

January 28, 2025

459-22

Via Email

Ms. Alissa Golden
Program Lead, Cultural Heritage
Planning and Economic Development

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Golden,

**RE: 173 JACKSON STREET EAST & 46-48 FERGUSON AVENUE SOUTH, HAMILTON
Notice of Intention to Demolish
Site Plan File No. DA-23-074**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by Ferguson Jackson Inc., the registered owners of 173 Jackson Street East & 46-48 Ferguson Avenue South, in the City of Hamilton. On their behalf, UrbanSolutions respectfully submits this Notice of Intention to Demolish for the structure known as the '*Radigan Building*' at 46-48 Ferguson Avenue South.

The subject lands are comprised of two properties merged on title which form a 0.23-hectare corner lot with 99.93 metres of combined frontage along Jackson Street East and Ferguson Avenue South. The lands received conditional Site Plan approval on January 24, 2024 (File No. DA-23-074). The current proposal comprises of a 29-storey multiple dwelling containing 417 residential units and 101 parking spaces.

The subject building at 46-48 Ferguson Avenue South is recognized as having registered, non-designated status in the City's Register of Properties of Cultural Heritage Value or Interest. As such, in accordance with Section 27(9) of the *Ontario Heritage Act (OHA)*, this letter has been prepared to formally advise City Cultural Heritage Planning Staff of the owner's intent to demolish the existing building on the subject lands.

In support of this request, a copy of the Cultural Heritage Impact Assessment (CHIA) prepared by AREA Architects and the Cultural Heritage Impact Assessment Addendum prepared by LHC Heritage Planning & Archaeology for this building has been attached to facilitate Staff's review and preparation of a report to the Hamilton Municipal Heritage Committee. As confirmed within the CHIA and CHIA Addendum, the property is considered as a "below-threshold" heritage resource as only a single heritage criterion of historical or associative value is met. However, O. Reg 569/22 requires that two criteria must be met to designate a property under Section 29 of the *OHA*.

The conclusion of the CHIA Addendum notes that the salvage of sufficient historic masonry is unlikely due to its condition. Accordingly, the most appropriate and viable conservation strategy for this structure is to clad the proposed podium in new masonry veneer matching the size and composition of the historic masonry units. The proposed demolition process will involve selective salvaging of identified heritage elements of the original portions of the building for reincorporation into the building's interior to support commemoration/interpretation of the cultural heritage value of the Radigan Building. This conservation strategy is secured through Condition No. 5 of the Conditional Site Plan Approval, which requires a security be provided by the applicant for the cost of work outlined within the approved Conservation Plan.

UrbanSolutions looks forward to continued collaboration with staff to address the cultural heritage component of this development project. We trust the enclosed is in order; however, kindly contact the undersigned should any further information or clarification be required.

Regards,
UrbanSolutions



Matt Johnston MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Senior Planner

cc: Ferguson Jackson Inc. (via email)