

From: Coleman, Daniel
To: [Kolar, Loren](#); [Pigott, Mary Louise](#)
Cc: [Hilson, Stephanie](#); [Wilson, Maureen](#); [Hatton, Mark](#); [Glen Black](#); [Betty Bechtel](#); [sherylandtom](#); [khoy2@cogeco.ca](#)
Subject: 50 & 54 Sanders Blvd
Date: May 26, 2020 4:13:43 PM
Attachments: [50 and 54 Sanders Blvd - Prel.Cult.Heritage.Evaluation\[73071\].pdf](#)
[Carol Jim Binkley Aug 20, 2018.pdf](#)
[Karen Hoy R1-1.pdf](#)
[LettertoCtteofAdjustmentre50Sanders.pdf](#)
[RabbisHouseSeveranceApplication.pdf](#)
[McMaster Hillel 50 Sanders Blvd Feb 2020.pdf](#)

Dear Loren Kolar,

I'm writing to you to request that 54 and 50 Sanders Blvd, formerly the Jacob Binkley farmstead, be moved to the high priority list for designation and protection under the Heritage Properties Act. I'm writing with the written support of a circle of neighbours in the community who would like to see this property protected in tact for future generations. The recent demolition of the Brandon House in Ancaster provides an example of how property owners can move very quickly to destroy buildings that carry great historical significance and reduce our neighbourhoods to cookie-cutter modern structures that reduce the value and uniqueness of our neighbourhoods.

The two properties on Sanders Blvd mentioned above are currently Registered (Non-Designated) Properties in the Municipal Heritage Register (as of 2016), and I am attaching here a number of documents on the historical and architectural significance of this property that you may find helpful as you consider adding this property to the designation work plan for the full cultural heritage assessment required to move it forward with high priority. (I'll refer to the property in the singular, even though it has been subdivided into two land parcels). Here is a brief list of the documents I am attaching:

1. A letter of Preliminary Cultural Heritage Evaluation dated July 25, 2016 and prepared by Jeremy Parsons, Inventory and Research Working Group, for the Hamilton Municipal Heritage Committee which successfully got the properties on the undesignated list. This document conveys the architectural and historical significance of the property.
2. A letter from Jim and Carol Binkley, descendants of Marx Binkley who originally established the series of Binkley farms that were built at this end of the city. This letter, like many of the other documents attached here, was written in August 2018 when a group of neighbours here on Binkley Cres and Sanders Blvd were aware that the then owners of the property were applying to sever the drivehouse (50 Sanders Blvd) from the land in front of it so it could be developed into something like a student rental building. This letter speaks to the significance of the Binkleys in this area's history.
3. A letter, also from August 2018 from Helen Hoy, descendant of Walter Scott, who purchased the farmstead from the last of the Binkley family owners. It also speaks to the historical and architectural uniqueness of the property.
4. A letter I wrote and signed by myself and my wife Wendy Coleman, also in August 2018, outlining the significance of the property, the Binkley family history, and urging the city to consider ways to avoid the move to sever the properties at that time.
5. A copy of the application submitted by Sergio Manchia of Urban Solutions, operating then as an agent for Rabbi Baskin's family, to sever the front half from 50 Sanders Blvd.
6. An article from Hamilton Jewish News from February 2020 that indicates Effort Trust (President and CEO Tom Weisz) now owns (or manages) 50 Sanders Blvd, and

it is to be used as a student housing accommodation and meeting place for McMaster Hillel.

We in the neighbourhood are pleased that Effort Trust does not currently mention plans to sever the property, but we recognize that both 50 and 54 are now owned by or as businesses. We don't know who owns 54, but it has been divided in rental apartments for many years now, and is not operating as a single family residence. As such, we know that the fate of these buildings will always depend on the rental accommodations market and we would urge the city to protect them for long term posterity and for their capacity to retain value in the neighbourhood by conducting a thorough review of the property and giving both 50 and 54 official heritage designation with as much protection as the Heritage Properties Act can provide. The recent COVID crisis is just one reminder of how volatile the rental accommodations business can be. McMaster has just today indicated all classes this fall will be online, which raises major questions about who will want or need rental accommodations if they can take classes online from home and if there will be restrictions on social distancing among students even if they do wish to move closer to campus. We would hate to see these buildings suddenly renovated or demolished because the rental market requires different kinds of buildings on this property.

I hope this dossier of documents gives you a sense of the ongoing concerns neighbours have about retaining the properties in as close to their original state as possible. Perhaps it may also aid the review committee in its own research into the significant history of these buildings and the property they stand upon so they can be added to the officially designated Heritage Properties list. Thank you for your help in conducting this matter. We understand that these kinds of reviews may not be conducted currently during the COVID crisis, but we nonetheless would hope that you would be able to conduct a review as soon as restrictions are lifted so that we can move to protect these properties before unforeseen circumstances creates another Brandon House-style demolition or other significant destruction of the historical value of this property.

Sincerely,

Daniel Coleman on behalf of the group of neighbours indicated in the email line above.

[REDACTED]

From: Pigott, Mary Louise [MaryLouise.Pigott@hamilton.ca]
Sent: 22 May 2020 16:15
To: Coleman, Daniel
Cc: Hilson, Stephanie; Wilson, Maureen
Subject: RE: FW: 50 & 54 Sanders Blvd

Hi Daniel,

You, and your neighbours if you wish to submit a joint request, will want to submit a request to have the properties added to the designation work plan for the full cultural heritage

assessment required to move them forward with high priority. You would submit it to the Hamilton Municipal Heritage Committee via Loren Kolar, the Legislative Coordinator for that committee, at loren.kolar@hamilton.ca. The Municipal Heritage Committee isn't meeting currently due to covid, so unfortunately I can't give you a timeline on when it might be heard. Loren should be able to tell you once sub-committees are allowed to meet again.

As for the question of how much background research you need to support your request, it is my understanding the heritage planning staff undertakes the research as part of their assessment, but any information you are able to include with your request certainly won't hurt, especially any information supporting the request for high priority.

I hope this answers your questions for the moment. Let me know if there's anything else we can do. We would love to see these buildings receive the highest protection possible in this province and are happy to help any way we can.

Have a wonderful weekend!

Cheers!

Mary Louise Pigott *(She/Her)*

Constituency Assistant

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: <mailto:marylouise.pigott@hamilton.ca> | T: 905-546-2226

W: maureenwilson.ca

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From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 20, 2020 3:59 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>

Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Pigott, Mary Louise <MaryLouise.Pigott@hamilton.ca>

Subject: FW: FW: 50 & 54 Sanders Blvd

Hi Maureen, Mary Louise, and Stephanie,

Thanks for your follow up to my inquiry about heritage designation for the Binkley farmstead at 54 and 50 Sanders Blvd. I'm glad to hear the properties were already listed on the Heritage properties list. I have taken a few days to get back to you while I was checking in with a few neighbours about their support for pursuing heritage protection for this property/these properties. I'm copying my neighbour's emails of support in the email string below.

You asked me to let you know how and if we wished to proceed. We do wish to pursue heritage protection and at a high priority, if at all possible. I don't know what comes next. The process flow chart you helpfully sent along doesn't indicate if my request should present a complete dossier of arguments and information for designation and protection, or if this is what is produced by the City's heritage planning committee in the process of reviewing our request. If I need to assemble a

formal request, I'll need a bit of time to assemble it. If you (or David Addington or Loren Kolar) can let me know, we can proceed accordingly.

If it's simply a matter of us in the neighbourhood initiating a request for designation and protection and the actual review for information about the property being assembled by Heritage Planning staff, then please consider the request so initiated.

Many thanks,

Daniel

[REDACTED]

RE: 50 & 54 Sanders Blvd
Hatton, Mark

Thanks for this information, Daniel. You have our support to protect the heritage buildings at 50/54 Saunders Boulevard.

Mark and Janette Hatton

Re: FW: 50 & 54 Sanders Blvd
Glen Black [REDACTED]

Daniel & Wendy,

Thank you for the updates on 50 & 54 Sanders Blvd, I appreciate all you have done in regard to trying to save and preserve these two properties. As you know I support having both properties designated as Heritage properties.

Thanks, Glen

50 Sanders Blvd
sherylandton [REDACTED]

Hi Daniel,

Tom and I would eagerly support a proposal to obtain a firm designation with provisions to prevent further alterations to the above property. This may be an excellent time to make such a move after the fiasco with the Brandon House property in Ancaster.

The only information I might add is that in chatting to a member of Rabbi Baskin's congregation, she said that they hoped the Hillel group would be a permanent fixture at the home. However, in these days of aggressive development, who knows. We are happy that they are keeping up the property during this period when it's not being used.

With regard to the farmhouse, I don't see any lights on at night there and I used to see them

on. One wonders how occupied it really is.
With warm regards from two fellow pandemic inmates,
Sheryl and Tom Perrie

From: Betty Bechtel [REDACTED]
Sent: 18 May 2020 20:42
Subject: Re: FW: 50 & 54 Sanders Blvd

Hi Daniel, Thank you for bringing this issue of historical importance in our community, to our attention.

I'm going to forward it to the other Ainslie Wood North residents if that's OK with you?

