The meeting was called to order.

As L. Toews has now retired from the Committee, Chair Dent informed all members that she will be hosting a pizza night at her home to acknowledge L. Toews’ contribution to the Hamilton LACAC (Municipal Heritage Committee).

The Chair then introduced Frances Thorp Neufeld, the Committee’s new Dundas representative for the Hamilton LACAC (Municipal Heritage Committee), and welcomed her on behalf of the Committee. F. Neufeld was then asked to tell the Committee a bit about herself.
F. Neufeld informed the Committee that she lives in Dundas and that a large portion of her background is in fundraising and Board development, as well as being first woman Chair of the Hamilton Club.

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

   The Clerk noted the following changes, which were approved:

   (Wray/Wakeman)

   (i) Added Item 5.4 – Withdrawal of Request to Designate 846 Highway 8, Stoney Creek

   (ii) Added Item 7.6 – CHO Newsletter – March 2006

   (iii) Added Item 7.7 – Doors Open Hamilton Flyer

   CARRIED

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

   There were none declared.

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

   (Hartnett/Charlton)

   That the Hamilton LACAC (Municipal Heritage Committee) meeting Minutes, dated February 23, 2006 be approved, as presented.

   CARRIED

4. **PRESENTATIONS (Item 4)**

   4.1 **Gage Park Master Plan**

   S. Barnhart, Landscape Architect, Open Space Development, provided a detailed Powerpoint presentation to the Committee with respect to the Gage Park Master Plan.

   It was noted that Open Space Development staff has had consultation with the key stakeholders, and held a stakeholder/design workshop at the beginning of March 2006. Staff is now interested in receiving comments from the Hamilton LACAC (Municipal Heritage Committee).

   S. Barnhart requested that Committee provide comments directly, via e-mail, to either J. Muller or S. Vattay on or before Wednesday, March 29, 2006.
(Wray/Manson)
That the presentation be received.  

CARRIED

(Wray/Manson)
That staff be directed to carry out a cultural heritage assessment of Gage Park to determine whether the property is worthy of designation under Part IV of the *Ontario Heritage Act* and further that if the property is determined to be of cultural heritage value or interest that staff prepare a Statement of Cultural Heritage Value for consideration by the City of Hamilton LACAC (Municipal Heritage Committee) through its appropriate subcommittee.

CARRIED

5. DISCUSSION ITEMS (Item 5)

5.1 Heritage Permit Application (HP2006-005) Under Part IV of the *Ontario Heritage Act* to Permit Partial Demolition to a Designated Property at 130 Bay Street South (St. Mark’s Anglican Church), Hamilton

H. Wroblewski, Supervisor, Operations and Maintenance, Cultural Services Section provided an overview of the staff report and the Structural Report prepared by S. P. Design respecting St. Mark’s Church.

Staff also responded to the Committee’s concerns, with respect to what will become of the vacant land once the Sunday School portion has been demolished; noting that the parcel will be graded at level and not left in an unattractive state.

The Chair requested that H. Wroblewski inform Mr. Carl Turkstra, who has had previous interest in purchasing the property, of the report and proposed concepts for reuse of the building/site.

(Manson/Wray)
That Council be advised that Heritage Permit (HP2006-005) be approved for the partial demolition of the designated property at 130 Bay Street South (St. Mark’s Anglican Church), Hamilton, with the following conditions:

(a) That a demolition plan be prepared by a qualified engineer and that this plan be submitted in advance to Heritage staff for review and approval prior to the issuance of the demolition permit.

(b) That the demolition plan provides the following:

• an analysis of the impact of demolition of the Sunday School portion upon the structural integrity of the remaining sanctuary.
specifications for the repair of the exposed west wall and repair of the sanctuary roof.

a cost and structural analysis for the retention of the north east spur wall of the Sunday School portion

(c) That the applicant (the City of Hamilton’s agent) provides Heritage staff with detailed specifications of the plans for repair of the exposed wall and sanctuary roof for review and approval.

(d) That suitable mitigation measures be adopted to preserve the remaining portions of the building, including the north east spur wall if that is structurally and financially feasible.

CARRIED

5.2 Commercial Heritage Improvement and Restoration Program (CHIRP) 2005

J. Muller summarized the Commercial Heritage Improvement and Restoration Program (CHIRP), noting that it is an established program for supportive funding for commercial properties that are designated.

(Charlton/French)
That the City of Hamilton LACAC (Municipal Heritage Committee) advise Council:

(a) That a conditional grant agreement be issued within the terms of the Commercial Heritage Improvement and Restoration Program (CHIRP) and described within the Analysis/Rationale section of this Report for three restoration projects identified within Appendix A.

