



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Meeting #: 18-006
Date: June 21, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

2. DECLARATIONS OF INTEREST

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.1 May 10, 2018

4. DELEGATION REQUESTS

5. CONSENT ITEMS

6. PUBLIC HEARINGS / DELEGATIONS

7. STAFF PRESENTATIONS

7.1 Recommendation to Include the Property Located at 828 Sanatorium Road, Hamilton in the Register of Property of Cultural Heritage Value or Interest (Ward 8) (PED18142)

Note: Due to bulk, Appendix "C" and "E" of PED18142 will not be available in print for the public. The appendices can be viewed online.

7.2 Recommendation to Designate 679 Main Street East and 85 Holton Avenue South, Hamilton (Former St. Giles United Church) under Part IV of the Ontario Heritage Act (PED18153) (Ward 3)

8. DISCUSSION ITEMS

8.1 Hamilton Municipal Heritage Terms of Reference Review

9. MOTIONS

10. NOTICES OF MOTION

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Verbal Updates respecting the Around the Bay Race: Restoration of Historic Route Markers (no copy) (deferred from the May 10, 2018 meeting)

11.2 Buildings and Landscapes

11.2.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) 2 Hatt Street, Dundas – K. Stacey

(x) James Street Baptist Church, 96 James Street South, Hamilton (D) –A. Denham-Robinson

11.2.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) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland
- (iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey
- (v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas - K. Stacey
- (vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North – G. Carroll
- (vii) 1021 Garner Road East, Ancaster (Lampman House) - M. McGaw

11.2.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) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay
- (iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie
- (iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (vi) 104 King Street West, Dundas (Former Post Office) – K. Stacey

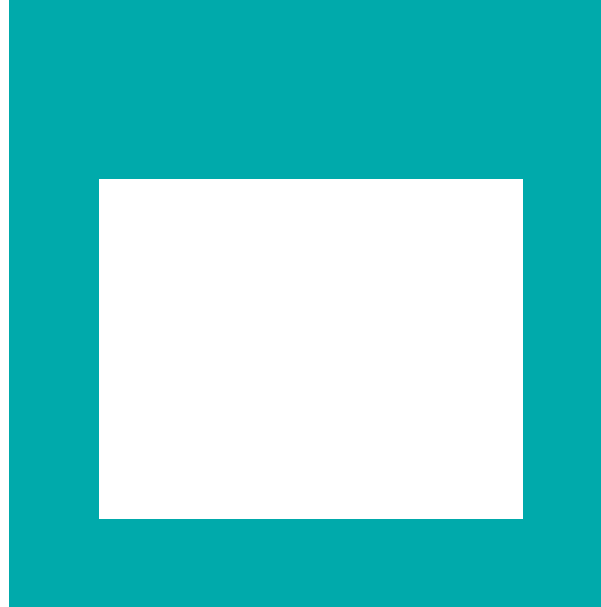
11.2.d Heritage Properties Update (BLACK)

(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. PRIVATE AND CONFIDENTIAL

13. ADJOURNMENT



**Recommendation to Include the Property Located at 828
Sanatorium Road, Hamilton (Mountain Sanatorium Brow Site) in
the Register of Property of Cultural Heritage Value or Interest
(PED18142)**

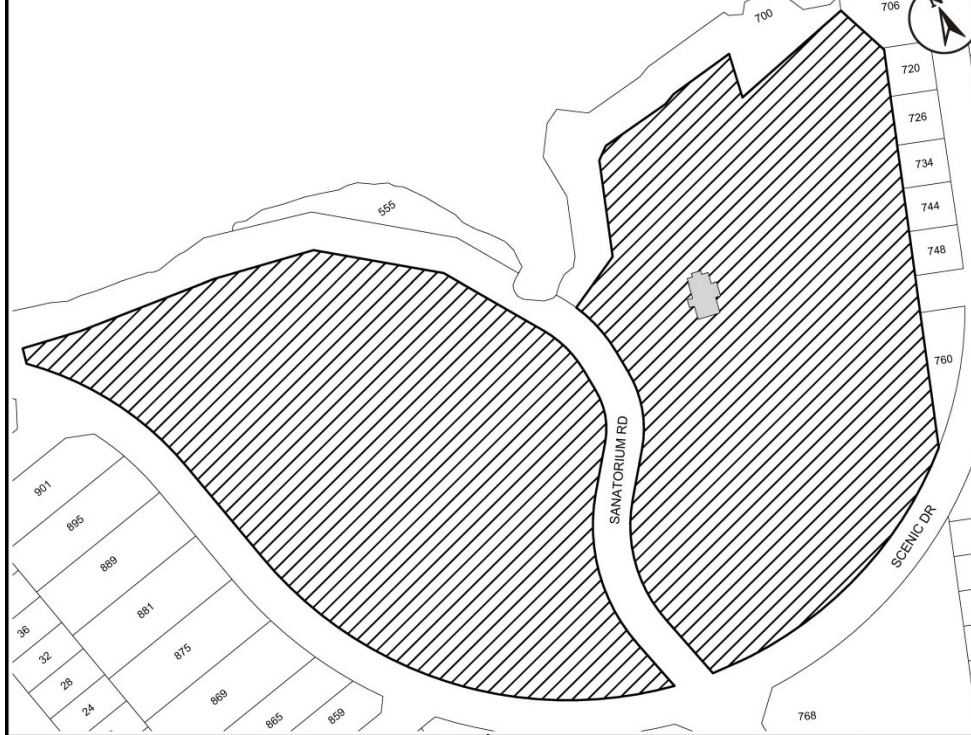
June 21, 2018

PED18142 – 828 Sanatorium Road, Hamilton

Recommendation to Include the Property Located at 828 Sanatorium Road, Hamilton (Mountain Sanatorium Brow Site) in the Register of Property of Cultural Heritage Value or Interest

Presented by: Jeremy Parsons





● Site Location



Key Map - Ward 8

N.T.S. 

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
 801, 820, 828, 855, 865 & 870 Scenic Dr

Date:
 May 24, 2018

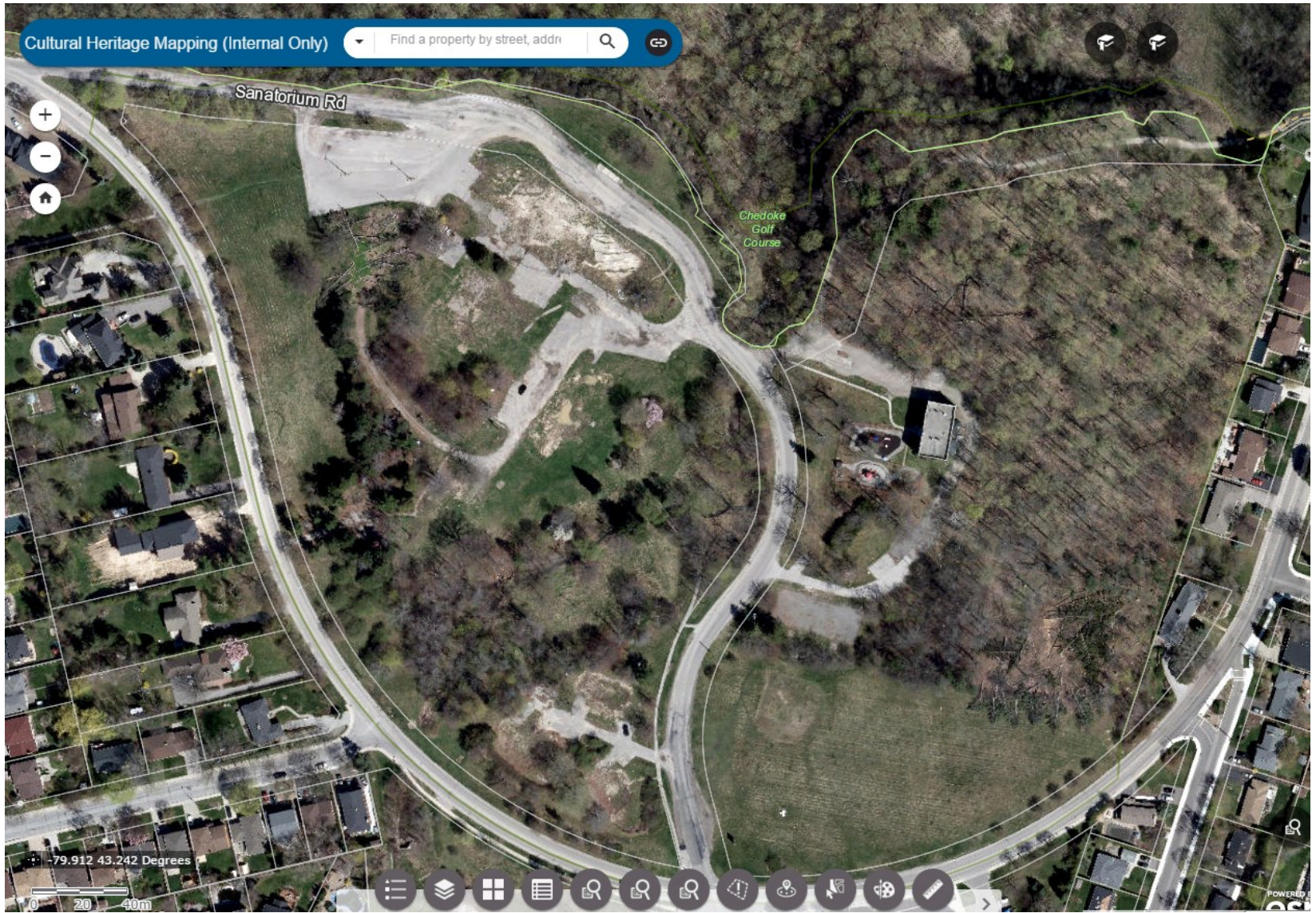
Appendix "A"

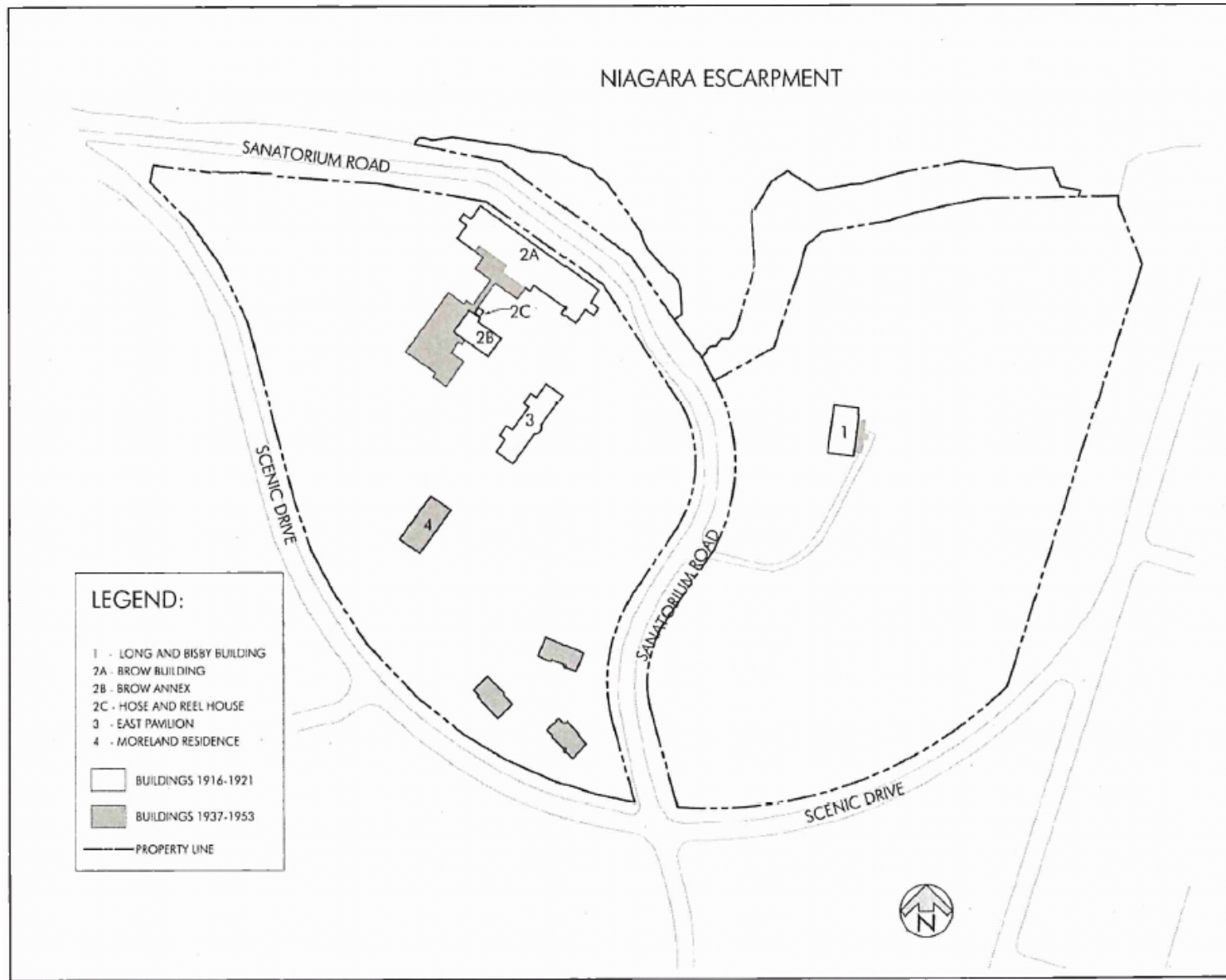
Scale:
 N.T.S.

Planner/Technician:
 JP/AL

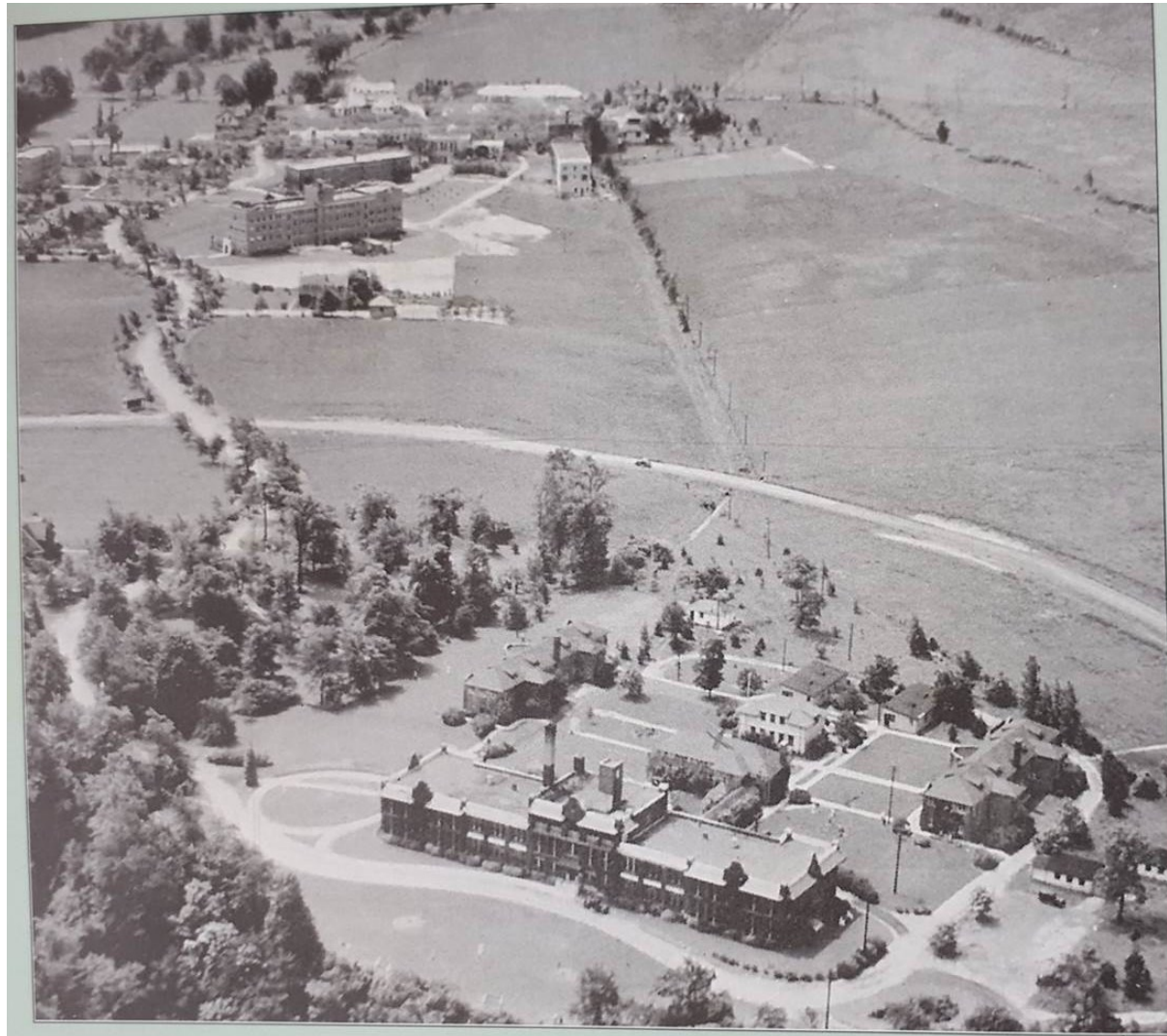
Subject Property

-  828 Sanatorium Road
-  Long & Bisby Building





Buildings extant on subject property in 2007, most demolished in 2015 (SBA Architects Ltd & Wendy Shearer Landscape Architect Ltd., 2007).



South-facing aerial view of the Sanatorium grounds in 1934 (Wilson, *Chedoke: More Than a Sanatorium*, 2006).

Historical Background:

- 1906: Mountain Sanatorium opens in Hamilton.
- 1916-17: Construction of the Brow Building, Annex, Hose & Reel House, and East Pavilion.
- 1920: Long & Bisby Building built.
- 1936: Moreland Residence built.
- 1961: Sanatorium becomes Chedoke General & Children's Hospital.
- 1979: Through merger becomes part of Chedoke-McMaster Hospitals.
- 1997: Becomes part of Hamilton Health Sciences.
- 2006: Property sold to Deanlee Management Inc.
- 2007: New owners submit development application.
- 2010: Application appealed to the OMB.
- 2012: OMB ruling handed down.
- 2012: Property sold to Valery (Chedoke Browlands) Developments Inc.
- 2014: Demolition begins on all onsite buildings (except L&B Building)
- 2018: New development proposal initiated through Formal Consultation.



Circa 1930s photograph of the western façade of Long & Bisby Building with nursing staff under portico (City of Hamilton Archives).



The façade of the Long & Bisby Building (Courtesy Goran Vla, 2016)

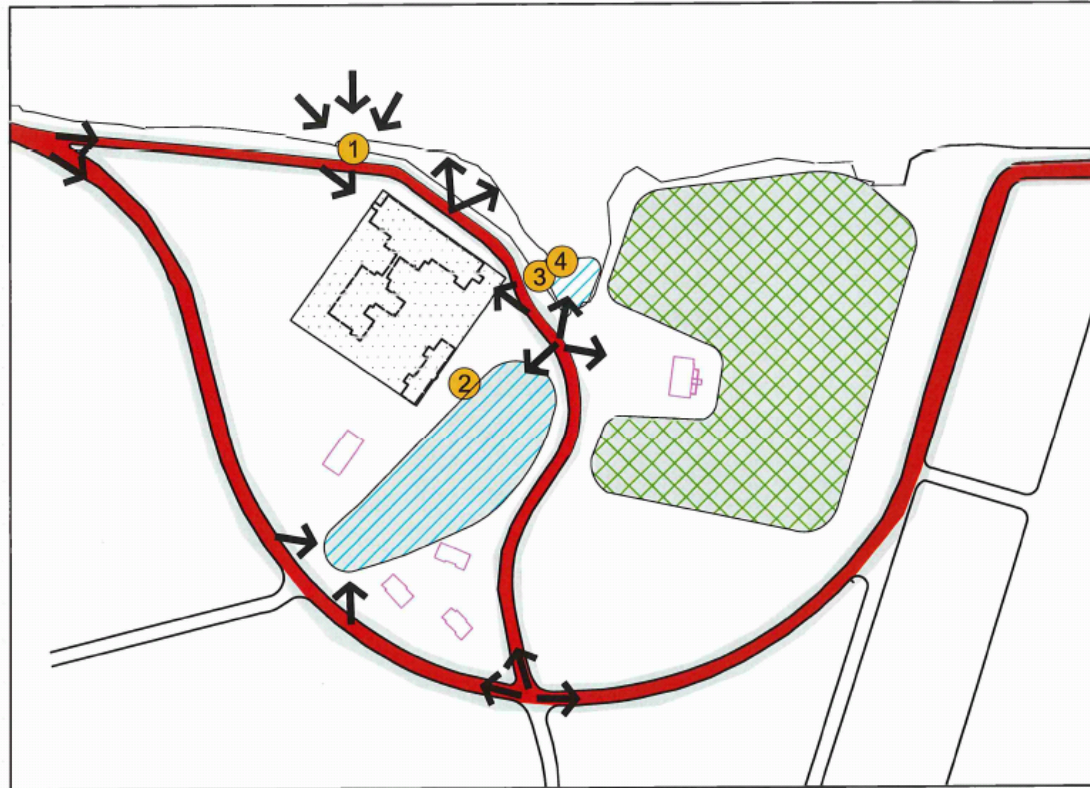


View of the building from the northeast. The children's play equipment is a reminder of its recent use as a daycare (Dan Collins, 2015).



A closer view of the entrance with portico, decorative transom window, sidelights, and brick voussoir (City of Hamilton Archives, 2007).

CULTURAL LANDSCAPE FEATURES WITH HERITAGE VALUE



LEGEND

BUILT FEATURES	VIEWS	SPATIAL ORGANIZATION
① THE CROSS OF LORRAINE	➤ DIRECTION OF VIEWS	▣ BUILDING ORIENTATION AT CORE QUADRANGLE
② PEDESTRIAN BRIDGE	WATER FEATURES	TOPOGRAPHY
③ STONE WALL & PILLAR	▨ WATER COURSE & VEGETATION	▭ TOPOGRAPHICAL FEATURES
④ STAIRS	VEGETATION	
CIRCULATION	▩ WOODLOT	
➤ VEHICULAR AND PEDESTRIAN ROUTE		



Images of the Cross of Lorraine (Wilson, *Chedoke: More Than a Sanatorium*, 2006 & Archives of the Hamilton Health Sciences).



The stone wall and pillars located between Sanatorium Road and the brow's edge (Google Streetview, 2015).

Prelim. Evaluation under Ontario Regulation 9/06

1. Design / Physical Value

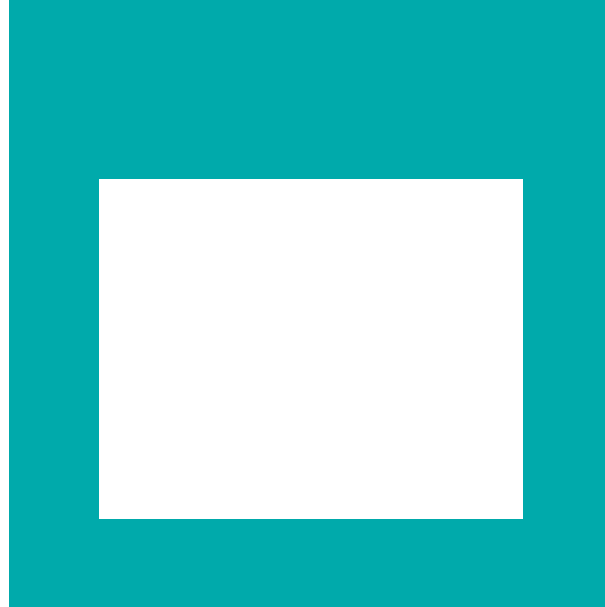
- ✓ Is a representative example of the institutional Edwardian Classical architecture.
- x Displays a high degree of craftsmanship or artistic merit.
- x Demonstrates a high degree of technical or scientific achievement.

2. Historical / Associative Value

- ✓ Has direct associations with the former Mountain Sanatorium (later Chedoke Hospital). The L&B Building is last remaining building from the former Brow campus and the only remaining building associated with WWI chronic care.
- x Has the potential to yield information that contributes to a greater understanding of community or culture.
- ✓ Demonstrates or reflects the work of local architects Witton and Walsh (1920-1927) and built by well-known local contractors W. H. Cooper Construction Ltd.

3. Contextual Value

- ✓ Is important in maintaining the character of the area as former institutional lands and open space with views to the Escarpment.
- ✓ Is historically linked to its surroundings.
- ✓ The L&B Building and Cross of Lorraine are both identified as landmarks located at the edge of the Escarpment and at the terminus of Sanatorium Road.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON MUNICIPAL HERITAGE COMMITTEE



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	June 21, 2018
SUBJECT/REPORT NO:	Recommendation to Include the Property Located at 828 Sanatorium Road, Hamilton in the Register of Property of Cultural Heritage Value or Interest (Ward 8) (PED18142)
WARD(S) AFFECTED:	Ward 8
PREPARED BY:	Jeremy Parsons (905) 546-2424 Ext. 1214
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the property located at 828 Sanatorium Road, Hamilton (Long & Bisby Building), as shown in Appendix “A” to PED18142, be included in the City’s Register of Property of Cultural Heritage Value or Interest under Section 27 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

The subject property comprises part of the former Mountain Sanatorium, which opened in 1906 in response to nation-wide efforts to combat tuberculosis, an infectious disease common in the nineteenth and early twentieth centuries. At its height, the institution was the largest of its kind in Canada. The institution also served as a site for the convalescence and chronic care of World War I veterans. Only one building remains on the property: the Long & Bisby Building (built 1920).

The subject property is classified as a Cultural Heritage Landscape (Chedoke Brow Lands) and the Long & Bisby Building (1920) is listed in the City’s Inventory of Buildings of Architectural and/or Historical Interest.

In January, 2018, the property owner and their applicant submitted a Formal Consultation Application (FC-18-004) to develop the subject lands with 764 multiple dwelling units and 110 townhouse units, for a total of 874 residential units, with associated open space and stormwater management blocks. The proposal is generally in conformity with the OMB approved plans for the subject lands but an expansion of the

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developable area into the open space is contemplated. The applicant's proposal does not propose to retain or integrate the Long & Bisby Building within their conceptual site layout. An Official Plan Amendment, Zoning By-law Amendment, Site Plan, and Draft Plan of Subdivision would all be required to implement the applicant's proposal.

The subject property currently has no status under the *Ontario Heritage Act* and thus no protection from demolition is in place. While to date no demolition permit has been submitted, staff are recommending that the subject property be added to the City's Register of Property of Cultural Heritage Value or Interest in order to provide provisional demolition protection and to further convey to the owner/applicant the City's interest in retaining the oldest remaining building from the Mountain Sanatorium. Should a written notice of intent to demolish be submitted to the City for the Long & Bisby Building, a more comprehensive heritage assessment would take place in order to determine the suitability of designating the property under Part IV of the *Ontario Heritage Act*.

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: Inclusion in the City's Register of Property of Cultural Heritage Value or Interest under Section 27 (1.2) of the *Ontario Heritage Act* requires that Council be given 60 days' notice of the intention to demolish or remove any building or structure on the property. Council must consult with their Municipal Heritage Committee prior to including a non-designated property in the Register or removing reference to a property from the Register under Section 27 (1.3) of the Act.

HISTORICAL BACKGROUND

The Mountain Sanatorium opened in 1906 in response to the city's growing tuberculosis epidemic. Historically known as "consumption" due to its wasting effects, pulmonary tuberculosis (TB) was a severe disease that affected thousands of people during the nineteenth and early twentieth centuries. The institution was Canada's fourth sanatorium but the largest of its kind in Canada. The subject property comprised the former Brow Campus but the Sanatorium had a second complex of buildings south of the brow, known as the Orchard Campus.

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Originally consisting of just a few small tents, the Sanatorium eventually grew to include upwards of 30 buildings for hospital uses as well as staff and patient residences. The Sanatorium held more than 700 patients at the height of its use in the 1920s and 1930s, and acted as a regional centre for the treatment of chronically ill or injured veterans returning from WWI. The institution is also notable for treating over 1,200 Indigenous (Inuit) patients from northern Canada during the late 1950s and early 1960s.

Following efforts to contain outbreaks of TB during the First World War, the Federal Government invested in sanatoria across the country, resulting in Hamilton's institution constructing several substantial structures. The Long & Bisby Building was constructed during this period and is believed to be the oldest remaining Sanatorium building still standing today (see Appendix "B" to Report PED18142).

The original 40 ha (98 ac) of the property was donated in 1906 by Hamilton wool merchants W.D. Long and G.H. Bisby, for whom the subject building is named. The Long & Bisby building was constructed as a nursing residence in 1920.

The subject property formerly contained a number of buildings from the original Sanatorium that were demolished in 2014-2015 as part of previous development plans for the site. These include:

- The Brow Building (built 1916, demolished 2014-2015);
- The Brow Annex (built 1917, demolished 2014-2015);
- The Hose and Reel House (ca. 1917, demolished 2014-2015);
- The East Pavilion (built 1917, demolished 2014-2015); and,
- The Moreland Residence (built 1936, demolished 2014-2015).

In 1961, the Sanatorium became the Chedoke General and Children's Hospital. In 1971, the name was changed to the Chedoke Hospital and in 1979 through a merger with McMaster University Medical Centre it became part of the Chedoke-McMaster Hospitals. Finally, in 1997, the institution became a part of Hamilton Health Sciences as the Chedoke Hospital of Hamilton Health Sciences. Treatment programs remaining in the Orchard Campus buildings were transferred to other facilities as late as 2014.

In 2007, a Heritage Assessment was submitted to the City of Hamilton for the Chedoke Brow Lands as part of a development application by Deanlee Management Inc. who had acquired the lands (see Appendix "C" to Report PED18142). The Heritage Assessment report, which was completed by SBA Architects Ltd. and Wendy Shearer Landscape Architect Ltd. provided both an assessment of cultural heritage features and a condition assessment of the Long & Bisby Building (March, 2007). The condition assessment noted the building to be in an overall "fair to good" condition, suitable for adaptive re-use but requiring some upgrades and accessibility adaptations.

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In 2007, the Chedoke Browlands Sub-Neighbourhood Urban Design Guidelines were completed by Young + Wright Architects Inc. for Deanlee Management Inc. as part of the Deanlee Development proposed condominium (see Appendix “D” to Report PED18142). The guidelines note that “Development within the Chedoke Browlands Sub-Neighbourhood shall have regard to the following heritage built-form intervention guidelines: ...the retention and conservation of the ‘Long & Bisby’ Building with an adaptive re-use”.

