



Hamilton

## **AGENDA**

**HAMILTON MUNICIPAL HERITAGE COMMITTEE**

**12:00 p.m.**

**Thursday, May 19, 2016**

**Room 264, 2<sup>nd</sup> Floor**

**Hamilton City Hall**

**71 Main Street West**

**Loren Kolar, Legislative Coordinator, 905-546-2424 x2604**

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- 1. CHANGES TO THE AGENDA**
- 2. DECLARATIONS OF INTEREST**
- 3. APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - 3.1 April 14, 2016
- 4. DELEGATION REQUESTS**
- 5. CONSENT ITEMS**
  - 5.1 Heritage Permit Applications – Delegated Approvals
    - (a) Heritage Permit Application HP2016-007, Lighting Schedule, 610 York Boulevard, Hamilton, Dundurn Castle National Historic Site, By-Law No. 77-239 (Ward 1)
- 6. PUBLIC HEARINGS / DELEGATIONS**
- 7. PRESENTATIONS**
  - 7.1 Light Rail Transit Project (to be distributed)
- 8. DISCUSSION ITEMS**
  - 8.1 Policy and Design Working Group Meeting Notes – April 18, 2016
- 9. MOTIONS**
- 10. NOTICES OF MOTION**

**11. GENERAL INFORMATION/OTHER BUSINESS**

- 11.1 Correspondence to Councillor A. Johnson from Hal Hillgren, President of Towers Inc. respecting Proposed Designation of 4 Queen Street South, Hamilton (Scottish Rite)
- 11.2 Hamilton Municipal Heritage Committee Year-End Report 2015 follow-up (no copy)
- 11.3 2015 Hamilton Municipal Heritage Committee Heritage Recognition Awards (no copy)
- 11.4 Attendance of members from the Hamilton Municipal Heritage Committee to the Ontario Heritage Conference 2016, Stratford, Ontario. (no copy)
- 11.5 Buildings and Landscapes
  - (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)
    - (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson
    - (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw
    - (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw
    - (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay
    - (v) Beach Canal Lighthouse (D) – J. Partridge
    - (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey
    - (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey
    - (viii) 1 St. James Place, Hamilton (D) – K. Stacey
    - (ix) All Saints Church, 15 Queen Street South (L) – D. Beland
    - (x) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey

- (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)
  - (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
  - (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson
  - (iii) Centenary Church, 24 Main Street West (R) – D. Beland
  - (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt
  - (v) Charlton Hall, 52-56 Charlton Avenue West (D) – M. Pearson
  - (vi) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland
  - (vii) 33 Bowen Street, Hamilton (R) - T. Ritchie
  - (viii) 2251 Rymal Road East, Stoney Creek (R) – C. Dmitry
  - (viii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
  
- (c) Heritage Properties Update (green):  
(Green = Properties whose status is stable)
  - (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
  - (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair
  - (iii) Desjardins Canal, Dundas, Hamilton (R) – K. Stacey
  - (iv) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson
  - (v) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay
  - (vi) Westdale Theatre, 1014 King Street West, Hamilton (R) – A. Johnson / K. Stacey
  - (vii) Federal Building, 150 Main Street West (L) – R. Sinclair

- (viii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie
- (ix) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge
- (d) Heritage Properties Update (black):  
(Black = Properties that HMHC have no control over and may be demolished)
  - (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

**12. ADJOURNMENT**



## Hamilton

### **HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES 16-004**

9:30 a.m.

Thursday, April 21, 2016  
Council Chambers, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West

Present: Councillor M. Pearson,  
A. Denham-Robinson (Chair), W. Arndt, D. Beland, W. Furlan,  
K. Garay, T. Ritchie, R. Sinclair, K. Stacey, T. Wallis (Vice Chair)

Absent with Regrets: Councillors A. Johnson and J. Partridge – City Business,  
C. Dimitry, M. McGaw

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

##### **1. Heritage Nominations (Item 8.1)**

###### **(Stacey/Ritchie)**

- (a) That the following properties be awarded a 2015 Hamilton Municipal Heritage Committee Heritage Property Recognition Award:
- (i) 11 Union Street, Waterdown, Ontario
  - (ii) 33 King Street West, Dundas, Ontario – Collin’s Hotel
  - (iii) 270 Sherman Avenue N., Hamilton, Ontario - The Cotton Factory
  - (iv) 714 King St. E., Hamilton - Cathedral Basilica of Christ the King
  - (v) 170 Longwood Road N., Hamilton, Ontario - Hambly House
  - (vi) 651 and 653 Mud Street, Stoney Creek, Ontario - St. George’s Church and Cemetery
  - (vii) 604 Hwy #8, Stoney Creek, Ontario - Orr House
  - (viii) 64 James St. S., Hamilton, Ontario - St. Paul’s Presbyterian Church
  - (ix) 1 Jones Street, Stoney Creek, Ontario - Jones House (Locust Lawn)
  - (x) 65 Hatt Street, Dundas, Ontario - Shawn & Ed Brewing Company (Former Dundas Valley Curling & Skating Rink)
  - (xi) Sulphur Springs Road, Ancaster, Ontario - The Hermitage Ruins

