



## HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES 24-009

12:00 p.m.

October 25, 2024

Room 264, City Hall, 2<sup>nd</sup> Floor  
71 Main Street West, Hamilton, Ontario

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**Present:** Councillor C. Kroetsch  
A. Denham-Robinson (Chair), G. Carroll (Vice-Chair), K. Burke, A. Douglas, L. Lunsted (virtual) and A. MacLaren

**Absent  
with Regrets:** S. Spolnik

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### THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. **Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (PED24201) (Ward 9) (Item 8.1)**

**(MacLaren/Lunsted)**

- (a) That the City Clerk be directed to give notice of Council's intention to designate 2251 Rymal Road East, Stoney Creek (former Elfrida United Church), shown in Appendix "A" attached to Report PED24201, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24201, subject to the following:
  - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
  - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**CARRIED**

**2. Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) (Item 8.2)**

**(Douglas/Burke)**

- (a) That the City Clerk be directed to give notice of Council's intention to designate 21-25 Jones Street, Stoney Creek, shown in Appendix "A" attached to Report PED24190, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24190, subject to the following:
- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
  - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**CARRIED**

**3. Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act* (PED24136) (Ward 2) (Item 8.3)**

**(Kroetsch/Burke)**

- (a) That the City Clerk be directed to give notice of Council's intention to designate 134 Cannon Street East, Hamilton (former Cannon Knitting Mills), shown in Appendix "A" attached to Report PED24136, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24136, subject to the following:
- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
  - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff

to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**CARRIED**

**4. Heritage Designations Update, October 2024 (PED23187) (City Wide) (Item 9.4)**

**(Burke/Carroll)**

That Report PED23187, respecting Heritage Designations Update, October 2024, be received.

**CARRIED**

**5. Heritage Permit Application HP2024-023, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Dwelling and Garage at 940 Beach Boulevard, Hamilton (PED22124(a)) (Ward 5) (Item 10.1)**

**(Douglas/MacLaren)**

(a) That Heritage Permit Application HP2024-023, for the demolition of the existing dwelling and detached garage on the Part V designated lands located at 940 Beach Boulevard, Hamilton, under Section 42 of the *Ontario Heritage Act*, be approved with the following condition:

(i) That implementation of the demolition of the dwelling and detached garage, in accordance with this approval, shall be completed no later than November 30, 2026. If demolition is not completed by November 30, 2026, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;

(b) That appropriate notice of the Council decision on Heritage Permit Application HP2024-023 be served on the owner of 940 Beach Boulevard, Hamilton, and the Ontario Heritage Trust, as required under Section 42 of the *Ontario Heritage Act*.

**CARRIED**

**6. Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Item 10.2)**

**(Kroetsch/Burke)**

That the non-designated property located at 85-87 Catharine Street North, Hamilton, be removed from the Municipal Heritage Register.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised the Committee of the following changes to the agenda:

**5. COMMUNICATIONS**

- 5.3 Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-162 to Designate 291 King Street West, Dundas under Part IV of the *Ontario Heritage Act* – REVISED

**6. DELEGATION REQUESTS**

- 6.1 Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2)

**8. STAFF PRESENTATIONS**

- 8.2 Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) – REVISED

**(Carroll/Burke)**

That the agenda for the October 25, 2024, Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) September 27, 2024 (Item 4.1)**

**(Burke/Lunsted)**

That the Minutes of the September 27, 2024, meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

**CARRIED**

**(d) COMMUNICATIONS (Item 5)**

**(i) (MacLaren/Lunsted)**

That the following Communication Items be approved, as presented:

- (a)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-158 to Designate 340 Dundas Street East, Flamborough (Eager House) under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

- (b)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*, 634 Rymal Road West, Hamilton (Union School Section No. 3)

Recommendation: Be received.

- (c)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-162 to Designate 291 King Street West, Dundas under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

**CARRIED**

**(e) DELEGATION REQUESTS (Item 6)**

- (i)** Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Added Item 6.1)

**(Carroll/Burke)**

That the delegation request from Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2), be approved, for today's meeting.

**CARRIED**

(f) **DELEGATIONS (Item 7)**

- (i) Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Added Item 7.1)

**(Carroll/Kroetsch)**

That the delegation from Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2), be received and referred to the consideration of Item 10.2

**CARRIED**

For disposition of this matter, refer to Item 6.

(g) **STAFF PRESENTATIONS (Item 8)**

- (i) **Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (PED24201) (Ward 9) (Item 8.1)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24201, Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Burke/Graham)**

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24201, Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

For disposition of this matter, refer to Item 1.

- (ii) **Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) (Item 8.2)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24190, Recommendation to Designate

21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Carroll/MacLaren)**

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24190, Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

For disposition of this matter, refer to Item 2.

**(iii) Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act* (PED24136) (Ward 2) (Item 8.3)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24136, Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

**(Carroll/Kroetsch)**

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24136, Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act*, be received.

**CARRIED**

For disposition of this matter, refer to Item 3.

**(h) CONSENT ITEMS (Item 9)**

**(i) (Douglas/Burke)**

That the following Consent Items, be received:

**(a) Delegated Approval: Heritage Permit Applications (Item 9.1)**

- (1) Heritage Permit Application HP2024-028: Replacement Tree Planting at 125 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue HCD, By-law No. 86-125) (Item 9.1(a))**
- (2) Heritage Permit Application HP2024-026: Exterior Alterations at 24 Union Street, Flamborough (Ward 15) (Mill Street HCD, By-law No. 96-34-H) (Item 9.1(b))**

- (3) Heritage Permit Application HP2024-027: Planting of New Trees at 610 York Boulevard, Hamilton (Ward 1) (Dundurn Castle, By-law No. 77-239) (Item 9.1(c))
- (b) Education and Communication Working Group Meeting Notes (Item 9.2)
  - (1) April 3, 2024 (Item 9.2(a))
  - (2) May 1, 2024 (Item 9.2(b))
  - (3) May 15, 2024 (Item 9.2(c))
  - (4) June 5, 2024 (Item 9.2(d))
  - (5) July 3, 2024 (Item 9.2(e))
  - (6) September 12, 2024 (Item 9.2(f))
- (c) Heritage Permit Review Sub-Committee Minutes (September 17, 2024) (Item 9.3)

**CARRIED**

**(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

**(i) Buildings and Landscapes (Item 13.1)**

Committee members provided brief updates on properties of interest.

**(Burke/Douglas)**

That the following updates, be received:

- (a) Endangered Buildings and Landscapes (RED):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)  
Ancaster
  - (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
  - (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
  - (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas



- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (22) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll

- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch

Stoney Creek

- (29) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

- (d) Heritage Properties Update (BLACK):  
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,  
(NHS) National Historic Site

**CARRIED**

**(j) ADJOURNMENT (Item 15)**

**(Douglas/Carroll)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned, at 1:14 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson  
Chair, Hamilton Municipal  
Heritage Committee

Matt Gauthier  
Legislative Coordinator  
Office of the City Clerk