

Welcome!

Welcome to the Former Cathedral Boy's School Open House!

Please follow the panels to gain an understanding of the history, the current conditions and the future plans for the property at 378 Main Street East.

City Staff and representatives of Good Shepherd are on hand for questions and comments, and we also welcome you to provide feedback.

If you have any questions or concerns following this open house, you can find contact information for the City's Cultural Heritage Team on the final panel. Comments and questions can be submitted via mail, telephone or email.

City of Hamilton Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.



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A History of Cathedral Boy's School

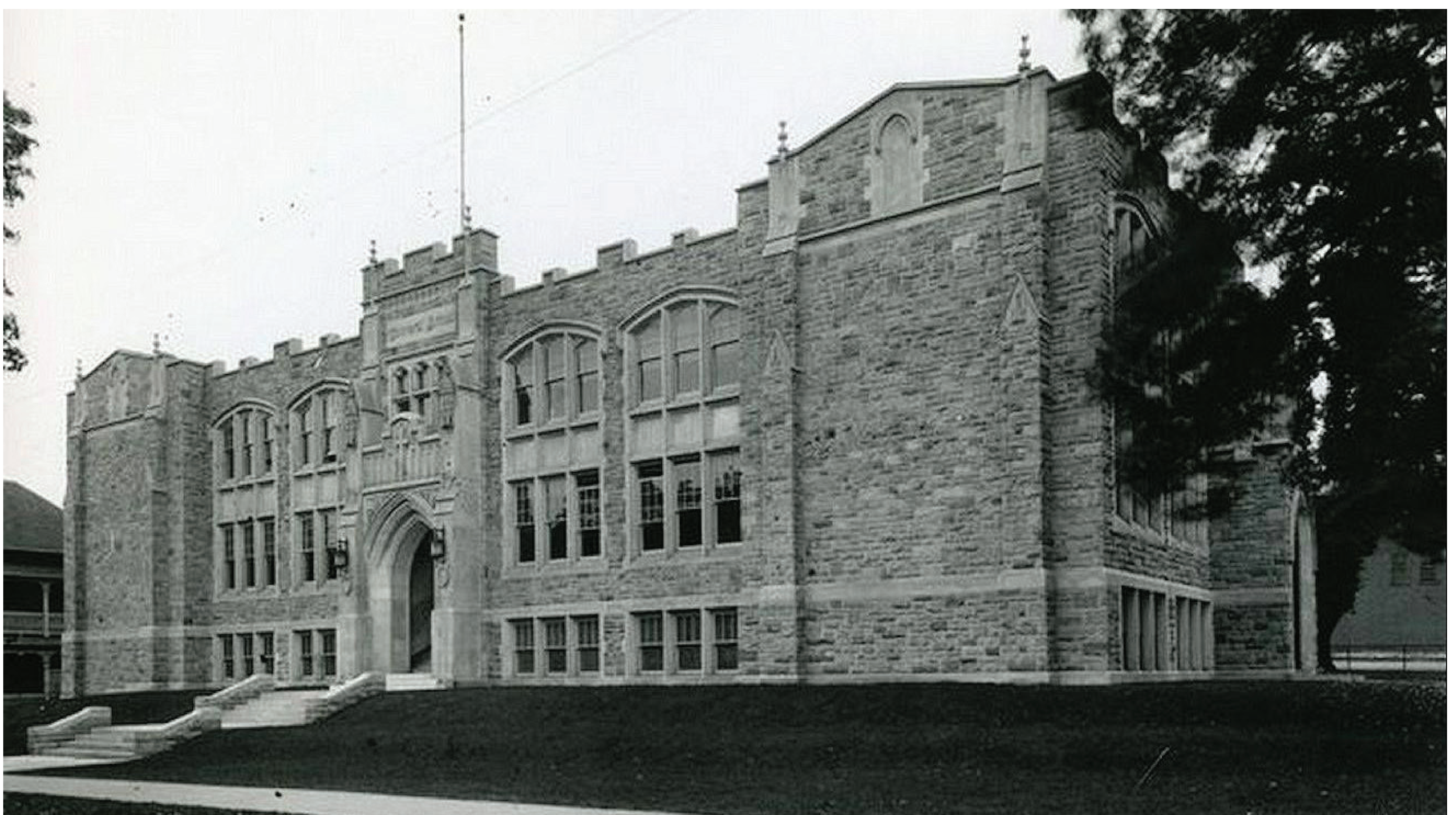
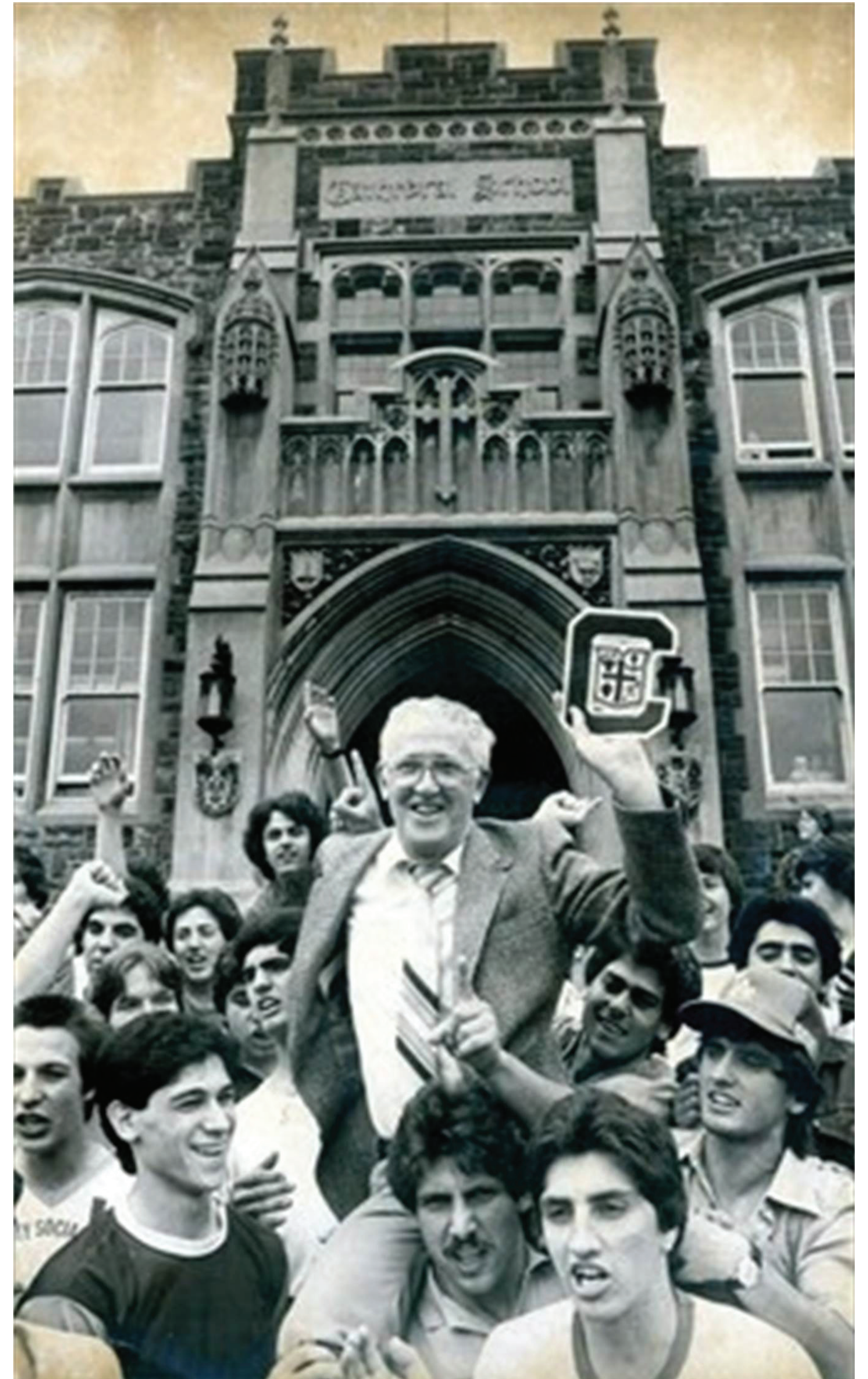
At the start of the Twentieth Century, Hamilton's Catholic population was growing rapidly. Despite an increasing number of Catholic elementary schools, Catholic secondary school students were housed in a series of temporary locations.