**CARRIED**

**(Sinclair/Pearson)**

(b) That the following individuals receive the 2015 Hamilton Municipal Heritage Committee, Sustainable Design in Heritage Award:

- (i) Milt and Terri Lewis, Property Owners, 8 Mayfair, Hamilton, Ontario

**CARRIED**

**(Stacey/Ritchie)**

(c) That the following individual receive the 2015 Hamilton Municipal Heritage Committee, Education in Heritage Award:

- (i) Margaret Houghton, Archivist at Central Library

**CARRIED**

**(Wallis/Ritchie)**

(d) That the following organizations receive the 2015 Hamilton Municipal Heritage Committee Making Heritage Accessible Award:

- (i) Mohawk Trail School Museum – Hamilton Wentworth District School Board, 20 Education Court, Hamilton, Ontario;
- (ii) Dundas Museum and Archives – 139 Park St. West, Dundas, Ontario

**CARRIED**

**(Beland/Sinclair)**

(e) That the following organization receive the 2015 Hamilton Municipal Heritage Committee Developer of the Year Award:

- (i) Core Urban Inc., Empire Times Building, 41 King William Street, Hamilton, Ontario

**CARRIED**

**FOR THE INFORMATION OF THE COMMITTEE:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised of the following changes:

**1. ADDED GENERAL INFORMATION ITEM (11.1)**

11.4 Ontario Heritage Conference 2016, Stratford, Ontario

The Chair requested that Items 7.1, respecting Heritage Plaquing and 7.2, respecting 50 Main Street East, Hamilton Update (McMaster University Downtown Centre) be moved up the agenda to accommodate members arriving late to this morning's meeting.

**(Ritchie/Arndt)**

That Items 7.1, respecting Heritage Plaquing; and 7.2, respecting 50 Main Street East, Hamilton Update (McMaster University Downtown Centre) be moved up the agenda to accommodate members arriving late to this morning's meeting.

**CARRIED**

**(Garay/Wallis)**

That the Agenda for the April 21, 2016 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

Alissa Denham-Robinson declared an interest respecting Item 8.1, Heritage Recognition Awards Nominations - Heritage Developer of the Year Award as her husband works for the developer's architect.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) March 17, 2016 (Item 3.1)**

**(Beland/Wallis)**

That the Minutes of the March 17, 2016 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(d) CONSENT ITEMS (Item 5)**

**(i) Policy and Design Working Group Meeting Notes – March 14, 2016 (Item 5.1)**

**(Wallis/Garay)**

That the Meeting Notes of the March 14, 2016 Policy and Design Working Group, be received.

**CARRIED**

**(e) PUBLIC HEARINGS / DELEGATIONS (Item 6)**

**(i) Tim Bullock, Legal Counsel, Simpson Wigle Law LLP; and, David Premi, Architect/Director of DPAI Architecture Inc., respecting 18-28 King Street East, Hamilton (Gore Park Apartments) (for the information of the Hamilton Municipal Heritage Committee) (Item 6.1)**

Mr. Bullock, Legal Counsel, Simpson Wigle Law LLP, addressed the Committee and introduced Mr. Premi, Architect/Director of DPAI Architecture Inc., respecting 18-28 King Street East, Hamilton (Gore Park Apartments). Mr. Premi addressed the Committee with the aid of a

PowerPoint presentation. A copy of the presentation has been included in the public record. Mr. Premi's comments included, but were not limited to:

- Wilson Blanchard Management Inc. has a legacy of preserving heritage
- Gore Block Apartments Proposed Project
- Existing conditions
- Contextual analysis - Alignment and materiality, rhythm
- Precedent projects

**(Sinclair/Arndt)**

That the presentation from Tim Bullock, Legal Counsel, Simpson Wigle Law LLP; and, David Premi, Architect/Director of DPAI Architecture Inc., respecting 18-28 King Street East, Hamilton (Gore Park Apartments), be received.

