



## Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
REPORT 20-006  
9:30 a.m.  
October 30, 2020  
Hamilton City Hall  
71 Main Street West**

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- Present:** Councillor M. Pearson  
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie and W. Rosart
- Absent with Regrets:** D. Beland
- Also in Attendance:** Councillor L. Ferguson
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**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 20-006 AND RESPECTFULLY RECOMMENDS:**

- 1. Built Heritage Inventory Strategy Update (PED20133) (Item 9.1)**

That the presentation respecting the Built Heritage Inventory Strategy Update (PED20133) be received.
- 2. Inventory & Research Working Group - Recommendations on Various Properties (Item 10.1)**
  - (a) That the pre-confederation property located at 187-189 Catharine Street North, Hamilton be included on the Municipal Register of Properties of Cultural Heritage Value or Interest;
  - (b) That the property at 24 Blake Street (former "Eastcourt" carriage house), Hamilton, be added to the Municipal Register of Properties Cultural Heritage Value or Interest, and added to staff work plan for designation with a medium high priority based on the cultural heritage evaluation.

- (c) The following properties be added to the Municipal Register of Properties of Cultural Heritage Value or Interest:
- 9751 Twenty Road West, Glanbrook
  - 2081 Upper James, Glanbrook
  - 311 Rymal Road East, Hamilton
  - 7105 Twenty Road West, Glanbrook
  - 623 Miles Road, Glanbrook
  - 9445 Twenty Road West, Glanbrook
- 3. Bill 108, More Homes, More Choice Act, 2019 - Ontario Regulations and Ontario Heritage Act (PED19125(b)) (City Wide) (Added Item 10.2)**
- (a) That Council adopt the submissions and recommendations as provided in Report PED19125(b), attached hereto as Appendix "A", regarding the proposed Regulation under the Ontario Heritage Act, as amended by Bill 108, More Homes, More Choice Act, 2019;
- (b) That the Director of Planning and Chief Planner be authorized and directed to confirm the submissions made to the Province attached as Appendix "B" to Report PED19125(b); and,
- (c) That in advance of the Proclamation of the amendments to the Ontario Heritage Act and associated regulations, the Director of Planning and Chief Planner be authorized to make any changes to internal guidelines and application forms as may be required to implement the changes to the Ontario Heritage Act.
- 4. Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 10.3)**
- (a) That Council, in accordance with the advice provided by the Hamilton Municipal Heritage Committee, advise the landowner that it has no objection to the demolition of the existing house at 1389 Progreston Rd. (the "Property") and the construction of the new house at 1389 Progreston Rd. in accordance with the architectural plans presented to the Hamilton Municipal Heritage Committee;
- (b) That the revised Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to Report PED20125(a), be approved;
- (c) That the revised Notice of Intention to Designate, attached as Appendix "B" to Report PED20125(a), be approved;

- (d) That, as recommended by the HamiltonMunicipal Heritage Committee, Council withdraw the existing Notice of Intent to Designate and issue a new revised Notice of Intent to Designate 1389 Progreston Road;
- (e) That the Clerk be directed to serve a notice of withdrawal of the Notice of Intention to Designate (as approved by Council on April 22, 2020, and issued on April 23, 2020) on the owner of 1389 Progreston Rd. and the Ontario Heritage Trust, and to cause the notice to be published in a newspaper having general circulation in the municipality and provided to the Conservation Review Board (refer to Appendix "C" of PED20125(a));
- (f) That the Clerk be directed to issue a new Notice of Intent to Designate 1389 Progreston Rd., Carlisle (Flamborough) under Part IV of the Ontario Heritage Act as a property of cultural heritage value, in accordance with Report PED20125(a);
- (g) That if there are no objections to the designation in accordance with the Ontario Heritage Act, that staff be directed to place a designation by-law before Council for adoption;
- (h) That if there are objections to the designation in accordance with the Ontario Heritage Act, the Clerk be directed to refer the designation to the Conservation Review Board for review; and,
- (i) That if the designation is referred to the Conservation Review Board, the City Solicitor and appropriate staff be directed to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

**5. Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands (Added Item 11.1)**

WHEREAS, the City of Hamilton is currently conducting virtual meetings for its Council, Standing Committees, Sub-Committees and Advisory Committees;

WHEREAS, a report regarding the Ancaster High School Lands is proposed for the November 30, 2020 Agenda of the Hamilton Municipal Heritage Committee;

WHEREAS, the report respecting the Ancaster Highschool Lands is garnering a great deal of interest by the constituents of Ancaster;

WHEREAS, a petition of 11,000 residents of Ancaster has been received by the City regarding this issue which could result in 100 or more people requesting delegation status; and

WHEREAS, while delegations are permitted in these virtual meetings, they are not without their technical challenges;

THEREFORE BE IT RESOLVED:

That the Report respecting the Ancaster High School Lands be deferred until such time as an in-person meeting of the Hamilton Municipal Heritage Committee can be conducted, or the beginning of Q3 2021, whichever event occurs first.