In 2006, the property was sold and transferred from Chedoke Health Corporation to Deanlee Management Inc.

In 2007, the owner submitted an application for a development consisting of townhomes and multiple dwellings.

In 2010, the owner appealed their application for non-decision by the City of Hamilton to the Ontario Municipal Board.

In 2012, the Ontario Municipal Board found that the development was consistent with municipal and provincial policy. The Board also noted within its decision that the proposal provided for the re-use of the Long and Bisby Building, but the retention and/or the re-use of the building was not made an explicit condition of draft plan approval (see Appendix “E” to Report PED18142). The OMB approved conditions of draft plan approval, require that “prior to demolition of any buildings or structures on the site, the owner shall prepare and implement the recommendations of a Cultural Heritage Impact Assessment to the Satisfaction of the Director of Planning.” It is noted that the 2007 Heritage Assessment submitted by Deanlee Management application recommended the retention of the Long and Bisby Building and that “as a condition of site plan approval – the building should be designated.” The OMB approved Official Plan Amendment contains policies directing the retention and re-use of the Long and Bisby Building.

In 2012, the property was sold to Valery (Chedoke Browlands) Developments Inc.

On February 8, 2018, Cultural Heritage staff commented on the Formal Consultation Application by Valery (Chedoke Browlands) Developments Inc. for lands located at 801, 820, 828, 855, 865, and 870 Scenic Drive. Staff require a Cultural Heritage Impact Assessment, as well as a condition to complete a documentation and salvage report prior to any further approvals or as part of a *Planning Act* submission. In discussions with the applicants, Planning Staff have recommended retaining and integrating the Long & Bisby Building into future development of the site.

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The property also contains a small number of other remnant built heritage features that connect to the historical narrative of the institution:

- The Cross of Lorraine (built 1953);
- Early concrete pedestrian bridge (date unknown);
- Stone wall and pillars (date unknown); and,
- Concrete stairs (date unknown).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Ontario Heritage Act:

Inclusion in the City’s Register of Property of Cultural Heritage Value or Interest under Section 27 (1.2) of the *Ontario Heritage Act*, requires that Council be given 60 days’ notice of the intention to demolish or remove any building or structure on the property and the demolition and removal of any building or structure is prohibited during this time period.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

Chedmac Secondary Plan

The subject property is identified as Institutional lands within the Chedmac Secondary Plan. The Secondary Plan, as amended by the OMB approval of the Deanlee Official Plan Amendment, added specific heritage policies applicable to the Long and Bisby

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Building. Adding the subject building to the Registry is consistent with the Secondary Plan.

The recommendations of this Report comply with these policies.

RELEVANT CONSULTATION

Staff have informed the property owners and their applicants through a letter sent by registered mail on June 4, 2018 of intentions to include this site in the City's Register of Property of Cultural Heritage Value or Interest. Staff have also informed the Ward Councillor of the recommendations of this Report. At the time of the writing of this Report, the Councillor has not expressed any concerns with the inclusion of the Long and Bisby Building on the Registry.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

Section 27 (1.2) of the *Ontario Heritage Act* permits the Council of a municipality to include a non-designated property on a municipal register. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. While property is not legislatively required to meet the criteria in Ontario Regulation 9/06 to be included on a municipal register, staff are of the opinion that application of this criteria for individual property requests is appropriate. A property must meet a minimum of one of the nine criteria to be determined to have cultural heritage value or interest.

The subject property satisfies six of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

1. Design/Physical Value:

- i. The property is a representative example of Edwardian Classical architecture.
- ii. The property does not demonstrate a high degree of craftsmanship or artistic merit.
- iii. The property does not demonstrate a high degree of technical or scientific achievement.

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2. Historical/Associative Value:

- i. The property has direct associations with the former Mountain Sanatorium (later Chedoke Hospital). The Long and Bisby Building is the last remaining building from the former Brow Campus and the only remaining building associated with WWI chronic care.
- ii. The property is not understood to have the potential to yield information that contributes to an understanding of a community or culture.
- iii. The property is believed to have been designed by prominent local architects Witton and Walsh (1920-1927) and built by well-known local contractors W. H. Cooper Construction Ltd. William Palmer Witton (1871-1947) and William James Walsh (1885-1952) were responsible for numerous local civic, institutional, and ecclesiastical works during their partnership.

3. Contextual Value:

- i. The property is important in maintaining the character of the area as former institutional lands that now function as open space with views from the Escarpment.
- ii. The property is historically linked to its surroundings as the site of the former Mountain Sanatorium (later Chedoke Hospital).
- iii. The property is identified as being a landmark within the immediate community and the broader west mountain of Hamilton.

Conclusion:

Staff have determined that the property located at 828 Sanatorium Road, Hamilton, meets six of nine of criteria contained in *Ontario Regulation 9/06* in all three categories. As such, staff are of the opinion that the subject property is of cultural heritage value or interest, sufficient to warrant registration within the Register of Property of Cultural Heritage Value or Interest, under Section 27 of the *Ontario Heritage Act*.

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ALTERNATIVES FOR CONSIDERATION

Decline to Include in the Register:

The inclusion of properties to the City's Register of Property of Cultural Heritage Value or Interest is a discretionary activity on the part of Council. Council may decline to include the property in the Register. By declining to include the property in the City of Hamilton's Register, the municipality would be unable to provide provisional demolition protection to these significant heritage resources in situ.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Location Map
- Appendix "B": Photographs
- Appendix "C": Heritage Assessment: Browlands, Chedoke Hospital
- Appendix "D": Chedoke Browlands Sub-Neighbourhood Urban Design Guidelines
- Appendix "E": Ontario Municipal Board Report

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ISSUE DATE:

June 22, 2012



PL100691

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Deanlee Management Inc. has appealed to the Ontario Municipal Board under subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the City of Hamilton to make a decision respecting the lands composed of Part of Lot 57, Concession 2 in the City of Hamilton.

(Approval Authority File No. OPA-07-014)

OMB File No. PL100691

Deanlee Management Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 6593 of the City of Hamilton to rezone lands respecting Part of Lot 57, Concession 2 from "AA-S1353" (Agricultural) District to a site specific "DE" (Low Density Multiple Dwellings) District, Modified and "E" (High Density Multiple Dwellings) District, Modified to implement the Official Plan Amendment

OMB File No. PL100692

Deanlee Management Inc. has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the City of Hamilton to make a decision respecting a proposed plan of subdivision on lands composed of Part of Lot 57, Concession 2 in the City of Hamilton

(Approval Authority File No. 25T-200712)

OMB File No. PL100706

APPEARANCES:

Parties

Counsel

Deanlee Management Inc.

P. DeMelo

City of Hamilton

N. Smith

Niagara Escarpment Commission

J. Thompson

Derek Schmuck

Roy Wolker

DECISION DELIVERED BY H. JACKSON AND K. J. HUSSEY AND ORDER OF THE BOARD

Introduction

The matter before the Ontario Municipal Board ("Board") is an appeal by Deanlee Management Inc. ("Applicant"), from the City of Hamilton's ("City") failure to make a decision on proposed amendments to the Official Plan ("OP") and zoning by-law, with respect to 9.6 hectares of land composed of Part of Lot 57, Concession 2 in the City of Hamilton. The lands that are currently designated Major Institutional are required to be re-designated and rezoned to permit the Applicant's proposal for a development consisting of town homes and apartment-style buildings.

Background and context

The subject property, formerly owned by Chedoke Hospital, was declared surplus and offered for sale in 2006. It is known locally as the Chedoke Brow Lands. It is bounded by the brow of the Niagara Escarpment on the north side and Scenic Drive that encircles the land on the south side. The site is bisected by Sanatorium Road that leads south to Mohawk Drive. The eastern portion is comprised mainly of a large woodlot and on the west side, there is a smaller woodlot. A portion of Chedoke Creek flows to the north.

The Chedoke Hospital is to the south of Scenic Drive. There is a municipally owned storm water treatment pond at the southwest corner of Scenic Drive and Sanatorium Road and on the southeast corner there is a new, four-storey residence for Columbia College. There are low density residential uses to the east and west of the subject site and there is a golf course to the north at the toe of the escarpment. The Brow Trail, part of the Bruce Trail, occurs along the brow of the escarpment.

The subject property is historically and physically unique and was originally developed as a sanatorium for the treatment of tuberculosis patients. The physical setting of the buildings within the landscape was designed intentionally to provide a tranquil, natural environment to assist in the patients' recovery. The open space remains an important characteristic of the neighbourhood. The first building on the portion of the lands north

of Scenic Drive was the Brow Infirmary, built in 1916. Subsequent buildings that were added to the site were clustered, with curved roads and open spaces between the buildings. There are important cultural heritage structures remaining on the site that are designated under the *Heritage Act* and/or identified by the City in its inventory of heritage properties.

The Applicant purchased the subject property and in 2007, submitted an application for a development consisting of town homes and apartment buildings. Existing heritage buildings would be retained and used if possible.

The original application proposed buildings with up to 10 storeys. Various studies were commissioned to support the proposed development, including planning, transportation, visual impact assessments, archaeological, heritage, phase 1 environmental site assessments and soils investigations.

The proposal was modified to have apartment buildings up to six storeys, with 600 standard residential units. At this number of units, it was determined that there would be no servicing constraints and no traffic issues that would restrict development on the site. Transit is available to the site.

The Applicant undertook a series of public meetings and consultations and had many meetings with City planning staff on the proposed development. Consultation with the public indicated that the public wanted very little to no development at the site. Ultimately, on June 10, 2010, City planning staff recommended approval of the application to the Economic Development and Planning Committee (Exhibit 11).

Council neglected to make a decision regarding the applications and on June 30, 2010, the Applicant filed these appeals.

Issues

Niagara Escarpment Commission (NEC)

At the start of the hearing, the Board was advised that the Applicant and the NEC had reached a settlement. Counsel for the NEC advised the Board that the concerns of the NEC were addressed in the Minutes of Settlement of May 26, 2011 (Exhibit 1), and the

subsequent Addendum to the Minutes of Settlement, dated December 6, 2011 (Exhibit 2).

The NEC originally had the following concerns regarding the proposal:

1. Views from a distance to the brow, that is, would there be a sky-lining of buildings above the vegetation?
2. Would there be sufficient setback from the brow?
3. Would sufficient natural features on the site be preserved to retain the park-like setting of site that currently exists?
4. Would visual access from the neighbourhood into the site be preserved?

Counsel advised that the first concern is no longer an issue, as the proposed buildings will have a maximum height of six storeys, rather than eight storeys as was contemplated in an earlier proposal. With regard to the setback from the brow, there is an agreed minimum 30 m setback that is carried through to the current Minutes of Settlement and this satisfies the NEC. With respect to the third concern, the NEC is satisfied that the natural features to be retained will preserve the open character of the site.

With regard to the fourth concern, it was agreed that the lands would be subjected to a Holding provision (H symbol) under the zoning by-law. The development would require a full visual impact analysis to be done at the site planning stage for the removal of the holding zone. As described by the NEC, there is still a concern about the view, but this will be provided for by a process that requires a master site plan and precinct plan for each development phase, and includes that the required studies be conducted to the satisfaction of the Director of Planning.

The specific matters to be addressed in the visual impact assessment, as agreed between the NEC and Deanlee Management Inc., are provided in Attachment "4" to this Board Order. This document shows the specific view-sheds, and in red-line, the points at which the visual impact should be assessed. Through this mechanism, the NEC is satisfied that the visual impact will be addressed in consultation with the NEC.

The proposed development must conform with the purpose of the Niagara Escarpment Plan (NEP). Counsel for the NEC stated that she was satisfied that the documents presented address the NEC concerns in a manner that the NEC considers appropriate.

On that basis, the NEC withdrew from the hearing.

Derek Schmuck

Derek Schmuck, who requested and was granted party status, withdrew his appeal before the start of the hearing.

The City

Agreed statement of facts:

The City and the Applicant submitted an agreed statement of facts (Exhibit 6). The City and the Applicant agree on the following:

- Medium density appropriate
- 2:1 for retirement units
- Maximum unit count and Gross Floor Area (GFA) on west side of site
- Ground floor commercial uses
- No traffic constraints
- No servicing constraints
- In-force OP applicable (not the new OP subject to appeal)
- Urban in NEC plan, do not require development permit under NEC
- Should provide access to Bruce Trail
- 30 m setback from brow
- A zoned open space

- Chedoke Creek not dedicated to City
- Storm Water Management (SWM) facility to be retained in private ownership (maintenance by condominium)
- No physical parkland dedication
- Parkland credit due to brow dedication
- Listed (not designated)
- Designated are the Brow and Long and Bisby buildings
- Cultural heritage features are dealt with appropriately
- Appropriate implementation framework (in OP)
- Further visual impact assessments prior to site plan approval by NEC

The parties agreed on a series of actions (“a tool box”) for the implementation of the development, including:

- Holding provisions will be in place.
- The site will not be developed all at once, but over time.
- Studies have been done for a macro level of buildings, but would need to be updated depending on the actual plan as some of the studies can only be done when the site plan is complete.

Remaining Issue

The City, Roy Wolker and area residents

Notwithstanding the significant amount of negotiation and agreement that was reached between the parties prior to the hearing, a number of issues remain outstanding.

1. Unit Yield and Density

- a) Should the floodplain be included for purposes of calculating net residential density?
- b) What is an appropriate unit yield on these lands (450 versus 529)?
- c) Is the density proposed in the Deanlee planning documents acceptable and does it constitute medium density residential development?
- d) Should the zoning by-law exclusion from the unit yield cap for dwelling units in an existing building apply where the Brow Infirmary building is demolished and replaced (Mr. Wolker's concern)?

2. Maximum Building Height

- a) Should building heights be restricted to 4 storeys for buildings along Scenic Drive in Area B?
- b) Should building heights be restricted to 4 storeys for the entire development (Mr. Wolker's concern)?

Mr. Wolker and the area residents are also concerned about open space, cultural and natural heritage and conformity with the NEP, as specified below:

3. Landscaped Open Space Along Scenic Drive in Area A

- a) What is the appropriate percentage of landscaped open space along Scenic Drive in Area A in relation to the policy objective of clustering town homes along a limited portion of the Scenic Drive frontage in order to preserve an open space character along Scenic Drive?

4. Cultural Heritage Features

- a) Does the proposed development protect the cultural heritage landscape and identified built heritage features, in conformity with Section C.6 of the Official Plan?

5. Natural Heritage

- a) Does the proposed site plan and design account for the fact that the natural heritage is an integral and significant part of the cultural heritage?

The witnesses

Wendy Nott, who was retained by the Applicant, and Jamie Bennett, who was retained by the City, provided opinion evidence on land use planning. Dr. Barry Colbert was called as a lay witness by Mr. Wolker. Dr. Colbert is a professor of policy and strategic management and Chair of the Board of "Sustainable Waterloo Region". He participated in the public meetings related to this proposed development as he and his family are long-time residents of Hamilton. Dr. Colbert has lived adjacent to the Brow Lands for nine years.

A number of local residents testified in opposition to the proposal. Among other concerns, the residents are of the view that the development is too intense and does not maintain the open, park-like setting of the area.

Developmental Concept

Ms. Nott described the development concept with the assistance of Exhibit 5, a figure showing the "with prejudice" re-development plan, dated September 29, 2011. The lands are to be developed comprehensively as a condominium site. The section of Sanatorium Road within the site would be closed to through traffic and the closed portion of the road would be dedicated to the City, to be used for the Brow Trail. Sanatorium Road from Scenic Drive into the development site would be maintained as a private road. This road would also provide pedestrian access to join up with the Brow Trail.

The proposed development consists of 529 conventional townhouse and apartment units. However, the Applicant has proposed that one or more of the buildings would have retirement lifestyle units. These generally are smaller units and generate less traffic and have fewer other impacts. In light of that fact, the replacement is on a 2:1 basis, which means that if standard residential units are converted to retirement lifestyle units, they can be converted 2:1. The Applicant therefore has the option to have 429

conventional town home and apartment units and 200 active retirement lifestyle units (or some other appropriate combination).

There is GFA credit if any existing buildings are retained and used, thus providing an incentive to use the existing buildings. Live-work or home occupation and commercial uses will be permitted at some locations.

There is currently a significant amount of pedestrian activity at the site. The extension of the Brow Trail and open landscape areas would provide added benefit to the residents as well as to the public.

The Site is comprised of three main areas:

1. Area A

There is no dispute between the City and Applicant regarding this area, as shown in Schedule J-1 of Exhibit 20, the proposed modified Chedmac Planning Area Secondary Plan.

There are five town home units (Blocks A to F) proposed, consisting of four units each. These blocks front onto either Scenic Drive or the Brow. The units are designed in a manner to maintain an open landscape character. There are large Norway maples along the west side of Scenic Drive that are to be preserved as long as they are healthy. Three new, four-storey apartment buildings, Building I, J, and K, are proposed within the interior in this area. The existing Brow building is proposed to be retained and converted, if possible. If not, it will be demolished and rebuilt. If demolished, the same building footprint will be used. For the Brow Annex building, the proposal is to retain the original portion and to demolish the more recent additions. The Moreland building is to be retained wherever possible and converted.

2. Area B

Area B includes the lands that front onto Sanatorium Road and/or Scenic Drive as well as the lands surrounding Chedoke Creek. The intensity, the building height, and compatibility of the development with the surrounding area remain issues for Area B.

There are four buildings proposed. Buildings L and N are located on opposite sides of Sanatorium Road at the intersection of Scenic Drive. Both buildings are proposed to be six-storey apartment buildings, with a step-back of 3 m at the fifth floor and an additional 3 m on the sixth floor. Both these buildings are the focus of the height and density dispute. Building M, in the interior of the site, is proposed to be six storeys in height, and Building O that fronts onto Scenic Drive is proposed to be a four-storey building.

The Long and Bisby building within Area B is a designated heritage building and it will be retained.

3. The ESA Woodlot

The large woodlot on the east portion of the site has been identified as an ESA. This woodlot, along with a buffer, will remain as private open space.

The section of Chedoke Creek and surrounding hazard lands to the west of Sanatorium Road will also be retained in private ownership. There will be additional SWM facilities for the development, but they will be privately owned and determined at a later date.

Planning context

The proposal is required to conform to the relevant provisions of the Hamilton Wentworth Regional Plan. The lands are designated Urban in this plan, which is intended to accommodate the majority of settlement with a range of land uses.

The lands are designated major institutional in the in-force City OP, related to the previous use as a hospital. An official plan amendment (OPA) is required to re-designate the lands for residential purposes. The City has determined that the entirety of these lands should be part of the Chedmac Secondary Plan area, an objective of which is to provide a range of housing types with a range of affordability that provides for low- and medium-density housing.

The City's OP contains its own policy framework to implement that portion of the escarpment occurring within the city. These lands fall within Special Policy Area 1C that has the following criteria:

1. Minimize the further encroachment on the escarpment; and

2. All development is to be compatible with the visual and natural environment of the escarpment.

The new Hamilton Urban OP, though not yet approved, represents council's intent. Consistent with the in-force OP, the new Urban OP promotes and supports intensification and a full range of dwelling types and densities. The GRIDS study was undertaken by the City as a conformity exercise with the Growth Plan and was conducted as a high-level review. The subject area was identified as a location for intensification as it is a large institutional parcel in the GRIDS study.

Evidence and findings

Unit yield, density and building height

The issue of most significance to the City, Mr. Wolker, and area residents, is the calculation of unit yield, density and building height related specifically to the two buildings at the corner of Scenic Drive and Sanatorium Road, being Buildings L and N, as shown on the site plan (Exhibit 5). These buildings are proposed to be six storeys, with step-backs on the fifth and sixth storeys that front onto Scenic Drive. The City and Mr. Wolker are opposed to the two additional storeys above four storeys and the additional 79 units, which corresponds to 529 units versus 450 units.

The site-specific OPA proposes a density that is broken down by number of units and by GFA. The mass is allocated by floor space, and is 20,000 m² on Block A with a maximum of 195 units, and 34,000 m² in Block B with a maximum of 335 units. The Applicant proposes a maximum number of 529 dwelling units.

The parties had much discussion and disagreement regarding the calculation of the number of residential dwelling units per hectare ("residential density") and whether the calculation should be "net" or "gross", with no clear definitions of either. Ms. Nott testified that it is her interpretation that net excludes the public lands and should also exclude the woodlot as it is an ESA; therefore, the portion of the road dedicated to the City and the woodlot is excluded in the calculation. The balance of the land (about 6.8 ha) is the land upon which the residential density is calculated. This includes the lands of Chedoke Creek, on the basis that these lands will be privately owned by the condominium development and will be an amenity feature enjoyed by the residents.

This approach was supported by the City planning staff during Ms. Nott's consultations with the City (Exhibit 11). The creek lands and any associated SWM facility will be protected and preserved in open space character, but will be privately owned and operated.

Under cross-examination, Ms. Nott testified that the residential density was calculated separately for Area A (195 units / 2.98 ha = 65 units per ha) and Area B (335 units / 3.87 ha = 86.5 units per ha); for Area B, the area in the calculation includes the lands around Chedoke Creek. Mr. Bennett took issue with the calculation of the residential density for Area B. Mr. Bennett regards the inclusion of the lands around Chedoke Creek as inappropriate. In his opinion, these lands are not an amenity and should not be included in the calculation. He notes that the lands cannot be developed as they are hazard lands. He supports his interpretation by noting that if the lands were publicly owned, then they would not be included in the calculation for residential density. If the lands are not included, then the calculation for the number of units per hectare is higher and falls within the high density category, which does not conform to the Secondary Plan. He recommends that the density be reduced and that all the buildings be limited to four storeys.

Intensity, compatibility and sensitivity

Mr. Bennett testified that along with his concern regarding the increase in density of the development in comparison to the surrounding lands, the City does not identify this as an area for intensification within the City. As such, there is no imperative to maximize density at this location. He opined that the proposed density is more intensive than the surrounding area and does not fit or achieve harmonious integration with the surrounding low density residential uses and moderate intensity institutional uses. Mr. Bennett testified that the growth strategy for the City is described in the GRIDS plan and that this plan identifies that growth should be at nodes and corridors. This site is not within such an area.

Dr. Colbert testified as a lay witness. His view, shared by many of the residents who spoke, was that the development is far too intense for the location. He felt that there should be far fewer units (only 175 units) in order to minimize the overall environmental impact on the area, both in terms of the building footprint and the number of people and cars that would be introduced to the area. He felt that the built form should conserve

the park-like character and the cultural heritage of the setting as a healing centre, preserve the maximum number of trees and green space, and adaptively re-use buildings wherever possible. He also noted that the area is not near main arterial roads, is not in an identified area for intensification, and the character of the surrounding neighbourhood is very low density and therefore, raises compatibility issues. He felt strongly that the new development should be a mix of residential and small local commercial uses to build an integrated, pedestrian friendly, sustainable community.

The Board's findings on height, density and intensity

The Board finds that the site is an appropriate location for the intensity proposed. The testimony of Ms. Nott has satisfied the Board that the location is appropriate for this form of development. The site is served by a defined road and the physical size is sufficiently large to allow for mitigation strategies to meet compatibility issues. The Board finds that the development is compatible with the surrounding neighbourhood, can function at the density proposed, and can exist in harmony with the surrounding low density uses. The following factors are relevant to this finding:

- The proposed planning documents are consistent with the City documents
- The development will contribute to a variety of housing types
- An obsolete site will be redeveloped
- There is a gradation of residential unit types proposed
- Apartments are concentrated across from SWM facilities and institutional uses and are buffered by the woodlot to the east
- Controls on massing will also control intensity of use
- The access through the site is consistent with existing access
- Cultural heritage is being maintained
- The intensity of the site can be met by the existing infrastructure and road capacity

- The development will contribute to city's intensification goals of 40%, therefore is consistent the with the intensification policies of the city

The Board finds that the intent of the Chedmac Secondary Plan for an appropriate gradation of density is achieved by this development. The Board is in agreement with Ms. Nott's opinion that the arrangement of the buildings on the site will ensure compatibility with the surrounding area. She testified that buffering will be achieved by building setback and landscaped open spaces and will not impact the low density residential uses. The Board agrees with Ms. Nott's opinion that the lands surrounding the creek will provide amenity space to the residents of the proposed development, and therefore, it is appropriate to include these in the calculation of units/hectare for the determination of the density of the development in Area B. As described by Ms. Nott, the lands where the creek is located are to be improved as set out in the arborist's report (Exhibit 31). These lands will be maintained by the condominium corporation and will be in private ownership. On this basis, the Board finds that the maximum number of dwelling units proposed (335 for Block B) does not exceed the maximum densities allocated for Area B. Area A is not in dispute.

The total number of units – 529 units to 6.8 ha – is equivalent to 78 units per ha and the Board finds this density is appropriate for medium density residential development. This conforms to the Chedmac Secondary Plan that indicates that the zoning for these areas is to be medium density. The potential for retirement lifestyle units on a 2:1 basis does not change the calculation of the determination of medium density.

The dispute regarding density is related to the proposed fifth and sixth floors in buildings L and N. These two buildings will have step-backs on the fifth and sixth floors at the front of the buildings that front onto Scenic Drive. The step-backs will mitigate the visual impact of the height and the mass of the buildings. The buildings are isolated from the low density, single family homes to the east and west that are more sensitive to impacts from apartment-style buildings. There are no identified adverse impacts with respect to privacy or overlook to the single family homes from the two, six-storey buildings. There is no issue with shadows, as shadows would fall on the site.

The Board finds that the impact of the fifth and sixth storeys is very limited, as these buildings are opposite a storm water pond and a four-storey building (the Columbia College residence). There will be no significant impacts to the surrounding area as a

result of these two buildings at the six-storey height. There is a six-storey building (M) that is integral to the development fronting on to Sanatorium Drive and there is no opposition to the height of this building.

For all these reasons, the Board finds that the proposal will result in an amenable mixture of densities and arrangement that will minimize conflicts between different forms of housing. There is no dispute with parking; there will be one access through Sanatorium Road, and therefore, there will be no alteration of traffic flows.

Conformity with NEP

Ms. Nott testified that it is her opinion that the proposal conforms to the relevant provisions of the NEP. Mr. Walker still expressed concern regarding conformity. Ms. Nott opined that the NEP is a provincial plan that is directly related to the physical landscape. The site is within a designated urban area and an objective of the plan is to minimize further urbanization, which is met by this proposal. The NEC is satisfied that the planning documents meet the Development Objectives of the NEP and that the continued consultation with the NEC, as expressed in the Minutes of Settlement, will ensure that the requirements of the NEP are met. It is Ms. Nott's opinion that the urban design can be made compatible through the implementation process and that the proposed uses would be in conformity with NEP. The Board agrees.

The Board finds that the planning documents conform to the NEP and the City policies that relate to the Niagara Escarpment. The Board accepts the opinion of Ms. Nott in this regard. The Board also accepts that with the agreement reached between the NEC and the Applicant, the objectives of the NEP are satisfied.

Landscaped open space

At issue for Mr. Wolker and the area residents is whether there is sufficient landscaped open space on Scenic Drive to maintain the open character. The Board finds that the plan which allows only town homes fronting onto Scenic Drive in Area A, with 50% open space to a depth of 25 m, provides sufficient open space to maintain the character of the area. The development will be on a distinct parcel, separated by Scenic Drive to the south, the brow to the north, and the woodlot to the east, with a connection to the low density area by Scenic Drive.

Alternative development proposals

Both Dr. Colbert and Mr. Bennett presented alternative development proposals for the lands. It is evident that there are alternatives that could be contemplated for development of the lands. However, the matter before the Board is the conceptual plan as presented in Exhibit 5, which the Board finds to be appropriate and constitutes good planning. Ultimately, prior to development, a master site plan and precinct plans will be required to ensure compatibility with the OP and the surrounding neighbourhood and be to the satisfaction of the NEC.

Natural and cultural heritage

With respect to natural and cultural heritage, Mr. Wolker expressed concern that the Norway maples along Scenic Drive be protected as they are an important part of the current visual landscape. The Board is satisfied that the requirement for a tree preservation plan to the satisfaction to the City will ensure appropriate protection of the trees. It is not likely that the trees will be impacted by the development, as there is an 8 m setback from the road right of way, and there are no driveways onto Scenic Drive from the development.

The Board is satisfied that significant natural areas have been identified and protected (such as the creek) and will continue to be protected during the ongoing development.

The proposal includes measures to re-use existing cultural heritage buildings on the site and measures to ensure that new development is compatible with the cultural heritage landscape that is comprised of curvilinear roads and open spaces.

Decision and order

The Board finds that the development is consistent with the Provincial Policy Statement. The proposal is residential intensification that is appropriate and consistent with provincial policy. The Board finds that the proposal conforms to the relevant provisions of the Hamilton Wentworth Regional Plan and conforms to the in-force City of Hamilton Official Plan. As with the in-force OP, the new Urban OP, not yet in force, promotes and supports intensification and a full range of dwelling types and densities that is met by this proposal. The entirety of these lands is to be part of the Chedmac Secondary Plan

area and consistent with policies in that plan, a range of housing types with a range of affordability that provides for medium density housing is proposed.

The Board finds that the "Draft Plan of Subdivision – The Browlands", prepared by A.J. Clarke and Associates Ltd., and certified by B.J. Clarke, OLS, dated March 26, 2009, comprising Part of Lot 57, Concession 2, Sanatorium Road and Scenic Drive, Hamilton, as set out in Exhibit 7, meets the criteria of 51(24) of the *Planning Act*.

Accordingly, the appeals are allowed, and the Board Orders as follows:

1. The Official Plan for the City of Hamilton is amended as set out in Exhibit 20, as modified, now Attachment "1" to this Order.
2. Zoning By-law 6593 is amended as set out in Exhibit 21, as modified, with the Explanatory notes as set out in Exhibit 22, now part of Attachment "2" to this Order.
3. Zoning By-law 05-200 is amended as set out in Exhibit 23, as modified, with the Explanatory note as set out in Exhibit 22, now part of Attachment "2" to this Order.
4. The draft plan prepared by A.J. Clarke and Associates Ltd. and certified by B.J. Clarke, OLS, dated March 26, 2009, comprising Part of Lot 57, Concession 2, Sanatorium Road and Scenic Drive, Hamilton, is approved subject to the fulfillment of the conditions set out in Attachment "3" to this Order, and subject to the Visual Impact Assessment set out in Attachment "4" to this Order.

