

84 York Blvd. / 89 Park St. N.

Hamilton Municipal Heritage Committee

For: HC EC 89 Park LP (Empire Communities and Hamilton Coliseum Place)

Agent: Armstrong Planning & Project Management

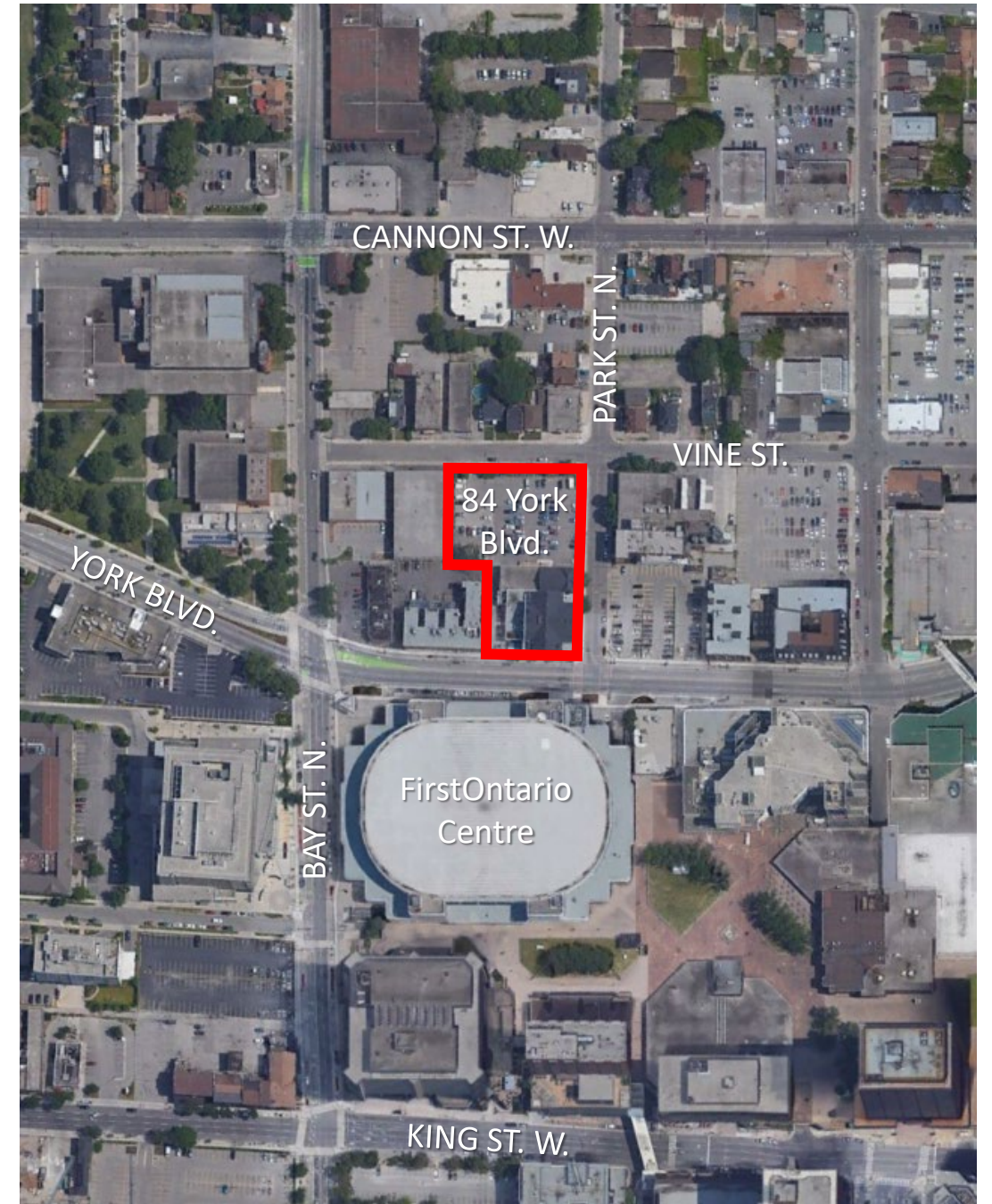
c/o Stephen Armstrong

Date: January 26, 2024



Background

- The Philpott Memorial Church has been located at 84 York Boulevard for over 120 years. Through several studies, the congregation determined that the current building has several physical deficiencies requiring significant capital investment
- The congregation decided to sell the property and is moving to a new building in September 2024
- HC EC 89 Park LP (comprised of Empire Communities and Hamilton Coliseum Place) has purchased the property



