




**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Tourism and Culture Division**

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	January 29, 2021
<b>SUBJECT/REPORT NO:</b>	Ancaster Pre-Confederation Inventory (PED21031) (Ward 12)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 4654
<b>SUBMITTED BY:</b>	Carrie Brooks-Joiner Director, Tourism and Culture Planning and Economic Development Department
<b>SIGNATURE:</b>	

## RECOMMENDATIONS

- (a) That staff be directed to list the properties identified in Appendix “A” to Report PED21031 on the Municipal Heritage Register (Register) as non-designated properties of heritage interest in accordance with Section 27 of the *Ontario Heritage Act*.
- (b) That staff be directed to add the properties identified in Appendix “B” to Report PED21031 to the work plan for Designation under Part IV of the *Ontario Heritage Act* as low priorities.

## EXECUTIVE SUMMARY

This report presents the findings of the Ancaster Pre-Confederation Inventory (Ancaster Inventory), a community inventory project led by the Ancaster Village Heritage Community (AVHC), conducted in partnership with the Hamilton Branch of the Architectural Conservancy of Ontario (ACO), and guided by City staff. Staff recommend that 62 properties be listed on the Municipal Heritage Register as non-designated properties of heritage interest and that 11 of those properties identified as candidates for designation also be added to staff’s designation work plan for further assessment as low priorities.

**Alternatives for Consideration - Not Applicable**

**FINANCIAL - STAFFING - LEGAL IMPLICATIONS**

Financial: N/A

Staffing: There are no direct staffing implications of the Recommendations of this Report. However, adding properties to the designation work plan will require staff time and resources to continue to address the work plan priorities in a reasonable and efficient manner.

Legal: N/A

**HISTORICAL BACKGROUND**

The City of Hamilton is proactively updating its Inventory of Heritage Buildings (Inventory) through its Built Heritage Inventory Strategy, outlined in Report PED20133. The Built Heritage Inventory (BHI) process involves the identification of properties of heritage interest worthy of listing on the Municipal Heritage Register, and the identification of significant heritage buildings worthy of designation under the *Ontario Heritage Act*.

The Ancaster Pre-Confederation Inventory is the second community-led inventory project presented to the Hamilton Municipal Heritage Committee (HMHC) for its consideration as part of the City's Built Hamilton Inventory Strategy. The Ancaster Inventory began in the spring of 2020 in response to the pending Bill 108 changes to the *Ontario Heritage Act* and a number of high-profile demolitions in the community. In particular, the historic Brandon House, a pre-Confederation stone building that was located at 462 Wilson Street East, which was listed on the Inventory but did not have any formal status or protection from demolition under the *Ontario Heritage Act*.

The AVHC enlisted the help of the ACO in an initiative to inventory the remaining pre-1867 buildings in Ancaster without status or protection under the *Ontario Heritage Act*. In the summer of 2020, staff provided guidance and training to the AVHC volunteers on conducting heritage inventory work in accordance with the Council-adopted BHI process. The volunteer Ancaster Inventory team conducted an inventory of 110 pre-Confederation buildings across Ancaster, including taking updated photographs and filling out the City's Built Heritage Inventory and Evaluation Forms for each building. The draft forms and evaluations were reviewed by staff and, in collaboration with the ACO Coordinator, recommendations for listing on the Register and addition to the designation work plan were developed and are included as Recommendations (a) and (b) of this Report.

The AVHC consulted with the Inventory and Research Working Group of the HMHC on December 7, 2020. The Inventory and Research Working Group was supportive of the recommendations of the Ancaster Pre-Confederation Inventory project. The owners of properties identified for listing on the Register attached as Appendix “A” to Report PED21031 and for addition to staff’s designation work plan attached as Appendix “B” to Report PED21031 were notified by mailed letters sent January 5, 2021 of the draft recommendations being considered by HMHC and provided the opportunity to provide written or oral comment, if so desired. The AVHC also promoted the Ancaster Inventory project throughout 2020, including writing editorials for the Ancaster Community News, posting about the project on the AVHC Facebook group; and delivering information packages to property owners in December 2020 introducing the project in advance of the City’s notice letter. Further background on the Ancaster Pre-Confederation Inventory process, as presented by the AVHC President, is attached as Appendix “C” to Report PED21031.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Recommendations are consistent with provincial and municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design and physical value, historical and associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Listing non-designated properties of heritage interest on the Municipal Heritage Register and consulting with the Hamilton Municipal Heritage Committee prior to listing (*Ontario Heritage Act, Section 27*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Celebrating and preserving Hamilton’s cultural assets by updating, maintaining and providing public access to the Built Heritage Inventory (*Cultural Plan, 2013*); and
- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan, Section B.3.4.2.1(b)*)