(I used to be an area rep. etc. for the AWWCA and still have contact numbers)

My warmest regards,

Betty Bechtel

[REDACTED]

Dear Neighbours on Binkley Crescent and Sanders Blvd,

We hope this finds you and your families well, despite (or because of) the restrictions of COVID-19. The outdoors world is turning green again, and it's making it easier to get outside (if the warm days ever come!), even if we're isolated. We are so thankful, yet again, for the beauty we live in here in this unique part of Hamilton.

It's been some time since we last communicated about the old Binkley farmstead at 54 and 50 Sanders Blvd--back when Aidan Johnson was our Ward 1 Councillor and there was the proposal to sever part of the property at the time when Rabbi Baskin was selling his home in the carriage house. What put it back in mind was the demolition (maybe you read about it in the papers or on the news?) of the 160+ year-old Brandon house in Ancaster (on the corner of Rousseaux and Wilson). As you'll see in the two emails I'm forwarding to you today, that occurrence, and Councillor Ferguson's motion to register a whole series of Ancaster properties on the heritage registry made me contact our Councillor Maureen Wilson about the Binkley farmstead. You can see what she has found out below from David Addington, Cultural Heritage Planner for the city.

In a minute, I will forward you also a second note I received in response to my inquiry with Maureen Wilson from Mary Louise Piggott, who works in Maureen Wilson's office, and has a particular interest in the built environment of our Ward.

In sum, it looks like the farmstead has already been registered as a site of "non-designated" heritage interest, but because Rabbi didn't want the heritage designation, we did not pursue it further, as he felt it might hamper his efforts to sell the property. (Which, as the attached

article I'm sending along here indicates, was purchased by Tom Weisz of Effort Trust and is now being used by Hillel, McMaster's Jewish Student society. Who knows what Tom Weisz will want for the property?)

What I'm seeing in David Addington's note is that the Heritage Properties Act does not require the owner's permission for the property to receive official designation and protection from things like demolition. So, if we wish, we could urge the city to go ahead with reviewing the property for designation and protection. We are certainly willing to put in such a request, but we wanted to check in with you about this process to see if any of you have any wheels rolling on this, if any of you would wish to put in the request (or share in doing so) and decide collectively how to move to the next step.

Glad for your thoughts about this (and please see my next email from Mary Louise Piggott.

Wishing you well,

Daniel and Wendy Coleman

On Mon, 18 May 2020 at 16:37, Coleman, Daniel [REDACTED] wrote:

Here is the second note we received from Councillor Wilson's staff, Mary Louise Piggott. Under her note, you can see the email string I sent her, which included some of our information from 2018, when we call contacted Aidan Johnson about these matters...

Do let us know any thoughts you have about this. If we don't hear lots back from you, we'll just plan to go ahead and ask Councillor Wilson to move forward with asking the Heritage Planning folks to conduct a review of the property.

Thanks!

Daniel and Wendy Coleman

From: Piggott, Mary Louise [MaryLouise.Piggott@hamilton.ca]

Sent: 15 May 2020 15:54

To: Coleman, Daniel; Wilson, Maureen

Cc: Hilson, Stephanie

Subject: RE: 50 & 54 Sanders Blvd

Hi Daniel,

Hope you and yours are fairing as well as possible under the current circumstances.

We're still learning about the heritage designation process and the various stages and levels of protection they offer.

From what we understand, there are basically 3 levels:

1. Inventoried. The city maintains a list of properties of interest that have been identified as having potential historical and/or architectural value. There are currently 6,000 properties on this list. Heritage planning staff examine these properties for qualification to be registered, but as you can imagine, with a list that big and limited staff resources, it's slow going.

Unfortunately being on this list offers little to no protection from alteration or demolition. It does flag the property for heritage assessment by planning staff if there is a development application which would form part of the staff report on the proposal, but there are no tools at this point allowing the city to deny a demolition permit requested by the owner or developer.

Brandon House in Ancaster was on this list. Cllr. Ferguson's motion calls for a number of similarly inventoried properties in Ancaster to be moved up on the heritage planning work plan to see if they qualify to be registered, which brings me to...

2. Registered. The city also has a list of registered heritage buildings which includes buildings that have been designated under the Ontario Heritage Act, as well as non-designated buildings that the city has identified. The good news is the Sanders properties are on the registry. Non-designated buildings on the registry are afforded some level of protection in that owners/developers are required to give 60 days notice of demolition. This allows time for heritage staff to assess whether the property qualifies for designation, but being on the registry does not in and of itself give the city power to deny a demolition permit. You can find more info on registered properties here:

<https://www.hamilton.ca/city-planning/heritage-properties/municipal-heritage-register>

3. Designated. These are buildings that have met the criteria for designation under the Ontario Heritage Act. They are afforded what passes for the highest level of protection in Ontario in that demolition permits must be approved by city council, although the owner does have the right to appeal. Unfortunately as you discovered, one of the criteria for designation is approval of the owner. You can learn more about the designation process here:

http://www.mtc.gov.on.ca/en/heritage/heritage_designation.shtml

Here's the link to an interactive map of the city's inventoried, registered, and designated properties.

<https://www.hamilton.ca/city-planning/heritage-properties/heritage-resources>

Thanks so much for your passionate and informed stewardship of your community. Let me know if there's anything else we can help you with.

Be well!

Mary Louise Pigott *(She/Her)*

Constituency Assistant

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: <mailto:marylouise.pigott@hamilton.ca> | T: 905-546-2226

W: maureenwilson.ca

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From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 12, 2020 12:27 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Pigott, Mary Louise <MaryLouise.Pigott@hamilton.ca>

Subject: RE: 50 & 54 Sanders Blvd

HI Maureen,

Yes, it would be fine for you to use the email with the city's Heritage Planner. If you look down in the email string, you'll see she was involved at one point when Aidan was Councillor.

Thanks so much for your prompt attention to this!

Daniel

From: Wilson, Maureen [Maureen.Wilson@hamilton.ca]

Sent: 11 May 2020 21:15

To: Coleman, Daniel

Cc: Hilson, Stephanie; Pigott, Mary Louise

Subject: RE: 50 & 54 Sanders Blvd

Hello Daniel,

Thank you for reaching out on this file. May I have your permission to use your email in my correspondence with the city's Heritage Planner? I will pursue. Your email will be of assistance to me. Please advise and thank you

Maureen

Maureen Wilson *(She/Her)*

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: maureen.wilson@hamilton.ca | T: 905-546-2416

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From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 11, 2020 6:39 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>

Subject: 50 & 54 Sanders Blvd

Hello Maureen Wilson,

I'm sending you a second email after my previous one about Cootes Paradise, this time about 50 Sanders Blvd. The recent demolition of the 100+ yr old house in Ancaster made me think of alerting you/reminding you of the historical property of the Binkley farmstead on Sanders Blvd and it's vulnerability.

You may know that this house was constructed in 1847 by one of the grandchildren of an original settler in West Hamilton, Marks Binkley. From the research I carried out for the book *Yardwork*, I learned that the property was purchased by the Binkley family from the daughters of Lieutenant Brant Johnson, a half-brother of Joseph Brant the renowned Mohawk officer in the British Army. Until very recently, Rabbi Baskin lived in what had been the carriage house of the Jacob Binkley farmstead. It and the original farmhouse are the only remaining buildings put up by the Binkleys all around the intersection of Wilson and Main Streets.

I'm forwarding you a correspondence among our neighbours from two years ago when Rabbi's family were considering selling his home when he moved to a senior's residence in Toronto. At that time, the agent had put forward an application to sever the property so other buildings could be built there. Our neighbours organized a letter campaign and prepared to meet with the city variance committee to see what we could do to keep the property intact. We also contacted Aidan Johnson about trying to get a historical designation for the property. We were told at the time that the owner (Rabbi) did not want such a designation, so Aidan's office was helpless to do anything about the historical designation. As it happened, the application was withdrawn and the carriage house is now under the management of McMaster Hillel, the Jewish student group on campus. We have

been told they will use it for meetings and residences.

In the media discussion around the demolished house in Ancaster, it was mentioned that the Councillor there would seek a historical designation for a number of properties in the old village. We don't know if these things are possible, but we wonder if it would not be good to seek this kind of recognition for the old Binkley property. It's unique to the history of this part of the city, and all that needs to happen is for another developer to come and put in an application for demolition or severance. As it was reported in the press, the Ancaster property was under a consideration, but the demolition was approved before the consideration could be realized. All this to say that if the city wishes to preserve historical treasures like this, it needs to have done the designating before a new developer comes up with another plan.

We'd be grateful if your office could find some mechanism to protect this significant heritage site.

With thanks,

Daniel Coleman

p.s. I'm forwarding on to you an email string from 2018 when our neighbourhood was in touch with Aidan's office about these matters.

[REDACTED]

From: Coleman, Daniel
Sent: 11 August 2018 08:53
To: Glen Black
Cc: Wendy Coleman
Subject: FW: Sanders property

Dear Glen,

Many thanks for alerting us to the proposed Severance application for the carriage house property known as Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives. I'm forwarding to you below the correspondence I had with Aidan Johnson's office when I first learned from Rabbi that he would be selling his property. You'll see that Aidan's office was quite willing to put in an application to designate the property as a heritage site, but that Rabbi was not willing to allow me to pursue that option because he felt it would limit how much he could get for the property. Now we can see what he or his family have in mind, and I think we should pursue that designation without his consent as I didn't know he was planning to sever it.

