

INFORMATION REPORT

TO:	Chair and Committee Hamilton Municipal Heritage Committee
COMMITTEE DATE:	January 26, 2024
SUBJECT/REPORT NO:	Cultural Heritage Impact Assessment Report for 555 Bay Street North, Hamilton (Royal Hamilton Yacht Club) (Ward 2) (PED24033)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Scott Dickinson (905) 546-2424 ext. 7167 Alissa Golden (905) 546-2424 ext. 1202
SUBMITTED BY:	Shannon McKie Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

Not Applicable

INFORMATION

On June 10, 2023, MHBC Planning Ltd. was retained by the Royal Hamilton Yacht Company to conduct a Cultural Heritage Impact Assessment for the accessory structure known as the “sailing school facility”, located at 555 Bay Street North, Hamilton. The subject property, which is listed on the City of Hamilton’s Inventory of Heritage Properties, is owned by the City of Hamilton and is tenanted by the Royal Hamilton Yacht Club.

The “sailing school facility” is in poor condition and is proposed for removal so that the Yacht Club may construct a new facility to house the sailing school. MHBC was retained to determine whether the existing structure is of cultural heritage value or interest and if it is a candidate for designation under Part IV of the *Ontario Heritage Act*. The Cultural Heritage Impact Assessment is attached as Appendix “A” of Report PED24033.

The subject property contains the Royal Hamilton Yacht Club, constructed in 1981, and a two-storey wood frame accessory structure (“sailing school facility”) which was

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constructed in 1944. The “sailing school facility” is located to the east of the main clubhouse, the subject building being oriented towards Burlington Bay and the nearby marina. Built initially as a storage structure for the Yacht Club, enlargements and additions made in 1946 and 1962 allowed the building to be converted to accommodate a sailing school.

In MHBC’s Cultural Heritage Impact Assessment, the “sailing school facility” is characterized as being in poor condition, with visible signs of weathering and damage, which is most apparent on the northern elevation facing Burlington Bay.

On September 17, 2023, MTE Consultants prepared a Condition Report (see Appendix “A” to Report PED24033) which noted severe issues, including:

- Tilting of the building from the foundation material below the footing structure being washed out;
- Warping of the second floor;
- Cracked slabs; and,
- Balcony post base condition issues.

The subject property was added to the City’s Inventory of Heritage Properties in 2013 as a result of a Class Environmental Assessment that was completed for the West Harbour Pumping Station. The Class Environmental Assessment identified the property as potentially having cultural heritage value as it relates to the accessory structure being the “sailing school facility”. The Yacht Club building is not considered to have any heritage value and is not a candidate for designation.

Utilizing the criteria laid out in Ontario Regulation 9/06 of the *Ontario Heritage Act*, MHBC Planning evaluated the subject building and identified it as having potential cultural heritage interest or value as follows:

- Criteria 4: The property is associated with the Royal Hamilton Yacht Club, a long-standing and significant organization to the community and has contributed to the recreational quality of life.
- Criteria 7: The property is important in maintaining the character of the area as a location with a range of recreational and community uses.
- Criteria 8: The property is functionally and physically linked to its surroundings.

While it has been determined that the accessory structure at 555 Bay Street North does have historical and contextual cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. No adverse impacts are expected as a result of the proposed demolition of the “sailing school facility”. Cultural Heritage staff

believe that the building has been sufficiently photo-documented and do not recommend taking any action in response to its proposed demolition and Cultural Heritage Impact Assessment report provided.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to PED24033 – Cultural Heritage Impact Assessment Report, Royal Hamilton Yacht Club, September 2023

SD/AG/sd