(b) That the applicants be notified that their property taxes must be paid in full prior to any grant monies being advanced for completed work and that no grant funds will be paid out until the condition is met and, if the property taxes are not paid in full within one year of the date of the Letter of Understanding entered into between the City of Hamilton and the applicant, that the grant will be considered void.

(c) That the grant portion, in the total amount of $40,480.87, be funded from Capital Project Account 8300408101.

(d) That the Director of Development and Real Estate be authorized and directed to approve increases/decreases to the individual grant amounts approved as long as the overall grant portion for each individual grant does not exceed $20,000 and said grant is in accordance with the program rules.
(e) That the Director of Development and Real Estate be authorized to approve a maximum extension period of ninety days to the applicants for the completion of the work, over and above the one year period that the applicants are given, which commences the date Council approves their grant.

(f) That staff be authorized and directed to prepare and execute a Letter of Understanding with the Council-approved applicants, with such Letter of Understanding being in a form satisfactory to the City Solicitor.

CARRIED

5.3 Recommendation to Designate 140 Erie Avenue, Hamilton, Under Part IV of the Ontario Heritage Act

The Committee was in receipt of a staff report and Cultural Heritage Assessment report with respect to the recommendation to designate 140 Erie Avenue, Hamilton. S. Vattay provided a brief presentation.

(Shaker/Charlton)
That the City of Hamilton LACAC (Municipal Heritage Committee) advise Council:

(a) That the designation of 140 Erie Avenue, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, 1990, be approved.

(b) That the Statement of Cultural Heritage Value and Description of the Heritage Attributes, attached as Appendix A, be approved.

(c) That the City Solicitor be directed to take appropriate action to designate 140 Erie Avenue, under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix B.

CARRIED

5.4 Withdrawal of Request to Designate 846 Highway 8, Stoney Creek

The owner did not provide a reason as to why they wish to withdraw their original request to designate. However, as the property is in the “greenbelt” development uses are now limited.

(Wakeman/Charlton)
That staff be directed not to undertake the cultural heritage assessment of 846 Highway 8, Stoney Creek.

CARRIED
6. OTHER BUSINESS

There were no additional items.

7. GENERAL INFORMATION

7.1 Heritage Permit Application 2006-003, 114 MacNab Street South (Ward 2)

A. Charlton (Chair of the Heritage Permit Sub-committee) provided a brief overview of the application.

7.2 Endangered Buildings:

(a) Victoria Hall, 68 King Street East (NHS, D) – P. Shaker

S. Vattay recently contacted the owner, who is receiving funding from the City and through the Historic Places Initiative, to request a copy of the designs.

(b) Treble Hall, 6-12 John Street North, Hamilton (L) – Councillor B. McHattie

Councillor McHattie and staff to investigate the scaffolding at Pizza Pizza by Treble Hall (corner of John just north of King), and will provide an update to the Committee.

(c) Red Hill Creek Valley, Hamilton (L, ND) – Councillor M. Pearson

No update.

(d) Lister Block, 28-40 James Street North, Hamilton (D) – D. Dent

Councillor B. Bratina had a meeting with the Principals from Hi Rise Development whose intention is to move ahead with demolition of the building.

Councillor Bratina stated that the Hi Rise representative noted that the building does not lend itself to modern office space and that nothing could be done with eight foot ceilings. The Councillor noted that he was also informed that peeling off the original façade is too costly;
therefore, they are suggesting that the current Lister Block be demolished and a replica be built.

Councillor Bratina informed the Committee that the City could purchase the Lister Block building, and that the entire project would cost approximately $19 million; opposed to the $30 million dollar agreement that City is currently considering.

Councillor Bratina suggested a boutique hotel. However, the Councillor wishes to complete additional research respecting this matter.

It was clarified that the City has an agreement in principal, but has not officially signed a final contract/lease. An agreement is subject to a heritage assessment and permit, and to a peer review, which must go back to Council.

Chair Dent informed the Committee that she had been in touch with staff from Ministry of Culture; noting that she was advised that there is Legislation that enables the Province to designate buildings/sites that are provincially significant.

Chair Dent noted that Councillor Bratina has built a case with respect to the $30 million dollars versus $19 million dollar costs that should be raised with Council.

Staff reported that the process and timelines for peer review are:

- The revised Assessment has been received. Three (3) Peer Reviewers who are registered with Canadian Association of Professional Heritage Consultants have been contracted; a Structural Engineer with expertise in heritage structures; a Materials Specialist with expertise in heritage materials; and, a Restoration Architect.

- The peer reviewers will evaluate the Assessment. S. Vattay is currently attempting to gain access for the Peer Reviewers to enter the building in order that they may complete their evaluation by the March 31, 2006 deadline.