I think we need more than a group of neighbours opposed to the severance application. So one idea would be if you could forward to me the letter you received, I would forward that on to the Binkley family members I met when I was researching *Yardwork*. I would ask them to contact any other Binkley family members they know, too, so we could build a stronger and wider opposition to the plan.

Elements I would imagine we should mention in our argument against the application:

1. The Binkley farmhouse (built 1847) and its carriage house would be obscured by the large new building.
2. This property is connected to two existing heritage sites: the Binkley cemeteries on Lakelet Dr and on Desjardins Ave over in University Gardens.
3. The Binkley family was a prominent early settler family in the Hamilton/Dundas region, as evidenced in the many sites named after them: the cemeteries named above, Binkley Cres, Binkley Rd and Binkley Church in our neighbourhood (and what used to be Binkley School), Binkley Court up on Hwy 6, another Binkley Rd in Ancaster (off Sulphur Springs Rd), etc. They are known to have harboured William Lyon McKenzie when he was running from the authorities after the 1837 rebellions, and were central to the development of the west end of the Dundas Road area before Hamilton extended this far.
4. Much of this heritage has already been bulldozed, so the three original farmhouses at what used to be called "Binkley's Corner" (intersection of Main and Osler) are now covered by apartment buildings on the northwest and southwest corners, and a strip mall on the southeast corner. Binkley's Pond, below Rabbi's property, was bulldozed as well in the 1960s. So obscuring the only remaining farmhouse and carriage house would in effect remove the last built evidence of the Binkley presence in this end of the city.
5. Applications are already posted to build an eleven-storey student-oriented apartment building on what was Binkley School facing Main St West, with access from Sanders Blvd. This property is only half a block from Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives, so we certainly don't need ANOTHER student rental almost right across the street.
6. Deciding to allow this severance will be one more step in City Council's passive acceptance of turning this neighbourhood into a rental ghetto. Over the 20 years we have lived on Binkley Crescent, the number of student rentals has gone from 1 house in 1999 to 15 today.

I'm glad you've been in touch with the Perries and Beatties about this. Are you already in touch with Tordis Coakley from the Ainsley Wood Association about this (tordiscoackley@gmail.com)? Unfortunately, we will not be in the country on August 23rd, so we won't be able to attend the meeting ourselves. But I will be glad to do anything I can to prepare for the meeting before we leave on Aug 17th.

If you can start by sending me the letter, I'll then contact Jim and Carol Binkley, who live near Freelton, and see if they would be able to help us. And please feel free to contact Wendy and me about brainstorming other ideas.

Thanks for getting in touch about this!

Daniel

[REDACTED]

From: Coleman, Daniel
Sent: 20 April 2018 16:41
To: Johnson, Aidan; Wendy Coleman
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley
Subject: RE: Sanders property

Dear Aidan, Chelsey, Jason, and all,

I've now had a chance to connect with Rabbi Baskin about the historical designation for his property, and he does NOT want it to be designated as he feels this might limit his ability to sell the property.

I'm sad about this myself, but understand his right to deal with things as he sees fit...

Thanks for being so interested in this possibility,

Daniel

[REDACTED]

From: Johnson, Aidan [Aidan.Johnson@hamilton.ca]
Sent: 20 April 2018 08:55
To: Coleman, Daniel
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley
Subject: Re: Sanders property

Thank you.

Best,

Aidan Johnson, BCL, LLB, BA, MA
Councillor for Ward 1
Chair, Emergency and Community Services Committee
City of Hamilton

On Apr 20, 2018, at 8:54 AM, Coleman, Daniel <[REDACTED]> wrote:

Hi Aidan, Chelsey, and Jason,

Pardon me for the delay in getting back to you about a possible historical designation for the Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives. I've been trying to connect with him to ask

him if he's willing or interested in having the home receive such a designation, but he's between his home here and his children's place in Toronto these days and we've only managed to play telephone tag so far. I'll keep trying and get back to you as soon as I can...

Thanks,

Daniel

Dr. Daniel Coleman, Professor, Department of English and Cultural Studies, McMaster University, Hamilton, ON, Canada L8S 4L9, ph: 905.525.9140, ext. 23717
McMaster's land acknowledgement: McMaster University is located on the traditional territories of the Haudenosaunee and Mississauga Nations and, within the lands protected by the "Dish With One Spoon" wampum agreement.

From: Tyers, Chelsey [Chelsey.Tyers@hamilton.ca]

Sent: 06 April 2018 15:44

To: Johnson, Aidan; Coleman, Daniel

Cc: Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley

Subject: RE: Sanders property

Hello Councillor Johnson,

I would be happy to prepare a motion for you to that effect for the next Planning Committee meeting. We will need to consider the timing as we have a number of other priority designations currently underway, I'll discuss this further with management to determine when we may be able to undertake the work.

In the meantime, the Sanders Drive House (50 Sanders Blvd.) and the Lakelet Vale House (54 Sanders Blvd.) are included on the Register of Property of Cultural Heritage Value or Interest. If any future property owners wished to demolish the dwellings they would need to submit a Notice of Intention to Demolish at which time staff would conduct a review of the property's cultural heritage value and provide a recommendation to the Hamilton Municipal Heritage Committee to designate the property or not.

Daniel, are you aware whether the current property owner Mr. Baskin would be supportive of designation?

Thank you,

Chelsey Tyers
Cultural Heritage Planner

Development Planning, Heritage and Design
City of Hamilton
71 Main Street West, 5th Floor

Hamilton, ON L8P 4Y5

Phone: 905.546.2424 ext. 1202

E-mail: chelsey.tyers@hamilton.ca

From: Johnson, Aidan
Sent: April-06-18 3:17 PM
To: 'Coleman, Daniel'
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola
Subject: RE: Sanders property

Thank you for alerting me to this, Daniel.

Chelsey and Jason, I agree with Daniel's appraisal of the Sanders property, which I know well.

What is the fastest route to Heritage designation? Could I bring a motion to next Planning for priority investigation of the property, to be funded from Ward 1 area rating?

Could the motion please be prepared for me, for next Planning?

Daniel, I am looking forward to your upcoming Westdale United Church talk! I love your book.

Best,

Aidan Johnson, BCL, LLB, BA, MA
Councillor for Ward 1
Chair, Planning and Economic Development Committee
City of Hamilton

From: Coleman, Daniel [<mailto:dcoleman@mcmaster.ca>]
Sent: April-06-18 2:23 PM
To: Johnson, Aidan
Subject:

Dear Aidan Johnson,

I'm writing because I was speaking to Rabbi Baskin yesterday. He has just returned from over wintering in Florida. He is now 94 years old, and he told us his children in Toronto are arranging for him to move into the city to be closer to them and to live in a seniors' place that can supply his meals.

Which means that his historic home on Sanders Blvd, which was once the carriage house to the 1847 Binkley farm house at the intersection of Binkley Rd and Sanders, will be going up for sale some time this spring or summer. I don't know if you can picture the carriage house, but it is a long old stone building, somewhat hidden by siding on the front, so some may not realize how old the building is. And, as I detail in my book about this area, *Yardwork: A Biography of an Urban Place*, in the arched-ceiling drive-shed basement, Jacob George Binkley used to make fruit wine that he sold as far away as Halifax. The carriage house and the farmhouse are the last of the Binkley farmhouses that used to stand on "Bink's Corners" which is today where Osler Drive takes off from Main and Wilson St turns uphill to Ancaster.

There is a large semi-circular driveway in front of the carriage house and a large lawn that was once an apple orchard. I'm laying out all this detail because the carriage house is on an extraordinarily large lot and it is perched on the edge of the ravine above the McMaster parking lots, and Rabbi was telling me that the house is not officially designated as a historic property. Which means that someone with an eye to the ravine front and large lot could easily buy the house, bulldoze it and build a rather splendid mansion. Or, as has happened in several other houses on Sanders, build a large student rental apartment building. (One of them even has a huge tower of solar panels built across the back so that it would be near to impossible to convert it back to a family home.) This is likely to happen unless some effort is made to protect this property from disappearing like so many others have in Hamilton's architectural and social history.

Is this something your office can look into to see what might work best to preserve this property and its history?

Thanks,

Daniel

[REDACTED]

Preliminary Cultural Heritage Evaluation: 50 & 54 Sanders Boulevard, Hamilton, ON

Date: July 25, 2016
Prepared by: Jeremy Parsons, Inventory and Research Working Group
Prepared for: Hamilton Municipal Heritage Committee review and adoption
Subject: Request to include 50 & 54 Sanders Boulevard (Ward 1) in the *Register of Property of Cultural Heritage Value or Interest* (non-designated).

Introduction

The adjacent properties of 50 & 54 Sanders Boulevard are located in Ward 1, less than 1km west of McMaster University, within the community of Ainslie Wood North. Both properties are not currently designated under Part IV of the Ontario Heritage Act nor are they found on the City of Hamilton's *Register of Property of Cultural Heritage Value or Interest*. They are both listed in the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest (Volume 2)*. This report provides a preliminary evaluation of the property using the Ontario Heritage Act criteria as found in *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest* (Appendix K).