Construction began in 1927 and Cathedral Boy's High School opened its doors on September 4th, 1928. Designed by Hamilton architects Gordon J. Hutton and William R. Souter, Cathedral is a representative example of the Collegiate Gothic style of architecture.

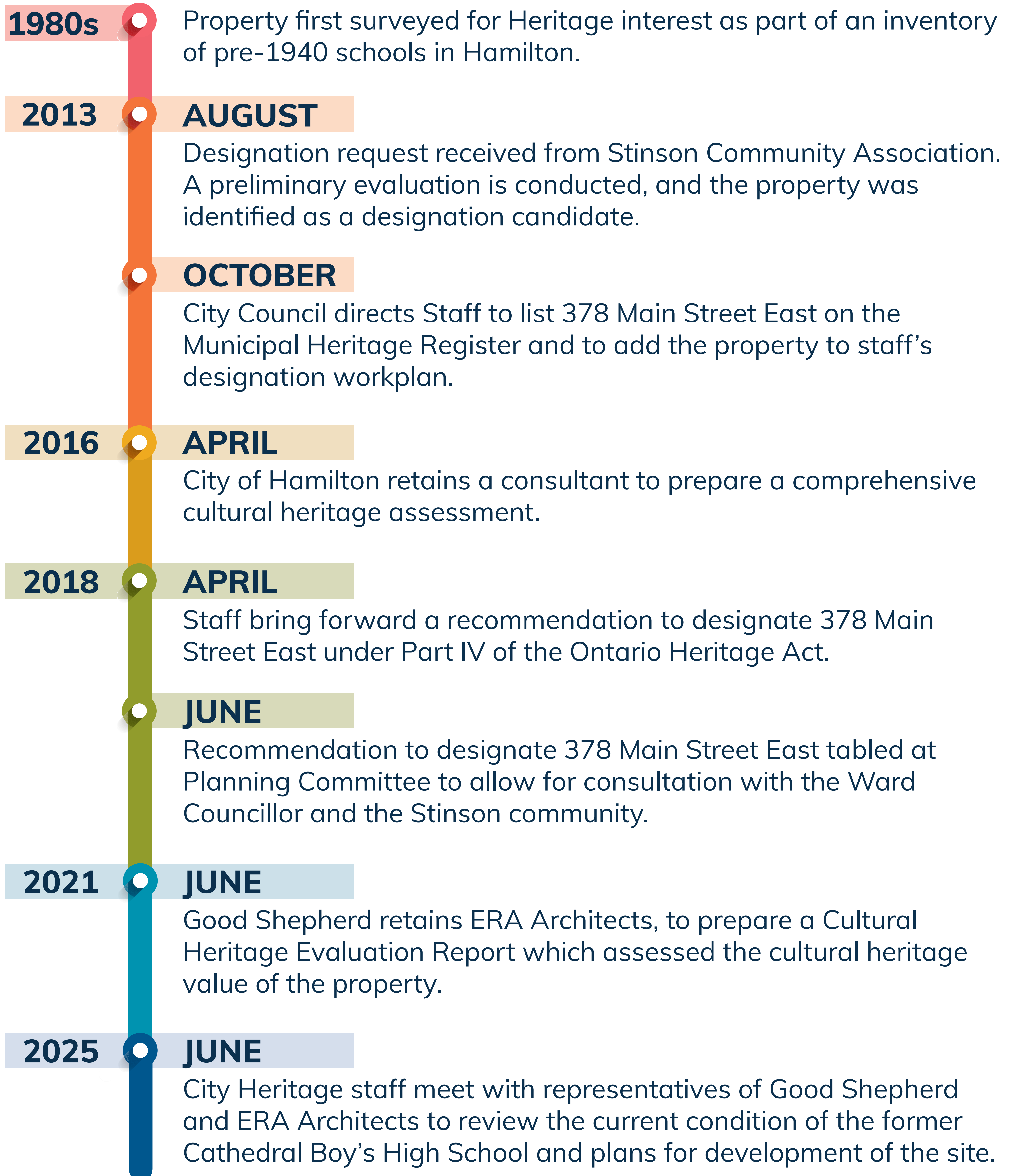
To deal with a growing student population, an addition was opened in 1951. Known as the Memorial Wing, it was dedicated to the graduates of Hamilton's Catholic secondary school system who had died in the First and Second World Wars.