**CARRIED**

**(f) PRESENTATIONS (Item 7)**

**(i) Heritage Plaquing (Item 7.1)**

Christopher Redford, Heritage Presentation Coordinator, addressed the Committee respecting Heritage Plaquing. His comments included but were not limited to:

- Current post-Hamilton Historical Board environment
- Background on Joint Plaquing Sub-Committee
- Streamlined process for designated property plaques
- Recommendations for a revised plaquing process have been forwarded to and discussed with Heritage Planning Staff as part of the Heritage Process that is currently under review

**(Arndt/Stacey)**

That the presentation respecting Heritage Plaquing, be received.

**CARRIED**

**(ii) 50 Main Street East, Hamilton Update (McMaster University Downtown Centre) (Item 7.2)**

Paul Sapounzi, Partner in Charge, and Tara McLaughlin, Associate, of +VG Architects, addressed the Committee respecting 50 Main Street East, Hamilton Update, with the use a PowerPoint presentation. A copy of the presentation has been included in the public record. Their comments included, but were not limited to:

- Current Municipal Heritage Register
- Goal of the presentation



- To ensure the building, and its most important historical features value are retained and repaired in accordance with the Standards and Guidelines for the Conservation of Historic Places
- To ensure the new interventions to the property transform it into a modern-day Courthouse that can adequately service the judicial system, meeting all CODE and program requirements without deterring from the overall heritage value of the property
- Company profile
  - Municipal, Justice and Government Buildings
  - Heritage Building Restoration & Adaptive Reuse
  - Museums, Galleries and Theatres
  - Academic and Educational Facilities
- Historical timeline
- Process
- Areas of value
- Heritage approach – Interior areas of value
- Heritage matrix
- Interior areas of value – Key areas

**(Pearson/Furlan)**

That the presentation respecting 50 Main Street East, Hamilton Update (McMaster University Downtown Centre), be received.

**CARRIED**

**(g) DISCUSSION ITEMS (Item 8)**

**(i) Heritage Recognition Awards Nominations (Item 8.1)**

Alissa Denham-Robinson, Chair of the Education Working Group, addressed the Committee respecting the Heritage Recognition Awards Nominations. Copies of the document were distributed at the meeting, and a copy will be included in the public record.

W. Furlan wished to be recorded as OPPOSED to Item (v), 170 Longwood Road N., Hamilton, Ontario - Hambly House, and Item (xi), Sulphur Springs Road, Ancaster, Ontario - The Hermitage Ruins

For disposition of this matter, please refer to Item 1.

**(ii) Light Rail Transit Sub-Committee Update (Item 8.2)**

Alissa Golden, Cultural Heritage Planner advised the Committee that a presentation to the Hamilton Municipal Heritage Committee is expected to take place at either the May 19<sup>th</sup> or June 16<sup>th</sup> meeting as part of the stakeholder consultation on the Light Rail Transit project.

**(Sinclair/Pearson)**

That the information respecting the Light Rail Transit Sub-Committee Update, be received.

**CARRIED**

**(h) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

**(i) Hamilton Municipal Heritage Committee Year-End Report follow-up (Item 11.1) (Verbal Update)**

The Chair advised that the Education Sub-Committee has not met to review the Hamilton Municipal Heritage Committee Year-End Report, but will review the report before the May 19, 2016 Hamilton Municipal Heritage Committee meeting.

**(Wallis/Sinclair)**

That the verbal update respecting the Hamilton Municipal Heritage Committee Year-End Report, be received.

**CARRIED**

**(ii) Copy of the Notice of Decision for Heritage Permit Application HP2015-044 for 1 St. James Place, Hamilton (By-law No. 15-222) (Ward 2) (for the information of the Hamilton Municipal Heritage Committee) (Item 11.2)**

Alissa Golden, Cultural Heritage Planner, advised the Committee that the City has received a notice of appeal to the Ontario Municipal Board of Council's decision to refuse the application.

**(Garay/Wallis)**

That Copy of the Notice of Decision for Heritage Permit Application HP2015-044 for 1 St. James Place, Hamilton (By-law No. 15-222), be received.

**CARRIED**

**(iii) Buildings and Landscapes (Item 11.3)**

**(Pearson/Sinclair)**

That Item (b)(x), 1 Jones Street, Stoney Creek, be removed from the Building and Landscapes list, as the Committees' work has been completed on the property.

**CARRIED**

**(Pearson/Wallis)**

That the updates for items listed on the agenda as 11.3, be received, as presented.

- (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)
- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson  
No report.
  - (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw  
No report.
  - (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw  
No report.
  - (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay  
No report.
  - (v) Beach Canal Lighthouse (D) – J. Partridge  
No report.
  - (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey  
No report.
  - (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey  
No report.
  - (viii) 1 St. James Place, Hamilton (D) – K. Stacey  
No report.
  - (ix) All Saints Church, 15 Queen Street South (L) – D. Beland  
No report.
  - (x) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey  
No report.