Pursuant to subsection 51(56.1) of the *Planning Act*, the City of Hamilton shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Act*.

In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Board may be spoken to.

So Orders the Board.

"H. Jackson"

H. JACKSON
MEMBER

"K. H. Hussey"

K. H. HUSSEY
VICE-CHAIR

ATTACHMENT 1 *Exhibit 20*

**Amendment No. ___ to the
Official Plan for the former City of Hamilton**

The following text, together with:

- Schedule "A" (Schedule A- Land Use Concept, former City of Hamilton Official Plan); and,
- Schedule "B" (Schedule "J-1" - Chedmac Planning Area Secondary Plan, former City of Hamilton Official Plan).

attached hereto, constitutes Official Plan Amendment No. ___ to the former City of Hamilton Official Plan.

Purpose and Effect:

The purpose of this Amendment is to redesignate the subject lands from "Major Institutional" to "Residential" and designate the lands as "Brow Lands Policy Area" in order to permit medium density residential uses and to establish a redevelopment strategy to appropriately implement a broader range of residential uses within the established neighbourhood.

The effect of the Amendment is to permit the development of a unique residential area while protecting and preserving the natural area and cultural heritage features of the site. The subject lands will be included as the 'Brow Lands Policy Area' within the Chedmac Planning Area Secondary Plan.

Location:

The lands affected by this Amendment are located on Part of Lot 57, Concession 2 on the north side of Scenic Drive and east and west of Sanatorium Road, between the Niagara Escarpment and Scenic Drive in the former City of Hamilton.

Basis:

The basis for permitting the proposal is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement.
- The proposed amendment respects the Niagara Escarpment Plan's "Urban" designation policies and is compatible with the visual and natural environment of the Escarpment.
- The proposed amendment is compatible with the existing and planned development in the immediate area.

- The proposed amendment is consistent with the Places to Grow Growth Plan by providing appropriate intensification within an established area and provides alternative housing options for the immediate area.
- The proposed amendment increases linkages along the Brow Trail and provides protection for the Environmentally Significant Area.
- The proposed amendment respects the cultural heritage landscape of the site by preserving built heritage, significant heritage features and views through and to the site.

Actual Changes:

Schedule Changes

(a) Schedule "A" - Land Use Concept is revised by re-designating the subject lands from "Major Institutional" to "Residential" and "Open Space", as shown on the attached Schedule "A" of this amendment.

(b) Schedule "J-1" - Chedmac Planning Area Secondary Plan be revised by adding the subject lands as "Brow Lands Policy Area" to the Secondary Plan area and designating the subject lands, as shown on the attached Schedule "B" of this amendment.

Text Changes

(a) That Section A.6.1 be amended by adding the following subsections:

A.6.1.2 i) a)

(5) Medium Density 3 development shall consist of a full range of housing forms, excluding single detached and semi-detached dwellings, at a maximum density of 75 - 80 units per net residential hectare. For the purposes of determining the permitted density, the private open space lands shown as Area D on Schedule J-1 shall be included as part of the net residential area.

(b) That section A.6.1 be amended by adding the following subsection:

A.6.1.3 Brow Lands Policy Area

For lands shown as Brow Lands Policy Area on Schedule "J-1", the following policies shall apply:

A.6.1.3.1 Objectives

Notwithstanding Section A.6.1.1 Objectives, the following Objectives shall apply to the Brow Lands Policy Area:

- i) To ensure that the development of the Brow Lands Policy Area shall provide a safe, attractive and pedestrian-oriented residential environment with a high quality of design of buildings, public spaces and streets;
- ii) To encourage energy conservation through community planning, site planning and urban design;
- iii) To integrate natural and cultural heritage features into the design of the site with specific focus on the open space areas as well as providing a strong link to the Niagara Escarpment;
- iv) To integrate significant cultural heritage landscape features and characteristics such as the pavilion design, the curvilinear street pattern, as well as the sense of openness and park-like setting, into the development;
- v) To identify and protect historically or architecturally significant buildings and cultural heritage landscape features;
- vi) To ensure compatibility with the existing residential area;
- vii) To develop a land use pattern and transportation system that supports transit, cyclists and pedestrians and vehicular traffic;
- viii) To provide public linkages to and through the site; and,
- ix) To provide and/or protect significant views and encourage sensitive development adjacent to the Niagara Escarpment.

A.6.1.3.2 Residential

Notwithstanding Subsection A.6.1.2 i) *Residential*, the following policies shall apply to those lands designated Medium Density Residential 3 (Areas A and B) on Schedule "J-1":

- (a) Direct vehicular access to permitted uses shall be prohibited from Scenic Drive. The site shall be developed on the premise of a network of common private driveways together with a private condominium road or public street.

- (b) New buildings and structures will be set back a minimum of 30 metres from the staked limit of the brow of the Niagara Escarpment. Existing building BI (Brow Infirmary) as shown on Schedule J-1 may be enlarged or replaced in whole or in part, provided no part of any new construction shall be within the 30 metre setback or within the area between the façade of the existing building BI facing the escarpment and the staked brow of the escarpment
- (c) The development of live/work dwelling units is encouraged in order to provide for the opportunity of smaller scale commercial and business uses in close proximity to residential uses. Live/work units shall be permitted in block townhouses, except where such units front onto Scenic Drive, and on the ground floor of apartments where the units have direct access at-grade and shall be limited to the following: artists' or photographers' studios; personal services; craftsperson shop; and business or professional office.
- (d) Limited local commercial uses shall be permitted in accordance with the Zoning By-law. These uses shall be permitted within apartment buildings on the ground floor only and within buildings in existence at the date of the passing of this amendment.
- (e) A maximum of 529 dwelling units will be permitted within the Brow Lands Policy Area. For the purposes of overall unit count, up to 100 of the permitted dwelling units may be allocated as retirement dwelling units and two retirement dwelling units shall be equivalent to one residential dwelling unit. Should the land owner choose to implement that equivalency scenario, a maximum of 429 residential dwelling units and 200 retirement dwelling units will be permitted within the Brow Lands Policy Area. Notwithstanding this equivalency option, retirement dwelling units can also be permitted on a one-to-one basis exceeding the 200 equivalency units, provided that the total number of all units shall not exceed 629.
- (f) The following policies shall apply to Area A as shown on Schedule "J-1":
- i) Permitted uses shall include low-rise apartments, block townhouses, accessory uses, or retirement dwelling units and amenity uses required as part of contributing to a more diverse mix of residential uses within the Chedmac Planning Area.
 - ii) To provide a transition to the existing low density residential uses on the south side of Scenic Drive, the permitted uses shall be limited to block townhouses and open space along the north side of Scenic Drive within Area A. Block townhouses along

Scenic Drive shall be clustered along a limited portion of the Scenic Drive frontage within Area A so as to preserve an open space character along Scenic Drive. The use of the land between the townhouses and the street shall be restricted to ensure that these lands are landscaped and free of structures in the manner of a front yard.

- iii) The maximum height of buildings shall not exceed 4 storeys interior to the site. Buildings along Scenic Drive shall not exceed 3 storeys.
- iv) The overall gross floor area for all residential units shall not exceed 20,000 square metres.
- v) The number of residential units will not exceed a maximum of 195 units.
- vi) Buildings existing at the date of the passing of this amendment shall be conserved and adaptively reused, where feasible.
- vii) The existing heritage building known as the "Moreland" building (shown as M on Schedule J-1) and the original portion of the "Brow Annex" building (shown as BA on Schedule J-1) shall be retained and conserved, where structurally feasible, through sympathetic adaptive re-use.
- viii) The Brow Infirmary building (shown as BI on Schedule J-1) may be preserved and expanded for residential use. If preservation of this building is not structurally feasible, a replacement residential building may be developed which maintains the existing setback from the Escarpment brow and the design of such building shall incorporate the recommendations of the Cultural Heritage Impact Assessment as required by Section A.6.1.3.6.
- ix) Uses contained within any existing building will not contribute to the overall unit count and shall not be subject to the overall gross floor area set out in iv) and v) above and in Section A.6.1.3.2.e.

Deleted: Where the Brow Infirmary building (shown as BI on Schedule J-1) is replaced, the amount of new gross floor area equal to the existing gross floor area of the building and equivalent number of residential units, shall be exempt from the overall gross floor area and total units set out in iv) and v) above. ¶

- (g) The following policies shall apply to Area B as shown on Schedule "J -1":
- i) Permitted uses shall include low-rise and mid-rise apartments, block townhouses, accessory uses, or retirement dwelling units and amenity uses required contributing to a more diverse mix of residential uses within the Chedmac Planning Area.
 - ii) The maximum height of block townhouse dwellings shall be 3 storeys.
 - iii) The maximum height of apartment buildings shall not exceed 6 storeys.
 - iv) The number of residential units will not exceed a maximum of 335 units.
 - v) The overall gross floor area for residential uses in Area B shall not exceed 34,000 square metres.
 - vi) The existing listed heritage building, known as the "Long and Bisby" Building (shown as LB on Schedule J-1), shall be retained and conserved through sympathetic adaptive re-use. Uses contained within any existing building will not contribute to the overall unit count and shall not be subject to the overall gross floor area set out in iv) and v) above.
 - vii) The local commercial uses permitted in the "Long and Bisby" Building are limited to: Art Gallery; Artist Studio; Craftsperson Shop; Business or Professional Office; Personal Services; Retail Store excluding a Convenience Store, not to exceed 200 square metres; Day Nursery; Library; Museum; Community Centre; Lecture Room; and Medical Office.
 - viii) The existing "Long and Bisby" building may also be converted for residential use provided the heritage character of the building is not altered significantly. A maximum of 12 residential dwelling units may be permitted within the existing building.

A.6.1.3.3 Natural Open Space

- (a) Area C and Area D as shown on Schedule "J-1" shall be preserved as natural open space and no development shall be permitted. Conservation, flood and erosion control, and passive recreation uses shall be permitted.

- (b) A vegetation protection zone (buffer) will be provided along Area C, as identified through an approved Environmental Impact Statement, and revegetated in accordance with the recommendations of this study.

A.6.1.3.4 Urban Design

The Brow Lands Policy Area shall be developed in accordance with the following urban design principles:

- (a) Prior to the approval of site plan and/or plan of condominium applications, the applicant is required to submit:
 - i) A Master Site Plan including, among other matters, a phasing plan, visual impact assessment and urban design guidelines, in accordance with section h) below;
 - ii) A Precinct Plan, in accordance with h) below;
 - iii) Architectural Control Guidelines, in accordance with l) below; and,
 - iv) An Urban Design Report, in accordance with Section A.6.1.3.9 iv).
- (b) Significant views to and from the Escarpment Urban Area shall be maintained and enhanced, consistent with the cultural heritage landscape.
- (c) Surface parking shall be prohibited between Scenic Drive and the main wall of any building that faces Scenic Drive.
- (d) The majority of parking shall be accommodated either through underground structures or within buildings.
- (e) A minimum of 30% of landscaped open space shall be maintained for each of Area A and Area B. In order to preserve the open, park-like setting the established groupings of trees shall be preserved, where possible.
- (f) Continuous building walls along Scenic Drive shall be prohibited. Buildings shall provide appropriate spacing based on building height to allow light, reduce shadow impacts and provide privacy between buildings. The spacing of the buildings will also promote views into and through the site.
- (g) All new development proposals within the Brow Lands Policy Area shall conform to an approved Visual Impact Assessment prepared to the satisfaction of the City of Hamilton, in consultation with the Niagara Escarpment Commission. The visual impact assessment shall determine

the potential for adverse impacts on the Niagara Escarpment. Recommendations in the visual impact assessment for mitigation measures to assist in visual integration of buildings into the landscape of the Niagara Escarpment, including but not limited to, landscaping, architectural treatment of buildings, building heights, roof details and fenestration, glazing of buildings and lighting, shall be implemented in accordance with the approved document, as appropriate. Prior to site plan approval and removal of the 'H – Holding' provisions in the implementing Zoning By-law, an addendum to the Visual Impact Assessment is required detailing how the final building locations meet the Visual Assessment Guidelines and the requirements of this amendment.

- (h) A Master Site Plan shall be prepared prior to the removal of any 'H – Holding' provisions in the implementing Zoning By-law and prior to site plan approval. Such Master Site Plan shall provide a general site plan for all of the lands within the Brow Lands Policy Area including key neighbourhood design and built form elements, such as: the internal road system; pedestrian and cycling circulation and connectivity; buildings and associated parking areas; open space and recreational areas; cultural heritage buildings, structures and features that are to be preserved; environmental protection areas; stormwater management facilities; the locations of commercial and other non-residential uses; and other neighbourhood and site design elements (such as viewsheds identified in the Visual Impact Assessment as set out in g) above). Such Master Site Plan shall also identify a phasing plan for the Brow Lands Policy Area and a further Precinct Plan shall be prepared for each phase of development. As each phase of development proceeds, a more detailed Precinct Plan shall be prepared for each phase to illustrate the intended form of development for each block including the implementation of the overall neighbourhood design and built form elements (as set out in the Master Site Plan, and include building footprints and heights; parking areas; landscaped areas; the manner in which cultural heritage buildings, structures and features are to be preserved and integrated into the project; and the locations of commercial and other non-residential uses.
- (i) The Master Site Plan and Precinct Plan(s) shall be used as a guide in the preparation and review of site plan and plan of condominium applications. Deviations from the Master Site Plan would be permitted where required to reflect detailed building or infrastructure design, provided the change is consistent with the intent of the site-specific Official Plan Amendment and the fundamental principles of the Master Site Plan are maintained, to the satisfaction of the City.
- (j) The Master Site Plan shall contain general urban design guidelines to illustrate the intended character of buildings, streets and exterior spaces, and building relationships to streets and public spaces, to natural

Deleted: i) below

environment areas, to heritage buildings and structures to be preserved and to the surrounding neighbourhood. The guidelines shall address how the proposed development features such as new buildings, entry features, streetscape and landscape design are to be sympathetic in nature to the historical significance of the Brow Lands, retained natural heritage features (including the Niagara Escarpment) and, to the heritage architectural and cultural landscape features that will be conserved.

- (k) Development of the Brow Lands shall incorporate sustainable site and building features and technologies to minimize energy consumption, conserve water, reduce waste, improve air quality and promote human health and wellbeing. All new development shall incorporate Leadership in Energy and Environmental Design (LEED) certification for new construction and neighbourhood development and Low Impact Development (LID) approaches, where possible.
- (l) Architectural control guidelines shall be prepared prior to site plan approval to provide design guidance necessary to achieve a high quality of architectural design and to ensure that new buildings are sympathetic to both the historical significance of the Brow Lands Policy Area and to the heritage architecture and cultural landscape features that will be preserved. Architectural control is to be implemented through a third-party registered architect retained by the City.
- (m) All block townhouse units shall have the principal front door orientated towards Scenic Drive or an internal private condominium road or driveway. For townhouse units fronting both Scenic Drive and an internal public street, private condominium road or driveway, the principal entrance shall be orientated towards the public street.
- (n) Green roofs shall be incorporated, where feasible, for all buildings that exceed 4 storeys in height.
- (o) All apartment buildings shall have a minimum podium height of 2 storeys and a maximum podium height of 4 storeys. Those portions of apartment buildings that abut Scenic Drive shall be setback above 4 storeys.

A.6.1.3.5 Transportation

In addition to section 6.1.2 iv) *Transportation*, the following policies shall apply to Brow Lands Policy Area:

- (a) The Brow Lands Policy Area will be developed on the premise of a network of private driveways together with a private condominium road or public street, with a minimum of two driveway accesses to Scenic Drive.

- (b) New development shall support the use of public transit by creating a comfortable pedestrian environment with links to the public arterial road system where transit will be provided.
- (c) A pedestrian pathway network shall be established throughout the Brow Lands Policy Area to connect to the Brow Trail. A public access easement shall be granted for pedestrian linkages within the north-south portion of the private road (as shown as a dashed line on Schedule "J-1") between the Bruce Trail and the surrounding neighbourhood.
- (d) A roundabout may be required at the southerly intersection of Scenic Drive and the private road (as shown as a dashed line on Schedule "J-1") and any land required to accommodate the roundabout shall be dedicated to the City.
- (e) The Owner shall submit a streetscape plan for existing Sanatorium Road either as a private condominium road or as a public street.
- (f) A bicycle pathway, as identified in the City's Trails Master Plan, shall be provided and maintained through an easement along the north-south alignment of the Sanatorium Road either as a private condominium road or public street (as shown as a dashed line on Schedule "J-1").
- (g) Any private condominium road shall be engineered and built to carry the load of fire apparatus to the satisfaction of the Fire Chief.

A.6.1.3.6 Heritage

- (a) The cultural heritage landscape consists of the curvilinear street pattern, open-park like setting, the undulating topography, the natural areas, the views through the site and the spatial organization of the buildings. In addition, the buildings themselves, the pedestrian bridge, the Cross of Lorraine, the stone pillars and stone wall, the stormwater management facility and Escarpment stairs are elements of the cultural heritage landscape.
- (b) The lands contained within the Brow Lands Policy Area have been included in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, Appendix A: Inventory of Cultural Heritage Landscapes, as such, development and redevelopment within the Brow Lands Policy Area shall be sympathetic to the cultural heritage landscape and shall ensure the conservation of significant built heritage and cultural heritage resources.

- (c) The Brow Lands Policy Area shall be developed in accordance with the following built heritage conservation and planning principles and objectives:
- i) The continuation of a pedestrian corridor along the brow of the Escarpment;
 - ii) The protection and retention of the "Long and Bisby" Building (shown as LB on Schedule J-1), the "Moreland" Building (shown as M on Schedule J-1) and the original part of the "Brow Annex" Building (shown as BA on Schedule J-1), in situ through sympathetic adaptive re-use;
 - iii) The presumption in favour in any redevelopment of the retention, renovation and expansion to 4 storeys of the "Brow Infirmary" building (shown as BI on Schedule J-1). Where the "Brow Infirmary" building is determined to be unsuitable for adaptive re-use and expansion, as determined through a Cultural Heritage Impact Assessment prepared to the satisfaction and approval of the City, a new building that is designed to respect the heritage architecture of the original building may be constructed in the same approximate building footprint to a maximum height of 4 storeys and shall be set back from the staked limit of the brow of the Niagara Escarpment, no closer than the existing "Brow Infirmary" building;
 - iv) The protection and retention of the Moreland, Brow Annex and Brow Infirmary buildings may not be required where it is demonstrated that it is not structurally feasible to re-use and adapt such buildings.
 - v) The preservation and conservation of the pedestrian bridge over the Chedoke Creek and the stone vehicular bridge and associated stone wall/pillars.
 - vi) The preservation and conservation of other heritage resources shall be encouraged. Where these resources cannot be retained, then the City will require the appropriate documentation of all buildings to be demolished be provided prior to removal.
- (d) Development within the Brow Lands Policy Area shall have regard to the following cultural heritage landscape requirements:
- i) Development shall be compatible with the existing cultural; heritage landscape, such that open spaces, plantings and the curvilinear street pattern are maintained and/or referenced in

- the new development and that the layout and scale of buildings reflect the existing site, where possible;
- ii) The existing topography of the perimeter roads, woodlots and Chedoke Creek and stormwater management facility shall be maintained, where feasible;
 - iii) The existing trees and vegetation within the Chedoke Creek/stormwater management facility shall be maintained and enhanced;
 - iv) A tree preservation plan shall be submitted to determine the opportunities for the protection and preservation of individual trees and the recommendations shall be implemented, to the satisfaction of the City. The plan shall be prepared in association with the Heritage Impact Assessment so that trees that contribute to the cultural heritage landscape can be identified and considered for preservation;
 - v) Significant views and view corridors to, through, and from Brow Lands Policy Area shall be protected, as identified in the Master Site Plan;
 - vi) An open, park-like landscape setting shall be provided in front the "Long and Bisby" building. Limited parking may be permitted provided there are no other feasible alternative locations; and,
 - vii) The existing curvilinear road alignment of old Sanatorium Road shall be respected, where technically feasible.
- (e) A Cultural Heritage Impact Assessment or Assessments shall be undertaken prior to site plan approval for any development within Brow Lands Policy Area by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, according to the requirements of the City's Cultural Heritage Impact Assessment Guidelines; prepared to the satisfaction and approval of the City and shall contain the following:
- i) Identification and evaluation of the following potentially affected cultural heritage resource(s): the Long and Bisby building; the Moreland building; the Brown Infirmary; and, the Brow Annex; including detailed site(s) history and *cultural heritage resource* inventory containing textual and graphic documentation;
 - ii) A description of the proposed *development* or *site alteration* and alternative forms of the *development* or *site alteration*;

- iii) A description of all *cultural heritage resource(s)* to be affected by the *development* and its alternative forms;
 - iv) A description of the effects on the *cultural heritage resource(s)* by the proposed *development* or *site alteration* and its alternative forms; and,
 - v) A description of the measures necessary to mitigate the adverse effects of the *development* or *site alteration* and its alternatives upon the *cultural heritage resource(s)*.
- (f) The City may require that, as part of the development or redevelopment of the lands, heritage features be retained on site and incorporated, used or adaptively re-used as appropriate.
- (g) Where appropriate, the City may impose a condition on any development approval for the retention and conservation of the affected heritage features or the implementation of recommended mitigation measures through heritage easements pursuant to the Ontario Heritage Act and/or Development Agreements.

A.6.1.3.7 Archaeology

- (a) An archaeological assessment shall be undertaken by an Ontario licensed archaeologist for the entire site to the satisfaction of the Ministry of Culture and the City of Hamilton prior to any development or site alteration (including site grading, tree planting/removal and topsoil disturbance);
- (b) Where archaeological features are identified, the development proponent shall develop a plan, to protect, salvage or otherwise conserve the features within the context of the proposed development as recommended by a licensed archaeologist and approved by the Province and the City of Hamilton.

A.6.1.3.8 Stormwater Management and Engineering

- (a) Stormwater management facilities shall follow an integrated design process. The design of the facilities shall respect the recommendations of the Tree Preservation Plan and Heritage Impact Assessment.
- (b) Submission of engineering and grading plans for stormwater management facilities shall demonstrate a low impact design and how impact to the important heritage features identified will be minimized.

- (c) Due to the sensitive nature of the site a detailed engineering submission outlining how excavation for footings or underground parking on the subject lands can be achieved without adversely affecting the stability of the Niagara Escarpment. The report shall consider utilizing methods other than blasting, where possible.

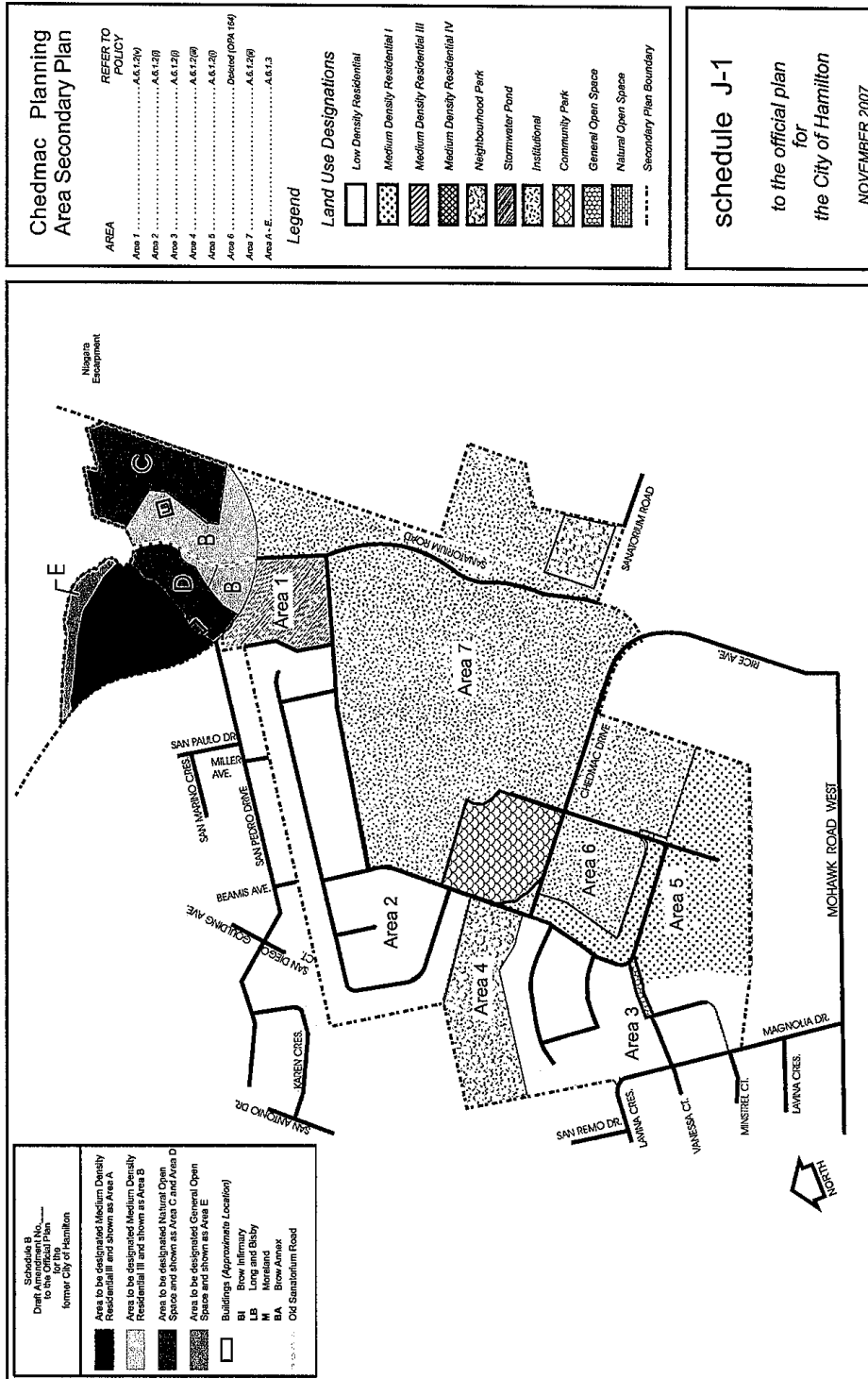
A.6.1.3.9 Implementation

- (a) An implementing Zoning By-law, Site Plan Agreement, and Plan(s) of Subdivision will give effect to this Amendment.
- (b) The implementing Zoning By-law shall contain 'H – Holding' provisions addressing the matters set out in sub-section d) following).
- (c) The 'H – Holding' provisions may be lifted for a portion of the site to allow development to proceed in phases.
- (d) The 'H – Holding' provisions in the implementing Zoning By-law shall include the following requirements:
 - i) The master site plan and/or master plan for the relevant development phase (as required in Section A. 6.1.3.4) has been prepared to the satisfaction of the Director of Planning.
 - ii) Studies, or updates/addenda to existing studies, as determined by the Director of Planning, have been prepared which inform and support the master plan(s), and which may include:
 - o Sustainability Strategy;
 - o Detailed Heritage Impact Assessment;
 - o Stormwater Management Report that considers Low Impact Development opportunities;
 - o Tree Preservation/Protection Plan;
 - o Environmental Impact Study;
 - o Traffic Impact Study;
 - o Visual Impact Assessment or Update ;
 - o Geotechnical/Engineering Study; and/or,
 - o Detailed Servicing Strategy.
 - iii) The urban design guidelines (as required in Section A. 6.1.3.4) have been prepared to the satisfaction of the Director of Planning.
 - iv) An Urban Design Report has been submitted to demonstrate, to the satisfaction of the Director of Planning, compliance with the urban design policies of this Plan and the area-specific Brow

Lands Policy Area urban design guidelines. The Urban Design Report shall include text, plans, details and/or elevations, as necessary, to demonstrate how the intent of the Secondary Plan policies and the area-specific urban design guidelines has been met.

- (e) Where there is conflict between this amendment and the parent Official Plan, the policies of this amendment shall prevail.

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ATTACHMENT 2 *Exhibit 22*

ZONING BYLAW EXPLANATORY NOTE

Amendment to Zoning By-law No. 6593 (Hamilton):

The purpose of the Zoning Bylaw Amendment is to rezone the subject lands so as to permit the development of the Subject Lands in accordance with the provisions of the proposed Official Plan Amendment, specifically to allow for the development of up to 529 residential units on the Subject Lands. The zoning by-law would allow for the development of townhouse dwellings, multiple dwellings and retirement dwellings and amenity uses accessory thereto. The zoning would also provide for mix of accessory and limited commercial uses, as well as live/work units.

The lands identified as Block 1 on the Bylaw Schedule shall contain restrictions which will limit the height of any proposed building to no more than 9.0m adjacent to Scenic Drive, while all other buildings shall have a height not to exceed 12.0m as defined in the Bylaw. The zoning bylaw permits the development of up to 195 residential dwelling units on Block 1 while establishing further requirements with respect to building massing, setbacks and landscape requirements.

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The lands identified as Block 2 on the Bylaw Schedule shall contain restrictions which will limit the height of any townhouse dwelling unit to no more than 3 storeys or 9.0m, while all other buildings shall have a height not to exceed 6 storeys or 18.0m as defined in the Bylaw. The zoning permits the development of up to 335 residential dwelling units on Block 2 while establishing further requirements with respect to building massing, setbacks and landscape requirements.

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The lands identified on Block 1 and Block 2 are subject to a Holding Provision, the removal of which requires the submission of a visual impact assessment as part of a Master Site Plan and Precinct Plan process, to the satisfaction of the Director of Planning, in consultation with the Niagara Escarpment Commission.

Amendment to Zoning By-law No. 05-200

The proposed zoning by-law amendment would zone the lands identified in the Schedule attached thereto as Conservation/Hazard Lands (P5) Zone. No residential units are proposed to be developed on these lands.

Exhibit 21

**CITY OF HAMILTON
BY-LAW NO. ____**

**To Amend Zoning By-law No. 6593 (Hamilton),
Respecting Lands Located on the north side of Scenic Drive
and east and west of Sanatorium Road**

WHEREAS the Ontario Municipal Board by Order dated _____, 2011 approved an Amendment to the Official Plan of the former City of Hamilton;

AND WHEREAS this by-law will be in conformity with said Amendment to the Official Plan of the former City of Hamilton

NOW THEREFORE the Ontario Municipal Board directs that Zoning By-law No. 6593 (Hamilton) be amended as follows:

1. That Sheet No. W-36 of the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton), as amended, is hereby further amended by changing the zoning from the "AA/S-1353" (Agricultural) District, Modified to the following districts:
 - (a) "DE-/S-1600" (Low Density Multiple Dwellings - Holding) District, Modified, on the lands shown as Block 1; and,
 - (b) "E-H/S-1600" (Multiple Dwellings, Lodges, Club, etc. - Holding) District, Modified, on the lands shown as Block 2; the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. For the purposes of this By-law the following definitions shall apply:

Building Height:

Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, bell tower or other similar structure, except for townhouse dwellings, where building height shall mean the vertical distance from grade to the eaves. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line

related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

Retirement Dwelling Unit:

Shall mean a dwelling unit in a multiple dwelling which does not contain a full kitchen but where the building provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents may be supervised in their daily living activities. A retirement dwelling unit may be licensed by the municipality and shall not be considered a long term care facility, emergency shelter, lodging house, residential care facility or any other facility which is licensed, approved or regulated under any general of special Act.