Both 50 & 54 Sanders Boulevard were once a part of a united 900-acre parcel of land acquired in 1803 by Marx Binkley (1748-1805) and family. The lot encompassed what is now Ainslie Wood, University Gardens, and part of Cootes Paradise. As Palatine Protestant Loyalists, the Binkleys fled Germany for Britain and then moved on to North America in the late 18th century. Originally settling in Lancaster County, Pennsylvania, the family further emigrated northwards in the direction of Kitchener (formerly Berlin). Upon reaching the Dundas Valley, the Binkleys were persuaded to settle below Horning Road and began clearing land for agricultural development. In 1805 Marx Binkley died and transferred the land to his three sons.

54 Sanders Boulevard

I. Design/Physical Value

Known as “Lakelet Vale”, the Binkley dwelling can be found at the Corner of Sanders Boulevard and Binkley Crescent on Lot 55, Concession 1 (See Appendices A-C). The house is a strong example of Classic Revival architecture, typical in Upper Canada during the mid-19th century. The stone building possesses a medium-pitched gable roof with two end chimneys. It contains numerous windows including nine windows on its front facade complete with corresponding lintels and sills. An attractive front portico greets visitors to the home with simple overhead entablature. The front door contains a detailed transom and handsome side lights. The property also contains a small stable outbuilding likely erected at the same time with matching stone

material. No major renovations of the house or outbuilding are evident on the exterior or noted within research material consulted. Some interior renovations are likely to have occurred over the years. It is believed that the building is currently being used for student rental units.

II. Historical/Associative Value

The dwelling was built in 1847 by Jacob Binkley (1806-1867), a descendant of Marx Binkley who inherited a parcel of land within Lot 55, Concession 1 that encompasses the properties in question. The house was named “Lakelet Vale” as it had a small creek and a pond located on the northern side of the property. The pond was long known as “Binkley’s Pond” and is now the location of McMaster University’s Zone 6 parking lot (see Appendix A). The Binkley family cemetery traces the history of the early settlers and is still in place just northwest of the property. Binkley continues to be an important name in the cultural history of Hamilton’s west end. A number of nearby places bear relation to the family including Binkley Road, Binkley Crescent, Lakelet Drive, Binkley Hall, and Binkley United Church.

III. Contextual Value

The property at 54 Sanders Boulevard is contextually valuable in its contribution to the historic character of West Hamilton, its contribution to the local legacy of the Binkley family, and its architectural detail as an example of a Classic Revival stone structure. In its current residential setting, the building (along with 50 Sanders Blvd.) is a distinct and visibly unique historical structure. Its location is also important in its proximity and cultural heritage connection to the Binkley Family Cemetery.

Recommendations/Conclusions

The property at 54 Sanders Boulevard is recommended for the *Register of Property of Cultural Heritage Value or Interest* because of its design value as a historic 19th century home built in the Classic Revival style, its historical and associative value as the former home of a local landowner within the Binkley family, and its contextual value as a historic landmark in West Hamilton. The property is located within a rapidly developing residential area of student accommodations and should be protected by applicable provincial and municipal policy.

50 Sanders Boulevard

I. Design/Physical Value

Known as the “Drive House”, the Binkley dwelling can be found at the corner of Sanders Boulevard and Binkley Crescent, northeast of 54 Sanders Boulevard (See Appendices A-C). The

former agricultural building is now a private residence with a rear addition and modern siding additions to the front facade. The building is of simple design; a two level (ground floor and basement) Classic Revival stone structure with a medium-pitched roof and two end chimneys (see Appendix J). The front door contains two sidelights and decorative upper, in the Palladian theme. The building originally contained a cellar that spanned the width of the structure. Interior renovations are likely to have occurred over the years.

I. Historical/Associative Value

In ca. 1860, a stone building known as the “Drive House” was completed by Jacob Binkley as part of a series of agricultural buildings on the property. The outbuilding had a cellar which spanned with whole length of the building and was used to store preserves and wine (from farm-grown grapes). The ground-level storey housed carriages, agricultural implements, carpentry tools and a blacksmith shop. There was also a large wooden barn on the property originally located adjacent to the “Drive House” which has long since been removed.

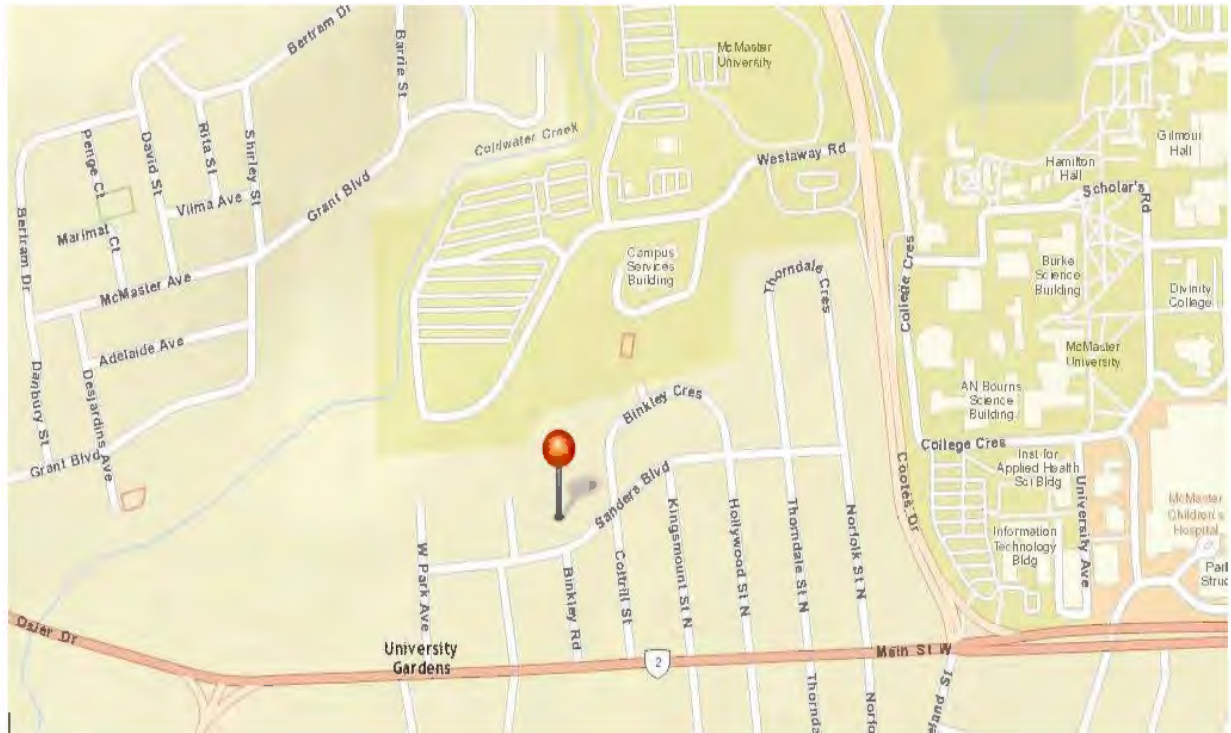
II. Contextual Value

The property at 50 Sanders Boulevard is contextually valuable in its contribution to the historic character of West Hamilton, its local connection with the Binkley family, and its architectural detail as a unique surviving example of a coach house that included a large interior cellar used for early wine-production. The building is a symbol of the area’s former agricultural character and the labour of early settlers in clearing and farming of natural land. Its location is also important in its proximity and cultural heritage connection to the Binkley Family Cemetery.