In 1995, Cathedral closed its doors when the new Cathedral High opened at 30 Wentworth Street North.

Following its closure, the former Cathedral High School was used by the St. Charles Adult and Continuing Education Centre. In 2016, Good Shepherd Centre Hamilton began to operate from the property.



Timeline of Heritage Interest in Cathedral Boy's School







Cathedral High Today

- The property is owned by The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario.
- Good Shepherd continues to operate a men's shelter from this location, their objective is to construct a supportive living residence for seniors.
- The proposed residence will follow the Green House model, providing autonomy, individuality and dignity to residents.
- The property remains on the Municipal Heritage Register, which provides interim protection from demolition for the historic Cathedral Boy's School.
- City staff are preparing to bring forward a recommendation to designate the property, focusing on the preservation and protection of the original 1928 wing of Cathedral Boy's School.



ERAS OF DEVELOPMENT

-  1928
-  1951 Addition- Memorial Wing
-  N.D. 1-storey wood-framed addition
-  Site

Who is Good Shepherd?

Serving the Greater Hamilton Area since 1961, Good Shepherd has become one of the region's largest health and human services agencies.

Inspired by the Hospitality of Saint John of God and rooted in Catholic teachings, Good Shepherd's programs and services are delivered free of charge and to anyone in need.

Good Shepherd operates 32 sites in Hamilton, providing services including:

- Emergency Shelter Services for men, women, youth & families
- Affordable & Supportive Housing
- Mental Health Support
- Counselling & Outreach
- High School Classes for young moms and street-involved youth
- Life Skills
- Job Readiness Training
- Emergency Food & Clothing Services
- Trusteeship Program
- Health & Wellness Programs
- Hospice & Palliative Care Services

Good Shepherd's services impact:

- Women and children fleeing violence and abuse
- People struggling with mental health issues
- Street involved homeless youth
- Homeless men, women and families
- People with life limiting illnesses
- Teen parents

The Good Shepherd's redevelopment objective for the site is to contribute significantly to Hamilton's stock of affordable and supportive seniors housing while conserving the site's cultural heritage value, by:

- Establishing a new 12-storey supportive living residence accommodating approximately 140 residents (the Emerald Building).
- Establishing a new 12-storey affordable residential building accommodating 100-120 independent elders (the Tisdale Building).
- Rehabilitating and adaptively-reusing the existing 1928 school building for use as a Community Health and Wellness Hub, as well as uses ancillary to the residential uses.