Craftsperson Shop:

Shall mean an establishment used for the creation, finishing, refinishing or similar production of custom or hand-made commodities, together with the retailing of such commodities.

Personal Services:

Shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of apparel, but shall not include a Dry Cleaning Plant or a Body Rub Parlour.

Studio:

Shall mean an establishment used for the study or instruction of a performing or visual art, such as but not limited to, dancing, singing, acting or modelling, or the workplace with accessory retail, of a painter, sculptor or photographer, or an establishment used for the making or transmission of motion pictures, radio or television programs.

3. That the "DE" (Low Density Multiple Dwellings) District regulations, as contained in Section 10A of Zoning By-law No. 6593, applicable to Block "1" are modified to include the following special requirements:

- (a) Notwithstanding Subsection 10A (1) of Zoning By-law No. 6593, only the following uses shall be permitted:
 - i. Townhouse dwellings;
 - ii. Multiple dwellings;
 - iii. Retirement dwelling units and amenity uses accessory thereto;
 - iv. Accessory uses only on the ground floor of a multiple dwelling and within any building existing on the date of the

Ontario Municipal Board approval of this by-law being the _____ day of _____, 2011, limited to the following: Office; Craftsperson Shop; Personal Services; Medical Office; Home Occupation; Day Nursery; Studio; and, a Retail Store provided that the total floor area does not exceed 200 square metres; and,

- v. Commercial uses only within the buildings existing on the date of the Ontario Municipal Board approval of this by-law being the _____ day of _____, 2011, known as the "Moreland" and "Brow Annex" buildings limited to: Art Gallery; Artist Studio; Craftsperson Shop; Business or Professional Office; Personal Services; Retail Store, excluding a Convenience Store, not to exceed 200 square metres; Day Nursery; Library; Museum; Community Centre; Lecture Room; Restaurant, not to exceed 200 square metres; and Medical Office.

Alternatively, dwelling units shall be permitted within the existing buildings and such dwelling units shall not be considered as part of the maximum number of dwelling units set out in Section 3(b)xiii herein.

- vi. Live/work units including a dwelling unit only within a townhouse unit a minimum distance of 25 metres from Scenic Drive or building containing multiple dwellings, with one of the following uses, provided the non-residential use does not exceed 50% of the floor area: Personal Services; Craftsperson Shop; Artists' or Photographers' Studio; or Business or Professional Office.

(b) Notwithstanding Subsections 10A (2), (3), (4) and (5) of Zoning By-law No. 6593, the following provisions shall apply:

- i. No building or structure adjacent to Scenic Drive shall exceed 9 metres in height from the grade existing at the date of the Ontario Municipal Board approval of this By-law being the _____ day of _____, 2011. All other buildings and structures shall not exceed a height of 12 metres from the grade existing at the date of the Ontario Municipal Board approval of this by-law, being the _____ day of _____, 2011.

- ii. Townhouse dwellings shall be the only permitted residential uses within 30 metres of Scenic Drive. A minimum of 50 percent of the frontage along Scenic Drive shall be

along
Scenic
Drive

~~maintained as landscaped open space to a minimum depth of 25 metres (except where buildings and structures are permitted). For purposes of this requirement, the frontage will be as measured along the limits of the zone boundary for Block 1 and the determination of the 50 percent of the frontage along Scenic Drive shall include the width of the lands associated with the required setback between each continuous row of townhouse dwellings, provided such area is maintained as landscaped open space.~~

- iii. That no new buildings or structures shall be permitted within a minimum setback of 30 metres to the staked limit of the brow of the Niagara Escarpment;
- iv. That existing building B-1 (Brow Infirmary) as shown on Schedule A may be enlarged or replaced in whole or in part, provided no part of any new construction shall be within the 30 metre setback provided for under paragraph b) ii) or within the area between the façade of the existing building B-1 facing the escarpment and the staked brow of the escarpment;
- v. That no buildings or structures (excluding fences, gates and similar landscape features) shall be permitted within 8 metres of the lot line along Scenic Drive;
- vi. That a minimum setback of 50 metres shall be provided and maintained from the intersection of the westerly property limit along Scenic Drive and the staked limit of the brow;
- vii. That a minimum setback of 12 metres shall be provided between multiple dwellings;
- viii. That a minimum setback of 5 metres shall be provided between each continuous row of townhouse dwellings;
- ix. That not more than 4 townhouse dwelling units shall be attached in a continuous row;
- x. That a minimum setback of 5 metres shall be provided and maintained to any private driveway, laneway or private road;
- xi. That a minimum of 30% of the lot area shall be provided and maintained as landscaped area;

- xii. That a maximum of 10% of the required parking may be surface parking;
 - xiii. That a maximum of 195 residential dwelling units shall be permitted, not including dwelling units provided within any building existing on the date of the Ontario Municipal Board approval of this by-law being the ___ day of ___, 2011; Deleted: 180
 - xiv. That the maximum gross floor area shall not exceed 20,000 square metres for all residential units; Deleted: 19
 - xv. That direct vehicular access to townhouse dwellings shall be prohibited from Scenic Drive.
4. That the "E" (Multiple Dwellings, Lodges, Club, etc.) District regulations, as contained in Section 11 of Zoning By-law No. 6593, applicable to Block "2" are modified to include the following special requirements:
- (a) Notwithstanding Subsection 11 (1) of Zoning By-law No. 6593, only the following uses shall be permitted and only in conjunction with the building existing on the date of the Ontario Municipal Board approval of this by-law, being the ___ day of ___, 2011, known as the "Long and Bisby" Building:
 - i. Townhouse dwellings;
 - ii. Multiple dwellings;
 - iii. Retirement dwelling units and amenity uses accessory thereto;
 - iv. Accessory uses only on the ground floor of a multiple dwelling and within any building existing on the date of the Ontario Municipal Board approval of this by-law being the ___ day of ___, 2011, limited to the following: Office; Craftsperson Shop; Personal Services; Medical Office; Home Occupation; Day Nursery; Studio; and, a Retail Store provided that the total floor area does not exceed 200 square metres;
 - v. Commercial uses only within the building existing on the date of the Ontario Municipal Board approval of this by-law being the ___ day of ___, 2011, known as the "Long and Bisby" Building limited to: Art Gallery; Artist Studio; Craftsperson Shop; Business or Professional Office; Personal Services; Retail Store, excluding a Convenience

Store, not to exceed 200 square metres; Day Nursery; Library; Museum; Community Centre; Lecture Room; Restaurant, not to exceed 200 square metres; and Medical Office.

Alternatively, a maximum of 12 dwelling units shall be permitted within the existing building and such dwelling units shall not be considered as part of the maximum number of dwelling units set out in Section 4b)xii herein.

- vi. Live/work units including a dwelling unit only within a townhouse unit with one of the following uses provided the non-residential use does not exceed 50% of the floor area: Personal Services; Craftsperson Shop; Artists' or Photographers' Studio; Business or Professional Office or Medical Office.
- (b) Notwithstanding Subsections 11 (2), (3), (4), (5) and (6) of Zoning By-law No. 6593, the following provisions shall apply:
- i. That no building for a townhouse dwelling shall exceed 3 storeys or 9 metres in height from the grade existing at the date of the Ontario Municipal Board approval of this by-law, being the _____ day of _____, 2011;
 - ii. That no building containing multiple dwellings or retirement dwellings units shall exceed 6 storeys or 18 metres in height from the grade existing at the date of the Ontario Municipal Board approval of this by-law, being the _____ day of _____, 2011;
 - iii. That no building containing multiple dwellings or retirement dwellings units shall exceed 4 storeys or 12 metres in height from the grade existing at the date of the Ontario Municipal Board approval of this by-law, being the _____ day of _____, 2011 where any portion of such building is located within 50 metres of a single-family lot;
 - iv. That a minimum setback of 8 metres shall be provided and maintained from the lot line abutting Scenic Drive;
 - v. That a minimum setback of 12 metres shall be provided and maintained between multiple dwellings up to 4 storeys in height;

- vi. That a minimum setback of 20 metres shall be provided and maintained between multiple dwellings 5 storeys or more in height;
 - vii. That a minimum setback of 5 metres shall be provided and maintained to all other Zone district boundaries
 - viii. That not more than 4 townhouse dwelling units shall be attached in a continuous row;
 - ix. That a minimum setback of 5 metres shall be provided and maintained between townhouse dwellings;
 - x. That a minimum of 30% of the lot area shall be provided and maintained as landscaped area;
 - xi. That a maximum of 10% of the required parking may be surface parking;
 - xii. That a maximum of ~~335~~ residential dwelling units are permitted; Deleted: 50
 - xiii. That a maximum of ~~34,000~~ square metres of gross floor area shall be permitted for all residential units; Deleted: 5
 - xiv. For buildings other than townhouses abutting on Scenic Drive, the maximum building façade width, measured at the most easterly to the most westerly point of the building, shall not exceed 53 metres;
 - xv. For buildings greater than 4 storeys and 12 metres in height, those portions of the building at the 5th and 6th storey which abut Scenic Drive shall be setback a minimum of 3 metres from the storey below at each of the 5th and 6th storey;
 - xvi. That direct vehicular access to townhouse dwellings shall be prohibited from Scenic Drive.
5. That in addition to the requirements of Sections 3 and 4 above, the following provisions shall also apply:
- (a) That notwithstanding the provisions of Sections 3. (b) xiv and 4. (b) xiii above, the total gross floor area for residential uses shall not exceed ~~54,000~~ square metres, excluding any residential use of the existing buildings that are retained or reconstructed. Deleted: 1,800

- (b) That notwithstanding the provisions of Section 3. (b) xiii and 4.(b) xii above, a maximum of 100 dwelling units may be allocated for up to 200 retirement dwelling units at a ratio of 1:2 for a total of 629 units. Additional dwelling units may also be allocated to retirement dwelling units at a ratio of 1:1 providing the total number does not exceed 629.
 - (c) That the provisions of Sections 3. (b) xiii and 4 (b) xii, above, shall exclude any dwelling units that may be contained in the buildings existing on the date of the Ontario Municipal Board approval of this by-law, being the _____ day of _____, 2011, known as the "Long and Bisby" Building, the "Moreland" Building, the "Brow Annex" and the "Brow Infirmary" Building.
6. That the 'H' symbol shall be removed for all, or a portion of the lands affected by this By-law, by a further amendment to this By-law, at such time:
- (a) The applicant submits a Master Site Plan and Precinct Plan for each development phase, as set out in Official Plan Amendment No. xx, which includes the required studies, to the satisfaction of the Director of Planning.
 - (b) The applicant submits urban design guidelines, as set out in Official Plan Amendment No. xx, to the satisfaction of the Director of Planning.
 - (c) The applicant submits architectural control guidelines, as set out in Official Plan Amendment No. xx, to the satisfaction of the Director of Planning.
 - (d) The applicant submits an Urban Design Report, as set out in Official Plan Amendment No. xx, to the satisfaction of the Director of Planning.
 - (e) Where the Moreland and Brow Annex buildings are not to be retained, the applicant submits a report which demonstrates that retention and re-use of such buildings is not structurally feasible, to the satisfaction of the Director of Planning.







<p>This is Schedule "A" to By-Law No.11-</p> <p>Passed the day of, 2011</p>	<p>Subject Property</p> <p>North side of Scenic Drive, east and west of Sanatorium Road.</p> <p>Change in Zoning from the "A/S-1353" (Agricultural) District, Modified to:</p> <ul style="list-style-type: none">  Block 1: "DE/S-1600" (Low Density Multiple Dwellings - Holding)  Block 2: "E-H/S-1600" Multiple Dwellings, Lodge, Clubs, etc. - Holding District, Modified.  Refer to By-law 05-200.  Old Sanatorium Road
<p style="text-align: center;">Schedule "A"</p> <p style="text-align: center;">Map Forming Part of By-Law No. 11- _____</p> <p style="text-align: center;">to Amend By-law No. 6593</p>	

Exhibit 23

CITY OF HAMILTON

BY-LAW No. _____

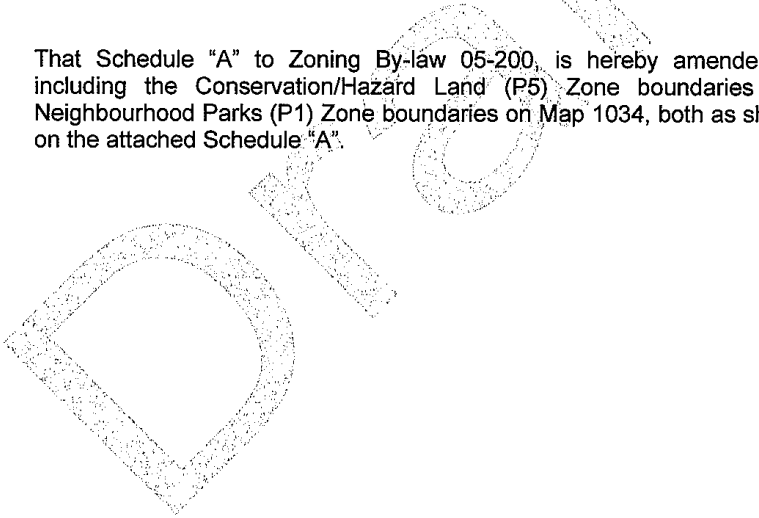
**To Amend Zoning By-law 05-200,
Respecting Lands Located at Sanatorium Road (Hamilton)**

WHEREAS the Ontario Municipal Board by Order dated _____, 2011 approved an Amendment to the Official Plan of the former City of Hamilton;




AND WHEREAS this by-law will be in conformity with said Amendment to the Official Plan of the former City of Hamilton

NOW THEREFORE the Ontario Municipal Board directs that Zoning By-law No. 05-200 amended as follows:

1. That Schedule "A" to Zoning By-law 05-200, is hereby amended by including the Conservation/Hazard Land (P5) Zone boundaries and Neighbourhood Parks (P1) Zone boundaries on Map 1034, both as shown on the attached Schedule "A".





<p>This is Schedule "A" to By-Law No. 11-</p> <p>Passed the day of, 2011</p>	<p>Subject Property</p> <p>North side of Scenic Drive, east and west of Sanatorium Road.</p> <p>  Lands to be Zoned Conservation/Hazard Land (P5) Zone  Refer to By-law 6593.  Old Sanatorium Road </p>
<p align="center">Schedule "A"</p> <p align="center">Map Forming Part of By-Law No. 11- _____</p> <p align="center">to Amend By-law No. 05-200</p>	

ATTACHMENT 3 *Exhibit 24*

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Brow Lands

Further to the City of Hamilton's Standard Form Subdivision Agreement, the following Special Conditions of Draft Plan Approval for 25T-200712, Part of Lot 57, Concession 2, Sanatorium Road and Scenic Drive, Hamilton, shall apply:

1. That this approval apply to the "Draft Plan of Subdivision – The Browlands" (file 25T-200712) prepared by A.J. Clarke and Associates Ltd. and certified by B.J. Clarke, OLS, dated March 26, 2009.
2. That prior to servicing, the Owner agrees to retain an expert roundabout engineering consultant at the Owner's expense to design, engineer and analyze and provide cost estimates for the future roundabout at the intersection of Sanatorium Road and Scenic Drive to the satisfaction of Manager of Traffic Engineering and Operations and the Director of Development Engineering.
3. That prior to servicing, the Owner agrees to make a one time cash payment to the City of Hamilton to cover 20% of the estimated cost for construction of a modern roundabout at the intersection of Scenic Drive and Sanatorium Road as determined through Condition 2 to the satisfaction of the Director of Development Engineering.
4. That prior to registration of the draft plan, the Owner shall dedicate daylight visibility triangles, and any other land required for the roundabout, on the north side of the intersection of Scenic Drive and Sanatorium Road to accommodate the final design of the intersection to the satisfaction of Manager of Traffic Engineering and Operations and the Director of Development Engineering.
5. That prior to registration of the draft plan, the Owner shall receive final approval of a Traffic Impact Study to the satisfaction of the Manager of Traffic Engineering and Operations.
6. That prior to the registration of any phase of the draft plan, the applicant shall submit a study to confirm that suitable sightlines are available for at least one additional access onto Scenic Drive east of the Scenic/Sanatorium intersection to the satisfaction of the Manager of Traffic Engineering and Operations.
7. That prior to registration of any phase of the draft plan, the Road Closure application for Sanatorium Road, filed with the City of Hamilton Public Works Department, shall be finalized and the road stopped up and closed to the satisfaction of the Manager of Development Engineering and the Manager of Traffic Engineering and Operations.

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8. That prior to registration of the draft plan, the Owner enters into an agreement of Purchase and Sale to acquire the lands shown as Block 4 from the City of Hamilton to the satisfaction of the Director of Planning.
9. That prior to registration of any phase of the draft plan, the Owner shall provide a landscape plan prepared by a landscape architect or engineer, or related professional which details the alignment, design and construction of the extension of the Brow Trail, including safety barriers and fences, and considering the stability of the escarpment edge, to the satisfaction of the Manager of Landscape Architectural Services.
10. That prior to registration of any phase of the draft plan, the Owner agrees to construct the Brow Trail within Block 5 at the Owner's sole expense (the east-west portion of Sanatorium Road located along the brow of the Niagara Escarpment) including the connection to Scenic Drive and with the continuous connection to the existing Brow Trail north of Block 7, in accordance with the City of Hamilton's Recreational Trails Master Plan (December 2007) and the approved landscape plan, to the satisfaction of the Manager of Open Space Development, the Director of Planning and the Director of Development Engineering.
11. That prior to registration of the draft plan, the Owner shall stake the brow of the Niagara Escarpment and shall prepare a plan showing the Escarpment Brow to the satisfaction of the Niagara Escarpment Commission.
12. That prior to registration of the final plan, the Owner shall enter into an agreement to implement all recommendations of the Environmentally Significant Areas Impact Evaluation Group (ESAIEG) to the satisfaction of the Director of Planning in consultation with the Hamilton Conservation Authority.
13. That prior to removal of any trees or vegetation, the Owner shall prepare and implement a tree preservation/protection plan to the satisfaction of the Director of Planning and the Hamilton Conservation Authority.
14. That prior to preliminary grading, the Owner shall submit a final Environmental Impact Statement (EIS) to be reviewed by the Environmental Significant Areas Impact Evaluation Group (ESAIEG) and the Hamilton Conservation Authority. Any recommendations of the revised Environmental Impact Statement should be implemented to the satisfaction of the Director of Planning and the Hamilton Conservation Authority.
15. That prior to demolition of any buildings or structures on the site, the Owner shall prepare and implement the recommendations of a Cultural Heritage Impact Assessment to the satisfaction of the Director of Planning.

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16. That prior to preliminary grading, the Owner shall receive any necessary demolition permits for the removal of any existing buildings (subject to the completion of the Cultural Heritage Impact Assessment) on the property which are not required to be conserved and submit proof that the buildings have been demolished or otherwise removed to the satisfaction of the Director of Planning.
17. That prior to registration of the draft plan, Block 6 be dedicated as open space to the City of Hamilton, by the Owner's certificate on the final plan of subdivision to the satisfaction of the Director of Planning.
18. That prior to registration of the draft plan, the Owner agrees to construct 1.5m wide concrete sidewalks along the north side of Scenic Drive adjacent to the subject lands to the satisfaction of the Director of Development Engineering.
19. That prior to registration of any phase of the draft plan, the Owner agrees to provide an easement over Block 4 for non-motorized vehicular public access (pedestrian, cyclists etc.) and City emergency and maintenance vehicles to the satisfaction of the Director of Development Engineering.
20. The Owner agrees to provide a detailed servicing strategy for the entire site, with the submission of the first phase of development of the draft plan lands to the satisfaction of the Director of Development Engineering.
21. That prior to servicing and subject to the detailed servicing strategy noted in Condition 20, the Owner agrees to reconstruct the existing sanitary sewer on Scenic Drive to provide for a gravity outlet for sanitary flows from the site at the Owner's sole expense and to the satisfaction of the Director of Development Engineering.
22. That prior to servicing, the Owner agrees that the abandonment of all existing private or municipal services including the existing sanitary outlet to the north of the subject lands be done in accordance with City standards at the Owner's sole expense and to the satisfaction of the Director of Engineering Development.
23. That prior to servicing, the Owner agrees to implement, at the Owner's sole expense, all recommendations of the Sanatorium Road Realignment Flood and Erosion Control Impact Assessment as related to the site, to the satisfaction of the Director of Development Engineering in consultation with the Hamilton Conservation Authority.

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24. That prior to registration of the first phase of the draft plan, the Owner agrees that flood and erosion hazard limits on the draft plan lands will be identified and a block for storm water management and conveyance facilities will be identified beyond the hazard limits on the final plan of subdivision and to grant a maintenance easement over the said block to the City of Hamilton for the purpose of assuring adequate conveyance and storage of storm runoff to the satisfaction of the Director of Development Engineering and the Hamilton Conservation Authority.
25. That prior to servicing of the first stage of development, the Owner agrees to submit a detailed Stormwater Management Report to demonstrate that there is no increase in the peak flows, for the 2 to 100 year storm event, on a subwatershed scale as result of the increased imperviousness of the site and that Level 1 quality control of surface runoff is provided on the site to the satisfaction of the Director of Development Engineering and the Hamilton Conservation Authority.
26. That prior to servicing of the first stage of development, the Owner agrees to submit an Erosion Assessment, prepared by a qualified professional engineer, to demonstrate that there is no increase in the erosion potential of the existing watercourse due to the increased imperviousness of the site to the satisfaction of the Director of Development Engineering and the Hamilton Conservation Authority.
27. That prior to servicing, subject to the findings and recommendations of the approved Stormwater Management Plan and the Erosion Assessment, the Owner agrees to:
 - i) Operate, maintain, and monitor in an acceptable manner, the storm water management facility(s) throughout the construction of all stages of draft plan registration, or until a time as established by the Director of Development Engineering;
 - ii) Construct, operate and maintain the facility including any changes to conditions as result of the Ministry of the Environment's approval at the Owner's sole expense;
 - ii) Provide an operating and maintenance manual to the satisfaction of the Director of Development Engineering for the pond(s) and agrees to inspect/monitor and maintain the storm pond(s) in accordance with said manual throughout construction including the monitoring period and during the life of the constructed facility; and

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- iii) Keep detailed logs concerning performance and required maintenance activities for the pond until such time that the Storm Water Management Facility is proven to perform as designed, to the satisfaction of the Director of Development Engineering.
28. That, prior to servicing, the Owner agrees to follow an integrated design process for stormwater management whereby the design of the facility shall ensure the protection of significant trees and heritage resources in accordance with the Tree Preservation Plan and the Heritage Impact Assessment, to the satisfaction of the Director of Development Engineering in consultation with the Manager of Community Planning and Design.
29. That prior to servicing, the Owner shall submit a detailed engineering submission outlining how excavation for footings, servicing or underground parking on the subject lands can be achieved utilizing methods other than blasting to the satisfaction of the Director of Development Engineering in consultation with the Niagara Escarpment Commission. Any peer review required for this study will be at the sole cost of the developer.
30. The Owner agrees to that prior to any future site plan approvals, the applicant shall be required to submit an Urban Design Report brief indicating how the proposed development meets the urban design policies contained in Official Plan Amendment [REDACTED]
31. The Owner agrees that prior to any future site plan approvals, the Owner will provide information demonstrating construction details for development of the private road system and Brow Trail to determine that the network is engineered and built to carry the load of fire apparatus. It will be imperative that access for fire apparatus is maintained. This will mean that the private road and trail will need to be engineered to support the width and weight of fire apparatus to the satisfaction of the Fire Chief. It is requested that the path / trail be maintained year-round as a means of access.
32. The Owner agrees that prior to any future site plan approvals, the Owner shall provide a streetscaping plan indicating how the road will be closed, assumed and constructed as a private road to the satisfaction of the Director of Planning.
33. The Owner agrees that should the existing street trees be confirmed as an invasive species and require removal, the developer will be required to submit a tree planting plan for the north side of Scenic Drive which details the location of new landscaping and street trees. New street trees shall be placed no fewer than 6 to 10 metres apart along the length of the north side of Scenic Drive.
34. The Owner agrees that prior to site plan approval, an addendum to the engineering submission outlining excavation may be required.

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35. The Owner agrees that the detailed engineering drawings shall demonstrate that the proposed roundabout design, and any additional traffic calming features, will function as intended, accommodate all road users and provide necessary road allowance areas for utilities and any streetscape treatment.
36. The Owner agrees that The Owner may be required to provide an updated Traffic Impact Study as each phase of development occurs to account for variations in the assumptions used initially (density, access locations, etc.).
37. The Owner agrees that the subdivision agreement will require that prior to any future site plan approvals, the Owner shall complete a visual impact assessment for all development proposals to the satisfaction of the Director of Planning in consultation with the Niagara Escarpment Commission. The visual impact assessment shall determine the potential for adverse impacts on the Niagara Escarpment as well as views to and through the site.

Notes to Draft Plan Approval:

1. That prior to any future site plan approvals, the following information must be considered. When responding to a fire emergency with a minimum of six (6) large fire apparatus, there is a requirement for the Fire Department to be able to get its vehicles as close to the scene as possible so as not to reduce the functional ability of the fire apparatus. The indication is that there will be vehicle parking designated in front of the proposed buildings. It is imperative that this parking area be designed so that a minimum travel route of 2.9 metres can be maintained year round.
2. That prior to any future site plan approvals, the following information must be considered. Given the proposed density and multi-storey design, multiple access points are requested by Emergency Services (Fire). With multi-storey buildings, it is essential that access is available to deploy ground ladders and aerial devices for rescue and firefighting operations.
3. That prior to any future site plan approvals, the following must be considered. The indication is that the site would be protected with a private hydrant system that would be utilized by firefighter crews. Given the proposed layout, it would be important that a sufficient number of hydrants are provided in accessible locations and that the system is not looped. In the case of a significant fire incident, access to multiple independent feeder lines is required to supply the necessary volume of water.
4. That prior to any future site plan approvals, the following must be considered. The Fire Department would strongly be recommending the installation of residential sprinklers in these high density multi-storey buildings

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5. That prior to any future site plan approvals, the Fire Department strongly requests that if the design for underground parking is of a common one-way in and out, that additional access / egress locations be provided for firefighting and rescue operations.

Deleted: 6. That prior to any future site plan approvals for buildings higher than 6 storeys (18 metres), the Owner shall complete a visual impact assessment for all development proposals to the satisfaction of the Director of Planning in consultation with the Niagara Escarpment Commission. The visual impact assessment shall determine the potential for adverse impacts on the Niagara Escarpment as well as views to and through the site.

Draft

ATTACHMENT 4

Date: May 20, 2011

MEMORANDUM OF AGREEMENT

BETWEEN: DEANLEE MANAGEMENT INC.
AND: NIAGARA ESCARPMENT COMMISSION
Re: DEANLEE MANAGEMENT - CHEDOKE BROWLANDS
Minutes of Settlement
Visual Impact Assessment

As part of the review of the proposed development for the Chedoke Browlands the proponent's consultant Siteline Research submitted a Visual Impact Assessment ("VIA") dated September 2008 with addendum and updated with a further version dated October 2009. This document was not approved, by the NEC, as there remained outstanding matters to be addressed. Comments on the October 2009 report (herein the "Siteline Report") were provided by the NEC by letter dated December 3, 2009.

The draft OPA and Zoning Bylaw both speak to the provision of a Visual Impact Assessment that would be required to consider an increase in building storeys over 6 storeys to a maximum of 8 storeys. This memorandum is to provide direction on the outstanding matters that the proponent has agreed to address to the satisfaction of the City of Hamilton in consultation with the NEC for the visual assessment of the site in order to achieve removal of the H provision in the zoning by-law and proceed with site plan approval and development of any part of the site.

The substance of the following outstanding matters has been excerpted from two existing pieces of correspondence:

- A. December 3, 2009 Letter to the City of Hamilton from the NEC;
- B. Chedoke Browlands Visual Impact Assessment, Addendum October 20, 2008. Copies of the Siteline Report and Letters A and B are to be filed with the OMB as exhibits as part of the implementation of this settlement.

Visual Impact Assessment - Comments from December 3, 2009 Letter A (The references at the end of each item indicates the letter and item number from which the excerpts are taken).

The study provided October 26, 2009 by Sitrine Research (the Sitrine Report) represents a comprehensive version of the Visual Impact Assessment (VIA) study and addenda as requested by the NEC. The document includes updated information based on:

- The initial study
- The addenda provided in concert with different development plan scenarios; and
- The April 16, 2009 Demonstration Plan (DP) we understand is the final plan.

There are inconsistencies between the DP and the VIA for four (4) of the proposed building heights /storeys. They are as follows:

<u>Building #</u>	<u>VIA Storeys</u>	<u>Demonstration Plan Storeys</u>
#4	6	4
#5	6	4
#6	5	3
#7	5	3

The VIA will therefore need to be revised to reflect the storeys shown on the Demonstration Plan; or the latest proposal (applicant email December 3, 2009). See also other matters herein.

The methodology, investigative methods and documentation (including simulations) of the physical changes to the Escarpment landscape for viewshed/views from the north and north-west largely meets the requirements of the NEC. The visual analysis of views and changes to the landscape from Scenic Drive however does not fulfill visual assessment requirements and will require further investigation. Also missing from the report is a section regarding Guidelines for the design of the buildings.

While the methodology followed to demonstrate change for views from the north and northwest, Figures 1 through 17, is largely acceptable NEC staff, the consultants do differ in the evaluation of the visual impact to the Escarpment landscape for some, not all, of the proposed built form.