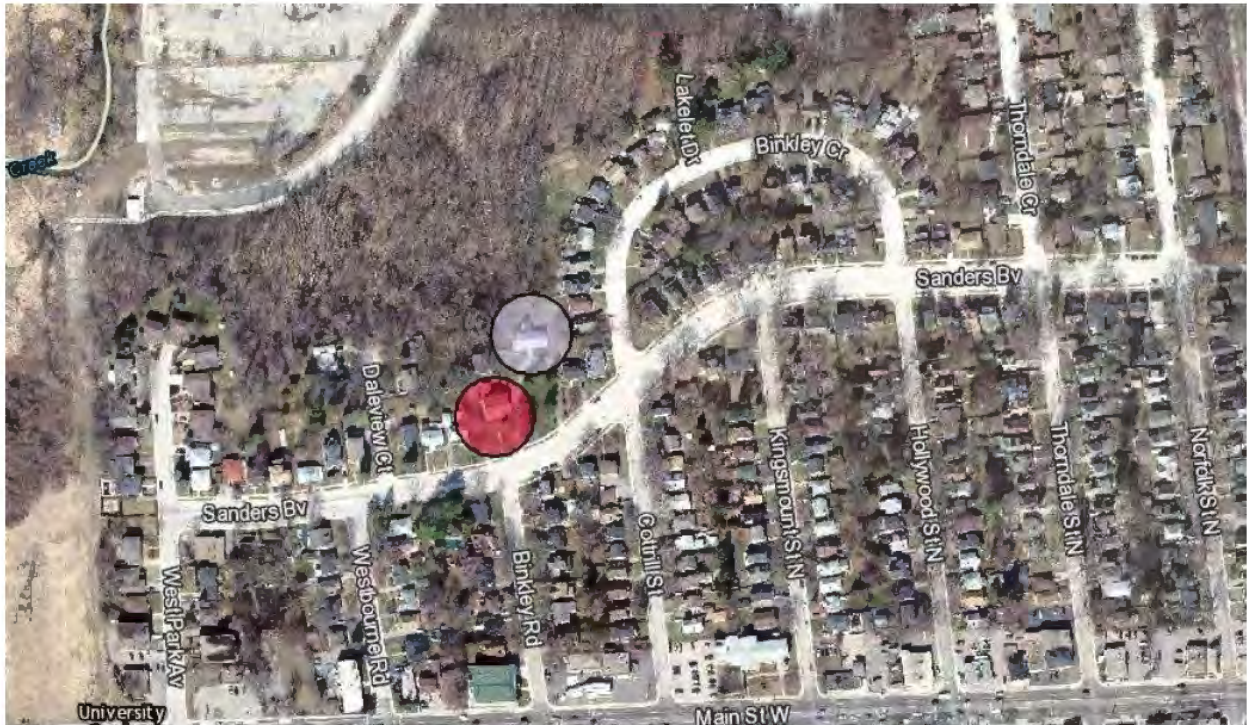
Recommendations/Conclusions

The property at 50 Sanders Boulevard is recommended for the *Register of Property of Cultural Heritage Value or Interest* because of its design value as a single-level 19th century coach house in the Classic Revival style (with interior cellar) and its historical and associative value as an agricultural building belonging to an early pioneer of the Binkley family. The property is located within a rapidly developing residential area of student accommodations and should be protected by appropriate provincial and municipal policy.

Appendix A – Location of 50 & 54 Sanders Boulevard (courtesy map.hamilton.ca)



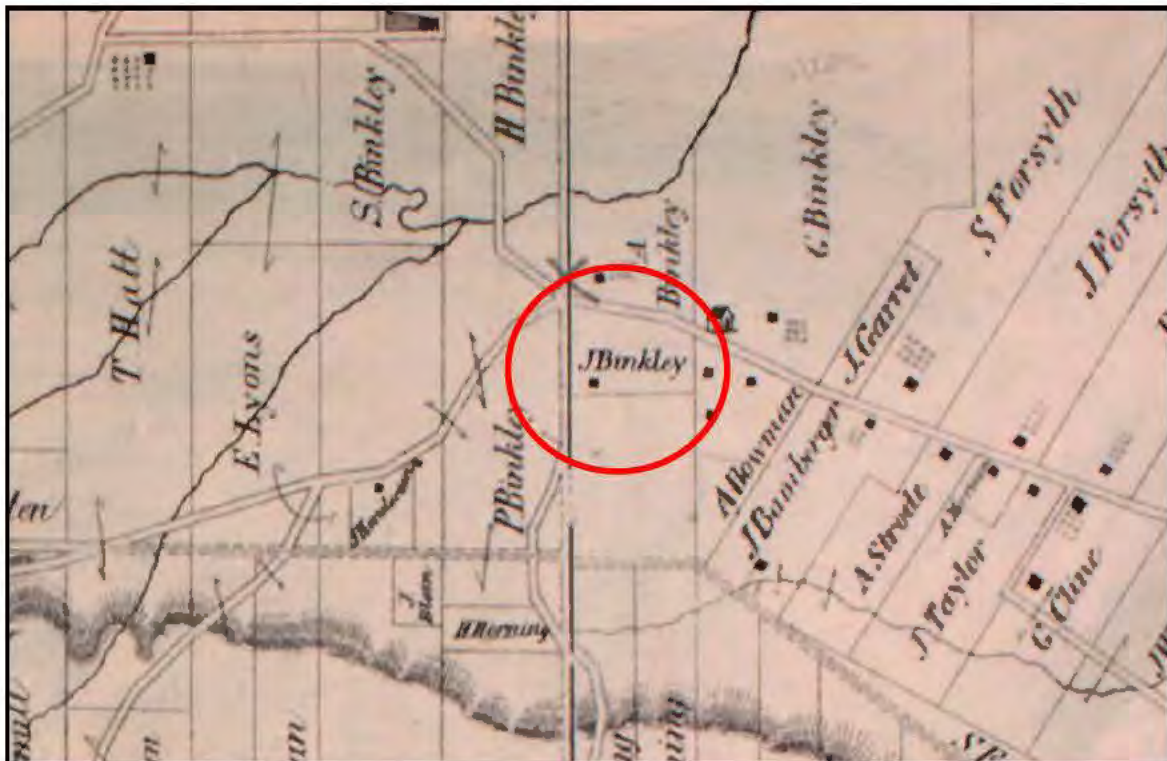
Appendix B – Overhead aerial photograph (ca. 2015) of the properties with 54 Sanders Blvd encircled in red and 50 Sanders Blvd encircled in blue (courtesy map.hamilton.ca).



Appendix C – A closer aerial view of 50 & 54 Sanders Blvd with respective property lines delineated (courtesy map.hamilton.ca).



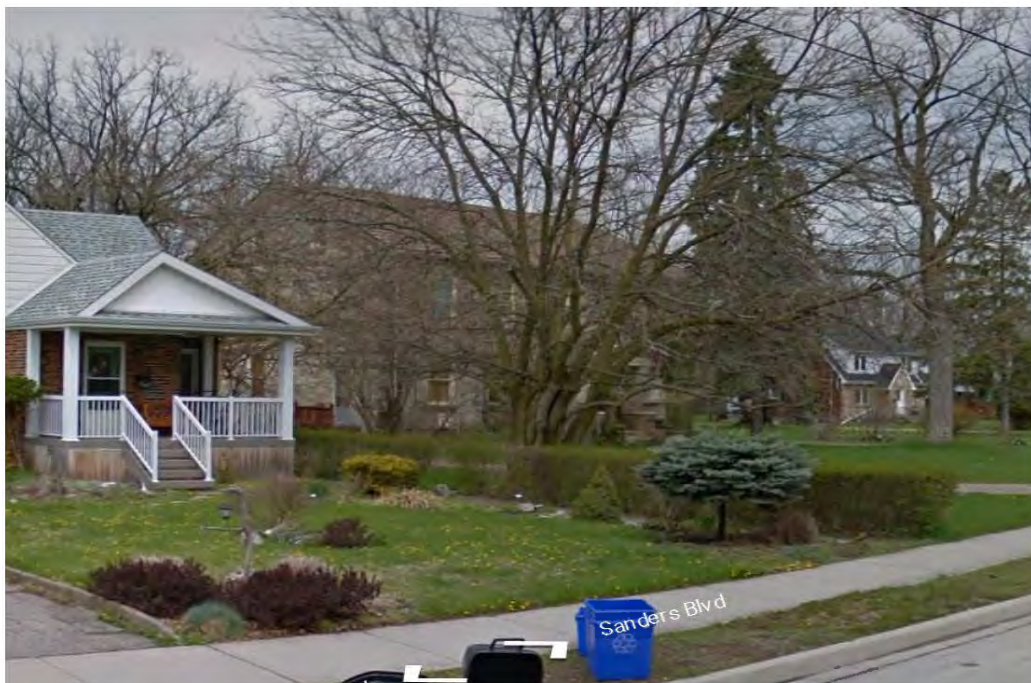
Appendix D – Showing the Binkley house, farm, and creek at Lot 55, Concession 1, Ancaster Township in the Wentworth County Atlas of 1875 (courtesy McGill University).



Appendix E – A clear view of the front facade of Lakelet Vale with the Drive House visible in background (courtesy Brian Kowalewicz).



Appendix F – An obscured view of the western face of the home from Sanders Blvd (courtesy Google StreetView).



Appendix G – Looking northeast at the home with part of stone stable in view (courtesy Brian Kowalewicz).



Appendix H – Another view of the front facade of Lakelet Vale, looking northwest (courtesy Brian Kowalewicz).



Appendix I – Frontal view of the Binkley Drive House looking directly north from Sanders Blvd (courtesy Google StreetView).



Appendix J – Lakelet Vale Drive House, now a private residence, with modern siding additions in view (courtesy Brian Kowalewicz).



Appendix K – Ontario Heritage Act: *Ontario Regulation 9/06 and Subsection 27 1.3*

ONTARIO REGULATION 9/06 CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1.(1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type,
 - ii. expression, material or construction method,
 - iii. displays a high degree of craftsmanship or artistic merit, or
 - iv. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity,
 - ii. organization or institution that is significant to a community,
 - iii. yields, or has the potential to yield, information that contributes to an
 - iv. understanding of a community or culture, or
 - v. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an
 - ii. area,
 - iii. is physically, functionally, visually or historically linked to its surroundings, or
 - iv. is a landmark. O. Reg. 9/06, s. 1 (2).

Subsection 27 1.1-1.3 – Listing on a municipal register

Contents of register (1.1) - The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

Same (1.2) - In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

Consultation (1.3) - Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.

