



September 1, 2023

City of Hamilton
Planning & Economic Development Department
Cultural Heritage Division
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Alissa Golden, MCIP, RPP
Project Lead

Dear Ms. Golden,

Re: Notice of Intention to Demolish
309 James Street North, City of Hamilton

WEBB Planning Consultants are retained by James Barton LP, the registered owners of 309 James Street North, to act as their Agent in connection with obtaining the necessary municipal approvals to facilitate the planned redevelopment of this property.

As you are aware, James Barton LP have acquired the subject property and the adjoining parcel at 325 James Street North and plan to implement a mixed use redevelopment in keeping with the intent of the Downtown Secondary Plan. The redevelopment of the assembled parcel will include the adaptive re-use of the 3 storey building at 325 James Street North for commercial uses and the balance of the property to be developed with a mixed use building of 12 storeys with below grade parking. The existing building at 309 James Street North is proposed to be demolished to facilitate the proposal.

In accordance with Section 27(9) of the Ontario Heritage Act, we are submitting this letter to the City Cultural Heritage Planning Staff to formally advise of the owners intention to demolish the existing building at 309 James Street North. This formal notice of intention to demolish (NOID) is necessary as the subject property is included in the City's Register of Properties of Cultural Heritage Value or Interest as a non-designated property.

In support of this request we are submitting the attached Cultural Heritage Impact Assessment (CHIA) prepared by WSP that provides a fulsome evaluation of the subject property including reference to an evaluation undertaken by Lintack Architects respecting the rationale for the demolition of the existing building. The design analysis determined the heritage integrity of the existing building had been diminished and its retention was not feasible as part of a comprehensive redevelopment of the subject lands. By contrast, 325 James Street North is regarded as having merit for retention, the development proposal will retain and restore the existing building as part of the redevelopment of the assembled properties.

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The accompanying CHIA is intended to provide City Cultural Heritage Staff with the necessary documentation and analysis to facilitate their review and preparation of a report to the Hamilton Municipal Heritage Committee (HMHC). The report will inform Committee of the notice to demolish and will include a recommendation in response to the Notice including the potential for removal of the property from the Register.

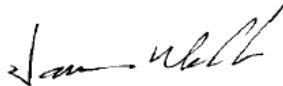
Further to our discussions regarding the proposal and process requirements, it is our understanding that Staff should be in a position to prepare the report to the HMHC and include on the Agenda for their October meeting. Following review by the HMHC, the recommendations would proceed to the City's Planning Committee and Council for final decision on the recommendation.

Following Staff's initial receipt and review of this submission we would be pleased to provide any supplemental feedback as may be necessary to initiate the processing of this request for removal from the Registry. We will ensure that our full protect team is available to attend the HMHC meeting to provide any assistance as may be required by the Committee in their consideration of the proposal.

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this NOID for the property at 309 James Street north. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: James Barton LP
Lintack Architects