- (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)
- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland  
  
No report.
  - (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson  
  
No report.
  - (iii) Centenary Church, 24 Main Street West (R) – D. Beland  
  
No report.
  - (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt  
  
No report.
  - (v) Charlton Hall, 52-56 Charlton Avenue West (D) – M. Pearson  
  
No report.
  - (vi) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland  
  
No report.
  - (vii) 33 Bowen Street, Hamilton (R) - T. Ritchie  
  
No report.
  - (viii) 2251 Rymal Road East, Stoney Creek (R) – C. Dmitry  
  
No report.
- (c) Heritage Properties Update (green):  
(Green = Properties whose status is stable)
- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie  
  
No report.

- (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D)  
– R. Sinclair

No report.

- (iii) Desjardins Canal, Dundas, Hamilton (R) – K. Stacey

No report.

- (iv) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-  
Robinson

No report.

- (v) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (vi) Westdale Theatre, 1014 King Street West, Hamilton (R) – A.  
Johnson / K. Stacey

Alissa Golden, Cultural Heritage Planner, advised the Committee that the preliminary screening report addressing the Ward Councillor's request to designate Westdale Theatre will be reviewed by the Planning Committee at their meeting on May 3, 2016.

- (vii) Federal Building, 150 Main Street West (L) – R. Sinclair

No report.

- (viii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) –  
T. Ritchie

No report.

- (ix) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D)  
– J. Partridge

No report.

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

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive  
(R) – K. Garay

No report.

**CARRIED**

**(iv) Ontario Heritage Conference 2016, Stratford, Ontario (Added Item 11.4)**

Alissa Golden, Cultural Heritage Planner advised the Committee that there is funding in the Hamilton Municipal Heritage Committee budget to allow for travel and attendance to the Ontario Heritage Conference to be held in Stratford, Ontario.

**(Pearson/Sinclair)**

- (a) That approval be given for Kathy Stacey and Terri Wallis to attend the Ontario Heritage Conference 2016, from May 12 – 15, 2016, in Stratford; and
- (b) That the available budget for reimbursing the travel and registration expenses incurred from attending the conference be divided equally between the two attendees and taken from Account 57540-812040.

**CARRIED**

**(v) 26 Ravenscliffe Avenue, Hamilton (Added Item 11.5)**

**(Garay/Ritchie)**

That staff be requested to report back to the Hamilton Municipal Heritage Committee on the status of the property at 26 Ravenscliffe Avenue, Hamilton, before the completion of the Durand Built Heritage Inventory Project.

**CARRIED**

**(i) ADJOURNMENT (Item 12)**

**(Stacey/Sinclair)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 11:37 a.m.

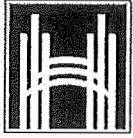
**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

# 5.1(a)



Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

April 22, 2016

FILE: HP2016-007

Ms. Carolyn Samko  
Lister Block  
28 James Street North, 5th Floor  
Hamilton, ON L8R 2K1

**Re: Heritage Permit Application HP2016-007  
Lighting Schedule  
610 York Boulevard, Hamilton  
Dundurn Castle National Historic Site, By-Law No. 77-239 (Ward 1)**

Please be advised that pursuant to By-law 05-364, as amended by By-law 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit HP2016-007 is approved for the designated property at 610 York Boulevard, in accordance with the submitted Heritage Permit application for the following alterations:

- Three-year lighting schedule, including:
  - Installation of new electrical boxes into plaster and lath in various rooms;
  - Installation of new sconces and safety lights;
  - Installation of supports above ceiling in upper hall on east side to support installation of a hanging gasolier; and,
  - Removal and/or relocation of fire pull in smoking room.

Subject to the following conditions:

- a) That any minor changes to the alterations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to any alterations taking place; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2020. If the alterations are not completed by April 30, 2020, this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as

Re: Heritage Permit Application HP2016-007  
Lighting Schedule  
610 York Boulevard, Hamilton  
Dundurn Castle NHS, By-Law No. 77-239 (Ward 1)

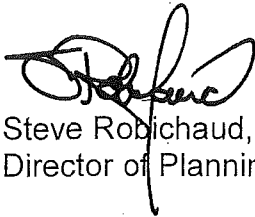
April 22, 2016  
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provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Cultural Heritage Planner, at 905-546-2424, Ext. 1214, or via email [alissa.golden@hamilton.ca](mailto:alissa.golden@hamilton.ca).