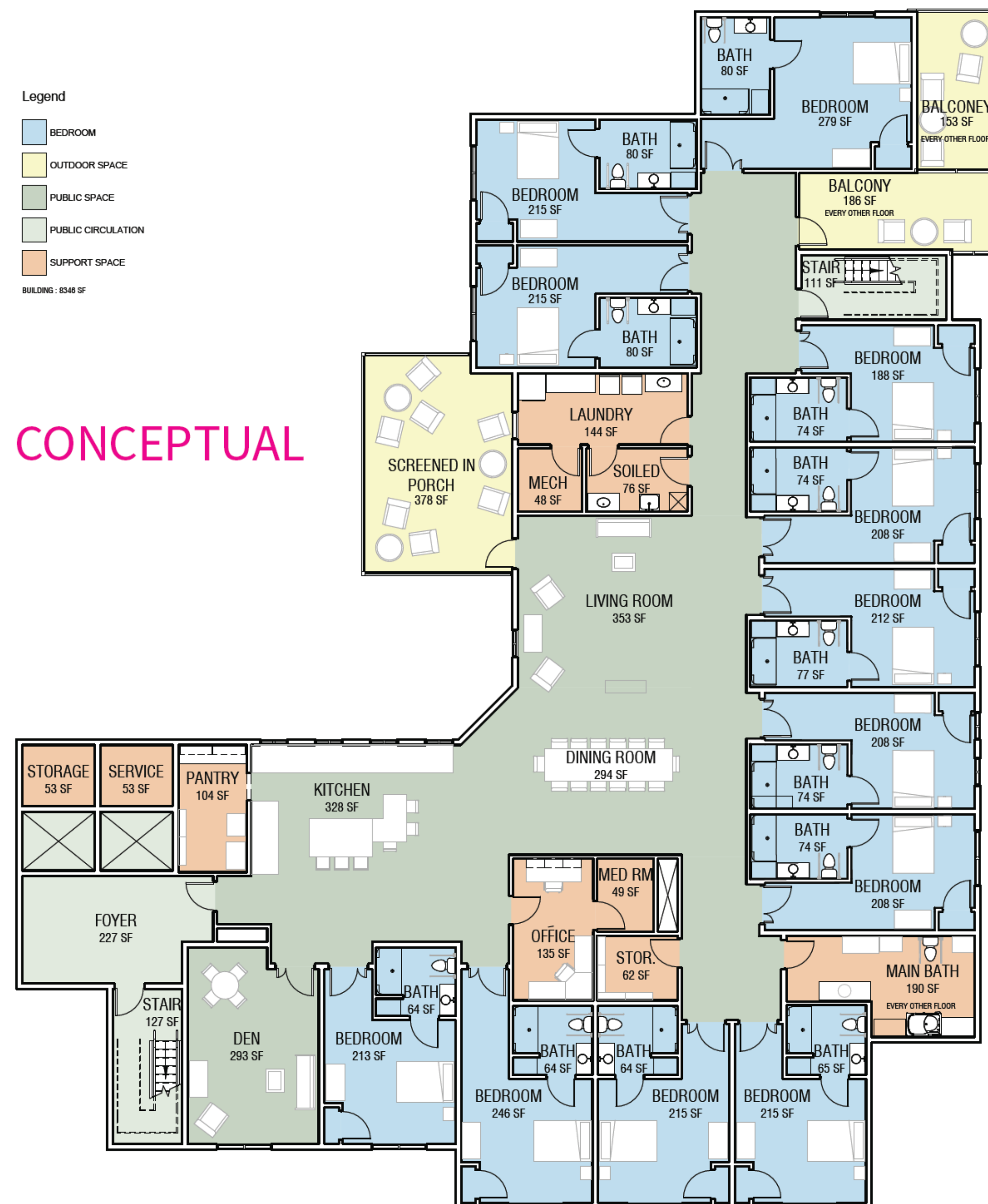
To achieve this objective, the site must meet these requirements:

- **Functional Unit Layouts:** meeting the specific needs of seniors, in accordance with the Green House Project Model (approx. 1/2 of units providing higher level of care in Supportive Living tower).
- **On-Site Parking:** required primarily for supportive living care staff. Adequate provision of parking essential to staff retention.
- **Universal Accessibility:** required for all new buildings, the retained school building, inter-building connections, and site landscaping.
- **Outdoor Green Space:** for recreation and leisure (supporting physical and psychological health and well being).
- **Urban Design:** Compatibility with the surrounding context and low-scale residential uses to the south.
- **Design and Construction Efficiency:** must demonstrate excellent value received for taxpayer and donor-based dollars.