Current Condition



1906 façades covered with cement-based mortar



1901 façade covered with cement-based mortar

Site Investigations

- Empire Communities has developed lands with existing listed and designated structures, thoughtfully incorporating them into final site and building design
- Several subject matter experts (materials, heritage, and structural) were retained to review the existing structure to determine if either full or partial retention as part of a redevelopment is possible
- The building's brick was covered with a cement-based mortar in 1952, likely due to the poor quality of the masonry.



Exploratory Opening

Site Investigations - Findings

- *Jablonsky, Ast and Partners* prepared a Condition Assessment of Existing Structure Report
- The cement-based mortar was adhered to the brick using steel mesh and nails. Overtime, moisture was trapped within the porous brick and the less porous cement-based mortar causing the nails and steel mesh to rust, further degrading the underlying masonry
- Full or partial retention of the building and integration with the proposed development is not feasible. Ultimately, the Report recommends the dismantlement of the building and re-use of certain heritage attributes.



Exploratory Opening

Proposed Heritage Conservation Plan

- Cultural heritage attributes are proposed to be retained and integrated in the redevelopment project as identified in the Cultural Heritage Impact Assessment (CHIA).
- HC EC 89 Park LP is committed to the salvage and re-integration of heritage features and is proposing to secure these resources through a Heritage Conservation Easement as provided under Policy 6.1.11.1 (e) of the Downtown Hamilton Secondary Plan.

Heritage Conservation Easement

- Policy 6.1.11.1 (e) of the Downtown Hamilton Secondary Plan provides that:

*“The City may require that as part of development proposals that cultural heritage resources be retained on-site and incorporated, used or adaptively re-used, as appropriate with the proposed development. Retention and protection of cultural heritage resources on lands subject to development may be a requirement as a condition of development approval. **Specifically, heritage easements under subsection 37(1) of the Ontario Heritage Act may be required and negotiated**, as well as development agreements, respecting the care and conservation of the affected heritage property.”*