1. The VIA will study, in accordance with the NEC Visual Assessment guidelines, the degree and nature of visual change to views from the Sanatorium Promenade/Escarpment park area resulting from the proposed development. The VIA will review and assess the impact of new buildings on the horizon line from locations from the north-west (King road) and the views from the Promenade. [Letter A Item 1. second paragraph]

2. In October 2008 Sitaline provided draft Guidelines, under separate cover, for the design of the buildings. NEC staff found these and other comments made by Sitaline to be valuable in setting out parameters to mitigate visibility of the built form. A section addressing these matters has not been included in the October 2009 version of the VIA (the Sitaline Report). Based on the last discussion the draft Guidelines were to be expanded upon (from the October 2008 submission) and included in the final report. As such this section is required for the VIA to be considered complete.

[Letter A Item 3]

The following are the guidelines from Letter B that were provided by Sitaline and that should be incorporated into and expanded on in the final VIA:

Guidelines for the design of buildings proposed for the subject lands are intended to assist in the visual integration of the new buildings into the landscape of the Niagara Escapement and are a result of the Visual Impact Assessment. Based on the Visual Impact Assessment the following guidelines are recommended to be adopted:

- a) All proposed buildings shall be clad in building materials that are of an earth tone. The use of mid tone colours is encouraged. Light coloured cladding materials shall not be used on elevations that may be visible from the viewpoints used in the Visual Impact Assessment.
- b) The use of reflective cladding materials shall be kept to a minimum on all building elevations that are visible from the viewpoints; and
- c) The proposed buildings should provide a variety of roof profiles to reduce their visual presence.

[Letter B, Item 13]

3. The proponent submitted a new section in the October 2009 Sitaline Report called Analysis of Potential View Corridors from Scenic Drive. This section of the report does not provide the information sought by the NEC to satisfy this component of the study. As has been discussed with the applicant and the City, the viewsheds into the subject lands, all within the Niagara Escarpment Plan, are to be identified. Subsequently, simulations demonstrating the change to the landscape with the introduction of built form, from view points selected in concert with NEC staff were to be provided. This work is expected to be consistent with the methodology, investigative methods and documentation undertaken for the views from the north north-west.

[Letter A Item 4]

4. The section of the Sitaline Report addressing Scenic Drive includes a series of 8 photographs of existing conditions with a key plan. This photo series does not

however include the whole of the frontage along Scenic Drive. Viewsheds are not defined on the plan and no simulations of the built form are provided.

- a) Siteline Comment: "As requested by NEC staff, an on site review was undertake [sic] to assess the nature and extent of any existing view corridors that might currently exist visually linking Scenic Drive with the brow of the escarpment."

NEC response: Views and viewsheds are not limited to those that extend to the brow. The Escarpment landscape is the whole of the site not just the brow. This matter has been discussed and clarified in writing and at each meeting with the applicant and their various consultants. However we would note views to the brow looking east from Scenic Drive & Sanatorium Road (west intersection) were not documented.

- b) Siteline Comment: "From our review of the existing vegetation, existing buildings to be retained as well as the new buildings and vegetation proposed as part of the development concept it is in our opinion unlikely that the current lack of view corridors will be significantly altered."

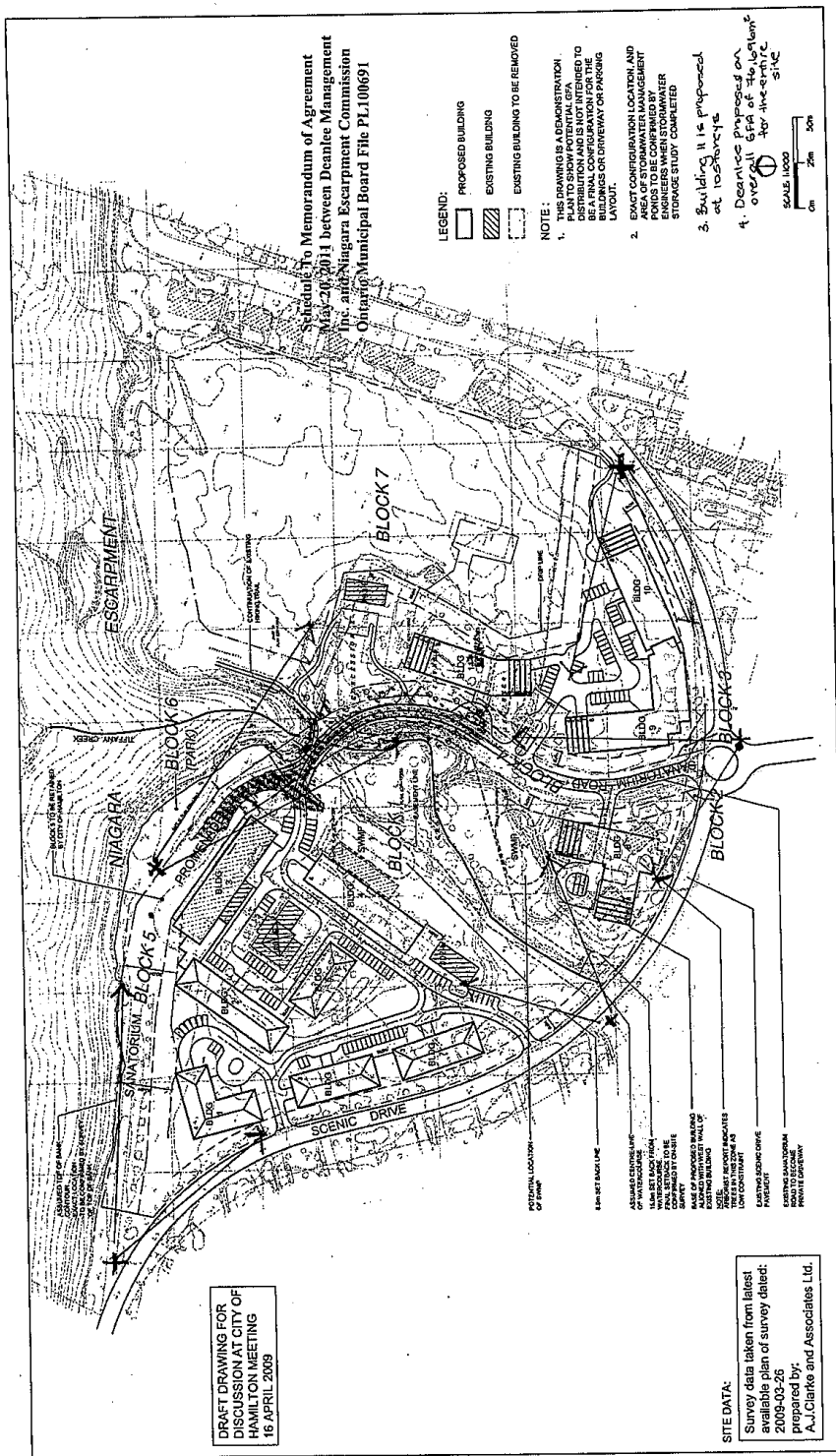
NEC response: Beyond the issues regarding the identification of viewshed there is the matter of vegetation removal and introduction of the built form. The Demonstration Plan cross referenced to the Aboud Plan indicates much of the vegetation within the interior of the Sanatorium grounds will be removed. At this time vegetation retention in the creek area is unknown and subject to the approval of the October 26th A. J. Clarke submission. In particular the visual conditions from View Point 4 will alter considerably both with vegetation removal and the introduction of 8 storey buildings. As examples see Photos 5, 6 and 7; background vegetation would be obscured by Buildings 8 and 9. This same built form impact would result from buildings 1, 6 and 7 looking west from viewpoints 1 and 2.

- c) It should be noted that the NEC Visual Assessment Guidelines identify that photographs are to be taken during non leaf conditions where possible.
- d) We would recommend that the proponent and their consultant review the NEC Visual Assessment Guidelines, past reports & correspondence (some attached) and contact NEC staff to review the scope of work to ensure this component of the study is addressed to the satisfaction of the NEC.
[Letter A Item 5]

5. There are specific viewsheds of concern where existing photographs and simulations demonstrating the changes to the landscape along Scenic Drive would be pertinent. We also recommend an existing photograph and simulation be provided for the view looking east from the Promenade/Escarpment Park. These viewpoints, with approximate viewsheds, are set out on the attached red lined plan. These locations should not be considered comprehensive and we trust that the consultants will provide simulations of any other viewsheds they consider relevant to demonstrating the change to the Escarpment landscape and the visual impact assessment.
[Letter A Item 6]
6. The proposed layout of the built form on these lands has taken different forms through out the review process. For the most part NEC staff are satisfied with the built form volumes set out, west of the Chedoke Creek, on the April 2009 Demonstration Plan. However; the layout east of the creek is very similar to that proposed in 2007. At that time NEC staff expressed concern for the amount of built form within the Escarpment lands. We note this as a matter of continuing concern, but will await final comments on the built form pending the resubmission of the visual analysis of views from Scenic Drive into the Escarpment lands and other outstanding matters as identified herein (2007 Site Plan attached for reference).
[Letter A Item 10]

SCHEDULE:

Deanlee Demonstration Master Plan red lined December 2, 2009 LL



DEANLEE MANAGEMENT INC.

CHEDOKE BROWLANDS
 Demonstration Master Plan
 April 16, 2009

Young + Wright / IBI Group Architects

IBI GROUP

PERMITTED FOR DEC. 12/09.

CRIST 24005.10

+ SPECIFIC VIEWS/SHOTS OF CONCEPT (VIEWPOINT ±) & SIMULATIONS OF BUILT FORM EXISTING CONDITIONS PHOTO





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7.0 IMPLEMENTATION

INTRODUCTION

The Urban Design Guidelines for the Chedoke Browlands site have been prepared to provide a framework for future development. These guidelines establish visionary goals and principles for the area focusing on urban design, architecture, streetscape and the natural environment.

Purpose:

- To provide design direction for future development.
- To promote a high level of sustainable design in accordance with the City of Hamilton and the Niagara Escarpment Commission policies and guidelines.
- Promote responsible development in accordance with provincial policy and the Places To Grow Act.



Image Credit: Tyler Colhurst

1.0 OVERALL NEIGHBOURHOOD IDENTITY

1.1 SUB-NEIGHBOURHOOD CONTEXT

The Chedoke Browlands Sub-Neighbourhood comprising 9.05 Ha, including the woodlot and existing stormwater management facility, is located at the intersection of Scenic Drive and Sanatorium Road. It extends south of the curved brow of the Niagara Escarpment to Scenic Drive. (Figure 1) The lands are irregular in shape, with a total of approximately 473 metres of frontage along Scenic Drive. Sanatorium Road also runs in a curvilinear route through the site from the intersection at Scenic Drive to the Niagara Escarpment brow, reconnecting with Scenic Drive at the northwestern corner of the site.

Adjacent land uses include:

- The brow of the Niagara Escarpment to the north with the Chedoke municipal golf course at its base;
- Low density residential neighbourhoods to the east;
- Columbia College institutional residences at the southeast corner of the Scenic Drive/Sanatorium Road intersection;
- Stormwater management facility at the southwest corner of the Scenic Drive/Sanatorium Road intersection;
- Low density residential uses to the west with larger lots fronting directly onto Scenic Drive and traditionally-sized lots in the interior neighbourhood;
- Chedoke Hospital facilities to the south along Sanatorium Road;
- Multi-family residential (i.e. apartments and townhouses) and community-scale commercial land uses including retail food and convenience uses along Mohawk Road West to the south.

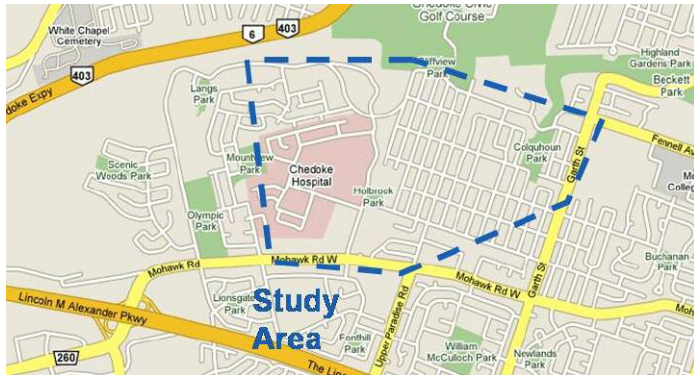


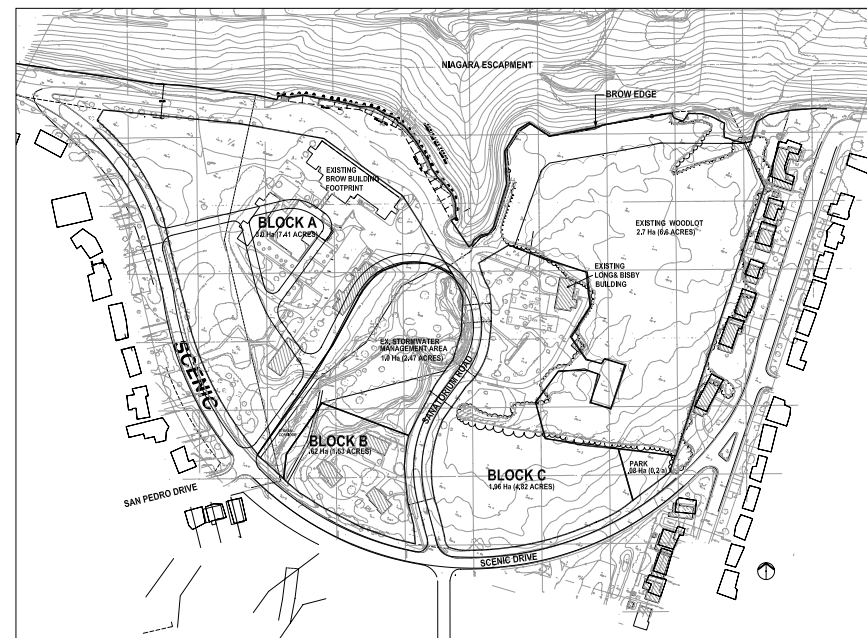
Figure 1: Existing Context

1.2 NEIGHBOURHOOD PLAN

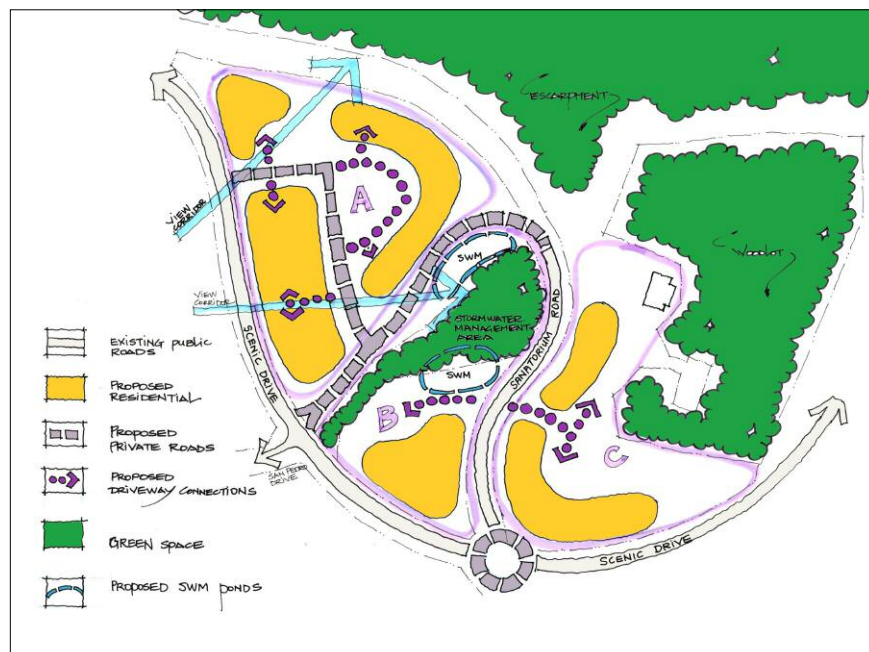
As a result of the existing physical characteristics of the Chedoke Browlands Sub-Neighbourhood, there are three separate developable areas (Figure 1) reflected in the neighbourhood plan, as follows:

- Block A: 3.00 Ha in area and bounded by Scenic Drive (west), the Escarpment Brow and the SWM facility;
- Block B: 0.62 Ha in area and bounded by the SWM facility, Sanatorium Road and Scenic Drive; and,
- Block C: 1.96 Ha in area and bounded by Sanatorium Road, the woodlot and Scenic Drive (east).

The Urban Design Guidelines reflect the preferred land use plan for the Chedoke Browlands Sub-Neighbourhood illustrated on below in the Land Use and Development Concept Plan.



▲ Figure 1: Neighbourhood Plan



▲ Land Use and Development Concept Plan



Image Credit: Tyler Colhurst



Image Credit: Tyler Colhurst

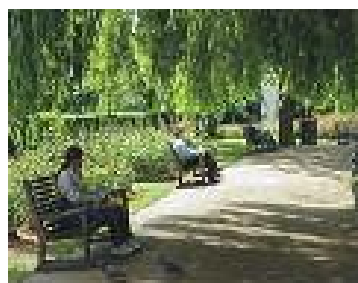
▲ Aerial view of existing site



▲ Street-related development



▲ View from brow edge overlooking Niagara Escarpment



1.3 GUIDING PRINCIPLES

The redevelopment of the Chedoke Browlands Sub-Neighbourhood shall be guided by the following principles:

- Public access along the Niagara Escarpment should be maintained.
- The existing woodlot and open space associated with the Chedoke Creek/stormwater management facility should be retained
- Significant view corridors of and through the site should be maintained.
- A network of connected landscaped open space and walkways should be provided, which are accessible to all residents, with a strong link to the Niagara Escarpment brow.
- Significant cultural landscape and built-form heritage features (including the Long & Bisby Building) should be preserved or commemorated with any redevelopment.
- Taller building heights should be sensitively located to minimize visual impacts as seen from the surrounding neighbourhood and along the Niagara Escarpment brow.
- High quality, higher density, owner occupied residential uses, responding to the City's long-term housing demands including seniors housing, are accommodated.

2.0 BUILT FORM

2.1 LOCATION

2.1.1 High Rise

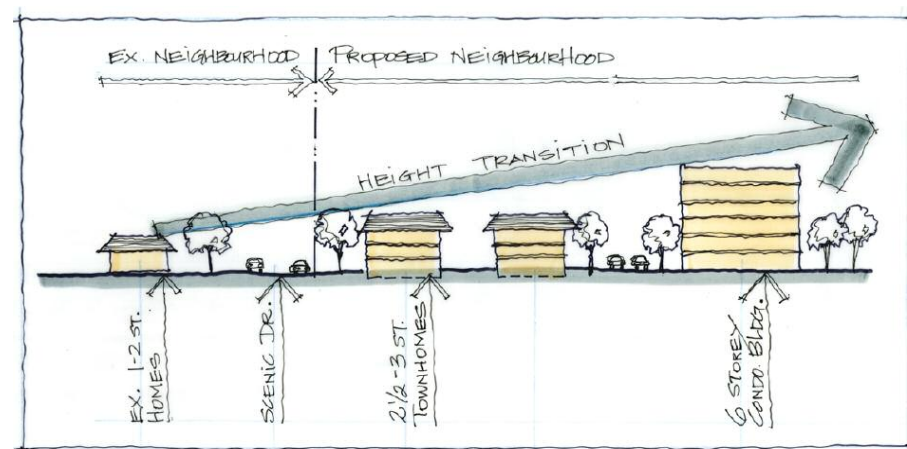
- Defined as multi-family residential buildings of 7 full storeys and over.
- The higher rise development of the site is planned for the area north of the intersection of Scenic Drive and Sanatorium Road.
- Appropriate massing, building projections, and recesses at grade will promote the prominence of this intersection and create a gateway into the development.
- These buildings will also serve to frame prominent view corridors of the escarpment and the existing Long and Bisby building.
- The properties across the street and south of this intersection are institutional and/or stormwater management areas and are more suited to higher density neighbours than the existing low rise housing near the western portion of the site.

2.1.2 Medium Rise

- Defined as multi-family residential buildings of 4–6 full storeys.
- Medium rise housing is found throughout the site to provide appropriate transition in scale from the existing low density neighbourhood to the taller buildings on the site.

2.1.3 Low Rise

- Defined as grade related multi-family residential buildings of up to 3 full storeys.
- In order to accommodate rear lane parking access.
- The ground floor of townhouses fronting on Scenic Drive will be raised by less than a floor above existing sidewalk grade.
- Low rise townhouses should be located along Scenic Drive directly across from the existing low density development to provide an appropriate transition in scale.



▲ Transition in scale from existing neighbourhood south of Scenic Drive

EXAMPLES OF BUILT FORM RELATED TO DENSITY



▲ High Rise



▲ Medium Rise



▲ Low Rise

2.2 ORIENTATION

In order to create a strong pedestrian-related community, it is important that all built form address both local public roads and condominium roads.

Design Principles:

- All of the built form in the development will front onto adjacent public streets and internal condominium roads. By doing so, a strong prominent street wall is created.
- Reverse frontage orientation should not be permitted on public streets.
- Corner lot buildings or flankage lots should be oriented toward the street with their building elevations treated as principal building façades. Architectural detailing will emphasize these buildings as prominent structures within the street wall.
- All of the buildings facing the Niagara Escarpment will respect its character and protect its views in accordance with the Niagara Escarpment Commission Development Guidelines and approved building envelope.



▲ Examples of corner lot buildings that addresses the street with all building elevations treated as principal façades.

2.3 BUILDING SETBACKS

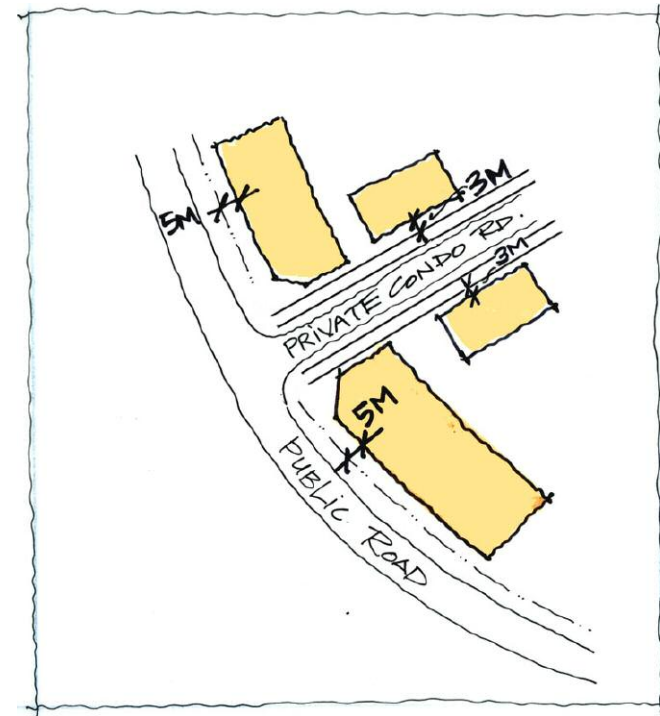
- Building setbacks from the property line are designed to accommodate a variety of functions.
- The majority of the streets within the development will have a building setback that ranges from 3.0m to 5.0m from the sidewalk or curb to accommodate street tree planting and special character areas.

2.3.1 Buildings on Public Roads

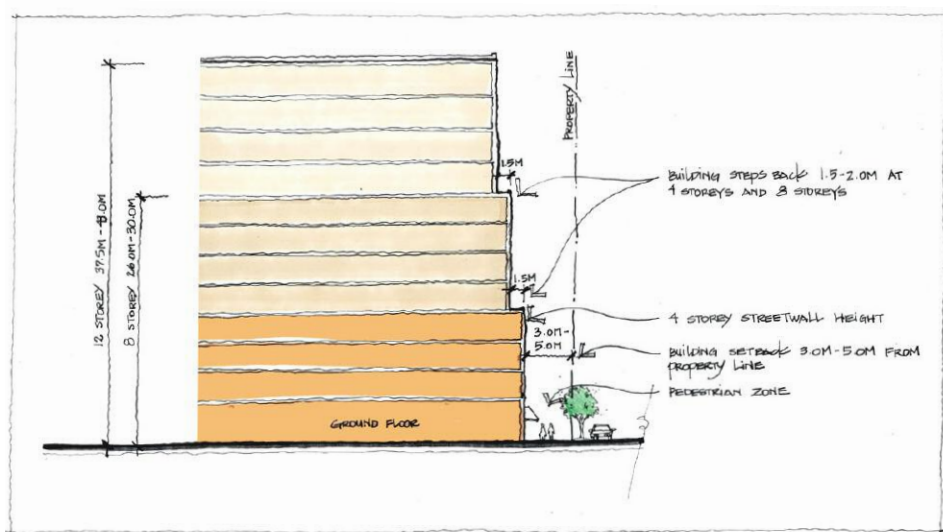
- The buildings along the public roads (Scenic Drive and Sanatorium Road) will generally have a setback of 5.0m to create a constant and clearly identifiable public realm and pedestrian zone.

2.3.2 Buildings on Condominium Roads

- The residential buildings on the condominium roads will generally have a setback of approximately 3.0m from the sidewalk to the main building face. Non-habitable front porches, canopies, and steps however, are encouraged to encroach in this setback zone.



▲ Building Setbacks



▲ Building Stepbacks Diagram



Examples of Building Stepbacks in an urban context

2.4 BUILDING STEPBACKS

Building stepbacks or terracing help visually reduce the vertical scale of taller buildings at pedestrian level. They are usually utilized in buildings with heights greater than 4 storeys.

The buildings along Sanatorium Road will transition in height from 4 to 12 storeys and are considered street wall buildings that define the street. The street wall height here will be 4 storeys and will stepback a distance of 1.5 to 2m and again at 8 storeys. This is intended to acknowledge the existing low-rise character of the surrounding neighbourhood and provide a gradual transition in scale. Stepping of the building at the upper floors to provide terraces is encouraged.

2.5 GRADUATED BUILDING HEIGHT RELATED TO BUILDING STOREYS

- The medium and high rise buildings on the Browlands site should have a ground floor height of approximately 4–4.5m tall in order to accommodate a diverse range of uses depending on the building’s location. Such uses may include local ancillary/convenience and amenity space.
- The floor-to-floor heights of the mid and high-rise buildings above the ground floor are assumed to be in the range of 3.0 to 3.5m in height to allow for greater ceiling heights in luxury units. The following assumptions have been made:
 - 6 storey building: 19.5m–25.0m total height
 - 8 storey building: 26.0m–30m total height
 - 12 storey height: 37.5m–43.0m total height

Note: The guidelines related to building stepbacks and building storeys are general guidelines and should offer flexibility to incorporate site specific design expression.

2.6 HEIGHT AND MASSING

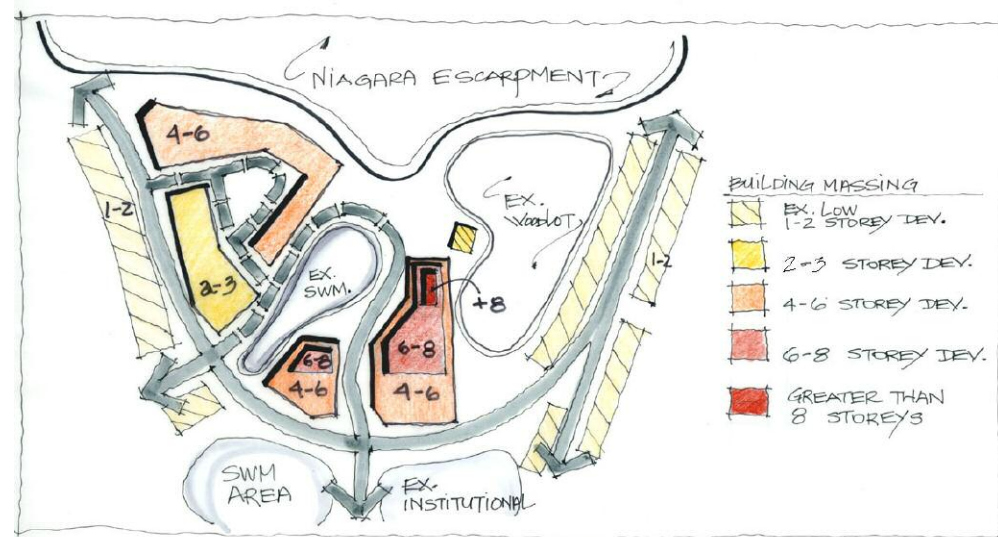
The design and height of the proposed buildings will take into consideration the fact that the surrounding neighbourhood context is low density, low-rise development. The impact of the new development on the existing neighbourhood will be analyzed according to sun/shadow studies, and the design developed to reduce shadowing and overview.

There will be a gradual transition in scale from the adjacent low rise neighbourhood along Scenic Drive towards the centre of the site with the higher rise development being concentrated north of the major street intersection of Scenic Drive and Sanatorium Road. This will help to reinforce the prominence of this location and acts as a gateway into the development. In addition, the properties directly across from this planned gateway include institutional buildings, a future stormwater management area and a parking lot, which are less sensitive to the effects of taller buildings.

Taller buildings of the development will have a base, middle, and top with the first 2–4 storeys appearing to be visually separate from the upper storeys. This can be achieved by a variety of methods including banding, cornice, window fenestration and pedestrian scale lighting for example. A highly defined building base will ensure a strong streetwall at a pedestrian scale and will improve the community feel of the development. Above the 6 storey height, upper storeys will be recessed, stepped back, or otherwise treated in order to visually break up the building mass (see section on *Building Stepbacks 2.5*).

Along the length of Scenic Drive directly opposite the site, there is presently low rise development of 1 to 2 storeys in height. Any proposed buildings along this frontage will have a base height no greater than 2 storeys above the adjacent neighbouring properties, i.e. no greater than 4 storeys for example at this location. By providing a gradual height transition of the built form, the impact of sun/shadow on the adjacent low density developments is minimized.

Note: All building heights should satisfy the angular plane restrictions and development guidelines in force by the Niagara Escarpment Commission.



▲ Height and Massing Diagram



▲ Existing low-rise development on Scenic Drive

2.7 ARCHITECTURAL DESIGN - FAÇADE TREATMENT

The architectural design of the proposed buildings will follow established urban design principles to ensure a high quality pedestrian-friendly environment. The following guidelines apply:

- Establish diversity along lengthy building façades in the form of articulation and materials that permit visual expression and flexibility. Architectural elements such as balconies, terraces, bay windows and fenestration will add to the architectural diversity.
- The building material will reflect the general character of the historical Chedoke hospital site specifically stone or clay masonry units of either red or buff colour. These colours can occur simultaneously on the same building façade.
- The architectural detailing shall include historical details of the Chedoke site such as: parapets with stone or decorative metal coping, decorative eave brackets, stone or precast window sills, divided window units/mullions with clear glazing, recessed masonry panels, and/or horizontal stone banding for example.
- The 2-storey base of all buildings will have a high level of detail and articulation in order to reinforce the street wall and pedestrian scale of the community.
- Where conditions permit, and with the exception of townhouses and existing buildings, buildings will have their ground floors located at street level in order to support street related activities. The treatment of the ground floor should reflect the activities and nature of the uses within.
- Rhythm and design of the architecture of the entire development will be cohesive and unified.
- Corner façades should have a high level of detail and should be treated as principle building façades. Architectural detailing should emphasize these buildings as prominent structures within the street wall.
- Mechanical equipment i.e. air conditioners, transformers, hydro/gas meters will not be located at the fronts of buildings but will be located to the side or back of the building, wherever possible away from view of the public street. Rooftop mechanical equipment and venting should be incorporated into the building design and screened from view using complimentary building techniques and materials.