- The City has received a heritage permit for demolition of the building; however, the peer review must be completed first as the Assessment is being submitted by the applicant to substantiate a demolition permit.
• It was reported that a special heritage permit sub-committee meeting be held to address this matter, at the appropriate time.

• The next steps will be a review by Heritage Permit Sub-committee (sometime in mid April), then on to the Hamilton LACAC (Municipal Heritage Committee), then on to the Planning and Economic Development Committee and finally to City Council for their consideration.

Questions arose with respect to whether or not the assessment was prepared entirely by John Mokrycke, as he is currently not qualified as a heritage architect (not a full member of CAPHC). It was noted that the costing analysis, which is included in revised report, was completed by an independent contractor.

Staff was asked to verify if, in the original Request for Proposal (RFP), the party that prepared the report was required to have to have specific qualifications; stating that the report could be null and void if the requirements were ignored.

It was noted that Council stated that the consultant must be a member of the Canadian Association of Professional Heritage Consultants.

It was also noted that many names were provided to J. Mokrycke, to assist him in preparing the report, none of whom were used.

B. Janssen and Councillor McHattie agreed to discuss this matter with the legal department to determine qualifications requested. J. Muller was directed to contact legal for their opinion on how this would affect the validity of the Heritage Impact Assessment Report.

(e) Auchmar, 88 Fennell Avenue, Hamilton (D) – D. Dent

(i) Correspondence from Historic Sites and Monuments Board of Canada respecting designation of the Auchmar Estate as a National Historic Site

(ii) Doors Open Hamilton – The Committee was informed that if private citizens would like to volunteer to assist in cleaning the Auchmar grounds, they may do so, but will be required to complete a waiver. April 4th is the tentative date scheduled to clean both the grounds and inside of building. The organizers are waiting for permission, from Risk Management, to have an Auchmar open house in order that the volunteers may clean the estate. Doors
Open is looking for volunteers who can contact Donna Reid at 905-546-2424 ext. 7405.

(f) **Smart-Turner Building, 191 Barton Street E. (ND, L) – D. Dent**

Councillor McHattie gave an overview of the discussions between himself, Councillor M. Pearson and representatives from both Hamilton Health Sciences and the Mark Preece House respecting designation of the building.

The Recommendation to Designate 191 Barton Street East, Hamilton, Under Part IV of the *Ontario Heritage Act* (PED05197) (Ward 2) was tabled, at the Planning and Economic Development Committee, to its meeting of May 16, 2006, in order that the proponents may complete their structural analysis and design details.

(g) **St. Mark’s, 120 Bay Street South, Hamilton (D) – D. Dent**

No further information at this time.

(h) **Tivoli, 108 James Street North, Hamilton – Councillor B. McHattie**

Councillor Bratina informed the Committee that he met with the Mayor and Max Reimer. As Mr. Reimer had never been inside the Tivoli, he was provided with a tour. Councillor Bratina stated that although Mr. Reimer felt that the back stage and surrounding area was not useful, the auditorium was wonderful. Discussions are taking place to determine what options for reuse are available. There is a possibility that the auditorium could be part of larger education facility.

(i) **Book House, 167 Book Road East, Ancaster – A. Charlton**

S. Vattay and A. Charlton took photos of the outside of the Book House and are hoping to gain access to the interior in order to take additional photos to assist in preparing a case to the Diocese for designation under Part IV of the *Ontario Heritage Act*. 
(j) Former Strathcona Fire Hall, 37 Strathcona Avenue North, Hamilton – Councillor B. McHattie

The Hellenic community is moving forward to develop a 5-storey, seniors’, rental apartment building, which will fully incorporate the fire hall as part of the complex. However, the specific use of the fire hall is yet to be determined. Provincial funding will be flowing through the City for affordable housing for seniors. A Committee of Adjustment meeting was held with respect to parking issues and other variances required.

Councillor McHattie noted how wonderful the Greek community has been to work with and suggested that representatives of the Hellenic community meet with staff and Committee members, at a future date, to discuss options for adaptive reuse of the fire hall.

(k) 2 Hatt Street, Dundas – Frances Neufeld

F. Neufeld agreed to be the overseer for 2 Hatt Street, Dundas.

7.3 Joint Plaquing Sub-committee Meeting Minutes, dated March 7, 2006

The Joint Plaquing Sub-committee is currently sourcing a new vendor for plaques.

7.4 Maple Syrup, Antiques and Pancakes at Erland Lee Museum

7.5 Heritage Matters, Volume 4, Issue 1

7.6 CHO Newsletter – March 2006

7.7 Doors Open Flyer

(Charlton/Manson)
That Items 7.1 through 7.7 be received. CARRIED

7. ADJOURNMENT

(Wakeman/Wray)
There being no further business, the Committee adjourned at 2:05 p.m. CARRIED