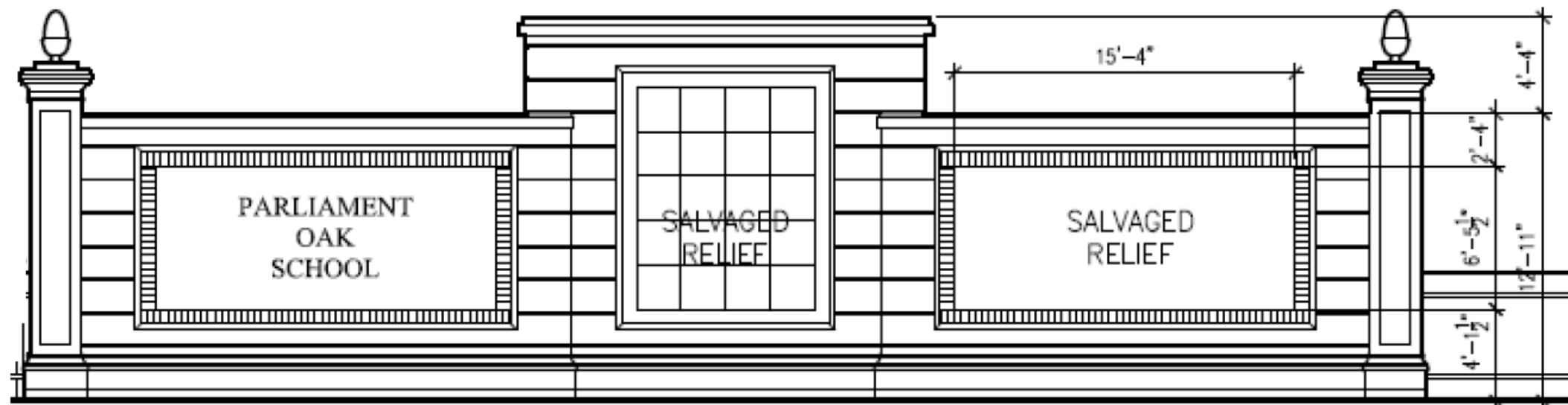
Heritage Conservation Easement Example

- The Town of Niagara on the Lake and the developer of 325 King Street (Parliament Oak School) entered into a Heritage Easement Agreement in 2023 to ensure heritage attributes were protected
- Key heritage attributes to be protected and re-instated through the Agreement include:
 - Bas relief panels
 - “PARLIAMENT OAK SCHOOL” lettering
 - Underground railroad art installation
 - 1948 Time Capsule / Boundary Ordnance Stone
 - Salvage and reuse of 1948 building materials including slate chalkboards, brick and hardware

Heritage Conservation Easement Example



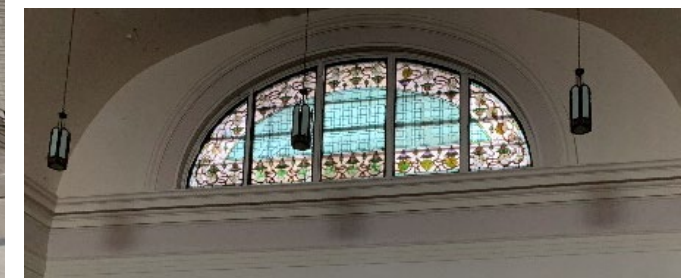
Existing building at 325 King Street showing bas relief panels
(excerpt from Heritage Impact Assessment – dated June 23, 2023 (Stantec Consulting))



Proposed commemoration wall layout integrating bas relief panels and 'Parliament Oak School' lettering
(excerpt from Commemoration Plan Report – dated June 23, 2023 (Stantec Consulting))

Key Heritage Attributes – 84 York

- Our consultant team has recommended the retention of key heritage attributes and commemorative features that would highlight the history of the Philpott Memorial Church and its property
- The attributes currently proposed to be retained and integrated into the new development include existing columns and stained-glass windows
- Other features to be integrated, as recommended by the CHIA, include the exterior wood double doors, the date stone, and a lunette window.



Identified Key Heritage Attributes of 84 York Boulevard

Preliminary Proposal

- The overall intent of the new building is to create a place for residents and the public to gather and complement the emerging Entertainment District and investments by the City of Hamilton and Hamilton Urban Precinct Entertainment Group (HUPEG) while integrating key heritage attributes
- The current design includes retail at-grade which can animate the street providing more active and accessible uses throughout the year



