatement and removal would not be possible.

The Zoning By-law Amendment did not include retention of the existing building however a Holding Provision was included in the amending Zoning By-law to prohibit development on the subject lands until such time as a Documentation and Salvage Report (among other conditions) has been submitted (this was included in the Report PED19060 recommendations). A Documentation and Salvage report, completed by ASI, was submitted to the City on May 7, 2019 and subsequently approved by staff.

City Council approved the Official Plan Amendment (OPA No. 241) and Zoning By-law Amendment (By-law 19-080) for the proposed medical building and townhouses on April 24, 2019.

Site Plan Control Application:

A Site Plan Control application (DA-19-090) was submitted to the City on April 17, 2019 for the proposed construction a four-storey medical office building with associated retail and 45 townhouse and stacked townhouse dwelling units with a total of 110 underground and 54 surface parking spaces. The applicant received conditional Site Plan approval on July 4, 2019.

Demolition Permit:

A demolition permit application for the full demolition of the building was received by the City on June, 21, 2019, however, has not yet been issued at the time of writing. Subsection 27(4) of the *Ontario Heritage Act* provides that the 60 day restriction on demolition for non-designated buildings only applies if the property is included in the Register before any application is made to demolish a building located on the property.