Sources

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50 Sanders Boulevard, Hamilton. Application for Consent/Land Severance & Variances

To Whom It May Concern,

I recently was made aware of an application of severance of land and variances for 50 Sanders Boulevard In West Hamilton. I am writing to express my deep concern about, and opposition to this proposal.

My husband, Jim Binkley, is a direct line decedent of the pioneer owner of this property - Marks Binkley. Marks, his wife Mathalena, three sons and three daughters came to this area in the spring of 1800. They were on their way to what became Waterloo, but fell in love with the beauty of the Dundas Valley area and decided to stay here. They bought almost 900 acres of land that ran along what is now Main Street from about where Cootes Drive is, through "Binkley Hollow", all the way into Dundas. The homesteads of Marks and his sons John and William were build directly on the main road and have long since been demolished and replaced by apartments, plazas and parking lots.

George was more fortunate. In 1847 his son and grandson built the lovely stone home at 54 Sanders Boulevard and later the architecturally unique carriage house that became the home at 50 Sanders Boulevard. Please try to imagine this beautiful homestead surrounded by acres and acres of farmland and orchards with a long carriage drive forming an avenue lined with tulip and magnolia trees, "their fragrance long to be remembered". Today those two historical properties only give a hint of what it must have been like.

This is the family that gave the land for the first church in the area. This is the family that donated the land for the first school. This is the family of the old bachelor Hiram Binkley who willed his entire estate to "the deserving poor of the world". After the lawyers got their share and figured it all out, the deserving poor of Wentworth County got what was left. This is the family of honest, hardworking, generous people that spread their descendants into every corner of Wentworth County and beyond. They deserve to be remembered.

These two properties, 50 and 54 Sanders Boulevard, are the only structures left in Wentworth County from this family, from this time. Keeping the property whole is important to retaining the historical integrity of what was the old Binkley homestead. They have been Registered (not Designated) with the Municipal Heritage Registry and identified by Council as being of "cultural heritage value and interest". Why have a Heritage Register at all, if you are not prepared to protect, as best you can, the properties on that Register?

Finally, I will let our fine old pioneer speak for himself. He left us with this sentiment on his tombstone: "When I am dead and buried and all my bones are rotten, When this you see, oh think of me lest I should be forgotten."

When you are deliberating your decision on this matter, please think of Marks, lest he should be forgotten.

Carol & Jim Binkley
#18, 20 Courtland Dr.
Brantford, On N3R 7Y2
519-751-4224

Karen Hoy
36 Binkley Road
khoy2@cogeco.ca

Objections to the severance and proposed building to be constructed on current municipal address 50 Sanders Blvd., Hamilton, ON.

Information regarding the below was attained by a review of the City Records, publicly available information, Zoning information, Zoning by-laws, Notice for Application Number HM/A-18:176 and HM/A-18:65, and the Concept Drawing Not for Construction Drawing by Urban Solutions.

1. The City of Hamilton signage requirements for variances are as follows:
 - Post a sign on the subject land upon receipt of the notice,
 - Post the sign on the subject land, with a copy of the notice inserted in the sleeve,
 - Leave the sign on the property until the appeal period has been completed.

The following occurred:

- Notice is dated August 8, 2018. Sign was posted August 15th,
- Sign is posted, but no copy of notice inserted,
- Due to weather, the sign is no longer posted. The appeal period has not expired.

Therefore, the conditions of notification have not been met.

2. The proposed building on the new residential lot is stated as a single-family residential dwelling. This is a building type but does not necessarily represent its use or purpose. Without knowing end use, cannot agree to the structure.
3. The drawing and specifications provided do not provide enough information to make an informed decision on the impact of the subject property. Objections include, but are not necessarily limited to, height, floor ratio, and set backs.
4. Based on future variance considerations, this dwelling does not appear to be consistent with the current planning in the neighbourhood.
5. Point iv states that no landscaping plans or considerations have been provided. The current property has several mature trees and greater than 50% green space. Any actions taken will reduce the landscaping of both the existing and proposed subject property. This will have an environmental impact, specifically drainage, erosion control, reduction in the conservation of land and floral/fauna impact. A decision cannot be rendered when the ecological impact of the landscaping and development cannot be fully assessed.

6. The current and proposed subject property are immediately adjacent to a Zone A classed area. There is no evidence that the applicants have consulted with the Hamilton Conservation Authority with respect to the acceptability of risk to life and property from natural hazards, adverse impacts to adjacent lands, and impact to natural systems (specifically ravine and valley systems.)
7. Due to the lack of specifics on subject property building use, it is not known if the parking spaces provided will be enough for the residents. The area between Binkley Road and Cottrill Street is unlimited parking. Currently, residents in the area use this as a long-term parking spot (i.e. greater than one week at a time). This already negatively impacts snow and garbage removal, and street cleaning. The potential for cars from this dwelling parking in this corridor presents increased negative impact in the ability to provide proper city services.
8. The population density of this area is already very high, considering that conservatively 30% of single family residential dwellings between Norfolk and West Park, between Main Street West and the ravine have been converted into properties for rental income. There is a proposed high-density high-rise development under City consideration at 69 Sanders Boulevard, within 150 metres of this proposed property.
9. The City of Hamilton Planning committee report 16-018 states the following:
"50 Sanders Boulevard and 54 Sanders Boulevard, Hamilton, to the City of Hamilton Register of Property of Cultural Heritage Value or Interest That 50 Sanders Boulevard and 54 Sanders Boulevard, Hamilton, be added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest, attached as Appendix "B" to Report 16008." Appendix B is not available publicly as of August 20, 2018 so the decision of council regarding this could not be reviewed.

Walter G. Scott purchased the property from the Binkley's on what is now known municipally as 36 Binkley Road in 1945. Somebody in my family has lived in this house since May of 1945 - 73 continuous years. As Walter Scott's grand-daughter, who has spent my childhood in this neighbourhood and then a permanent resident upon my purchase of the house after the death of my grandmother in 2003, I have seen significant changes, mostly to the detriment of the existing neighbourhood. For this and the reasons I have noted above, I cannot agree with the proposed severance and variances and ask that you reject these applications.

Respectfully submitted,
Karen E. Hoy, EP(CEA)
36 Binkley Road

16 August 2018

Scott Baldry, Secretary-Treasurer
Committee of Adjustment
City Hall, 5th Floor, 71 Main St West
Hamilton, ON L8P 4Y5
scott.baldry@hamilton.ca

Dear Scott Baldry,

We are writing to express our concerns about the Application for Consent/Land Severance, Number HM/B 18:65, for 50 Sanders Blvd from Urban Solutions on behalf of Rabbi Bernard Baskin. The application indicates a desire to sever an area of 575 square metres in order that a building of up to 11 metres tall and 8.3 metres wide may be built on the land in front of the building commonly referred to as the carriage house to Lakelet Vale House, which was the original farmhouse of Jacob George Binkley, built in 1847.

We are concerned about this proposed severance for a number of reasons:

1. The stone buildings at 50 and 54 Sanders Blvd (in addition to two small stone outbuildings) are the only surviving buildings left of the group of farmhouses that once constituted the Binkley family farms that clustered around what was once known as Binkley's Corners and is now the intersection of Main St West and Osler Drive. The Binkleys were original settlers of the area, migrating after the Revolutionary War. The Binkley family was prominent in the Hamilton/Dundas region who migrated along with other families from Pennsylvania such as the Hornings, Rymals, Hesses, and others. Their prominence is evidenced in the many sites named after them: the Marx and Henry Binkley cemeteries on each side of the Ancaster Creek Valley, Binkley Crescent, Binkley Rd and Binkley Church in our neighbourhood (and what used to be Binkley School), Binkley Court up on Hwy 6, another Binkley Rd in Ancaster (off Sulphur Springs Rd), etc. The Binkleys are known to have harboured William Lyon McKenzie when he was running from the authorities after the 1837 rebellions, and they were central to the development of the west end of the Dundas Road area before the City of Hamilton extended this far. Although the two Binkley family cemeteries named above exist to this day (one

around the corner on Binkley Crescent and another on Desjardins Ave in University Gardens), none of the three original farmhouses that clustered around Binkleys Corners have survived the bulldozers that cleared the area for the apartment buildings and strip mall that cover the original farm.

The house and carriage house at 50 and 54 Sanders Blvd are the only surviving buildings indicating the presence of this prominent family in Hamilton history, and if the severance allows a new building to be built in the middle of the old farmyard, it will not only obscure the carriage house, but also dwarf Jacob Binkley's farmhouse beside it. The farmhouse is now an apartment building and is not fastidiously maintained, but both the carriage and farmhouses are certainly in viable condition to last long into the future. Allowing these buildings to disappear undistinguished in the neighbourhood would constitute one more moment when Hamilton abandoned the markers of its history. One way to address this issue would be to identify the Binkley farmstead at 54 and 50 Sanders Blvd as properties of historical value that cannot be developed as in the proposed severance plan. We understand that the properties have already been identified as historically significant, but this does not provide the protection needed to ensure their integrity into the future.

