

August 28, 2024

City of Hamilton  
Planning and Economic Development  
71 Main Street West  
Hamilton, ON, L8P 4Y5

Attn: Emily Bent, Cultural Heritage Planner, Planning Division

**Re: Notice of Intention to Demolish**

85 Catharine Street North  
Ward: 2

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This letter is intended to serve as formal Notice of Intention to Demolish the existing dwelling located at 85 Catharine Street North in the City of Hamilton, which is protected under the Ontario Heritage Act as a listed, non-designated property. The property has a total area of 0.105 ha and is situated in the middle of a city block that is bounded by Wilson to the north, Rebecca Street to the south, John Street North to the west, and Catharine Street North to the east.

Enclosed with our submission is a Cultural Heritage Impact Assessment (CHIA) prepared by McCallumSather, dated August 2024. Section 3.2 of the CHIA provides an evaluation of the property under Ontario Regulation 9/06. The evaluation of the criteria confirms that the property is not suitable for designation under Part IV of the Ontario Heritage Act. As such, our request is that the property be removed from the City of Hamilton's Heritage Register.

In July 2021, Kaneff filed an application for Site Plan Approval under City File: DA-21-137 for 80 John Street North. The application proposes to redevelop an existing vacant parking lot to construct two, 30 storey mixed use towers on a four-storey podium. In 2023, Kaneff acquired 85 Catharine Street North with the intention to expand the limits of development for our existing application, further consolidate the block, and facilitate the comprehensive redevelopment of underutilized lands within Downtown Hamilton.

Both 80 John Street North and 85 Catharine Street North are designated "Downtown Urban Growth Centre" according to Schedule E of the Urban Hamilton Official Plan and "Downtown Mixed-Use Area" according to Schedule E-1 Urban Land Use Designations. Similarly, these properties are designated "Downtown Mixed Use" according to the Downtown Hamilton Secondary Plan and are zoned "Downtown Central Business District (D1) - Holding Provision (H17, H19, H20)" in accordance with Zoning By-law 05-200. The existing policy framework and zoning supports the mixed-use redevelopment and intensification of these lands in Downtown Hamilton.

This Notice of Intention to Demolish has been filed with a request for the Heritage Committee and Council to remove 85 Catharine Street North from the City of Hamilton's Heritage Register. The removal of this property from the Heritage Register will support revisions to our existing Site Plan





Approval application for 80 John Street North to extend the limits of development to include 85 Catharine Street North.

We appreciate your review of our request. Please do not hesitate to contact the undersigned if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Freeman'.

**Kevin Freeman, MCIP, RPP**

*Director of Planning & Development  
Kaneff Group*