**6. Amendments to the Register Beasley Heritage Project Batch 1 (Added 11.2)**

WHEREAS, several property owners have requested further engagement, and some argue that the pandemic is negatively affecting their properties and business and that the still unknown effects of the pandemic is enough of a challenge at this time; and

WHEREAS the historic Central and Beasley Neighbourhoods are identified as short-term priorities in the City's Built Heritage Inventory Strategy Work Plan, and any properties removed from the Register Beasley list will be reviewed at a future date as part of the City-initiated inventory work;

THEREFORE BE IT RESOLVED:

- (a) That the following properties be removed from the Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October (attached hereto as Appendix "B" to Report 20-006):
- 203-205, 207-211, 213 James Street North
  - 229, 235, 241, 245, 274 James Street North
  - 282 James Street North
  - 294-296 James Street North
  - 309 James Street North; and
- (b) That the remaining properties on the Register Beasley Heritage Project: Batch 1 be added to the Register.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes:

**5. COMMUNICATIONS**

- 5.2. Correspondence from Gaye Fletcher respecting 2081 Upper James, Mount Hope

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

- 5.3 Correspondence from Christina Iudica respecting 7105 Twenty Road East, Hannon, Ontario

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

**6. DELEGATION REQUESTS**

- 6.3 Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

- 6.4. John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

**7. CONSENT ITEMS**

- 7.5. Inventory and Research Working Groups Meeting Notes - September 28, 2020

**10. DISCUSSION ITEMS**

- 10.2. Bill 108, More Homes, More Choice Act, 2019 - Ontario Regulations and Ontario Heritage Act (PED19125(b)) (City Wide)
- 10.3. Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15)

**12. NOTICE OF MOTION**

- 12.1 Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands
- 12.2. Notice of Motion respecting Amendments to the Register Beasley Heritage Project Batch 1

**13. GENERAL INFORMATION/OTHER BUSINESS**

- 13.2 Staff Designation Work Plan

## DELEGATION REQUEST WITHDRAWN

- 6.2. Graham McNally, respecting 229, 235, 241, 245, and 274 James Street North, Hamilton and their inclusion on the Municipal Heritage Register (for today's meeting)

The delegate advised that they wish to withdraw their delegation request as their concerns have been addressed by staff. Subsequent Delegation Requests will be renumbered accordingly.

The Agenda for the October 30, 2020 Hamilton Municipal Heritage Committee was approved, as amended.

### (b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

### (c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

#### (i) September 17, 2020 (Item 4.1)

The Minutes of the September 17, 2020 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

### (d) COMMUNICATIONS (Item 5)

The following Correspondence was approved as presented:

- (i) Correspondence from Jack Dennison respecting 1389 Progreston Road, Carlisle (Flamborough) (Item 5.1)  
Recommendation: Be received and referred to Item 10.3, Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15), for consideration.

- (ii) Correspondence from Gaye Fletcher respecting 2081 Upper James, Mount Hope (Added Item 5.2)

Recommendation: Be received and referred to Item 10.1, Inventory & Research Working Group - Recommendations on Various Properties.

- (iii) Correspondence from Christina Iudica respecting 7105 Twenty Road East, Hannon, Ontario (Added Item 5.3)

Recommendation: Be received and referred to Inventory & Research Working Groups - Recommendations on Various Properties.

**(e) DELEGATION REQUESTS (Item 6)**

The following Delegation Requests were approved for today's meeting:

- (i) Carol Priamo, Beasley Neighbourhood Association, respecting the Register Beasley Heritage Project (for today's meeting) (Item 6.1)
- (ii) Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 6.2)
- (iii) John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 6.3)

**(f) CONSENT ITEMS (Item 7)**

The following items be received:

- (i) Education and Communication Working Group Meeting Notes - September 9, 2020 (Item 7.1)
- (ii) Heritage Permit Applications - Delegated Approvals (Item 7.2)
  - (a) Heritage Permit Application HP2020-25: Proposed alterations to 76 Mill Street North, Waterdown (Ward 15), a property located within the Mill Street Heritage Conservation District (By-law No. 82-81-H) (Item 7.2(a))
  - (b) Heritage Permit Application HP2020-026: Proposed Installation of a Pool and Hot Tub at 63 Sydenham Street, Dundas (Ward 13) located within the Cross-Melville Heritage Conservation District (By-law No. 3899-90) (Item 7.2(b))
  - (c) Heritage Permit Application HP2020-027: Installation of a Security Camera in the Mortar Joint of the West Elevation Stone Wall at 55 Main Street West, Hamilton (Ward 2) (By-law No. 87-250) (Item 7.2(c))
  - (d) Heritage Permit Application HP2020-028 – Renewal of Previously - approved Heritage Permit HP2018-035 for 24-28 King Street East, Hamilton (Ward 2), (By-law No. 18-321) (Item 7.2(d))
- (iii) Policy and Design Working Group Meeting Notes - July 13, 2020 (Item 7.3)

- (iv) Policy and Design Working Group Meeting Notes - August 17, 2020 (Item 7.4)
- (v) Inventory and Research Working Groups Meeting Notes - September 28, 2020 (Added Item 7.5)

The Inventory and Research Working Group Meeting Notes of September 28, 2020 were deferred to the next meeting of the Hamilton Municipal Heritage Committee to allow for the correction of errors in the recommendations.