2. In an Indenture executed June 1936, when the land was transferred from Edith Anna Binkley, Norman George Binkley and Gladys Thayer Borer to Elizabeth Paxman, the Granters include the following restriction on the transfer: "No more than one house shall be built on any one lot and no house, garage or other outbuilding, or any part of such house or other structure... shall be built or erected within a distance of eight feet from the line or lines of the street or streets adjoin the Lot upon which the house, garage or other building is erected and the cellars, walls and foundations of all houses erected upon the said lands..." We realize that this past transfer may not apply directly to the present request for severance, but it certainly indicates that the Binkley family in the 1930s did not want the farmyard populated by more buildings.
3. If the Baskin family is concerned about getting top value for this unique property, there are other solutions than simply severing the land in order to build a large building on it. The area in front of the carriage house has several evergreen trees and shrubs growing on a space that was once the farm's apple orchard. It would make a perfect parkette in a neighbourhood that has no green spaces reserved for public use. This parkette could include a historical plaque recording the story of the Binkleys. Ever since the closing of Binkley School at 69 Sanders Blvd in the 1970s and the closing of Prince Philip School across Main Street several years ago, the neighbourhood has been left largely out of public planning, with the result that the area is under threat of becoming a rental housing ghetto. Efforts by McMaster and the City (which is interested in densifying the existing city to avoid urban sprawl) have attempted to address this issue by encouraging the building of student-focused apartment buildings. One now stands at the corner of Main Street and Osler, where

the original Binkley farm and tannery stood before Jacob built Lakelet Vale in 1847. Another is proposed for the Binkley School property that fronts on Main St West and backs onto 69 Sanders. Still others are planned for Ewen Road on the south side of Main Street. We appreciate these efforts to build alternatives to the conversion of family homes into unlicensed rental businesses. Turning 50 Sanders Blvd into a parkette would a) enhance rather than obliterate the Binkley farmhouse and yard, b) beautify a very attractive street and neighbourhood and attract residents to make their homes here instead of simply turning these heritage neighbourhoods into rental ghettos.

4. The above parkette idea would cooperate with Hamilton's larger desire to increase the number of trees in the city's urban forest. Currently there are five fir trees and several bushes on the property to be severed, and a very large black walnut tree on the city section at the front of 50 Sanders Blvd. There is certainly room for more trees or plantings, as well as whatever park landscaping features might be added.

Thank you for considering these matters when making your decisions about the future of this important property. We will be grateful if you keep us informed about the outcome and any future discussion about 50 and 54 Sanders Blvd.

Sincerely,

Daniel and Wendy Coleman
42 Binkley Crescent

Mac Hillel moves to former Baskin family home



February 2020
Wendy Schneider

Rabbi Bernard and Marjorie Baskin's West Hamilton home, once a gathering place for their university-aged children's friends back in the 1960s, is coming full circle with the recent announcement by McMaster Hillel that the historic property at 50 Sanders Blvd. will be its new home. Until now, McMaster Hillel (formerly the Jewish Student Association) has been located in the basement of a student dormitory in a small space allocated to the organization by the university. For years, the dream of an off-campus house for Jewish students seemed out of reach, until a fortuitous set of circumstances came together. First, was Rabbi Baskin's decision last year to move to Toronto after 60 years in his home. Next, was the purchase of the Baskin property by a buyer who had no immediate plans for its development. Third, and most significant, was the role played by Effort Trust President and CEO Tom Weisz, who saw an opportunity for McMaster Hillel and acted on it.

"The buyer wasn't going to be using the property right away ... and Hillel had a need," Tom Weisz told the HJN. "Hillel was looking for some assistance and I wanted to make sure whatever assistance our family gave was something that mattered to us as well as to Hillel."

Hillel Ontario CEO Marc Newburgh said that having community partners like the Weisz, Asa, and Horwood families is invaluable.

"Tom and Sasha Weisz are so invested in the Jewish community of Hamilton and McMaster Hillel," he said. "They've known for a long time that we've wanted to get a proper space for McMaster students, and we're thrilled that they're partnering with us on this."

That partnership has come in the form of the Weisz family financing renovations that have transformed a single-family dwelling into a combined student residence and communal space, using a model based on that used by Moishe House, an organization that operates subsidized homes for Jewish young professionals around the world.

"This will be both a living and learning house," said McMaster Hillel director, Judith Dworkin, explaining that there will be five rooms available to rent to students who will be chosen for their leadership skills and programming experience.

"There is such a need for our Hillel to be in a space like this because we have grown so much over the last five years," said Dworkin. "At one time, maybe we would have five to 10 students come out to a bagel lunch. Now we have 50 and 60 ... or 15 to 20 students coming to a Shabbat dinner. Now we have between 80 and 100."

Hillel Shabbat dinners currently alternate between the Adas Israel and Temple Anshe Sholom, with Beth Jacob Synagogue being a little too far from campus. That practice will continue.

The majority of McMaster's approximately 700 Jewish students come from the GTA, a number that continues to rise because of

McMaster's growing reputation as "a great place for Jewish students," according to Dworkin.

That growth has been so significant that Hillel has hired senior educator Rabbi Ben Shefter and advocacy coordinator Beth Vander Stoep to work with Dworkin, who, back in 2015, was its solo professional.

With this growth has come increased engagement. Dworkin is especially excited about students having access to a kosher kitchen.

"A lot of our programming and creating community is around food and we've been quite limited in how we've been able to use food to engage students," she said. "One of my goals is to showcase the diversity of Jewish population. So what an amazing opportunity it will be to showcase to students Indian, Moroccan and Ethiopian Jewish food."

"Just as McMaster is growing, so is Hillel," said Tom Weisz. "In the future, Hillel may well require an even larger location, or move onto campus to successfully fulfil its mandate. Until then, we're excited to make this first step a reality in the former home of Rabbi Baskin."

Weisz said the most exciting aspect of the Baskin home/Mac Hillel shidduch (Yiddish for an arranged match or negotiation) are the numerous interconnections between his family, the Baskin family and McMaster.

"Our history with the Baskin family goes back to my bar mitzvah," he said. "Our wedding, our children's baby namings, brises, bar and bat mitzvahs, and our daughter's wedding took place at the Temple. My sister, Janet, was a very good friend of Susan Baskin and spent a lot of time in that house as a kid."

The Baskins, in turn, had strong connections with McMaster throughout the 60-year period they lived on Sanders Boulevard. Weisz said he only recently discovered that Rabbi Baskin served as a university chaplain back in the 1950s and '60s, and Marjorie Baskin worked at the university for more than two decades as both a researcher and the communications and public relations officer for the faculty of Health Sciences. The Baskins frequently hosted barbeques at their home for McMaster students, including future celebrities Martin Short and Eugene Levy.

It's no wonder, then, that Weisz has taken particular pleasure in seeing the new home called the Baskin Hillel House.

"Rabbi Baskin is important to me and not just because of the family connection, but because of who he is to our overall community. Rabbi Baskin makes me feel proud to be Jewish," said Weisz.

The news of Mac Hillel's new home has generated tremendous excitement among the Jewish student body.

"Students are very excited that it is Rabbi Baskin's old house," said Dworkin. "They are empowered by that, and they want to take care of it."

Sam Neumark, McMaster Hillel's education chair, told the HJN that the acquisition presents "a tremendous opportunity to diversify programming and reach out to more students on campus."

Hillel president, Josh Arbess and Israel chair, Gal Arnon, agree. "We're so grateful to have this new hub for Jewish life on campus where we can run programming, events and initiatives," said Arbess.

"We're already very tightly knit as it is and having this home base with all this history allows us to strengthen the community we already have," said Arnon. "It will really change the way things work here."



Hamilton

EXHIBIT "A"

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: samantha.costa@hamilton.ca or scott.baldry@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-18:65

SUBJECT PROPERTY: 50 Sanders Boulevard, Hamilton

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICANT(S): Agent Urban Solutions (c/o Sergio Manchia) on behalf of the owner Bernard Baskin.

PURPOSE OF APPLICATION: To create a new residential building lot.

Severed lands:

15.94m[±] x 35.11m[±] and an area of 575m^{2±}

Retained lands:

6.3m[±] frontage with an area of 1,690m^{2±}

NOTE: This application is scheduled to be heard in conjunction with minor variance application HM/A-18:176.

The Committee of Adjustment will hear this application on:

DATE: Thursday, August 23rd, 2018

TIME: 3:00 p.m.

PLACE: Hamilton City Hall
71 Main Street West, 1st Floor
Rooms 192 & 193

PUBLIC INPUT

In person: This public meeting will allow for any member of the public to speak to the committee regarding this request.

In writing: If you are unable to attend the meeting, you may also send your comments in writing to the Secretary-Treasurer prior to the meeting date. Refer to the contact information at the top of this notice to submit comments via e-mail, mail or fax. You may also use this means of contact to request notice of the committee's decision.