▲ *Corner façade with a high level of architectural detail such as porch, bay window and landscaping.*



▲ *Architectural elements such as balconies, terraces, bay windows and fenestration add architectural diversity to the building façade.*

2.8 ACCESS / EGRESS

- For access, safety and eyes-on-the-street purposes, all principle residential entrances should be located along primary internal roads and should be clearly defined, safe, barrier-free and visible for both residents and visitors.
- Secondary rear and side entrances should be provided whenever parking areas are located to the rear or side of the building.

2.9 PARKING

The majority of parking required for the development will be located underground for the larger buildings or under a patio terrace for the townhouse blocks. By eliminating the majority of cars from view, a stronger pedestrian-friendly community is established.

It is recognized that some short-term surface parking stalls are necessary for the larger development blocks to accommodate deliveries, mail drop-off and passenger pick-up for example. Here, the surface parking lots will be limited to a maximum of two aisles with a drive. They will ideally be located adjacent to principle building entrances and screened from view of the street using plant material, low architectural walls, fencing or a combination of these.



▲ *Parking garages are concealed from view of the public street by a rooftop terrace in this townhouse development.*



▲ *Underground parking ramp is incorporated into the building design of this low-rise condominium.*

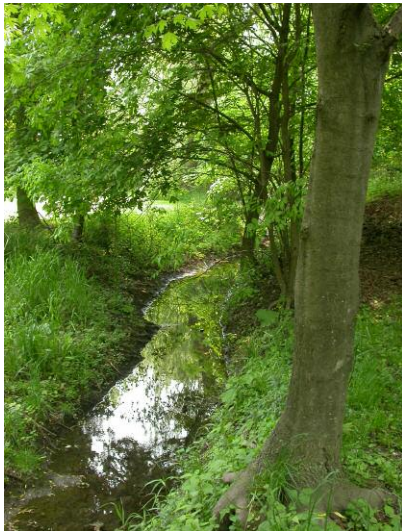
2.10 VIEW CORRIDORS

This picturesque site is prominently located on top of the Niagara Escarpment near the brow edge. The site plan acknowledges that there are existing major historic views to and from the site and that they should be respected and/or protected. Views to the City of Hamilton skyline, along the stream corridor, the Cross of Lorraine, the Long and Bisby Building and to the Brow Building from Sanatorium Road will be respected and/or framed and accentuated by the proposed building design and placement.

Note: All buildings facing the Niagara Escarpment will respect its' character and protect its' views in accordance with the Niagara Escarpment Commission Development Guidelines.



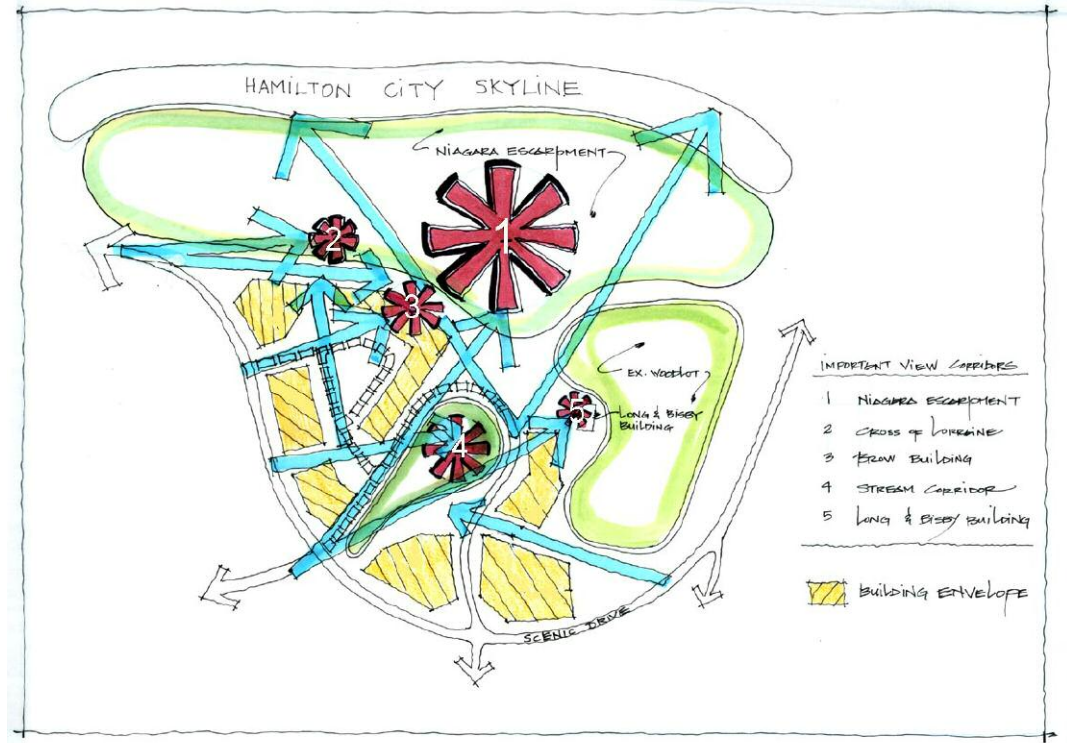
▲ Cross of Lorraine



▲ Stream Corridor



▲ Hamilton City Skyline



▲ View Corridors

3.0 HERITAGE MATTERS

Development within the Chedoke Browlands Sub-Neighbourhood shall have regard to the following heritage built-form intervention guidelines:

- The continuation of a pedestrian corridor along the brow of the Escarpment;
- Retention and conservation of the 'Long & Bisby' Building with an adaptive re-use;
- Where possible, the front façade of the 'Brow' Building and/or the 'Brow Annex' Building may be integrated into any redevelopment plans;
- Should the 'Brow' Building be demolished, new development should be set back 30 meters from the defined Escarpment edge and incorporate a built-form or landscape element demarcation to denote the location of the 'Brow' Building's front façade; and,
- Appropriate documentation of all buildings to be demolished shall be provided to the City.

Development within the Chedoke Browlands Sub-Neighbourhood shall have regard to the following cultural heritage landscape intervention guidelines:

- Maintenance of the existing topography of the perimeter roads, woodlot, and central stream/stormwater management facility;
- Wherever possible, the alignment of new buildings located to the west of the Chedoke Creek/stormwater management facility, shall generally on an axial basis to the Niagara Escarpment brow with curvilinear pedestrian and/or vehicular networks;
- Retention and protection of the woodlot and vegetation in the Chedoke Creek/stormwater management facility;
- Preparation of a tree assessment to determine opportunities for the protection and preservation of individual specimen or street trees;
- Protection and integration of existing commemorative trees into redevelopment plans, wherever possible;
- Protection of significant views to, and view corridors from, the site and its built-form;
- Protection of the open park-like landscape setting in front of the 'Long & Bisby' Building;
- Respecting the existing Scenic Drive and Sanatorium Road alignments;
- Prohibiting development within the Chedoke Creek stream channel/stormwater management facility; and,
- Preservation of significant heritage built features such as the existing pedestrian bridge, stone wall/pillars, and Cross of Lorraine, where possible.



▲ *Brow Building*



▲ *Long and Bisby Building*



▲ *Stone wall and pillar at vehicular bridge*



▲ *Cross of Lorraine*



▲ *Pedestrian bridge*

4.0 OPEN SPACE AND LANDSCAPE

4.1 EXISTING NATURAL FEATURES

4.1.1 The Niagara Escarpment

Because the Niagara Escarpment extends along the northern boundary of the Chedoke site, any development here must adhere to the strict development guidelines and policies put forth by the Niagara Escarpment Commission.

- In order to protect the cultural integrity of the Escarpment, any new development in proximity of the brow edge must be setback a minimum of 30 metres.
- Any building renovations such as the Brow Building will follow existing building footprints and setbacks.
- Any and all development should be located to protect and conserve views to and from the Escarpment.
- Lighting along the Escarpment brow should be downcast to minimize impact on the existing wildlife habitat living within the escarpment.

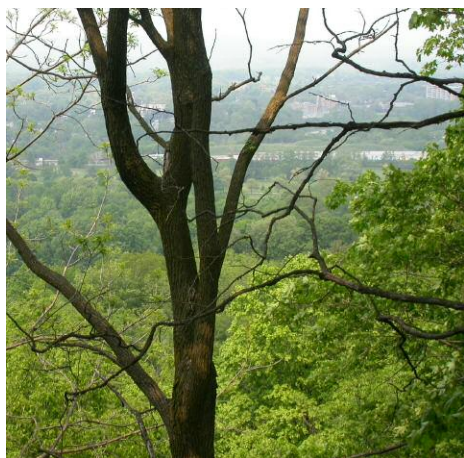
4.1.2 The Woodlot

- The mature woodlot located on the eastern boundary of the site will be maintained.
- Any existing hazardous trees including invasive species and diseased or weak wooded trees should be removed as recommended by a certified arborist.
- An accessible trail system through the woodlot that connects with the existing escarpment trail network may be implemented, subject to ensuring the protection of significant woodlot species. This will improve connectivity through the development and provide passive recreation opportunities for the neighbourhood.



Image Credit: Tyler Colhurst

▲ Aerial view over Chedoke Browlands site and Niagara Escarpment.

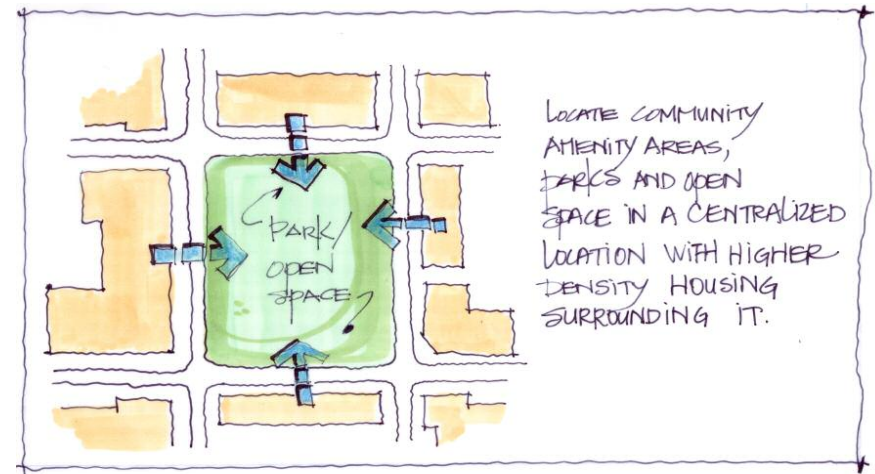


4.2 PARKS AND OPEN SPACE

The open space network of the Chedoke Browlands Sub-Neighbourhood is comprised of passive open spaces, neighbourhood parks, naturalized stormwater management areas, and the stream corridor all integrated into the existing neighbourhood context.

Design Principles:

- Parks and open space should be centrally located to provide optimum access and visibility to the community.
- Provide park entrances along the street frontage with seating, signage and landscaping.
- Preserve and protect existing mature and healthy trees, including commemorative trees.
- Proposed vegetation particularly trees should be native species to protect the cultural landscape of the Niagara Escarpment.
- Integrate the open space and/or parks with existing natural attributes including topography, woodlots, the escarpment brow and Chedoke Creek.
- Where possible, extend parks and open space through the development block so that they become a continuation of the street and public realm in addition to having public exposure for safety.
- Provide common open space for passive recreation accessible to the neighbourhood.
- Pedestrian and bicycle trails through the park or open space should connect with the larger municipal trail system where possible.



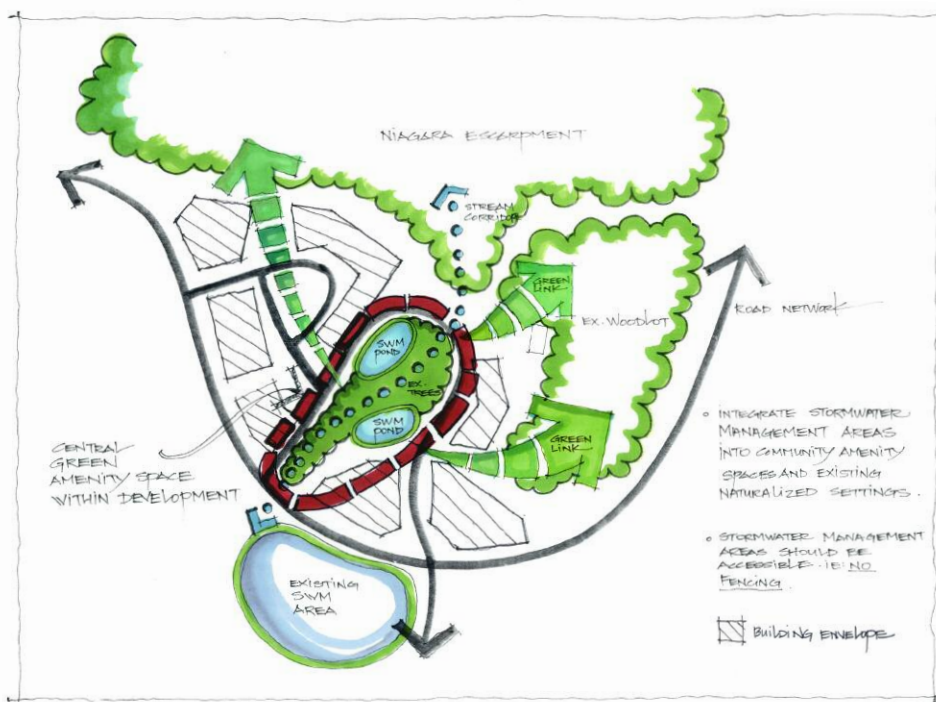
▲ Example of a centrally located neighbourhood park surrounded by medium and high density development



▲ Integrate the Chedoke Creek and its related mature vegetation into the parks and open space system



▶ Connect proposed pedestrian trails with existing Bruce Trail



▲ Integrate Stormwater Management Areas into the existing natural attributes of the site



▲ Chedoke Creek



▲ Existing pedestrian bridge crosses Chedoke Creek Stream Corridor.

4.3 STORMWATER MANAGEMENT FACILITIES

Stormwater management ponds should be publicly accessible and enhanced as passive community amenities. They should be designed in an appropriate manner sensitive to the surrounding neighbourhood context.

The site has an existing stormwater management area and watercourse (Chedoke Creek) running through its centre. It is bordered by Sanatorium Road and is well established with mature vegetation. This area of the site already functions as a passive recreational area surrounded by mature vegetation and the existing heritage pedestrian bridge. There is a good opportunity to locate any proposed ponds here to enhance the existing stream corridor.

Design principles of stormwater management ponds:

- Stormwater management facilities (SWM) should be integrated into the community amenity areas, open space and into existing naturalized areas where possible.
- Coordinate an urban edge treatment for the ponds with the abutting street edge and pedestrian system.
- The design of the SWM facility should negate the need for any fencing. The facility should be an accessible amenity feature integrated into the neighbourhood trail system.
- The vegetation of the SWM facility should be naturalized including native riparian plant species to encourage natural habitat and survivability.
- Concrete headwalls should be screened with naturalized native plant species, if required.
- SWM facilities should be designed to meet public safety standards.

5.0 ROADS AND STREETScape

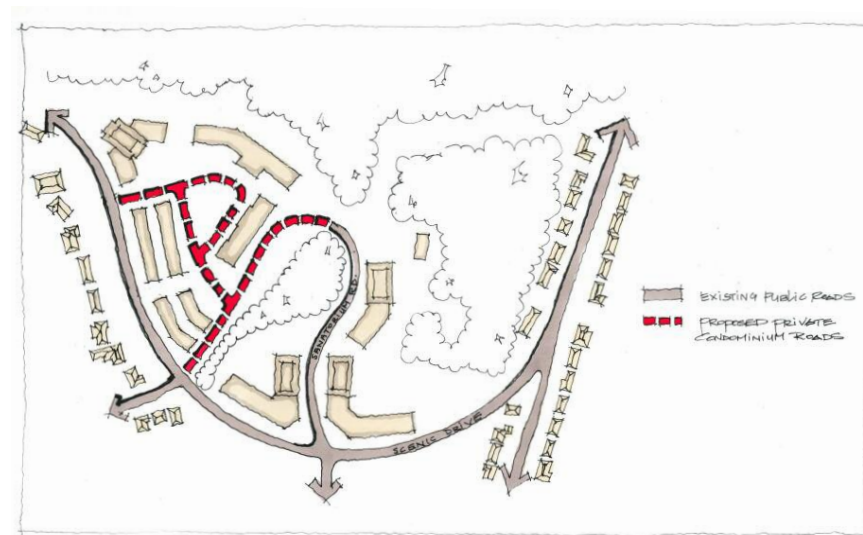
Pedestrian oriented aesthetic streetscapes provide a vital role in establishing the visual character of a neighbourhood. Good streetscape design ties the public realm to the private realm and promotes walkability.

Design Principles:

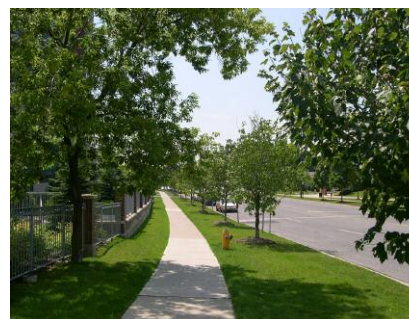
- Position buildings to parallel the street edge.
- Limit the building setback from the road right of way.
- Create visual interest through architectural design detailing such as varied but compatible massing, roof lines, and materials for example.
- Coordinate street furnishings and paving to promote community identity.
- Provide a continuous tree canopy to create a 'green' streetwall.

5.1 PUBLIC REALM – Scenic Drive and Sanatorium Road

- Street trees should be provided along all streets wherever possible to improve the streetscape, strengthen the street wall and provide shade.
- Street trees should generally be located within the boulevard in a continuous linear row spaced 6 to 8 metres on centre according to traffic safety criteria.
- Tree species should be predominately native to ensure survivability and compatibility with the existing native species within the Niagara Escarpment.
- The planting of infill trees along existing streets should be of compatible spacing and species to existing trees for consistency.

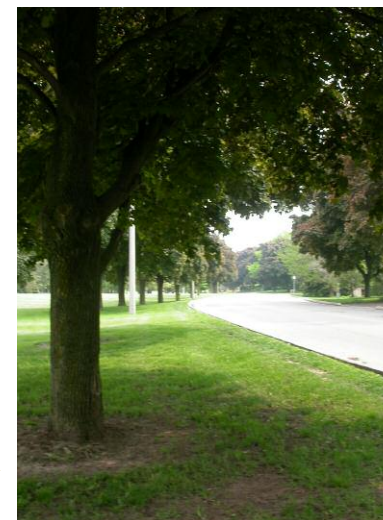


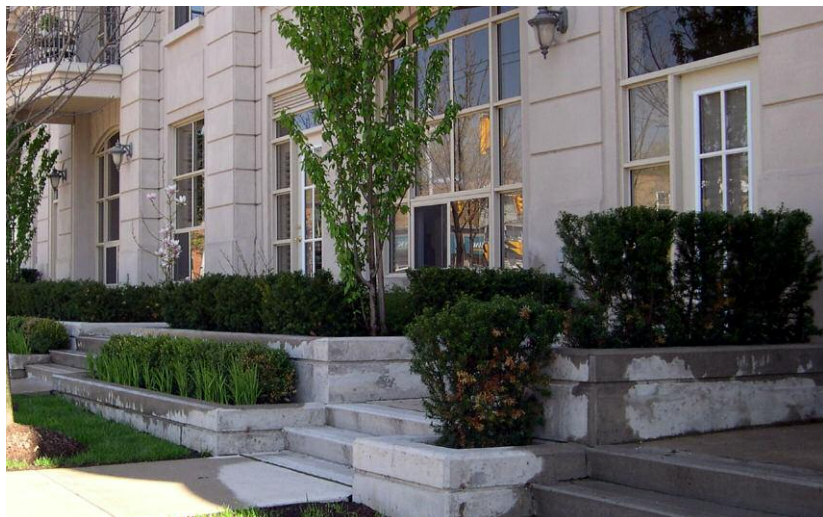
▲ Layout new roads respecting existing significant view corridors, vegetation and circulation patterns



▲ New street tree planting in a grassed boulevard

► Street tree planting along Scenic Drive creates a green street wall





▲ Examples of pedestrian scaled streets with a consistent row of street trees

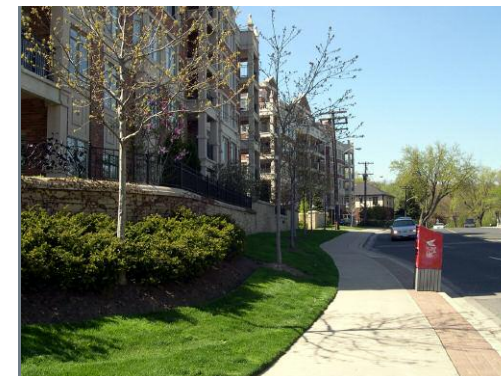
5.2 PRIVATE REALM

5.2.1 Local Condominium Roads

- Local condominium roads should be designed at a pedestrian scale to promote walkability and discourage excessive speed and through traffic. The right-of-way standards should be reduced to the minimum width where possible.
- The street furniture including light standards, benches, trash receptacles, recycling facilities should be of pedestrian scale and contribute to the identity of the neighbourhood.
- Deciduous street trees, preferably native species, should line the street in a continuous linear row spaced from 6 to 8 metres on centre.
- Sidewalks with a minimum width of 1.5 metres should be provided on at least one side of all streets.
- Street curb radii at intersections should not exceed 6.5 meters. Smaller curb radii at corners will:
 - Reduce the distance of the crosswalk at intersections
 - Provide more pedestrian area at intersections
 - Require vehicles to slow down as they turn corners
- Utilities should be buried underground where possible. All above grade utilities within the road right-of-way should be screened from view of the street through the use of landscaping and/or architectural screen walls.
- Street corners should be designed to adequately accommodate multiple functions, including pedestrian crossings, location of utility and traffic signal poles, traffic movements, and pedestrian waiting areas for example.
- The choice of curb radii should consider the geometry of the intersection, the street classification and whether there is on-street parking and or a bike lane within the road right-of-way.

5.2.2 Sidewalks

- Sidewalks should be provided on at least one side of the street.
- Sidewalks should have a minimum width of 1.5m and should be accessible.
- Sidewalks should be barrier-free and made of stable smooth materials such as poured concrete.
- Sidewalks should be coordinated with any feature paving material found at major intersections.
- Sidewalks should connect with any proposed or existing public recreational trail systems.



▲ Provide pedestrian connections into the development from public sidewalks.

5.2.3 Street Furniture and Lighting

- All street furniture including lighting, benches, trash receptacles and recycling facilities should be developed within an overall theme to contribute to the identity of the neighbourhood.
- Pedestrian scale lighting at a maximum height of 4.5 metres should be implemented along all local roads within the development.
- All lighting should be downcast to protect the night sky, prevent negative impacts on wildlife within the escarpment, and to prevent light trespass on adjacent existing residential properties.
- Additional lighting should be considered where pedestrians tend to gather such as major crosswalks, public trail access points and pedestrian nodes along the escarpment brow.
- All lighting should be located within the road boulevard, approximately 1.0m from the curb edge.



▲ Street furniture such as lighting, benches and fencing contribute to neighbourhood identity



◀ *Integrate underground parking ramps into the architectural design of the building*



▲ *This architectural planter wall creatively screens the building venting system from view.*



▲ *Screen utilities that are at street level with architectural walls and/or landscaping*

5.2.4 Parking

- Where possible, the majority of residential parking will be located below grade.
- Integrate underground parking ramps into the architectural design of the building.
- Locate surface parking to the side and rear of buildings where possible.
- Short term parking facilities within a residential block should be limited to single row with drive and should be screened from view of the street with landscaping.
- Appropriate lighting levels should be provided in parking areas to assist pedestrian and vehicular circulation and safety while respecting adjacent land uses.
- Designated handicapped spaces to city standards should be located as close to the building entrance as possible.

5.2.5 Utilities

- Utilities should be located below grade where possible.
- Above grade utilities should be sited with regard for their visual impact on the streetscape.
- Where possible, above-grade facilities should be located in low profile areas away from intersections, day-light triangles, and important view corridors.
- Where possible, street grade public utilities such as transformers or switching stations should be screened through the use of landscaping or low architectural walls that fit into the neighbourhood context.

6.0 ENVIRONMENTAL SUSTAINABILITY

6.1 LANDSCAPE AND STREETScape

- Soft landscaping should be maximized to increase the amount of rainwater absorption by plants.
- Minimize the surface area of impervious hardscape (i.e. concrete and asphalt paving) to reduce discharge into the storm drainage system.
- Green roofs on larger buildings should be incorporated where feasible to improve building insulation, reduce surface runoff and minimize discharge into the storm drainage system.
- Native plant species should be used throughout the site to protect the cultural heritage landscape of the Niagara Escarpment. Native plant species are also low maintenance and require less water than non-native species.
- Existing mature significant non-invasive trees should be preserved and integrated into the design development where possible.
- Incorporate deciduous trees throughout the development. Deciduous trees provide shade in the summer and help to reduce internal building temperatures. In the winter months, deciduous trees shed their leaves and allow sunlight to penetrate windows and warm internal temperatures.
- Solar powered lighting and LED lighting should be implemented throughout the site to minimize energy consumption.
- Implement full cut-off lanterns to minimize light pollution, glare and light trespass and ensure protection of the night sky.

6.2 BUILT FORM

- Site design and building placement should consider passive cooling and ventilation.
- New buildings should incorporate sustainable building technology including high energy efficiency, recycled materials for example using LEED standards as a model.
- Adaptive reuse of existing buildings on site should be incorporated into the design development where feasible.
- Renewable energy systems should be considered for all buildings.
- Innovative recycling of wastewater and graywater should be encouraged including sustainable irrigation systems. This will reduce the amount of discharge into the storm drainage system.

7.0 IMPLEMENTATION

These urban design guidelines have been prepared to provide a framework for development within the Chedoke Browlands development. They will guide the private sector in preparation of site plan applications and assist the public sector in their review and assessment of such proposals. However, design criterion contained herein may be superceded by the City of Hamilton design and engineering standards and bylaws during the evaluation process.

**HERITAGE ASSESSMENT
BROWLANDS, CHEDOKE HOSPITAL, HAMILTON, ONTARIO
for
DEANLEE MANAGEMENT INC.'s OFFICIAL PLAN SUBMISSION**

SBA Project #: A0679

June 2007

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- Appendix A Plan of Cultural Landscape Features
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1.0 INTRODUCTION

The Chedoke Health Corporation (CHC) has no requirement for the facilities on the Browlands. CHC undertook an extensive search for health related and institutional purchases. The CHC then sent out a request for proposal to redevelop the lands for residential use. Because of its natural beauty, the single family housing to the east and west, and the increasing demand for alternate housing forms in the City of Hamilton, the site was thought ideal for multi-family housing.

The Browlands are listed on the City of Hamilton's Cultural Heritage Landscape Inventory. The Long and Bisby Building, a daycare on the site, is also listed on the City's inventory as a Building of Architectural and Historical Significance.

Deanlee Management Inc. was the proponent awarded the site. Deanlee Management Inc. retained the services of Stevens Burgess Architects Ltd. (SBA) and Wendy Shearer Landscape Architects Inc. to undertake a Heritage Impact Study (HIS) of their proposed development as required by the City of Hamilton.

SBA and Wendy Shearer Landscape Architects Inc. are firms which specialize in heritage conservation. The principals of both firms, Jane Burgess and Wendy Shearer, are longstanding members of the Canadian Association of Professional Heritage Consultants.

The Provincial Policy Statement (PPS), 2005 of the Ontario Planning Act provides a policy framework for making decisions on land use planning matters in Ontario. Policies regarding Cultural Heritage Landscapes and Built Heritage Resources are outlined in Policy 2.6.1 of the PPS and strengthened by Section 3 of the Planning Act which dictates that land use planning decisions by municipalities and approval authorities be consistent with the PPS, 2005 (Ministry of Culture, 2006).

The development of the Browlands requires Official Plan changes and Rezoning. As the planning for the site's redevelopment evolved, it became apparent that approved heritage intervention guidelines would be an important tool in the design of the site. It was determined that at this preliminary juncture, a Heritage Assessment / Intervention Guidelines for the redevelopment of the site from institutional health care to multi-family residential should be undertaken in lieu of a HIS.

It is not the intent of this report to supplant the requirement for a HIS. A HIS that takes into account the Intervention Guidelines contained in this report will be submitted as part of the Site Plan Agreement process.

2.0 LANDSCAPE HERITAGE ASSESSMENT

2.1 INTRODUCTION

The site of Chedoke Browlands has experienced a long evolution from first nations' use, to farmland, to the site of the Mountain Sanatorium, to providing rehabilitative and child and family services to the Hamilton community. It is currently in the process of redevelopment planning by a new owner and the landscape will continue to change with the proposed redevelopment of the site for private residential use. By understanding its significant landscape features and the historical context in which the site was developed, new development may add another layer to its evolution while also honouring and conserving its past.

The Chedoke Browlands site is listed by the City of Hamilton as a Cultural Heritage Landscape in its inventory of historic properties. This listing identifies properties which require investigation and may be worthy of designation under the Ontario Heritage Act. As a result of the listing, an investigation of the heritage features and attributes of the cultural landscape is warranted in order to determine the heritage values and significance and the potential impact of redevelopment on the heritage landscape resources.

In the early twentieth century, the first significant alteration of the landscape occurred with settlement by Euro-Canadians. At that time, the geometric grid of the lands above the escarpment was laid out and the orderly array of farmlands and roads characterized the area. The Browlands site was cleared and farmed to the escarpment edge. Fields and lanes were defined by fencerows and vegetation and farm buildings were clustered together and oriented to the concession roads.