**(g) DELEGATIONS (Item 8)**

The following Delegations were received:

**(i) Carol Priamo, Beasley Neighbourhood Association, respecting the Register Beasley Heritage Project (Added Item 8.1)**

Carol Priamo addressed the Committee respecting the Register Beasley Heritage Project, with the aid of a PowerPoint presentation. A copy has been included in the official record.

For further disposition of this matter, refer to Item 6, (i)(i) and (j)(ii).

**(ii) Jack Dennison, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 8.2)**

Jack Dennison addressed the Committee respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15).

For further disposition of this matter, refer to Item 4.

**(iii) John Ariens, IBI Group, respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15) (Added Item 8.3)**

John Ariens, IBI Group, addressed the Committee respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), under Part IV of the Ontario Heritage Act (PED20125(a)) (Ward 15), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

For further disposition of this matter, refer to Item 4.

**(h) STAFF PRESENTATION (Item 9)**

**(i) Built Heritage Inventory Strategy Update (PED20133) (Item 9.1)**

Alissa Golden, Heritage Project Specialist, addressed the Committee with an overview of the Built Heritage Inventory Strategy Update (PED20133), with the aid of a PowerPoint Presentation. A copy has been included in the official record.

The presentation respecting the Built Heritage Inventory Strategy Update (PED20133), was received.

For further disposition of this matter, refer to Item 1.

**(i) MOTION (Item 11)**

**(i) Amendments to the Register Beasley Heritage Project: Batch 1**

J. Brown, G. Carroll, and W. Rosart requested that they be marked as OPPOSED to the approval of sub-section (a) of the motion that reads as follows:

(a) That the following properties be removed from the Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October:

- 203-205, 207-211, 213 James Street North
- 229, 235, 241, 245, 274 James Street North
- 282 James Street North
- 294-296 James Street North
- 309 James Street North

For further disposition of this matter, refer to Item 6.

**(j) NOTICE OF MOTION (Item 12)**

**(i) Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands (Added Item 12.1)**

The Rules of Order be waived to allow for the introduction of a Motion respecting a Deferral of an Upcoming Report to the Hamilton Municipal Heritage Committee respecting the Ancaster High School Lands.

For further disposition of this matter, refer to Item 5.

**(ii) Amendments to the Register Beasley Heritage Project: Batch 1 (Added Item 12.2)**

The Rules of Order be waived to allow for the introduction of a Motion respecting Amendments to the Register Beasley Heritage Project: Batch 1.

For further disposition of this matter, refer to Item 6.

**(k) GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

**(i) Buildings and Landscapes (Item 13.1)**

The property at 163 Pinehurst, Hamilton was added to the Endangered Buildings and Landscapes List (RED).

The property at 187-189 Street Street North, Hamilton was added to the Buildings and Landscapes of Interest (YELLOW).

The property at 80 and 92 Barton Street East (Hanrahan Hotel) was added to Endangered Buildings and Landscapes List (RED)

The following updates were received:

**(a) Endangered Buildings and Landscapes (RED):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll  

The area surrounding Century Manor has recently been cleaned up by volunteers of the Friends of Century Manor.
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown

The Project Manager of the property has hired a muralist to design artwork for the hoarding surrounding the property.

- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry

(xi) Lampman House, 1021 Garner Road East, Ancaster (NOID)  
– C. Dimitry

(xii) Cathedral Boys School, 378 Main Street East, Hamilton (R)  
– T. Ritchie

The building is now being occupied by persons from a nearby care facility.

(xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie

(xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

**(b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

(ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen

(iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R)  
– K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart

(v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

(vi) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland

(vii) St. Clair Blvd. Conservation District (D) – D. Beland

(viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown

(ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted

(x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie

(xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown

- (xii) 62 6<sup>th</sup> Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie

There appears to be significant damage to the property's windows.

**(c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) (R) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

**(d) Heritage Properties Update (black):**

**(Black = Properties that HMHC have no control over and may be demolished)**

No properties.

**(ii) Staff Designation Work Plan (Item 13.2)**

The Staff Designation Work Plan, was received.

**(I) ADJOURNMENT (Item 15)**

There being no further business, the Hamilton Municipal Heritage Committee, adjourned at 12:05 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk