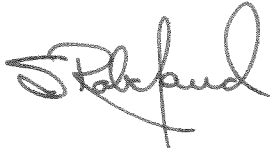




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 16, 2024
SUBJECT/REPORT NO:	Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24044, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 657 King Street East, Hamilton (Ward 3);
- (b) 665-667 King Street East, Hamilton (Ward 3).

EXECUTIVE SUMMARY

This Report recommends that Council list 2 non-designated properties of cultural heritage value or interest on the Municipal Heritage Register (Register). Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes value of the property to the community, provides properties with interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council.

By Council deciding to proactively list these properties on the Register, staff will be able to take appropriate action should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit

Application in the next two years before the Register listings expire. Should Council decide to list these properties on the Register, staff will provide notice of their listing to the owners and outline legislated process for objecting to the listings, as per the requirements of the *Ontario Heritage Act*.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register if it is demonstrated that they meet at least one criterion outlined in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should be served on the Clerk of the municipality and identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

The cumulative changes to the *Ontario Heritage Act* over the past few years, implemented by *Bill 108, More Homes, More Choice Act, 2019* and *Bill 23, More Homes Built Faster Act, 2022* (see Reports PED19125(c) and PED22211(a)), now require the City to be strategic when it lists properties of cultural heritage value or interest on the Municipal Heritage Register. A property is now required to be listed on the Register prior to a Prescribed Event under the *Planning Act* for a municipality to be able to issue a notice of intention to designate within a 90-day restricted window.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the *Planning Act*, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted.

Staff were notified that the properties at 657 and 663 King Street East, Hamilton, were listed for sale and being advertised for potential demolition and redevelopment. The real estate listing also identifies 665-667 King Street East as part of a potential redevelopment opportunity, though not specifically included in the listing. All three properties, 657, 663 and 665-667 King Street East are included on the City's Inventory of Heritage Properties and are also part of an identified Cultural Heritage Landscape (King Street East) on the City's Inventory. Staff identified the properties as being under a perceived threat of potential redevelopment or demolition due to it being listed for sale as a property for redevelopment and conducted a preliminary evaluation of the subject properties.

Staff determined that 657 and 665-667 King Street East are worthy of listing on the Municipal Heritage Register. The owners of the properties were sent letters on January 25, 2024, notifying them of the staff recommendation to list their properties on the Register in advance of this Report being considered by the Hamilton Municipal Heritage Committee.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, including:

- Determining the cultural heritage value or interest of a property based on design / physical value, historical / associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (Urban Hamilton Official Plan, Volume 1, B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act* (Urban Hamilton Official Plan, Volume 1, B.3.4.2.4).

RELEVANT CONSULTATION

External

- Property owners

Internal

- Ward Councillor Nann, Ward 3

ANALYSIS AND RATIONALE FOR RECOMMENDATION

657 King Street East, Hamilton (Carleton Tavern)

The property at 657 King Street East, Hamilton, is comprised of a three-storey brick building constructed circa 1908, which is currently listed on the City's Inventory of Heritage Properties. Staff conducted a preliminary cultural heritage evaluation of the property and determined that it meets multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*.

657 King Street East has design value as a representative example of a Beaux Arts/ Classical Revival influenced commercial building, potential historical value for its association with the Carleton Tavern, a long-standing community fixture. The property also has value for its association with prominent Hamilton architect Stewart McPhie, and contextual value in helping to maintain and support the historic commercial streetscape along King Street East.

The full summary of the preliminary evaluation of cultural heritage value or interest for this property is attached as Appendix "A" to Report PED24044.

665-667 King Street East, Hamilton

The property located at 665-667 Main Street East, Hamilton, is comprised of a three-storey brick building constructed circa 1890. Staff conducted a preliminary cultural heritage evaluation of the subject property and determined that it met multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*.

The property has design value as it is a representative example of a Romanesque Revival commercial building which displays a high degree of craftsmanship, and contextual value in helping to define the historic character of the King Street East commercial streetscape.

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The full summary of the preliminary evaluation of cultural heritage value or interest of the property is attached as Appendix "B" to Report PED24044.

Conclusion

Therefore, 657 King Street East, Hamilton, and 665-667 King Street East, Hamilton have been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated properties under Section 27 of the *Ontario Heritage Act*, as per the Recommendation of Report PED24044.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24044 - Preliminary Heritage Evaluation of 657 King Street East, Hamilton
Appendix "B" to Report PED24044 - Preliminary Heritage Evaluation of 665-667 King Street East, Hamilton

SD/sd

657 King Street East, Hamilton
Constructed circa 1908



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The property has design or physical value because it is a representative example of a Beaux Arts/ Classical Revival influenced commercial brick building constructed circa 1908.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has historical or associative value because it has direct associations with the Carlton Tavern, a long-running Hamilton business which has been a neighbourhood gathering space since opening in 1935.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property reflects the work and ideas of prominent Hamilton architect Stewart McPhie (1874-1934). McPhie was responsible for a number of commercial and residential properties in Hamilton, including several homes on Ravenscliffe Avenue.

Contextual Value

7. The property has contextual value as it helps maintain and support the character of the area, specifically the historic commercial streetscape along King Street East.
8. The property has contextual value as it is historically and visually linked to its surroundings, as part of the commercial streetscape along King Street East in the historic Landsdale Neighbourhood.
9. The property is not considered to be a local landmark.

Sources:

City of Hamilton. Landsdale Neighbourhood Inventory Draft Historic Context Statement

"Contracts: Hamilton". Canadian Contract Record. Vol. 18, no.9 (May 1, 1907).

Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

Vernon & Son, Henry. "1908 Vernon's City of Hamilton Directory." Hamilton: Griffin & Richmond Co., 1908.

Wilson, Paul. "It's not last call at the Carlton yet". CBC News, July 17, 2012.

665-667 King Street East, Hamilton
Constructed circa 1890



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The building is representative of a late-nineteenth century Romanesque Revival commercial building, features of which include its heavy round arches, fluted brick pilasters, overhanging cornice with frieze and use of stone accents.
2. The property displays a high degree of craftsmanship or artistic merit, through its overhanging cornice supported by brackets, decorative brick and stone elements and chamfered corner facing intersection.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has not been found to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps define the character of the area and the historic commercial streetscape along King Street East. The massing, siting, and design of the building elevates its prominence on the northwest corner of the King Street East and Wentworth Street North intersection, two historic transportation corridors.
8. The property has contextual value as it is historically and visually linked to the surrounding commercial streetscape along King Street East in the historic Landsdale Neighbourhood.
9. The property may be considered a local landmark.

Sources:

City of Hamilton. Landsdale Neighbourhood Inventory Draft Historic Context Statement

Irwin, W. H. & Co. "City of Hamilton Directory 1891-1892". Hamilton, Griffin & Kidner Co., 1891.

Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

657 King Street East, Hamilton
Constructed circa 1908



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The property has design or physical value because it is a representative example of a Beaux Arts/ Classical Revival influenced commercial brick building constructed circa 1908.
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4. The property has historical or associative value because it has direct associations with the Carlton Tavern, a long-running Hamilton business which has been a neighbourhood gathering space since opening in 1935.
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Vernon & Son, Henry. “1908 Vernon’s City of Hamilton Directory.” Hamilton: Griffin & Richmond Co., 1908.

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665-667 King Street East, Hamilton
Constructed circa 1890



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

Design / Physical Value

1. The building is representative of a late-nineteenth century Romanesque Revival commercial building, features of which include its heavy round arches, fluted brick pilasters, overhanging cornice with frieze and use of stone accents.
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4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
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