Yours truly,



Steve Robichaud, *MCIP RPP*  
Director of Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Planner  
Chanell Ross, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Erin Semande, Registrar, Ontario Heritage Trust  
Councillor Aidan Johnson, Ward 1



**MEETING NOTES**  
**POLICY AND DESIGN WORKING GROUP**

Monday, April 18, 2016  
3:00 pm  
Hamilton City Hall, Room 533

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Attendees: K. Stacey, A. Denham Robinson, M. Walther  
Also Present: A. Golden, C. Tyers

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**THE POLICY AND DESIGN WORKING GROUP RECOMMENDATIONS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:**

- 1. CULTURAL HERITAGE IMPACT ASSESSMENT OF THE FORMER ST. THOMAS ANGLICAN CHURCH PARSONAGE, 18 WEST AVE. SOUTH, HAMILTON (ITEM D)**
    - a. That 18 West Avenue South, Hamilton be included in the Register of Property of Cultural Heritage Value or Interest.
    - b. That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for 18 West Avenue South, Hamilton, attached as Appendix "A" be approved.
    - c. That the Notice of Intention to Designate 18 West Avenue South, Hamilton attached as Appendix "B" , be approved.
    - d. That the City Clerk be directed to take appropriate action to serve Notice of Intention to Designate 18 West Avenue South, Hamilton, under Part IV of the *Ontario Heritage Act* on the owner of the property and on the Ontario Heritage Trust, and to publish the Notice of Intention to Designate in a newspaper having general circulation in the municipality.
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**FOR THE INFORMATION OF THE COMMITTEE:**

- (a) CHANGES TO THE AGENDA**

None.
- (b) DECLARATIONS OF INTEREST**

None.

**(c) APPROVAL OF MEETING NOTES OF PREVIOUS MEETING**

The March 14, 2016 meeting notes were approved as submitted.

**(d) CULTURAL HERITAGE IMPACT ASSESSMENT OF THE FORMER ST. THOMAS ANGLICAN CHURCH PARSONAGE, 18 WEST AVE. SOUTH, HAMILTON**

The property located at 18 West Avenue South, Hamilton is listed on the City's Inventory of Buildings of Architectural and/or Historical Interest. Staff advised that, as part of a recent Formal Consultation Application proposing demolition and redevelopment of the property, a Cultural Heritage Impact Assessment will be required to accompany any future *Planning Act* application for redevelopment. Further, staff advised that the City has received a Building Permit application to demolish the historic structure. The property is not subject to demolition control and, therefore, the approval of a development application for redevelopment is not required prior to demolition.

The Policy and Design Working Group considered the Cultural Heritage Impact Assessment for 18 West Avenue South, Hamilton (The Former St. Thomas Anglican Church Parsonage) prepared by Golder Associates on April 12, 2016. The Working Group found the Cultural Heritage Impact Assessment (CHIA) report to be comprehensive and complete.

As outlined in the CHIA report, a prospective purchaser retained Golder Associates to assess the cultural heritage value of the property and the impact of the proposed demolition and redevelopment on the heritage value and attributes of the property. The Working Group received the CHIA report and agreed with the consultant's conclusions and recommendations that the property be:

- a) Rehabilitated through actions such as masonry repair and drainage improvement to ensure long-term survival of the property's heritage attributes;
- b) Conserved by incorporating the building sympathetically and compatibly into any new design proposal;
- c) Adaptively reused for a function that balances the objectives of heritage conservation with economic and social sustainability.

- d) Included in the City's Register of Property of Cultural Heritage Value or Interest.

Further, the CHIA report includes a summary table outlining the evaluation of 18 West Avenue South using the criteria outlined *Ontario Regulation 9/06* for determining cultural heritage value for the purposes of designation under Part IV of the *Ontario Heritage Act*. Following review of the CHIA report and discussion with staff, the Working Group concluded that the property located at 18 West Avenue South meets the criteria specified in *Ontario Regulation 9/06* (as outlined in the consultant's CHIA report) including, but not limited to:

- Design / Physical Value:
  - The Parsonage's brick construction is also representative of its type, as is its Gothic Revival massing, plan and details. Apparently unique compared to other Ontario parsonages is the scale and height of the structure. Additionally, the Parsonage has a relatively unique level of preservation;
  - Several elements the Parsonage display a high degree of craftsmanship including:
    - The brick masonry with a stretcher bond, 'public' east façade and American bond for the other sides to a height of two tall storeys;
    - Flat arch vertical joint window heads and brick labels, and bush hammered with chiselled margin, and moulded stone lug and continuous sills;
    - Moulded soffit, frieze, and Gothic abacus-profile brackets;
    - Oculi with decorative brick surrounds;
    - Large east entrance with wood door, transom, and sidelights; and,
    - Interior wood baseboard, door and window surrounds, and stairway;
- Historical / Associative Value:
  - The Parsonage is associated with both a significant individual (Hamilton architect Albert H. Hills) and the Anglican Church, a religious institution widely regarded as the 'official' church of the Canadian colonies, and which remained a significant social organization in the early history of post-Confederation Canada;
  - Study of the Parsonage can contribute to a small but growing body of knowledge on the architectural design and use of religious residences, but also has connections with social history in the City of Hamilton and those of other colonial contexts;