## **RELEVANT CONSULTATION**

### **External**

- Inventory and Research Working Group of the HMHC

- Property Owners

### **Internal**

- Cultural Heritage Planners, Rural and Suburban Teams, Development Planning, Heritage and Design Section, Planning Division, Planning and Economic Development Department
- Senior Project Managers, Rural and Suburban Teams, Development Planning, Heritage and Design Section, Planning Division, Planning and Economic Development Department
- Ward 12 Councillor

### **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The framework used to evaluate the properties surveyed as part of the Ancaster Inventory is consistent with *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest*. A contextual approach was taken to determine the heritage value or interest of each property based on its contribution to the historic character of the area and the community of Ancaster. Each property was classified as one of the following:

- **Significant Built Resource** - The property is of considerable historic, aesthetic and or contextual value; it is likely well known to local, regional or national communities;
- **Character-Defining Resource** - The property that strongly reinforces its historic context, clearly reflecting a characteristic pattern of development or activity, property type or attribute of the area;
- **Character-Supporting Resource** - The property maintains or supports its historic context, and can be related to a characteristic pattern of development or activity, property type or attribute of the area;
- **Inventoried Property** - The property is not currently considered to contribute to its historic context but could acquire value in the future, or the property has been heavily modified to the point that its heritage value may have been lost. Cultural heritage value may be identified through further research or detailed field investigation.

The final recommendations for the Ancaster Inventory project are based on the classifications outlined above, as follows:

- All properties identified as Significant Built Resources, Character-Defining Resources and Character-Supporting Resources are recommended for listing on the

Register (62 properties, see Recommendation (a) and Appendix “A” to Report PED21031); and

- All properties identified as Significant Built Resources are candidates for potential designation under the *Ontario Heritage Act*. Since these are being identified proactively and are not under any perceived threat of demolition or redevelopment, they have been identified as low priorities for the designation work plan (11 properties, see Recommendation (b) and Appendix “B” to Report PED21031).

At the time of writing this Report, staff have 154 properties on the work plan for designation, with approximately four properties to be addressed each year up to 2035. Staff does not recommend displacing any of the existing work plan priorities. Instead, staff recommend adding the candidates for designation identified in Appendix “B” to Report PED21031 to the end of staff’s existing work plan, for consideration starting in 2036, subject to staffing and funding.

The preliminary evaluations for each property are included in the forms attached as Appendix “D” to Report PED21031. The forms are also accessible online through the City of Hamilton’s Cultural Heritage Resource mapping at [www.map.hamilton.ca/heritagemap](http://www.map.hamilton.ca/heritagemap) by request from Planning and Economic Development Department staff.

### **Listing on the Register**

Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes value of the property to the community, provides properties with interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council. From a property owner’s perspective, listing on the Register does not prevent an owner from making changes or constructing additions to existing buildings, nor does it require any additional heritage approvals (like heritage permits) to do so as part of the regular Building Permit process. Listing does not legally restrict the use of a property and has not been demonstrated to impact property or resale values.

The main intent of listing is to flag properties of heritage interest to promote their conservation and retention. An owner of a listed property is required to give 60 days notice to the City of their intention to demolish or remove a building or structure on their property. Listing on the Register would not prevent demolition, but the 60 day interim protection from demolition is intended to allow staff time to discuss alternatives to demolition with the owner. In the case of significant heritage buildings, the 60 day delay could allow Council time to consider issuing a notice of intention to designation to prevent demolition.

## **ALTERNATIVES FOR CONSIDERATION**

Not Applicable

## **ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN**

### **Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

### **Culture and Diversity**

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

### **Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A"- Register Recommendations

Appendix "B"- Designation Candidates

Appendix "C"- Ancaster Village Heritage Community Letter

Appendix "D"- Ancaster Inventory Forms

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