



Project No. 1926

March 28, 2022

Mayor & Members of Council
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mayor Fred Eisenberger and Members of Council,

**Re: Council Meeting Agenda – Item 6.5
Planning Committee Report 22-004 (Recommendation 1 (g))
1107 Main Street West (Grace Lutheran Church)**

We are the planning consultant for 1107 Main Inc. (the “**Owner**”) with respect to their lands located at 1107 Main Street West, Hamilton (the “**subject site**”). We are writing to request that you reconsider the recommendation from the March 22, 2022, Planning Committee.

Background and Issue

More specifically, Item 6.5 of the upcoming Council Meeting on Wednesday March 30, 2022, relates to the aforementioned Planning Committee report, and Item 1(g) specifically states that the Planning Committee Respectfully Recommends:

“That 1107 Main Street West, Grace Lutheran Church, be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the Ontario Heritage Act.”

This recommendation is problematic, since the Owner has filed an official plan amendment and rezoning applications (the “**applications**”) for the subject site, which proposes to redevelop the subject site for mixed-use ground floor retail and residential uses, while retaining portions of the existing church building and incorporating them into the redevelopment as a community space.

These applications were filed in 2020 and the Owner and its consultant team have been collaborating with City Staff and the community throughout the application

process. In this regard, the Owner and consultant team has worked closely with the Adas Israel Congregation and neighbourhood associations, which has resulted in overwhelming support for the proposed redevelopment. It is our understanding that City Planning Staff are planning to bring forward a recommendation report regarding the applications later this spring.

However, if the above recommendation is adopted by Council on March 30, 2022, it will delay the processing of the applications, since Council will have adopted the recommendation to add the subject site to the Municipal Heritage Register and the staff workplan for heritage designation under the Ontario Heritage Act. It is our understanding that the staff workplan for heritage designations includes a considerable number of potential properties and could take at least **five years** to review the subject site. This would create significant delays for the redevelopment of the subject site.

Our Request

There are two recommendations before Council, the first is to add the subject site to the Municipal Heritage Register, which would require a 60-day notice prior to any demolition or removal of the building or structure. Currently there is no notice required. The second recommendation is to add the existing church on the subject site to the staff work plan for heritage designation. This would allow City Staff to review the subject site to determine if it meets the criteria for heritage designation under the Ontario Heritage Act, which could take at least 5 years to complete.

We respectfully request that **Council not adopt the recommendations** from Planning Committee (via the Municipal Heritage Committee), since:

- The Owner will not file any demolition application until the applications have been processed and a site plan application has been approved. The Owner is willing to confirm this in writing if required.
- The processing of the applications allows for a holistic and comprehensive review of the subject site including addressing the comments received from the Municipal Heritage Committee.

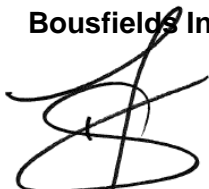
If Council does not adopt the recommendations of the Planning Committee, and instead rely on the current provincial and local heritage policy framework, it will avoid significant delays for the Applications and address the heritage components of the

subject site holistically and comprehensively. This would include a review of the comments from the City's Municipal Heritage Committee.

Thank you for your consideration of the above and we look forward to collaborating with you and Staff as part of the processing of the applications.

Yours very truly,

Bousfields Inc.



David Falletta MCIP, RPP

/DF:jobs

cc. Client
Rabbi Green, Adas Israel