In the early twentieth century, a distinctive new plan for the Sanatorium dramatically changed the road pattern, creating a curvilinear alignment to Scenic Drive, which encircled the south west side of the site. Sanatorium Road with its gently curving alignment connected the Browlands to the Orchard site, the original development area of the Mountain Sanatorium. This configuration of roads created a framework for the deliberately designed landscape setting of the Browlands site.

The organic configuration of the road network responded to the irregular escarpment edge and the drainage course running through the property. In contrast to this, the buildings were aligned in an orderly quadrangle, facing toward the sun and the prevailing fresh air from the south east. The landscape setting for the buildings contained formal beds and walkways and naturalized pleasure grounds along the stream. The landscape supported the therapeutic purpose of the facility – to provide a green backdrop for viewing by patients confined to bed rest. The landscape created a healthy environment which supported the healing that took place within the Sanatorium walls.

2.2 CULTURAL HERITAGE LANDSCAPES

2.2.1 DEFINITIONS AND LEGISLATION

The Provincial Policy Statement, 2005 of the Ontario Planning Act provides a policy framework for making decisions on land use planning matters in Ontario. Policies regarding Cultural Heritage Landscapes are outlined in Policy 2.6.1 of the PPS and strengthened by Section 3 of the Planning Act which dictates that land use planning decisions by municipalities and approval authorities be consistent with the PPS, 2005 (Ministry of Culture, 2006).

The Provincial Policy statement, 2005 defines a **cultural heritage landscape** as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archeological sites and natural elements, which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts (Ministry of Culture, 2006). A cultural heritage landscape is defined as **significant** if it is valued for the important contribution it makes to our understanding of the history of a place, an event, or a people.

Identifying the significance of a cultural heritage landscape is a multi-step process that includes historical research, site survey and analysis, and evaluation.

Historical research includes consulting maps, land records, photographs, and publications to understand the sites' history and chronology. **Site survey and analysis** involves inventorying and analyzing various features and characteristics that make up the landscape. The federal “Standards and Guidelines for the Conservation of Historic Places in Canada” (Parks Canada, 2006), provides a process for identifying and assessing the various features and attributes of a landscape:

- **Land Patterns** - such as the overall arrangement and interrelationship of forests, meadows, water, topography, built features and other larger landscape components.
- **Landforms** - such as naturally occurring hills, valleys, slopes, plains and other topographical features, as well as terraces, embankments, berms, swales and other human-engineered topographical changes to the underlying ground plane.
- **Spatial Organization** - such as the arrangement in three dimensions of a landscape's component elements, their relationship to each other and their relationship to the overall landscape.
- **Vegetation** - such as trees, shrubs, herbaceous plants, grasses, vines and other living plant material.
- **Viewscapes** - such as vistas, views, aspects, visual axes and sight lines that may (or may not) be framed by vertical features or terminate in a focal point.

- **Circulation Systems** - such as paths, walkways, parking lots, roads, highways, railways and canals.
- **Water Features and Water Sources** - such as lakes, ponds, rivers and streams, as well as constructed pools, and fountains.
- **Built Features** - such as gazebos, bridges, fences, benches, site furniture, light standards, statuary and other constructed amenities.

Evaluation involves applying criteria that define the characteristics that have cultural heritage value or interest, to evaluate the design, history and context of the subject area. This step results in identification of **heritage attributes**, which are defined as the “principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property” (Ministry of Culture, 2006, p.3).

The Ontario Heritage Act enables municipalities to conserve properties with cultural heritage value or interest. In the Provincial Policy Statement of 2005, **conserved** is defined as “the identification, preservation, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained” (Ministry of Culture, 2006, p.4). The Ontario Heritage Act also states that cultural heritage landscapes that are determined to be ‘significant’ must be conserved.

There are generally three types of Cultural Heritage Landscapes: designed, evolved and associative.

Designed landscapes: those which have been intentionally designed by an architect, horticulturalist, or landscape expert following a recognized style.

Evolved landscapes: those which have evolved through the use by people and whose activities have directly shaped the landscape or area. Relic evolved landscapes are those where the process has stopped and continuing evolved landscapes are in ongoing use and although the original purpose may have changed, the later uses respect the evidence of the earlier periods.

Associative landscape: those with powerful religious, artistic, or cultural associations of the natural element, as well with material cultural evidence e.g. a sacred site within a natural environment (Ministry of Culture, 2006, p.2).

2.3 CHEDOKE AS A CULTURAL HERITAGE LANDSCAPE

The Chedoke Hospital Browlands site is a ‘designed’ cultural heritage landscape. The landforms, spatial organization, vegetation, viewsapes, circulation systems, water features, and built features of site, which date from its period as a specialized treatment centre for tuberculosis reflect an intention to create a purpose built facility that capitalizes

on the natural landscape attributes of the site for therapeutic purposes. To understand the significance of these features it is first necessary to understand the historical context in which the site developed and how it has changed over time.

2.4 THE HISTORY OF TUBERCULOSIS

2.4.1 'THE WHITE PLAGUE'

Tuberculosis is an illness that extends back centuries. Neolithic skeletons (4500 B.C.) and Egyptian Mummies (1000 B.C.) have been found with tubercular lesions on their bones. 'Consumption', another term used for the disease, is a translation of a Sanskrit word from 1000 B.C. Despite the fact that tuberculosis is an ancient disease, it only became an epidemic in the 17th century and by the early 20th century it was one of the leading causes of death in North America. Few families escaped its effects. (Archives of Hamilton Health Sciences, 2007 and Wilson, 2006).

Tuberculosis is an infectious disease that attacks humans of all ages and is most commonly spread by breathing in infected droplets of sputum. Initially affecting the lungs, tuberculosis can eventually move to the blood stream and overcome the natural functions of the body. "Breathing becomes laboured, a persistent cough accompanied by bloody sputum and night fevers develop. As the blood and therefore the body become starved of oxygen, the person starts losing weight, losing colour, losing energy" (Archives of Hamilton Health Sciences, 2007, p.1). The ensuing paleness of the tuberculosis patient, led to the common term for the disease: 'The White Plague'.

Tubercule bacteria can lie dormant for years, but will be activated by a lowering of the immune system by stress or another illness. Therefore, the poverty, overcrowding, poor nutrition, and other stressful conditions that accompanied the mass immigration of settlers from Europe to North America in the 19th and 20th centuries, greatly increased the likelihood of infection and transmission of the disease (Archives of Hamilton Health Sciences, 2007).

2.4.2 CULTURAL SIGNIFICANCE OF TUBERCULOSIS

In the 19th century, tuberculosis was considered a disease of the poor and had great social stigma attached to it. However, it was also a disease associated with the sensitive and artistic. Several writers including Edgar Allan Poe, Robert Louis Stevenson, Henry David Thoreau, Emily and Ann Bronte, and H.G. Wells all suffered from pulmonary tuberculosis. The disease inflicted composers Frederick Chopin, Amadeus Mozart, and Irving Berlin and the chemists Marie and Pierre Curie. Tuberculosis also struck the great inventor Sir Alexander Graham Bell as well as U.S. Presidents Andrew Jackson and Ulysses S. Grant.

Lorrie Alfreda Dunington-Grubb, a founding member of Canadian Society of Landscape Architects (CSLA) and one of the first women in Canada to practice professionally as a

landscape architect, also suffered from the disease. On her own and in collaboration with her husband Howard Dunington-Grubb, she worked on private and public garden designs, and town planning projects including University Avenue and Victoria Square in Brantford, the CNE in grounds in Toronto, Gage Park and McMaster University in Hamilton, and private estates including Erchless in Oakville and Whithern in Hamilton. "Noted for her contribution to the growth of urban planning, she was instrumental in gaining the collaboration of other artists, particularly sculptors, in the design of public spaces" (Milovsoroff, 2007). She died on January 17, 1945 at the age of 68, at Mountain Sanatorium in Hamilton, Ontario.

Despite its associations with the poor and the great, no one was immune from the effects of Tuberculosis. The social, cultural, and physical impact of the disease is enormous. "Until recently, it was the most important causes of death in Europe and North America. It killed and incapacitated millions of people, many of them during their most productive years. It orphaned and widowed and ruined millions more" (Tuberculosis - Archives of Hamilton Health Sciences, 2007, p.2).

2.5 THE HISTORY OF SANATORIA

2.5.1 THE DEVELOPMENT OF SANATORIA

Until the development of the sanatorium in the mid nineteenth century, most patients received care in their homes, which was often inconsistent and provided little relief from the symptoms of tuberculosis. 'Sanare', meaning 'to heal' is the Latin root of the word sanatorium. However, the founding of the sanatorium was a way of both isolating and treating the victims of tuberculosis. These "efforts to both prevent and treat the illness, created a community that physically exemplified the social and medical beliefs relating to tuberculosis. Built on feelings of hope for recovery and fear of contagion, these environments physically document the history of the disease" (Nolt, 2007, p.1).

The belief in the "a community or place as and active part of healing" was at the heart of tuberculosis treatment and sanatorium design. "The direct relationship between medical advancement, building construction, and engagement with the landscape is prominent in tuberculosis sanatorium history" (Nolt, 2007, p.1).

The first Sanatorium established in Europe in 1859 by Gustav Brehmer, influenced the standard of sanatorium siting, building layout, and design. He gave special attention to choosing the location and aesthetic of the site, locating the sanatorium high in the mountains at Gorbardsdorf, which provided sunshine, fresh air, astounding views as well as a physical boundary between the sanatorium and the industrial life of the city (Nolt, 2007).

The grounds were designed with a great attention for detail - a deliberately constructed landscape of flowerbeds, shade trees, grottos, ponds and pathways, framed by a natural

forest backdrop. The design embodied the medical and social belief that nature and beautifully constructed landscapes had the power to heal (Nolt, 2007).

2.5.2 SANATORIUM DESIGN PRINCIPLES

This early sanatoria with its embodied ideas of 'natural healing' greatly influenced sanatoria design throughout Europe and North America. In 1911, Thomas Carrington published a book called 'Tuberculosis Sanatorium and Hospital Construction', which outlined a set of guidelines for the siting and planning of tuberculosis sanatoria (Nolt, 2007). The following criteria outline his recommendations:

.1 **Transportation Facilities:**

A sanatorium should hold close proximity to public transportation. They should be a short distance from the city but "removed from the filth of the city" (Nolt, 2007, p.4).

.2 **Extent and Nature of Land:**

A site should include 20-200 acres of land including a forest, orchard or land that can be cultivated. It is also advantageous to select a property with existing buildings, which can be transformed into an Administration Building to help reduce initial costs.

.3 **Lighting, Water and Sewage:**

It is helpful to use the electric, water and sewage systems of the adjacent city, if considering a site near a city. The existence of natural spring clear running stream, is beneficial if the site is far from a city's utility system.

.4 **Meteorological Conditions:**

The land should be selected on the southern side of a hill or mountain to maximize sun exposure for patients. The placement of buildings should avoid prevailing winds and heavy frost and trees should be planted and maintained to shade the summer sun and shield the winter wind.

.5 **Natural Beauty:**

The site should be sloping, rolling, or hilly and contain a body of water to add interest to views for the patient.

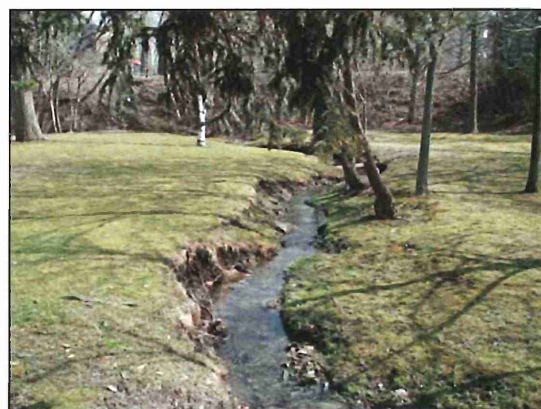
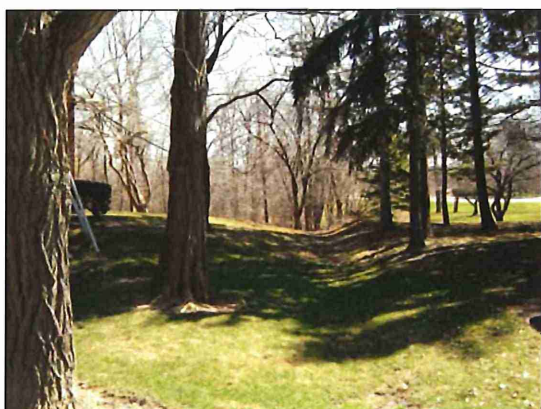
2.5.3 SANATORIUM DESIGN PRINCIPLES AND THE CHEDOKE BROWLANDS

The design principles are evident in the landscape of the Chedoke Browlands. These historical design and planning guidelines help to inform the evaluation process for determining the significance of historical landscape features and elements at the Browlands site of Chedoke Hospital.

2.6 HERITAGE LANDSCAPE FEATURES AND ATTRIBUTES

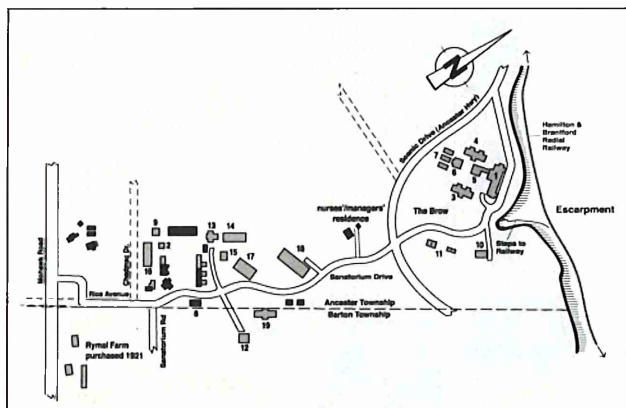
2.6.1 LANDFORM

The Chedoke Browlands site is gently undulating with flatter areas around the buildings and channels of a water course running through it. The Niagara escarpment located at the edge of the site, provides a dramatic change in grade as well as overlook opportunities. The diversity of landforms on the site creates interest and provides opportunities for a range of user experiences. This characteristic is fitting with the criteria set out in Thomas Carrington’s book of 1911.



2.6.2 SPATIAL ORGANIZATION

The site contains a cluster of buildings concentrated in a central area and surrounded by large, open lawn areas at the north and south corners. As recommended by Thomas Carrington, the east and west pavilion were oriented in the south-east direction to maximize the patient’s exposure to sunlight and fresh air. The spatial arrangement of the Brow site exemplifies historical beliefs about ‘the cure’ for tuberculosis – rest, fresh air, and sunshine - before the discovery of antibiotics and the resultant models for sanatorium design.



Map Showing Building Configuration 1916-1932
 (Wilson, 2006, p.41)



Aerial Photograph of Browlands 1938
 (Unterman McPhail, 2006, Appendix A)

2.6.3 VEGETATION

The vegetation of Browlands is varied and contains areas that have been deliberately planted and other areas that have been left undisturbed with only the edges defined by maintenance activities. This latter category includes the woodlot on the eastern part of the site, a section of the water course and the escarpment face.

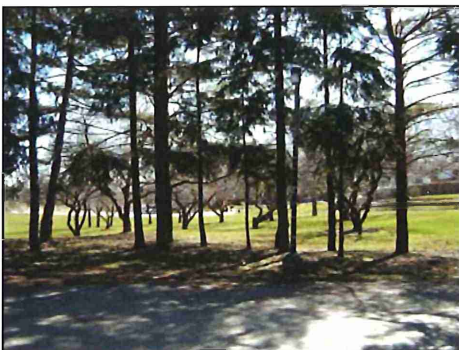
.1 Woodlot

One of the key heritage features of the site is the woodlot, which contains young and mature trees of a mixed deciduous forest such as beech, maple, serviceberry and oak. The stand is dominated by red oaks, a species which has been prevalent on the site since the development of the Sanatorium. Although there is no definitive theory regarding the origin of the word ‘Chedoke’, the most accepted one is that ‘Chedoke’ was a first nation’s word (perhaps Iroquoian or Algonkian) that meant ‘a collection of oaks’. More specifically, ‘Chedoke’ is believed to mean ‘seven oaks’, ‘ten oaks’ or ‘many oaks’. The woodlot represents the naturalistic setting of the Mountain Sanatorium and also provides areas for wildlife habitat and recreational use. It has associative values because of the presence of the red oak at ‘Chedoke’.



.2 Plantation Planting

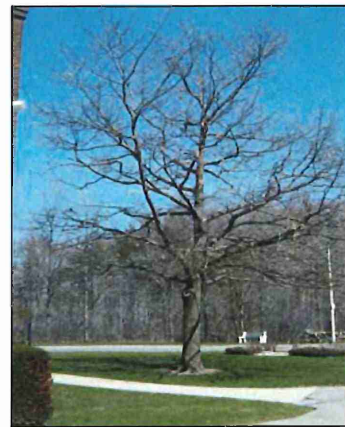
In contrast to the unmaintained natural woodlot, the interior of the site contains a large grouping of deliberately planted conifers – spruce and pine planted in the mid twentieth century. These trees are closely spaced and as a result much of the lower branching shows significant dieback. A group of ornamental fruit trees of alternating bloom colour is located along Scenic Drive, also dating from the second half of the twentieth century.



.3 Individual Specimen, Commemorative and Street Trees

The individual specimen, commemorative and street trees add visual interest, provide habitat for wildlife, add to the recreational and environmental value of the site, and although added later, complement the original design intent. Species of particular interest include the Shagbark Hickory and Red Oak found in the central area of the site. Further assessment should be done to determine the individual value and condition of the trees as well as the potential for their protection and incorporation into redevelopment plans. Dedicated trees and associated plaques have commemorative value and must also be considered in the future plans.

By the last half of the twentieth century, streetscape improvements were undertaken along Scenic Drive and the western portion of Sanatorium Road. The work included the planting of regularly spaced, non-native street trees selected for their tolerance of urban growing conditions. While contributing to the visual character of the neighbourhood and the site, these street trees were not part of the original tree collection associated with the Sanatorium, as seen in the 1938 aerial photograph of the site (included in 'Spatial Organization').



2.6.4 VIEWS

There are several major views from and into the Chedoke Browlands landscape: the view to the city from the top of the escarpment, views to the stream corridor, views from the adjacent road network, views to the Brow Building, and views along Scenic Drive and Sanatorium Road.

Throughout the long period of activity on the site, the view from the edge of the escarpment has been generally unobstructed by vegetation. Early photos of the Browlands show that the natural vegetation found on the escarpment face was removed to allow for the open vista of the city and the distant horizon. Over time, individual specimen trees were allowed to grow and these served to frame the distant views.

The 1954 artists' view of the edge of the escarpment shows no understorey material on the bank below a few the individual specimen trees of deciduous and coniferous types.



Oblique View to the Western End of the Brow Building from Sanatorium Road.

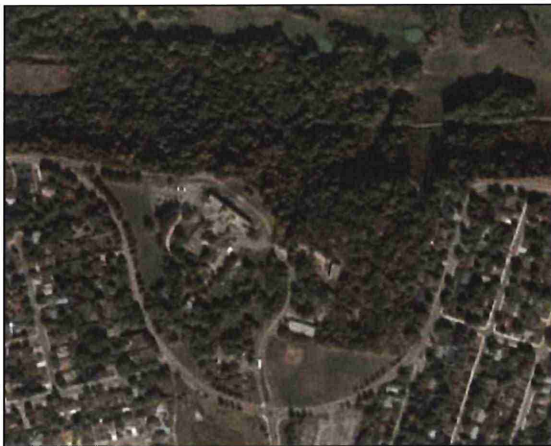


Open View from the top of the Escarpment to the North East.

2.6.5 CIRCULATION SYSTEMS

The curvilinear alignment of Scenic Drive and Sanatorium Road define the site, contrast the linear grid of the surrounding neighbourhood, and provide a succession of views into the site. The existing circulation system responds to the natural features of the site, the irregular escarpment edge and stream corridor. Within the site, there are secondary driveways and parking areas associated with individual buildings that have been added over time. There is also an internal walkway system linking the buildings.

The 1938 photo shows that the original walkways and driveways associated with the Brow building have changed over time. The original alignment of Sanatorium Road curved to immediately abut the building entrance, creating a wider lawn area between the building and the brow edge. As well, at the east end of the building, a circular walkway introduces a formal geometry to the building setting. This area is now parking lots and the road alignment has been moved away from the building entrance. The lawn area between the road and the brow edge still remains, although it is narrower than the previously designed.



2.6.6 WATER FEATURES

The water course running through the site has a natural bank profile with naturalized vegetation along its length. It provides habitat for wildlife and ideal growing conditions for the Browland collection of *Mertensia virginica* (Virginia Bluebells), mentioned in a previous background study as prevalent on site in the 1920s. The stream is crossed by an ornamental pedestrian bridge, which together create a picturesque composition and amenity area. The water level fluctuates throughout the seasons, adding a dynamic quality to the landscape. The stream outlets through a storm pipe at the edge of the Niagara escarpment, demonstrating the considerable volume of water that shaped the landscape.



2.6.7 BUILT FEATURES

.1 The Cross of Lorraine

The suggestion of using the Cross of Lorraine as a distinctive emblem of the war against tuberculosis was made at the International Conference on Tuberculosis in Berlin, 1902 and the official cross design of equal arms lengths and pointed ends was adopted in 1912.

The Cross of Lorraine has a long history as a symbol of hope and humanity. The double barreled cross was the emblem for the Dukes of Lorraine in France; was chosen by Godfrey de Bouillon, the leader of the first Crusade as his standard when he was made Ruler of Jerusalem in 1099; and was the symbol of the Free French during World War II.

The Cross of Lorraine, also known as the archiepiscopal cross because it is part of heraldic arms of the archbishop of the Roman Catholic Church, was also the emblem of the eastern branch of the Christian church and is still the symbol of the Greek or Orthodox Catholic church.

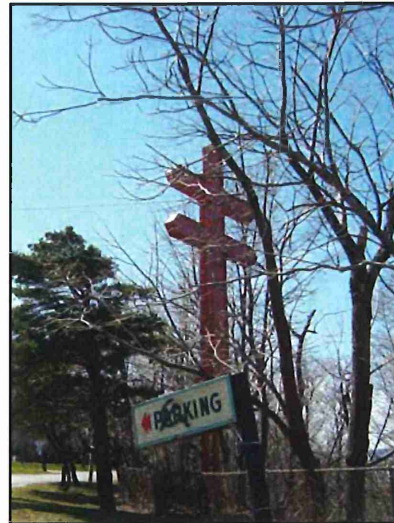
The Cross of Lorraine at the Chedoke site was built by E.L. Ruddy Co. and erected in November 1953. "It was placed on the edge of escarpment so that it would be visible from most of the city and across the bay. Its purpose was to publicize the constant threat

of TB, to keep people alert to its dangers and to bring hope to those already afflicted” (Archives of Hamilton Health Sciences, 2007). This placement indicates that the crest of the escarpment was at least partially open and not forested.

The Cross of Lorraine is a community landmark and as the site continues to evolve and change, its importance as a key interpretive device will continue to grow.



Mountain San greeting card - 1954.
(Wilson, 2006, p. 3)



.2 The Pedestrian Bridge

The early concrete pedestrian bridge is part of the designed landscape adding a scenic picturesque quality to the site. The composition of the bridge and meandering stream is part of viewing yard overlooked by the East Pavilion and Brow Building. The tree collection contains a variety of trees such as white birch, Norway spruce and others which add interest to the setting. The access to the bridge is by means of a walkway which leads from the East Pavilion to Sanatorium Road.



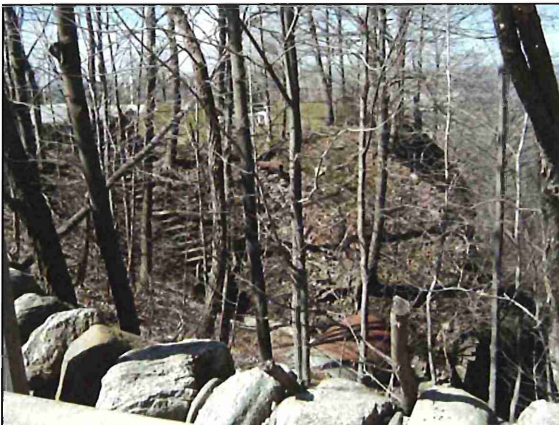
.3 The Stone Wall and Pillars at the Vehicular Bridge

The stone wall and two pillars at the vehicular bridge along the edge of escarpment are a rare example of ornamental rustic stone work with raised ribbon jointing. The deliberately selected granite boulders contrast the indigenous limestone of the escarpment found below it. There is evidence of extensive repairs being completed and oral history confirms that a staff person repaired or built a section of the wall in the 1950s. Pillars mark the end of the bridge section with a lower wall extended north around the top of the brow for several metres.



.4 The Stairs

There is documentary evidence that a set of stairs extended down the escarpment, providing access to the railway below for employees and visitors of the Sanatorium. The existing concrete stairs lead directly to the stream headwall outfall and are possibly a remnant of this earlier access route. The top of the stairs is currently blocked by a section of the restored stone wall which may indicate that this section of the wall was extended across the stairs from the northern most bridge pillar. Further investigation will be required to more precisely date the period of the concrete stairs in comparison to the wall.



2.7 HERITAGE ASSESSMENT

The Browlands site has evolved and changed dramatically over time. Many of the cultural landscape features existing today reflect the various periods of the properties past. However, within the site's chronology the period from 1916 to 1963 is most important to understanding the commitment of the community to the treatment and care for TB patients. The Chedoke Browlands Sanatorium was one of a small number of sanatoriums specifically built to deal with the growing impact of this terrible disease at the beginning of the twentieth century. The initiative of the citizens of Hamilton resulted in the creation of the Chedoke Browlands complex- specifically planned to take advantage of the orientation and exposure of the site to the sun and fresh air- the necessary foundations for treatment. The natural beauty of the site at the edge of the escarpment overlooking the city below and the country side and harbour at the horizon was used to create a scenic setting for treatment which encouraged rest and quiet. Many of the existing cultural landscape features date from this period and are significant evidence of this design intent.

The landscape components which are the key defining features of the sanatorium era are:

Landform

The gently undulating natural topography of the site varies from the flatter grades around the building perimeters, across the level lawns to the naturalized stream corridor and the dramatic drop at the escarpment face.

Circulation

The curvilinear alignment of both Scenic Dr. and Sanatorium Rd. has generally remained unchanged since the site was designed. Only the shifting of the road immediately in front of the Brow Building closer to the escarpment has altered the original layout.

Views

The original road alignment and the treatment of the escarpment have created many significant views into and from the site. As illustrated on the attached figure, the significant views to the site are primarily from Scenic Dr. at the north and south entrances and where the stream corridor crosses Scenic Dr. Distant views to the site are from the extreme distance of York Boulevard and Hwy 403 since the view of the site from immediately below the escarpment is obstructed by the edge. Important unobstructed views within the site are oblique views to either end of the Brow building, from the vehicular bridge to the pedestrian bridge and from Sanatorium Rd. to the Long and Bisby building. The open view from the top of the escarpment out over the city is one of the most dramatic in Hamilton.

Vegetation

The natural area of the woodlot is a significant concentration of a variety of trees, understorey shrubs and ground covers providing unique bird and wildlife habitat in an urban setting. The edge of the woodlot and the interior trail are significant cultural landscape features. The association of the Chedoke name with the oaks found at the

woodlot add value to the tree collection in the woodlot. The tree collection within the stream corridor is an important feature of the cultural landscape as well since it is part of the amenity area and contains both native and non-native species. The plantation and street trees and the remainder of the specimen trees have generally been added since the original landscape design although complement its intent is to create an attractive healthy setting for healing.

2.8 SUMMARY

The heritage values associated with the landscape are those which illustrate the period of development on the site when it provided healing and treatment for tuberculosis sufferers. The overall landscape setting in general and specifically the curvilinear road alignment, the integration of the ordered geometry of the buildings in a natural setting, the views, natural and planted vegetation, the stream corridor, and built landscape features such as the bridges reflect the original design intent. All these features contribute to a significant cultural landscape which should be considered and integrated in planning for the redevelopment of the site.

3.0 BUILT HERITAGE

For the evolution of the Browlands and the development of sanatoria, refer to 2.0 - Landscape Heritage Assessment. Design principles for sanatoria buildings were greatly influenced by English design guidelines for "garden cities," resulting in pavilion-like structures.

3.1 AS-FOUND ASSESSMENTS

3.1.1 LONG & BISBY BUILDING (1920)

Site Assessment March 2007

.1 Building Age / Type (Architect: Witton ⁽²⁾)

- 1920 built as a nurses' residence
- 1973 'Cool School' for troubled children
- 1983 daycare
- Neoclassical with asymmetrical facade ⁽²⁾

.2 Present Use

- Daycare

.3a Integrity of Original

- Protruding wooden cornice with dentils has been replaced with flush wood band & metal flashings.
- Flag standard and masonry chimney have been removed.
- Returned stone entry steps have been replaced by straight run.
- Original double hung 6 panes over 6 panes have been replaced by single hung single pane, single glazed sash.