- The Parsonage reflects the varied work of Hamilton architect A.H. Hill, which included not only large public and institutional works such as the Hamilton Crystal Palace and Church of St. Thomas, but also residential architecture such as the Parsonage;
- Contextual Value:
  - In combination with the Church of St. Thomas, the Parsonage — with its surrounding open space, set back from the road, and architectural features that match those on the church and elsewhere on the street— is important for defining the religious, institutional, and residential character of West Avenue South near Main Street East;
  - The Parsonage is physically, functionally, visually, and historically linked to the extant Church of St. Thomas, and is visually linked through similar materials, design, and scale. It is also functionally linked through its former residential purpose with other late 19th century and early 20th century residences on West Avenue South and Wellington Street South; and,
  - The massing and height of the building, combined with its large and cleared surrounding lot and setback from the road, as well as its association as the Parsonage of the Church of St. Thomas, makes it a probable candidate to be considered a landmark.

As per the findings of the CHIA report, the Working Group agree that the property meets the criteria for determining cultural heritage value (*Ontario Regulation 9/06*) and believe that the property is **a strong candidate for designation**.

With the assistance of staff, the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes prepared by the consultant and outlined in the CHIA report have been translated into Appendices “A” and “B” to these meeting notes for the purposes of recommending designation of 18 West Avenue South under Part IV of the *Ontario Heritage Act*.

**Therefore, the Policy and Design Working Group recommends the following:**

- a) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for 18 West Avenue South, Hamilton, attached as Appendix “A” be approved.

- b) That the Notice of Intention to Designate 18 West Avenue South, Hamilton attached as Appendix "B" , be approved.
- c) That the City Clerk be directed to take appropriate action to serve Notice of Intention to Designate 18 West Avenue South, Hamilton, under Part IV of the *Ontario Heritage Act* on the owner of the property and on the Ontario Heritage Trust, and to publish the Notice of Intention to Designate in a newspaper having general circulation in the municipality.

Some of the Working Group members noted that the CHIA report coming forward in advance of a formal development application creates tension, but recognize the applicant's desire to confirm whether Hamilton City Council is inclined to formally protect the property through designation under the *Ontario Heritage Act* prior to finalizing their purchase. While both affordable housing and heritage are important considerations, the review of the proposal to demolish and redevelop was difficult as it appears to be pinning the development of affordable housing against heritage. However, the members noted that the mandate of the HMHC is to advise on matters under the *Ontario Heritage Act* and Council may consider the Committee's advice in conjunction with other interests.

**(e) 1099 King Street, East, Hamilton (Jimmy Thompson Memorial Pool Building)**

The additional details regarding the proposed signage and the interior accessible viewing platform were received. The Working Group accepted these details as submitted and provided final comments for the consideration of staff as part of the review of the Site Plan Application DA-16-062:

- Does the accessible entrance on the west side open right into the elevator area and should another set of doors be introduced to provide a proper vestibule?
- Will the accessible entrance on the King Street side be modified?
- Can the transformer be relocated?

**(f) 1313 Baseline Road, Stoney Creek**

The working group reviewed the Cultural Heritage Impact Assessment by Detrius Consulting Ltd. The Working Group requested that more detailed photos be provided along with further information regarding the architectural details of the building. The Working Group would like to receive a revised report with greater depth that elaborates on the context of the property.

**(g) DRAFT MASONRY POLICY/GUIDELINES (UPDATE)**

The Working Group will continue to work on the Masonry Policy/Guidelines.

**(h) OTHER BUSINESS**

None.

**(i) ADJOURNMENT**

The Policy and Design Working Group Meeting was adjourned at 5:00 pm.

**Next meeting date:** Monday, May 16, 2016

## **Appendix "A" – Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes**

### **Description of Historic Place**

The Parsonage, at 18 West Avenue South in the City of Hamilton, is adjacent to and associated with the former Anglican Church of St. Thomas at the southwest corner of Main Street East and West Avenue South. The tall, two-storey and three-bay brick residence, with a T-plan and projecting bay windows, is situated on a large and flat urban lot with paths, deciduous trees and hedges, and is set back a distance from its frontage on West Avenue South.