What is the Green House Project Model?

THE GREEN HOUSE Project is a model for supportive living that returns control, dignity, and a sense of well-being to elders, their families, and direct care staff.

The Green House approach to supportive living prioritizes autonomy, individuality, and dignity for residents by providing self-sufficient 'houses' that are stacked vertically.



Each 'house' accommodates 12 residents and includes:

- Small private living space and private bathroom for each resident;
- Central social and dining areas; and
- Accessible outdoor green space.

A key objective of the model is to provide consistent staffing by addressing the supportive living staffing crisis. Caregivers are trained across various roles from personal care to cooking, improving job satisfaction and reducing staff turnover.

Adaptive Reuse Considerations

As part of the studies conducted by Good Shepherd on the feasibility of adapting the former Cathedral Boy's School, it was identified that the original 1928 school building could be rehabilitated and adapted for use as a Community Health and Wellness Hub.

However, the Gymnasium and the 1951 Memorial Wing addition to the original school building presents several challenges for reuse and integration into the new development:

Universal Accessibility:

- The main floor of the Memorial Wing is raised two metres above grade; to achieve an acceptable standard of accessibility this portion of the building would require significant modification and/ or construction of an extensive entrance ramp and elevator.

Existing Window and Classroom Layout:

- The design of the Memorial Wing was optimized for large classrooms; converting these spaces would require subdivision of existing rooms and bisecting existing window openings, resulting in small, long and narrow units unsuited for use as senior's studio apartments.

Underground Parking and Shoring:

- Full or partial retention of the Memorial Wing and Gymnasium would significantly limit essential underground parking and add significant cost and complexity to shoring of proposed Emerald Building.

