

March 27, 2022

His Worship Mayor Fred Eisenberg & Hamilton City Council
Hamilton City Hall
71 Main Street West
Hamilton, Ontario L8P 4Y5

RE: RECOMMENDATION FOR HERITAGE LISTING OF GRACE LUTHERAN CHURCH (1107 MAIN STREET WEST, HAMILTON)

Dear Mayor Eisenberg and City Council,

In 1959, the Adas Israel Congregation and Grace Lutheran Church built their congregations side-by-side with a shared vision to enhance the fabric of the Ainslie Wood and Westdale communities.

In 2016, our congregations began discussing together the trajectory of our future. In the course of these meetings, the church expressed its interest in selling its property and amalgamating with another Lutheran congregation.

For the synagogue, the major challenge was a scarcity of suitable family housing in the neighbourhood. To date, no apartments or condominiums have been built in the area since the 1960s. This predicament has been compounded by the ever-expanding conversion of family homes to student homes, which continually erode the character and nature of our neighborhood. The impact is particularly felt on seniors and young couples who are interested in residing in apartments within a short walking distance from the synagogue.

In a neighborly act recognizing our joint history, the church granted the synagogue the opportunity to secure the property and find a suitable developer that would share a community-minded vision for the project. This, despite the property's close proximity to McMaster University and the lucrative nature of purpose-built student housing.



The Board of Directors of the Adas Israel approved the current development group, who currently owns the property, and on April 21, 2020, with unanimous approval, supported the Application for Amendment at 1107 Main Street West, Hamilton (file No. UHOPA-20-012).

We are pleased with the features that have been incorporated into the development application that address both the heritage components of the property and our community's needs. These include the inclusion of the church facade and other heritage features, a suite mix with options geared to families, seniors, and young professionals, townhouses in the podium of the building with street access, accessible bungalow units, second-floor terraces, and 3 levels of underground parking.

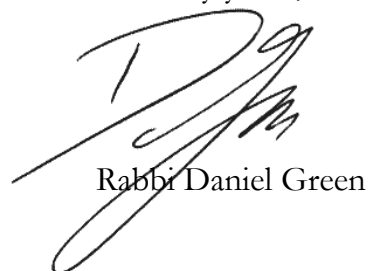
The project has garnered much excitement and interest within the community. Dozens of homeowners in the direct vicinity of the property have supported the application with letters of support as well.

It has come to our attention that if City Council approves the motion to register the property on the heritage listing, the site will immediately be placed on the City's work plan to assess whether it should receive heritage designation. We were informed by City Staff that the process to assess if the building should be designated would not happen immediately and could take 5 years or more, during which time no site plan approval would be granted placing the entire project in jeopardy.

This project is critical to the viability of our community and neighborhood. We ask for your consideration in deferring the recommendations of the City's Municipal Heritage Committee to list the property until after City Staff present their recommendations on the development application later this Spring. That way, City Council will be able to hear a comprehensive presentation reflecting all the needs of our community, including heritage, and avoid any unintended negative impact upon the community.

If you have any questions, please feel free to contact me directly at 905.317.6438.

Sincerely yours,



Rabbi Daniel Green