### **Statement of Cultural Heritage Value or Interest**

Believed to have been constructed in 1870, the Parsonage is associated with Hamilton's third Anglican church, the Church of St. Thomas at 16 West Avenue South. Both the church and parsonage are attributed to significant Hamilton architect Albert Harvey Hills, who was also responsible for building Hamilton's Crystal Palace and many other religious, institutional, and residential structures in the City of Hamilton and surrounding former townships.

The parsonage is built in a sparse Gothic Revival style and even incorporates elements for religious residential architecture introduced by the main advocate for the Gothic Revival, Augustus Pugin (1812-1852). These elements include the gable-roofed, three-bay and two-storey T-plan oriented with a gable and façade facing the street, projecting bay with three aligned windows, and a round oculi in the gables with quatrefoil windows. Other ornament includes brick labels, square-arch vertical joint heads, and stone lug sills at the windows, and large Gothic abacus-profile roof brackets on a moulded frieze.

The main entrance from West Avenue South is now covered by a modern storm door but behind it is the original wood panel door with large four-pane transom and side lights. The level of craftsmanship seen on the exterior also survives on the interior with tall moulded baseboard, and moulded door and window surrounds adorning nearly all the rooms and corridors. A curving central stairway with curvilinear skirt brackets, turned wood balusters, and turned, carved, and cut newel post is prominent when first entering the building and provides access to the largely intact second floor level.

The 0.28-acre lot is relatively unchanged since the Parsonage was built, and has a central path and large front lawn interspersed with mature deciduous trees and hedges. The central path to the east entrance is accentuated by the building's set back from West Avenue South, and the still open surrounding area allows for strong visual connections between the Parsonage and the Church of St. Thomas. Overall, changes to the Parsonage building, property, and viewsapes have been minimal since the late 19th century.

## Description of Heritage Attributes

*Key attributes that express the heritage value of the property include the:*

- T-plan oriented with a gable and façade facing West Avenue South and set back from the road;
- Tall, two-storey massing;
- Brick construction combining a squared-stone foundation, five-course brick plinth, and stretcher bond pattern for the east façade and American/ common bond for all other sides;
- Tall window openings with single-course brick labels, flat arch vertical joint heads, and bush hammered with chiselled margin stone lug sills;
- Projecting, ground-level bays with combined windows surrounded with flat arch vertical joint heads and moulded stone lug sills;
- Round oculi on each gable with decorative brick surrounds and quatrefoil windows;
- A moulded frieze and soffit, and large Gothic abacus-profile brackets at the eaves and gables;
- An early, single-storey addition with bevelled concrete plinth and wood door with brick label and stone threshold;
- Large central entrance with vertical panel door, four-pane transom and side lights with panels;
- An central curved stairway with curvilinear skirt brackets, turned wood balusters, and a turned, carved, and cut newel post;
- Prominent interior mouldings around the entrances and windows, and tall moulded baseboards; and,
- A surviving coal fireplace with granite top.



## Appendix “B” – Notice of Intention to Designate

# Notice of Intention to Designate 18 West Avenue South, Hamilton

The City of Hamilton intends to designate 18 West Avenue South, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

### Statement of Cultural Heritage Value or Interest

Believed to have been constructed in 1870, the Parsonage is associated with Hamilton’s third Anglican church, the Church of St. Thomas at 16 West Avenue South. Both the church and parsonage are attributed to significant Hamilton architect Albert Harvey Hills, who was also responsible for building Hamilton’s Crystal Palace and many other religious, institutional, and residential structures in the City of Hamilton and surrounding former townships. The Parsonage’s brick construction is representative of its type, as is its Gothic Revival massing, plan and details. Apparently unique compared to other Ontario parsonages is the scale and height of the structure. Additionally, the Parsonage has a relatively unique level of preservation. In combination with the Church of St. Thomas, the Parsonage - with its surrounding open space, set back from the road, and architectural features that match those on the church and elsewhere on the street - is important for defining the religious, institutional, and residential character of West Avenue South near Main Street East.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

### Written Notice of Objection

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts.

Dated at Hamilton, this **xxth** day of **xxxx**, 2016.

R. Caterini  
City Clerk  
Hamilton, Ontario

**CONTACT:** Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [Chelsey.Tyers@hamilton.ca](mailto:Chelsey.Tyers@hamilton.ca)

**Website:** [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)

FINAL REPORT



April 12, 2016

## CULTURAL HERITAGE IMPACT ASSESSMENT

**The Former Anglican Church of St. Thomas  
Parsonage  
18 West Avenue South  
City of Hamilton, Ontario**

**Submitted to:**  
Melanie McAulay, Executive Director  
Sacajawea Non-profit Housing Inc.  
370 Main Street East, Unit 200  
Hamilton, ON  
L8N 1J6



**Report Number:** 1547492-1000-R01

**Distribution:**

- 1 e-Copy - Sacajawea Non-profit Housing Inc.
- 1 e-Copy - Tim Welch Consulting Inc.
- 1 e-Copy - Golder Associates Ltd.