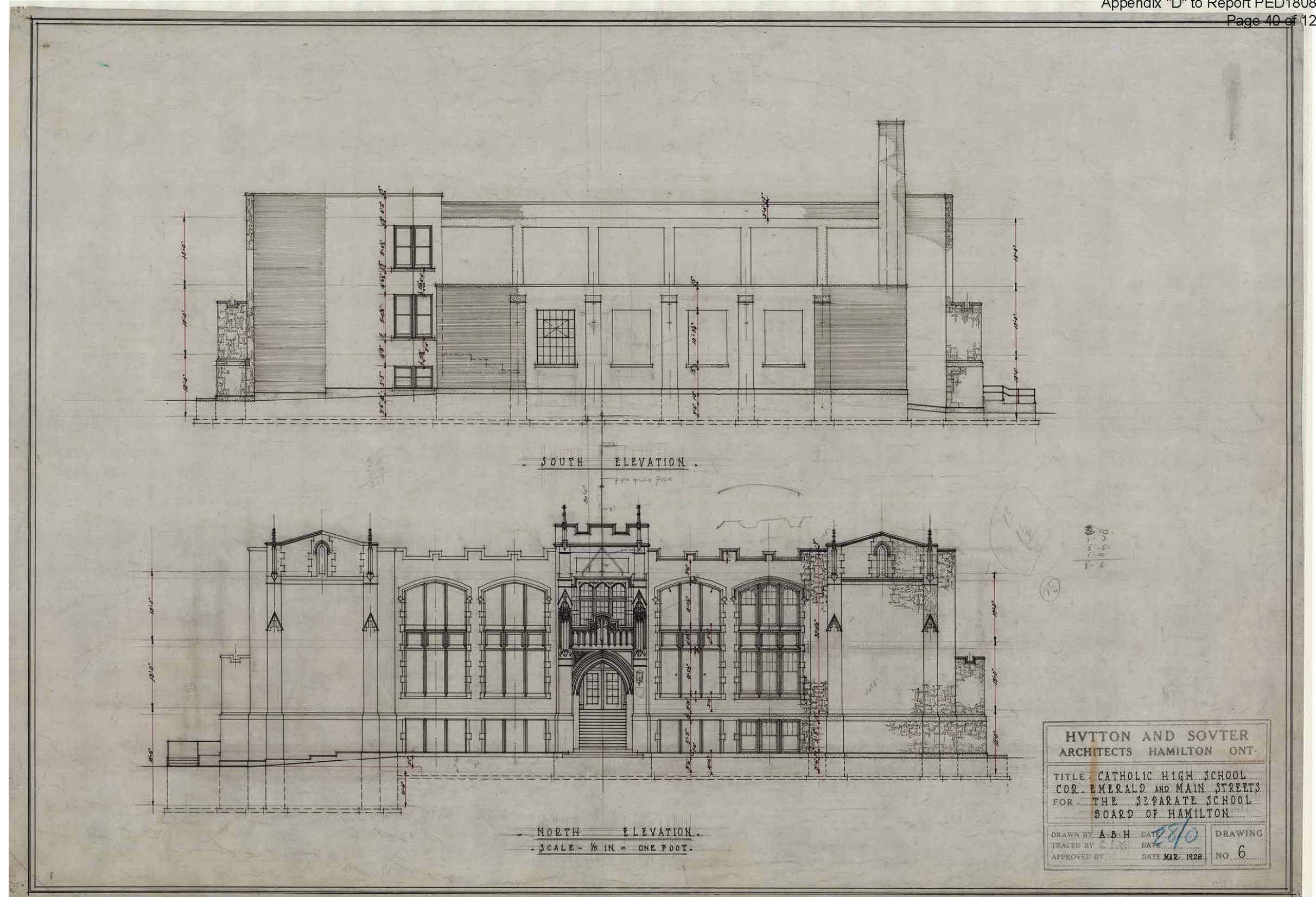
Vehicular Access:

- Full or partial retention of the Memorial Wing and Gymnasium will conflict with potential vehicle access to underground parking.



Conclusion

The original 1928 school building holds design, contextual, and associative value; its conservation should be prioritized as part of the site's redevelopment. Adaptive reuse of the original school building would offer ample space for community health and wellness uses, as well as uses ancillary to on-site residential uses.

Fig. 8
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Retention of the 1951 addition and the gymnasium have been studied and would pose significant obstacles to realization of the Good Shepherd's vision for the site. Primary design challenges relate to the provision of universal accessibility, underground parking, vehicular access, unit layout and efficiency, shoring, and funding limitations.

Recommendation to Designate

City of Hamilton Staff have evaluated 378 Main Street East as a candidate for designation using the criteria laid out in the Ontario Heritage Act. Staff have identified interior and exterior features of the original 1928 school building that contribute to its cultural heritage value and which would be protected under a heritage designation by-law. These features include:

- Credit Valley sandstone facades with Indiana limestone accents;
- Projecting main entrance with pointed arch opening and elaborate carved stone decorations, including tracery, plaques, finials and spandrels;
- Grouped windows with pointed arch Limestone window surrounds;
- Projecting vestibules on the side facades;
- Blind end pavilions with statuary niches; and,
- Interior features including stairwells, checkerboard terrazzo floor and panelled oak doors.



City Staff continue to work with representatives of Good Shepherd as they progress towards a finalized design for the site at 378 Main Street East. Construction is not expected to begin before 2029.

Staff will bring an updated report to Planning Committee recommending that the property be designated under Part IV of the Ontario Heritage Act. Staff are targeting a Spring meeting of the committee.

The Men's Shelter at 378 Main Street East is expected to permanently close with the completion of the future Men's Supportive Housing residence at 135 Mary Street.

Contact Information

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