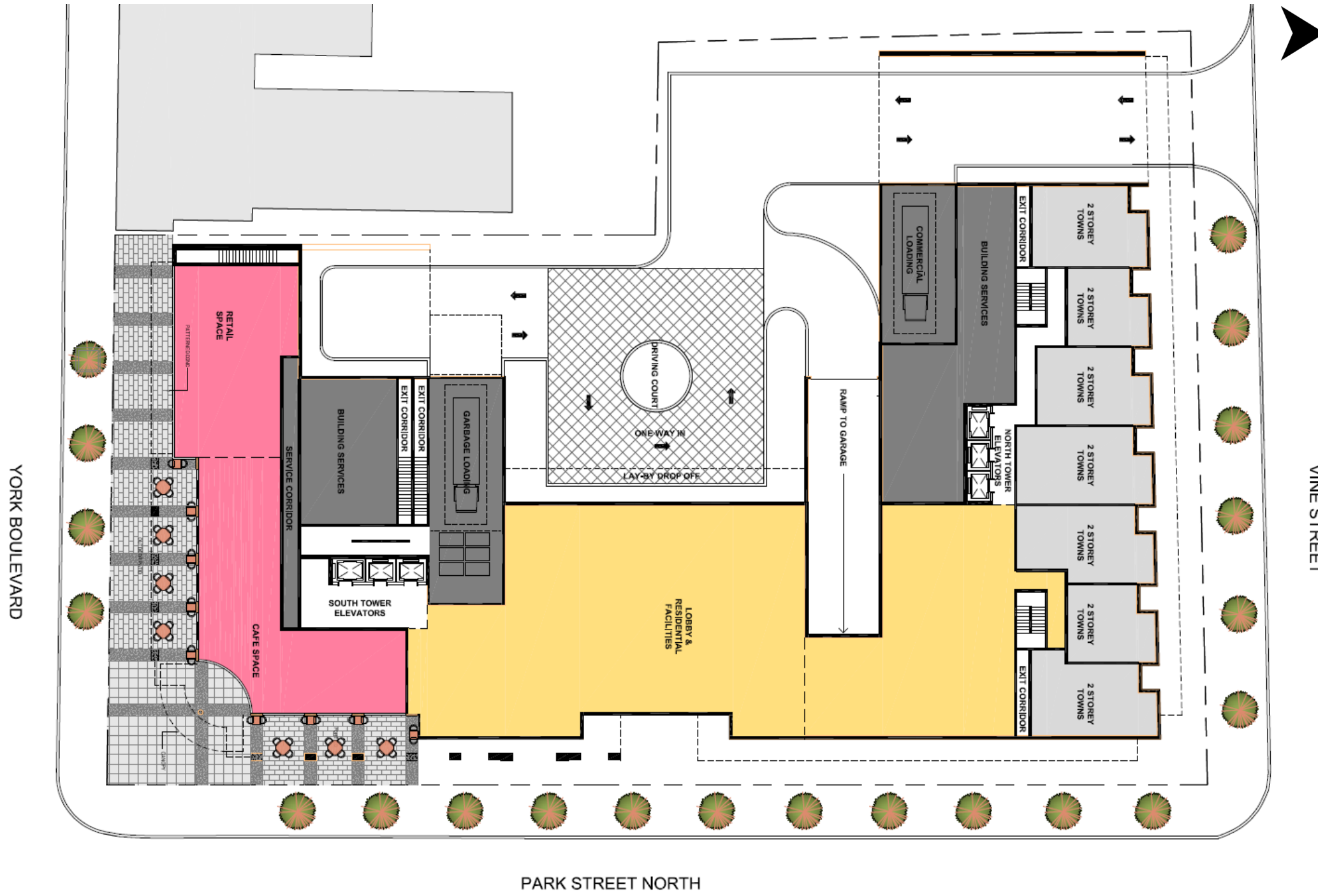
Preliminary Rendering showing the lobby

Preliminary Proposal



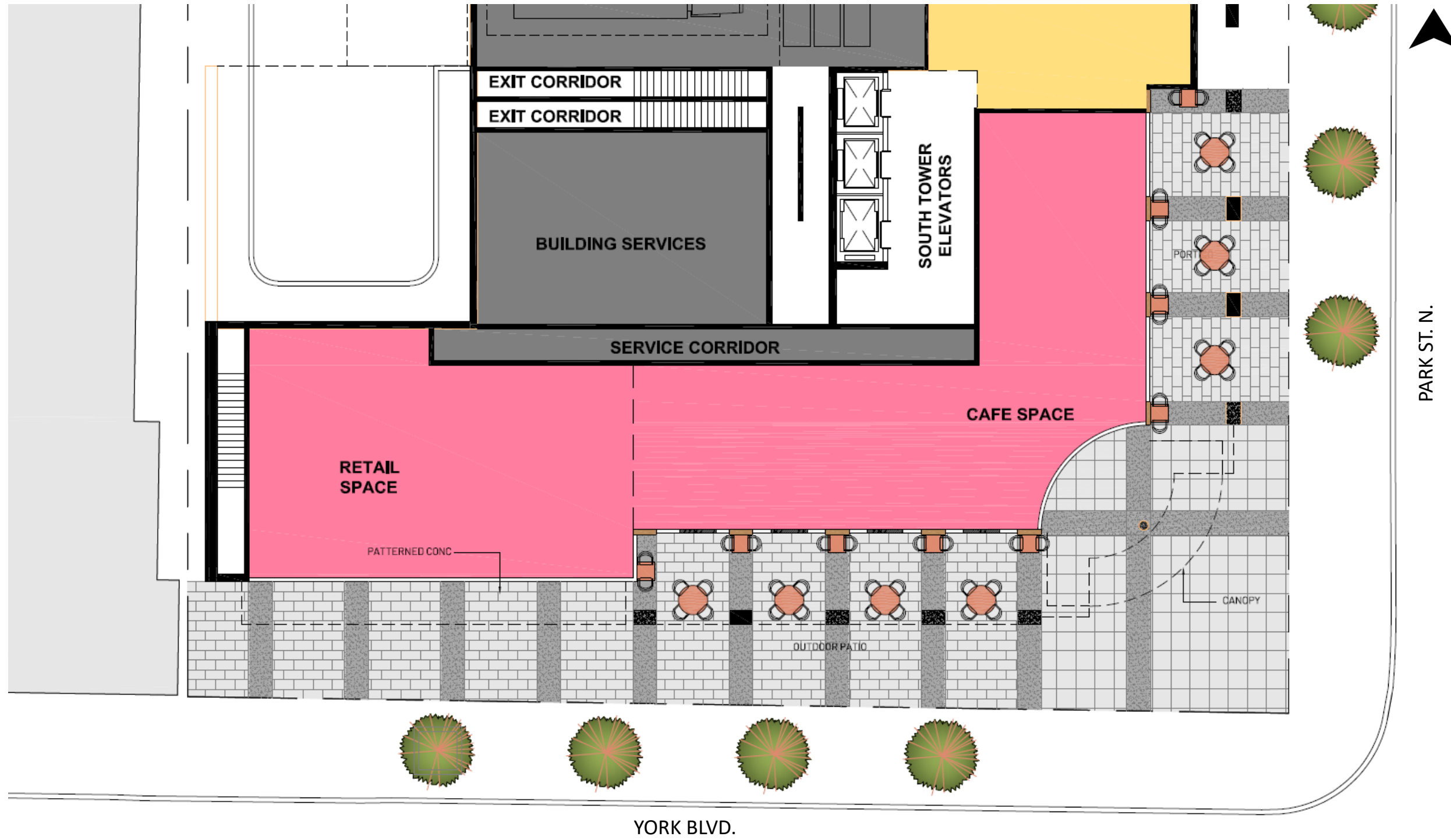
Preliminary Rendering showing the lobby and key heritage attributes

Preliminary Proposal



Preliminary Site Plan

Preliminary Proposal



Preliminary Site Plan (Retail Space Details)

Preliminary Proposal



Preliminary Exterior Rendering (York Boulevard and Park Street North)

Entertainment Precinct

- Hamilton Urban Precinct Entertainment Group (HUPEG) entered into a Master Agreement with the City to revitalize FirstOntario Centre and other City-owned venues in exchange for development parcels
- FirstOntario to be **the centrepiece** of an updated entertainment district
 - Master Agreement requires minimum \$50M investment; HUPEG and Oak View Group investing \$280M in Arena



Summary

- Although partial or full retention of the building is not possible, integrating key heritage features into a new development balances the need to protect heritage resources with the City's goals to intensify and rejuvenate the Downtown. **These heritage attributes can be protected with a heritage conservation easement.**
- Redevelopment of 84 York Boulevard would incorporate the best of the site's heritage with a new concept and design that contributes to a healthy, safe, comfortable, accessible and prosperous Downtown.