## CHIA - HAMILTON ANGLICAN RECTORY

### Executive Summary

In March 2016, Golder Associates Ltd. was retained by Tim Welch Consulting Inc., on behalf of Sacajawea Non-profit Housing Inc., to conduct a Cultural Heritage Impact Assessment (CHIA) of the former St. Thomas Anglican Parsonage at 18 West Avenue South in the City of Hamilton, Ontario. The Study Area includes a two-storey brick residence, a front lawn and gardens, and space for vehicle parking. Although the Parsonage does not have formal heritage recognition, it is included on the City of Hamilton's (the City) *Inventory of Buildings of Architectural and/or Historical Interest*. It is also adjacent to, and associated with, the municipally designated former Anglican Church of St. Thomas.

Sacajawea Non-profit Housing Inc. has a conditional offer to purchase the property from the current owners, non-profit organization Good Shepherd Centres, and is proposing to demolish the Parsonage and construct a two-storey, stacked townhouse and parking facilities for First Nations households. Given the potential heritage value of the property and its adjacency to a municipally designated structure, the City requested a CHIA be conducted as part of the application for the proposed development.

Following guidelines provided in the Ministry of Tourism, Culture and Sport's (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, and the City of Hamilton's *Official Plan* and other municipal heritage policies, this CHIA includes: a land use history to identify heritage themes and understand the property within a regional context; results of a field investigation conducted to identify potential built heritage resources and cultural heritage landscapes; an evaluation of any identified resources using criteria prescribed in *Ontario Regulation 9/06*; and an assessment of whether the development will negatively impact cultural heritage resources on the property or those of the adjacent Church of St. Thomas.

The CHIA determined that:

- The Parsonage at 18 West Avenue South in the City of Hamilton *has* heritage value or interest, and *is* identified by the City of Hamilton as being of cultural heritage value or interest. This heritage value is based on its:
  - Association with the architecturally and socially significant Church of St. Thomas;
  - Association with significant Hamilton architect Albert H. Hills;
  - High degree of craftsmanship exhibited on the exterior masonry and carpentry, and interior carpentry;
  - Prominence on West Avenue South, achieved through its scale, massing, and placement on a large and open lot; and,
  - High level of exterior and interior preservation.

From this, the CHIA determined that the proposed development of 18 West Avenue South:

- *Will* result in significant impacts to the cultural heritage attributes of both 18 West Avenue South and the municipally designated Church of St. Thomas.



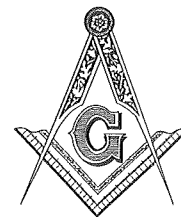
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## CHIA - HAMILTON ANGLICAN RECTORY

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Consequently, Golder recommends that future development of 18 West Avenue South plan for the Parsonage to be:

- *Rehabilitated* through actions such as masonry repair and drainage improvement to ensure long-term survival of the property's heritage attributes;
- *Conserved* by incorporating the building and site sympathetically and compatibly into any new design proposal; and,
- *Adaptively reused* for a function that balances the objectives of heritage conservation with economic and social sustainability.



Valley of Hamilton

4 Queen Street South, Hamilton, Ontario L8P 3R3

Phone: 905-522-1622 ext. 22

Email: [adminsec-towers@aastr-hamiltonvalley.ca](mailto:adminsec-towers@aastr-hamiltonvalley.ca)

April 8, 2016

City of Hamilton  
Attn: Councillor Aidan Johnson  
71 Main St. E.  
Hamilton ON L8P 4Y5

Dear Aidan,

Via: Registered Post

Thank you for all your interest in the Scottish Rite Property. It was indeed a pleasure to host you and your group last fall. There are many groups both Masonic and non-Masonic regularly using the facility. The governing body for Scottish Rite Masonry in Canada is housed here as well. We have owned the property since 1920 and we have been proud and responsible stewards of it for all of those ninety-six years. It has been and will continue to be a beautiful "oasis" in our urban landscape.

After much consideration, we feel that we do not wish to proceed with historical designation at this time. Let me assure you that we are immensely proud of the property and fully intend to maintain it to its highest standard for future generations to enjoy and cherish. Therefore, I do not see a reason to meet as proposed on Tuesday April 18, 2016. Please feel free to contact me if you wish any further discussion.

Yours sincerely,

Hal Hillgren  
President – Towers Inc.

HEH:ka