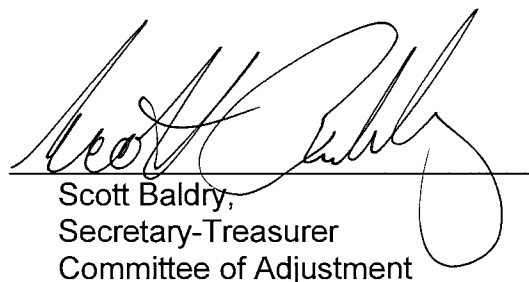
Important note: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

MORE INFORMATION

For further information on this application, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, 4144 or 3935
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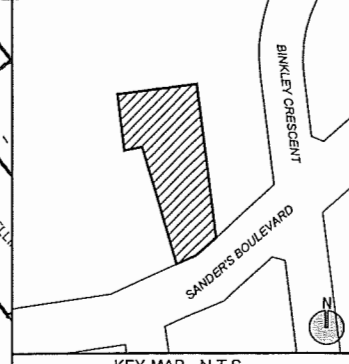
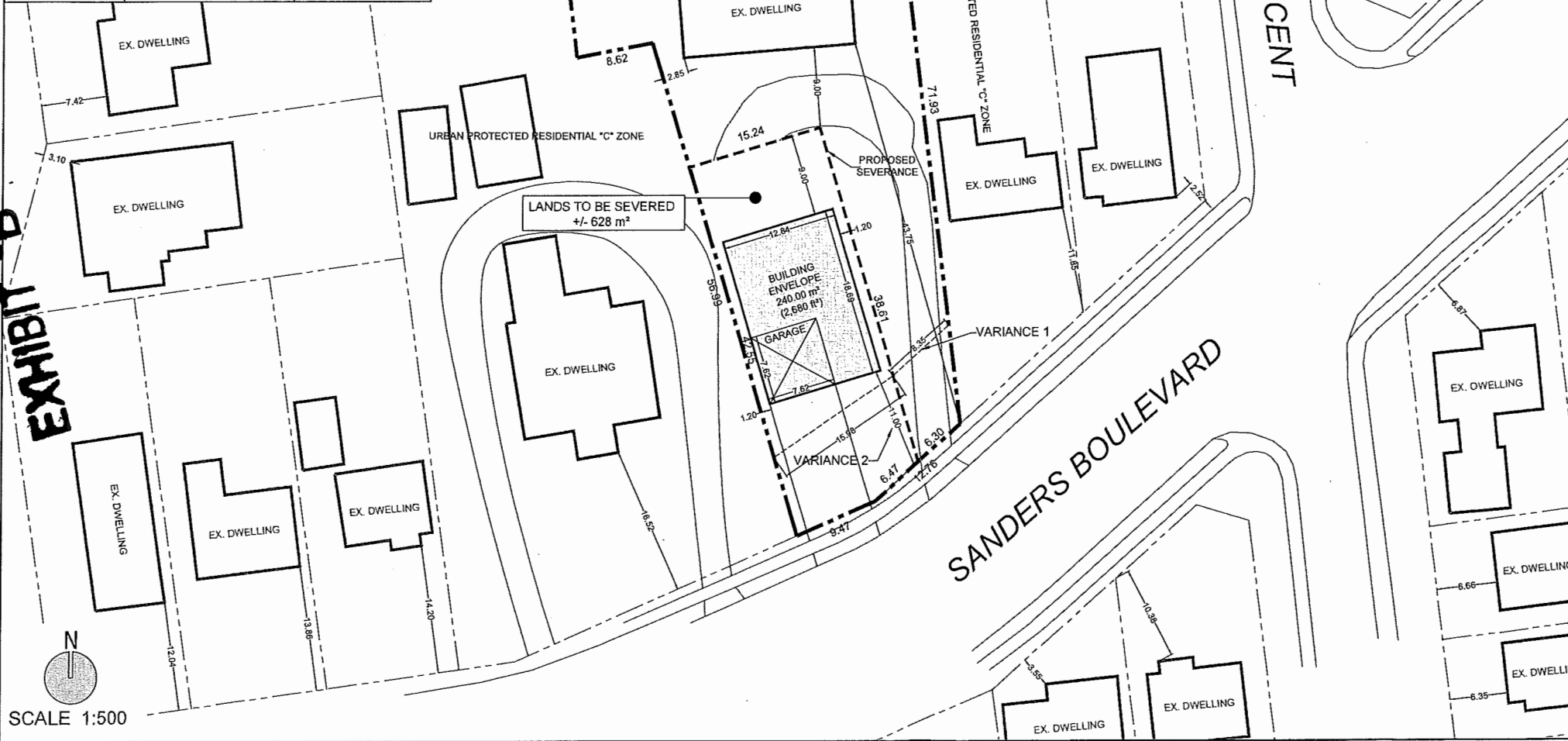
DATED: August 8th, 2018



Scott Baldry,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

DEVELOPMENT STATISTICS		
Existing Zoning: Urban Protected Residential "C"		
Item	Required	Proposed
Max. Height		
Retained	11.00 m	1 storey (<11.00 m)
Severed	11.00 m	11.00 m
Front Yard		
Retained	6.00 m	43.75 m
Severed	6.00 m	11.00 m (MVR)
Side Yard		
Retained	1.20 m	2.85 m
Severed	1.20 m	1.20 m
Rear Yard		
Retained	7.50 m	11.46 m
Severed	7.50 m	9.00 m
Lot Width		
Retained	12.00 m	8.35 m (MVR)
Severed	12.00 m	15.98 m
Lot Area		
Retained	360 m ²	1637 m ²
Severed	360 m ²	628 m ²



KEY MAP - N.T.S.

SCALE 1:500

METRES

LEGEND:

- SUBJECT LANDS
- - - EXISTING PROPERTY LINE
- EXISTING BUILDING
- ▨ PROPOSED BUILDING
- - - - - PROPOSED SEVERANCE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: G. MCKAY CHECKED BY: S. MANCHIA
DRAWN BY: G. MCKAY DATE: MAY 29, 2018

UrbanSolutions
Planning & Land Development Consultants Inc.

105 MAIN STREET EAST, SUITE 501
HAMILTON, ON L8N 1G6
905-546-1087 - urbansolutions.info

PROJECT:
**50 SANDERS BOULEVARD
CITY OF HAMILTON**

CLIENT:
Bernard Baskin

TITLE:
CONCEPT PLAN

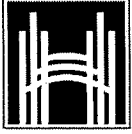
U/S FILE NUMBER: SHEET NUMBER:
1

SKETCH
 APR 18 8:05 AM
 M/M/A-1-8-176

EXHIBIT "B"

N

SCALE 1:500



Hamilton

EXHIBIT "A"

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: samantha.costa@hamilton.ca or scott.baldry@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.: HM/A-18:176

APPLICANTS: Agent Urban Solutions (c/o Sergio Manchia) on behalf of the owner Bernard Baskin

SUBJECT PROPERTY: Municipal address **50 Sanders Blvd., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended By By-Law Number 99-033; 99-02

ZONING: C/S-1335a and C/S-1335 (Urban Protected Residential and Etc.) district

PROPOSAL:

To facilitate the severance of the property to allow for the creation of a new residential lot for a single family dwelling, notwithstanding:

1. The maximum building height shall be 11.0 metres instead of a maximum building height of 9.0 metres for the proposed single family dwelling for the lands to be severed; and,
2. The minimum lot width for the lands to be retained shall be 8.3 metres instead of the required minimum lot width of 12.0 metres.

NOTES:

i. Gutters or eaves may project into a required side yard not more than one-half of its width or 1 metre, whichever is the lesser and may project into a required rear yard not more than 1.5 metres. As the projection of eaves and gutters for the proposed dwelling on the lot to be severed, has not been identified it could not be determined whether there is compliance with By-law No. 6593. Additional variances with respect to the projections of gutters and eaves may therefore be required.

ii) The C/S 1335a District permits a maximum floor area ratio of 45% based on the lot area multiplied by the factor of 0.45. The applicant has not provided the gross floor area of the dwellings on the lots to be retained and severed to determine if the gross floor area complies with the proposed lot area. Additional variances with respect to the maximum floor area ratio may therefore be required.

iii) A Single Family Dwelling requires parking to be provided at a rate of 2 parking spaces for the first 8 habitable rooms in the dwelling unit plus 0.5 parking spaces for each additional habitable room. There is insufficient information to determine the intended number of habitable rooms for the dwellings on the severed and retained lots. As such, the number of required parking spaces for the dwellings on the severed and retained lots could not be determined. Additional variances with respect to parking may therefore be required.

iv) By-law No. 6593 requires that a minimum of 50% of the front yard be landscaped for a lot containing a single family dwelling. The applicant has not provided confirmation of the amount of front yard which is landscaped area. As such, additional variances may therefore be required with respect to the amount of landscaped area within the front yard for the severed and retained parcels.

This application will be heard by the Committee as shown below:

DATE: Thursday, August 23rd, 2018
TIME: 3:00 p.m.
PLACE: Rooms 192 & 193, 1st Floor
Hamilton City Hall

PUBLIC INPUT

In person: This public meeting will allow for any member of the public to speak to the committee regarding this request.

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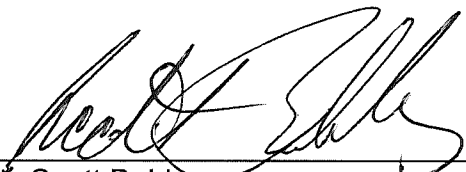
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DATED: August 8th, 2018.



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