.3b Additions to Original

- Fire escape and roof access
- Exterior entry to basement
- To the rear, one or two single storey additions

.4 Number of Storeys Above & Below Grade:

- Ground floor 10'-8" to underside of ceiling
- Second floor ?? to underside of ceiling
- Basement 9'-0" to underside of ceiling

.5 Approximate Footprint / Size

- 78' x 40' / 3,120 sq.ft. per floor

.6 Condition Assessment

#	ELEMENT	CONDITION / MAKE GOOD
A10	FOUNDATIONS Poured concrete or double layered parged bricks similar to Brow Building?	Good No settlement cracking noted. Some cracking has occurred, possibly from water penetration. Repairs required.
B10	STRUCTURAL SYSTEM unknown	Very good
B20	EXTERIOR WALLS Buff (tapestry) clay brick running bond assumed to be backed by some type of masonry. (Same brick as Brow Building) Continuous tooled limestone band at sill height of first floor windows. Bricks recessed around windows, end stacked on sides with turned end course over. Limestone tablet over entry	Good All protruding courses require 100% repointing. Some cracks associated with rear additions Efflorescence adjacent to driving surfaces
B22	PARAPETS / CORNICE Brick parapet (2'6" high?) Limestone or manmade stone coping Two corbelled end courses below cornice and recessed brick panel above cornice	Fair Coping stone has extensive repairs. Parapet and protruding courses require 100% repointing. Parapets require 10% rebuilding/replacement. Either restoration of cornice and/or significant maintenance of existing
B23	CHIMNEYS None visible from grade	
B24	WINDOWS The windows are wood replacement single pane single hung windows. All windows have aluminum storms. Replacement campaign started very early (see historic photo). Air conditioning units are through some sash. Some basement windows have been closed in; others suffer sill rot from creeping grade. Blue paint not sympathetic to design intent	Fair Preference would be installation of thermally broken wood windows with dividing panes to match original, cream (?) coloured to match original

1

2

1

6

0

B25	<p>ENTRIES / DOORS</p> <p>Main entry portico: overhanging flat roof with metal railing and dentil decorated wood soffit supported by a wood ring beam held up by two sets of paired columns</p> <p>The front stone and concrete stoop have undergone modification and require foundation work. Top stone cracked. Concrete stairs not as per original design.</p> <p>Original wood door, glazed fanned transom and sidelights.</p> <p>Side entry has been modified and is being deteriorated by salt.</p> <p>Rear entry stairs are precast replacement. There appears to be ongoing history of deterioration. Canopy over entry appears original.</p>	<p>Main entry: Fair</p> <p>Conserve iron railing.</p> <p>Re-roof.</p> <p>Minor wood repairs.</p> <p>Replace bases of all columns.</p> <p>Remove stairs, rebuild foundation, install new stairs and railing.</p> <p>Paint all woodwork.</p> <p>Side entry: Fair to good</p> <p>Move driving surface farther from building.</p> <p>Rear entry: Poor</p> <p>Staircase railings do not meet code. See D10-Accessibility. The newer addition should be removed while the older if retained requires considerable upgrading.</p>
B30	<p>ROOF TYPE & MATERIALS</p> <p>Flat roof, no access</p>	<p>From the condition of the parapets, at the very least, vented back flashings need to be installed.</p>
B31	<p>SOFFIT, FASCIA, GUTTERS, DOWNSPOUTS etc.</p>	<p>Condition of internal drains not known</p>
C10	<p>INTERIOR CONSTRUCTION</p> <p>Unknown</p>	<p>Very Good</p>
C20	<p>STAIRCASES</p> <p>Main stair has iron railing with wooden rail and terrazzo treads.</p> <p>Flight to basement now separated with fire enclosure</p>	<p>Good.</p> <p>Fire separations detract from appearance. Building code audit will be required to determine if additional exit from second floor is required with change of use.</p>
C30	<p>INTERIOR FINISHES</p> <p>Variety of floor, wall and ceiling finishes.</p> <p>Few original doors or moldings other than in lounge area.</p>	<p>Fair to Good</p> <p>If this building were to be reused as a showpiece, all floors and ceilings would require replacement or repair.</p>
C40	<p>FIXTURES & FITMENTS</p> <p>Lounge: retains beamed ceiling, tiled fireplace & mantle, beveled glass transom and moldings. It would appear the original main entry was through what is now the nursery.</p>	<p>Fair to Good</p> <p>It is desirable to completely restore the lounge inclusive of: wall, floor and ceiling refinishing, removal of vent from fireplace, new light fixtures, restoration of original entry and closure of new secondary entry. See also B25-rear entry.</p>

<p>D10</p>	<p>ACCESSIBILITY The main floor is 6' above grade. The split entry vestibule makes retrofitting for accessibility almost impossible.</p>	<p>Very bad Presently no entry is accessible. No elevator. No barrier free washrooms.</p>
<p>D20</p>	<p>BUILDING SYSTEMS: ELECTRICAL HVAC Self contained boiler in basement and cast iron radiators throughout building. No air conditioning</p>	<p>Will require upgrades, at a minimum air conditioning.</p>
<p>D40</p>	<p>FIRE PROTECTION Annunciator panel, standpipe, emergency exit lighting, smoke detection and fire alarm.</p>	<p>Any change in use could trigger requirement for sprinklers.</p>

- 3

.7 Feasibility for Reuse

It is the intention to continue to use this building.

The uses requiring the minimum change would be to continue as a daycare centre or convert to office use. All other uses would require a second means of egress from the second floor.

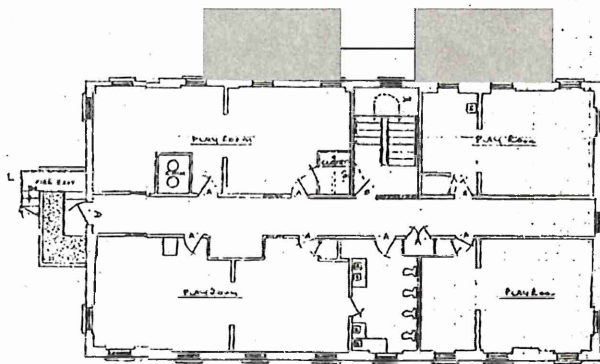
Conversion to high end residential units (2 to 4?) would likely result in changes to the openings in the building envelope.

If the building was to be converted to a community centre, it would be difficult to allow public access to the second floor as either a second stairwell or negotiation under Part 11 of the Code for alternative measures through the addition of sprinklers would be required.

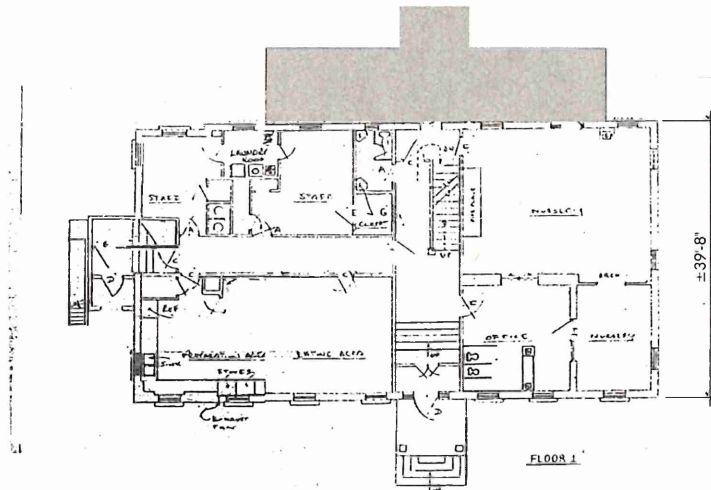
Due to the split level main entry, accessibility poses the largest challenge to building reuse. Reworking of the area where the rear additions are could facilitate building access. Reworking of the side entry in combination with an elevator might also be feasible. A ramp, elevator and accessible washrooms would have to be added should there be any change in use.

Regardless of the future use, the building envelope requires work as outlined in the Condition Assessment. Air conditioning would have to be added to the building and other systems would require upgrading.

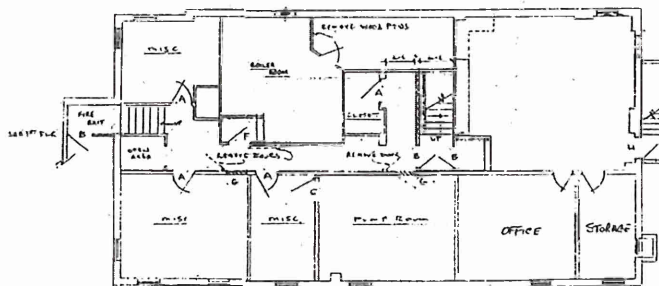
.8 Floor Plans



2ND FLOOR PLAN





1ST FLOOR PLAN



BASEMENT

LEGEND

-  ORIGINAL BUILDING FOOTPRINT
-  ADDITION



.9 Photo Elevations



EARLIER PHOTO



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

3.1.2a BROW BUILDING (1916)

Site Assessment March 2007

- .1 **Building Age / Historical Use** (Architects Stewart and Witton)
 - 1916: built to house and treat First World War soldiers
 - 1923: last military patients
 - 1959: converted to convalescent and chronic care facility

- .2 **Present Use**
 - Vacant, undergoing decommissioning

- .3a **Integrity of Original**
 - The following elements are missing: the curvilinear parapets over the entries, the glazed roofing tiles on the sloped roofs at the entries and parapets, the decorative eave brackets, the balconies, floor to ceiling wood windows, and the balustrade of the roof decks of the bays adjacent to the central three storey portion.
 - All window openings have been shortened to accommodate perimeter fan coil units.
 - Some window openings have been blocked in their entirety.
 - The chimney stack is considerably lower than at some point in the past.
 - The interiors have undergone continual renovation

- .3b **Additions to Original**
 - Stairwells at either end of the building
 - Numerous rear additions
 - Connection to annex is not the 1917? original connection.
 - Communication tower and a myriad of roof top units

- .4 **Number of Storeys Above & Below Grade:**
 - Central portion: 3 storeys above grade plus basement
 - Wings: two storeys above grade plus crawl space
 - First floor: 11' floor to ceiling
 - Second and third floors 10'-10" floor to ceiling

- .5 **Approximate Footprint / Size**
 - 64' (max) x 227' / 47,000 sq.ft. including basement

.6 Condition Assessment

#	ELEMENT	CONDITION
A10	<p>FOUNDATIONS</p> <p>The wings have crawl spaces with exposed hollow clay tile on much of the interior surfaces. The central portion has a full basement with parging on the interior.</p> <p>The exterior wythe is soft fired red clay brick with a heavy cementitious coating. The footings rest directly on escarpment limestone; thus settlement is not an issue.</p>	<p>Water infiltration has been a chronic problem. The building lacks perimeter waterproofing and drainage. The exterior parging has had ongoing repair campaigns of varying degrees of success. (Parging extends above grade to finish floor over cants and decorative rolls.)</p>
B10	<p>STRUCTURAL SYSTEM</p> <p>Reinforced concrete columns and beams. The floor slabs are concrete ribs infilled with hollow clay tile. Hollow clay tile is brittle and must be penetrated with care.</p>	<p>Structure and floor slabs appear in remarkably good shape. (Loading of this archaic system would have to be confirmed.)</p>
B20	<p>EXTERIOR WALLS</p> <p>Tapestry buff clay brick, the same as used in the Long and Bisby Building, in Belgium bond coursing over masonry backing (clay tile?).</p> <p>Areas that had been previously covered by sloped roof and protruding brick courses have a remedial cementitious coating.</p>	<p>Brick is in good condition; cementitious coating is in only fair condition and is less than attractive.</p>
B22	<p>PARAPETS</p> <p>Prefinished brown back and coping flashing. (The rear sunroom has the only residual ornamental coping flashing.)</p> <p>Parapet brick is mismatched replacement brick as originally concealed behind sloped roofing.</p>	<p>Fair</p>
B23	<p>CHIMNEYS</p> <p>There are miscellaneous chimneys and roof vents from differing periods.</p>	<p>Good</p>
B24	<p>WINDOWS</p> <p>There are second and third generation replacement windows. The window units are all shorter than original. The replacement units have much smaller operating sections, severely limiting the through ventilation. Windows have solid sections for the insertion of air conditioning units. Many of the thermopane units have failed seals.</p>	<p>Fair.</p> <p>Even if new, these windows would be substandard in today's luxury housing market.</p>

B25	ENTRIES / DOORS All steel and all well used. Front entry stairs in poor condition and very ugly.	Fair to poor
B30	ROOF TYPE & MATERIALS Flat roof sloping to hidden interior drains. The roofing appears to be stone ballast, over rigid insulation (?), over some form of membrane on a concrete deck.	Fair Anecdotal evidence has it that there have been chronic problems with the roofing. There only appeared to be one leak at time of inspection.
C10	INTERIOR CONSTRUCTION Mostly masonry units with plaster coating.	
C20	STAIRCASES Two open interior metal staircases with terrazzo treads. Two enclosed metal fire stairs at either end of the building.	Good
C30	INTERIOR FINISHES Mix of vinyl tile, linoleum, drywall, plaster, and acoustic tile.	Poor Decommissioning of the systems has resulted in damage to interior finishes.
C40	FIXTURES & FITMENTS None of significance	
D10	ACCESSIBILITY Rear entry is accessible. Elevator to all levels. Washrooms barrier free.	Yes
D20	BUILDING SYSTEMS : ELECTRICAL HVAC	In the process of being decommissioned. The decommissioning of these systems brings urgency to building reuse.
D40	FIRE PROTECTION	Fire/smoke alarm being maintained

.7 Feasibility for Reuse

The reuse of the building envelope and structure poses some real challenges:

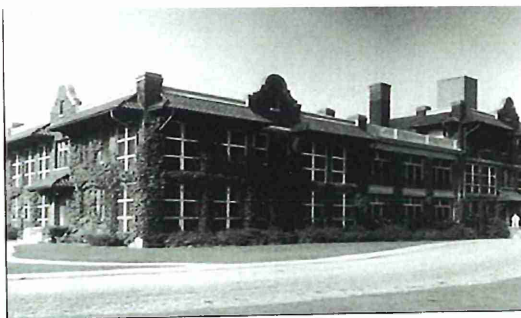
- In the crawl spaces, there is water infiltration between the footings and the underlying limestone.
- There is water infiltration through cracks in the parging over the soft fired clay bricks of the foundation walls.
- The replacement windows are substandard.
- The ballasted membrane roofing system complete with metal flashing has had the chronic leaking problems commonly associated with this type of system. Substantial interventions would be required to run services and insulate the envelope.

The distance from the face of building to the corridor is almost 30 feet, a reasonable depth for a modern condominium unit. (The interior load bearing columns are approximately 15 feet on centre which could be accommodated within the unit, but is less than the 20 feet plus dimension desirable in units that also facilitates parking beneath.) The central corridor with fire stairs at each end is a reasonable residential plan.

Reusing the existing building envelope without restoring the original decorative features would not only do a disservice to interpreting what the original design intent was, but it would also be less than visually appealing to potential purchasers.

This building is presently being decommissioned. The decommissioning will leave the aboveground area extremely susceptible to mould. The hollow clay tile foundations are extremely susceptible to damage once the heat has been shut off.

Reusing the building envelope may allow for an existing non-conforming encroachment within the 30m conservation authority setback from the top of the defined brow.



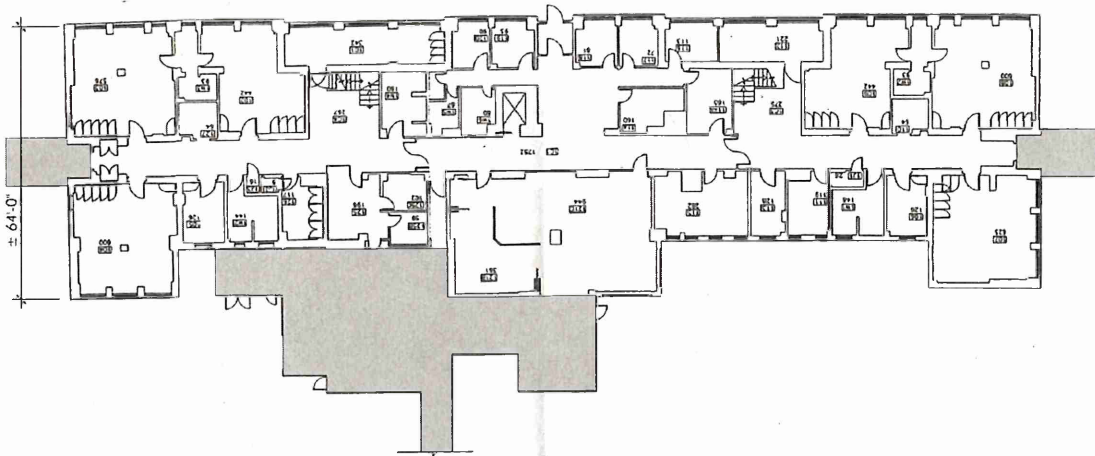
Early Photo



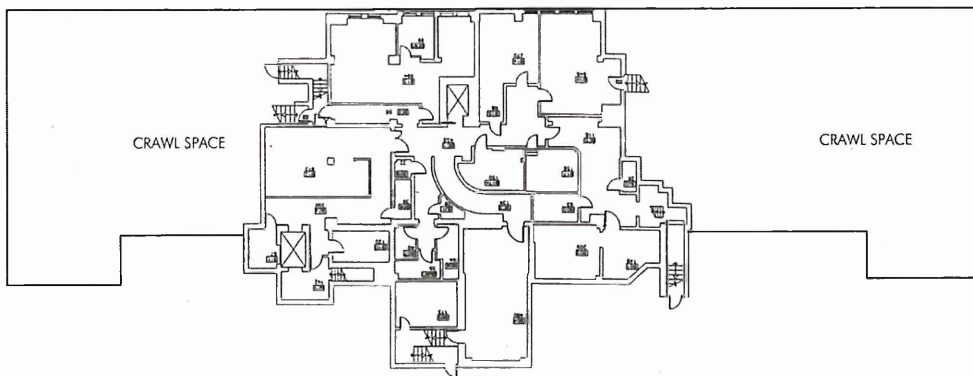
2007 Photo

.8 Floor Plans

Basement and First Floor





1ST FLOOR PLAN



BASEMENT

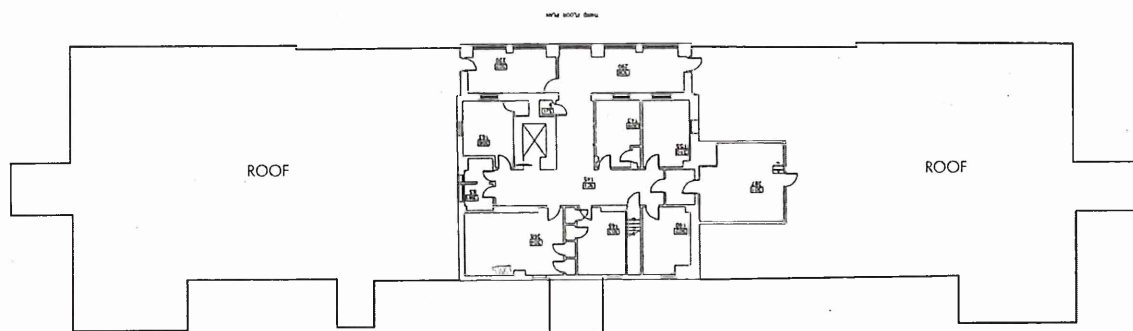
LEGEND

-  ORIGINAL BUILDING FOOTPRINT
-  ADDITION

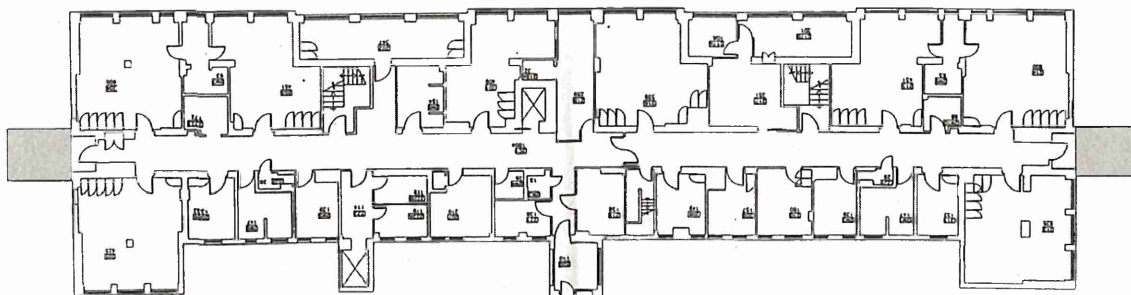
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Second and Third Floor



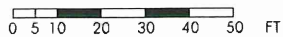
3RD FLOOR PLAN



2ND FLOOR PLAN

LEGEND

- ORIGINAL BUILDING FOOTPRINT
- ADDITION



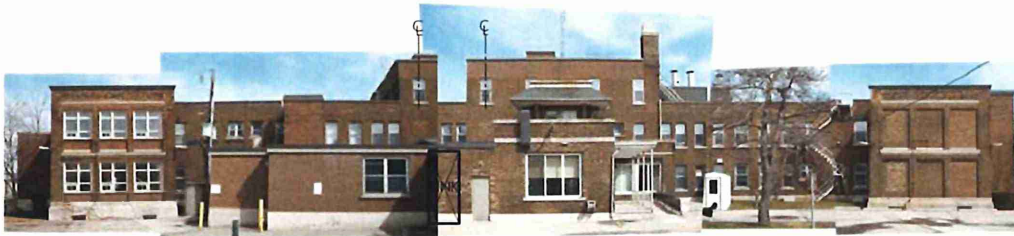
.9 Photo Elevations



FRONT (NORTH)



EAST SIDE



REAR (SOUTH)



WEST SIDE

3.1.2b BROW ANNEX (1917)

Site Assessment March 2007

.1 Building Age / Type

- Built in 1917 as a cafeteria ground floor. (Second floor?)
- The link to the main building may have been original but the present link is not that link. (A link with gabled entries is in a 1934 aerial photo.)

.2 Present Use:

- Vacant (recently used as cafeteria with offices on second floor)

.3a Integrity of Original

- The only substantial loss is wooden soffits and eave brackets, and original windows on the ground floor.
- Some ground floor windows have been blocked.
- Portions of exterior walls enclosed by additions have been drywalled over.

.3b Additions to Original

- There are additions upon addition, mostly for vocational space, to the north and west
- Fire escape
- All additions are purely utilitarian and have no architectural significance.

.4 Number of Storeys Above & Below Grade

- Ground Floor: 10'-11"
- Second Floor partially sloped, 8'-11" under flat portion

.5 Approximate Footprint / Size

- 30' x 75' / approx 2,250 sq.ft. per floor

.6 Condition Assessment

#	ELEMENT	CONDITION
A10	FOUNDATIONS Slab on grade, foundations inaccessible.	Appear to be in good condition as no cracking in walls above grade was noted
B10	STRUCTURAL SYSTEM Floor system unknown Wood frame roof	Good
B20	EXTERIOR WALLS Red clay brick, medium to soft	Good 30% of brick sugared but not requiring replacement. Some repoint near grade
B23	CHIMNEYS None extant	NA

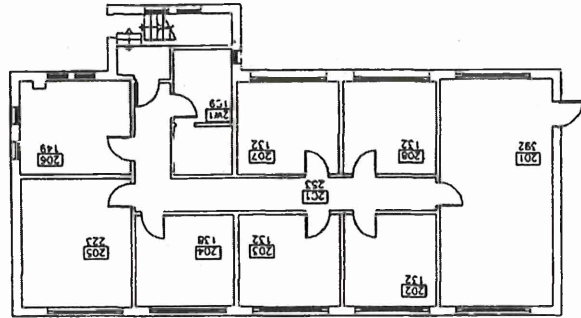
B24	WINDOWS Original wood three over three panes casement on second floor Replacement single pane on ground floor	Fair to good
B25	ENTRIES / DOORS The original exterior entrance was at the south which is now buried inside an addition.	NA
B30	ROOF TYPE & MATERIALS Cottage roof Asphalt Shingles	Excellent; recently re-roofed
B31	SOFFIT, FASCIA, GUTTERS, DOWNSPOUTS etc. All replacement. Decorative elbow brackets missing.	Good
C10	INTERIOR CONSTRUCTION Ground floor - a single open room.	Good
C20	STAIRCASES	One conforming interior. One non-conforming exterior.
C30	INTERIOR FINISHES Drywall and plaster walls. Ground floor has original T&G wood ceiling and beams above T bar. Linoleum flooring. Second floor has a variety of flooring. Residual plaster ceilings have lost their key & are in danger of collapse.	Ground floor: good, T&G ceiling very good. Second floor: poor to good
C40	FIXTURES & FITMENTS None of significance	NA
D 10	ACCESSIBILITY	Ground Floor only

.7 Feasibility for Multi-Family Residential Reuse

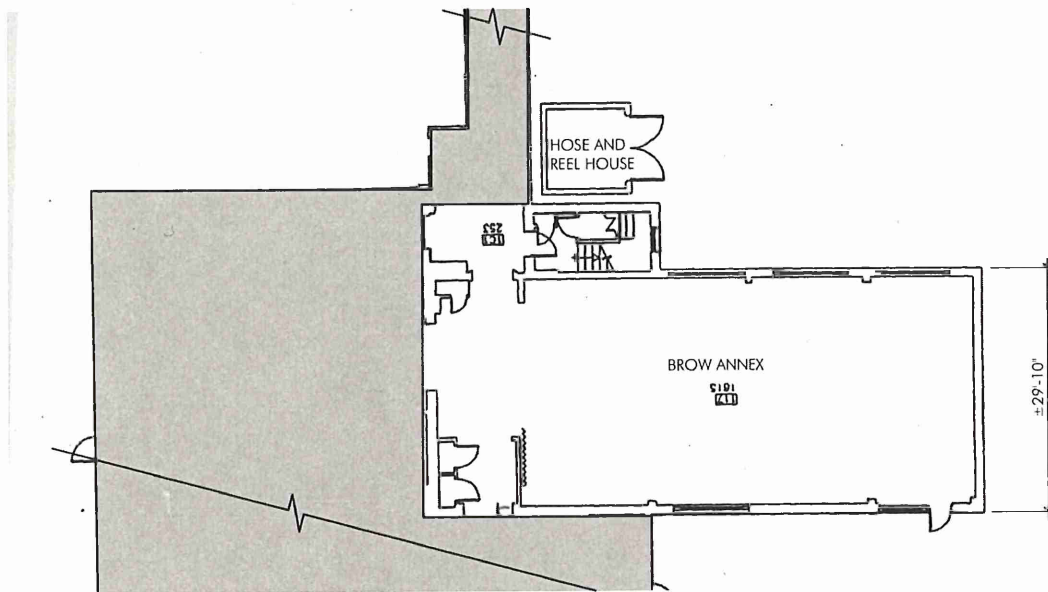
The design of this small pavilion-like building does not easily lend itself to use as a multi-family residential building.

The ground floor of this building could easily be re-used for recreational purposes as per the original design intent. OBC compliance would limit the use of the second floor as it has only one Code conforming means of exit.

.8 Floor Plans



2ND FLOOR PLAN



1ST FLOOR PLAN

LEGEND

- ORIGINAL BUILDING FOOTPRINT
- ADDITION



.9 Photo Elevations



FRONT (NORTH) ELEVATION



EAST ELEVATION



SOUTH ELEVATION

3.1.2c HOSE AND REEL HOUSE (1917?)

Site Assessment March 2007

.1 Building Age / Historical Use

- Assumed built about the same time as the Brow Annex , 1917?
 The Unterman McPhail report ⁽²⁾ refers to this building as the hose and reel building.
 Rick Provo ⁽³⁾ indicated that it has served to house the emergency back-up generator since the fifties. (Rick indicated no early artifacts remain in the building.)

.2 Present Use

- Emergency back-up generator (in the process of being decommissioned)

.3a Integrity of Original

- New roofing, doors, fascia and soffit

.3b Additions to Original

- None

.4 Number of Storeys Above & Below Grade:

- Slab on grade

.5 Approximate Footprint / Size

- 20ft x 20ft.

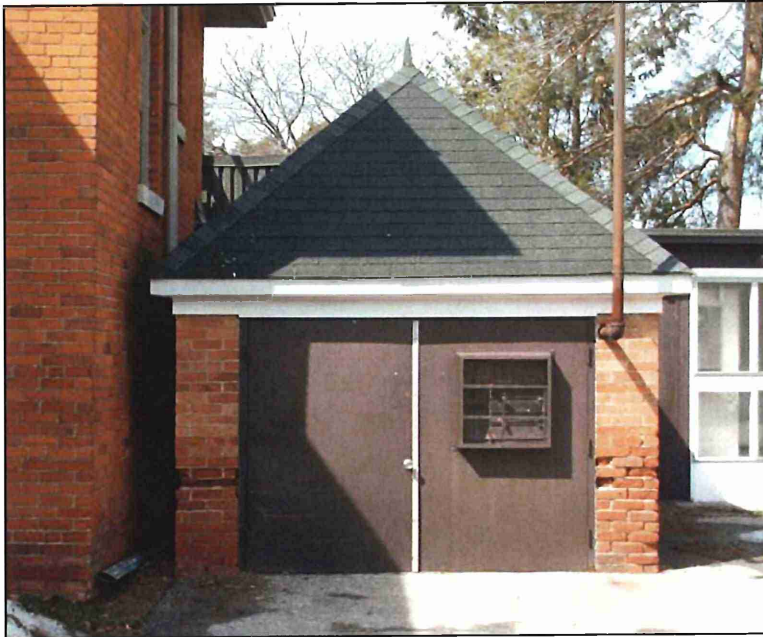
.6 Condition Assessment (No access)

#	ELEMENT	CONDITION
A10	FOUNDATIONS	Good. No settlement cracking
B20	EXTERIOR WALLS Red brick, matching Annex	Fair Lower portion requires repointing, replacement
B25	ENTRIES / DOORS Replacement	Serviceable
B30	ROOF TYPE & MATERIALS Cottage Roof Quaint central pole framing	Good New asphalt shingle roofing

.7 Feasibility for Reuse

This building would have no continuing use for fire fighting or emergency generator systems. The building does not serve an interpretive function either as there are no visual indicators of its design intent.

.8 Photo Elevation



3.1.3 EAST PAVILION (1917)

Site Assessment March 2007

.1 Building Age / Historical Use

- Built in 1917
- Accommodation for soldiers returning with tuberculosis and gassed lungs
- Wards / dining room / vocational workshop

.2 Present Use

- Employees Assistance Program (EAP) offices and administration
- Partly vacant

.3a Integrity of Original

- Extensively remodeled on the interior in 1980 (Provo ⁽³⁾)
- Missing soffit brackets, shed dormer louvers
- Missing wood fascia, soffits and exposed rafter ends
- Ground floor windows replaced with vinyl
- All entrances have been modified. Gabled parapets missing above east entries
- Bay's decorative roof pediment missing and coping stone missing or flashed over.
- Two east bays have been given over to mechanical ducts, and the prime exterior space adjacent to the bay has been given over to a mechanical compound. (Building not designed to be heated)

.3b Additions to Original

- Enlarged in 1922, 1932, and 1950-52 ⁽³⁾
- Basement and basement entry addition
- Mechanical compound to the east

.4 Number of Storeys Above & Below Grade

- Ground floor: 10'-6" floor to ceiling
- Second floor: 10'-0" floor to ceiling
- Partial basement with crawl space under the wings

.5 Approximate Footprint / Size

- 26' x 137' / total area 6,800 sq.ft ⁽³⁾

.6 Condition Assessment

#	ELEMENT	CONDITION
A10	<p>FOUNDATIONS</p> <p>The underpinned poured concrete basement in central portion is an addition.</p> <p>Wings: early poured concrete crawl spaces</p>	<p>Fair</p> <p>Water seepage running through from north wing to sump, moisture infiltration throughout due to lack of, or poor, perimeter drainage.</p> <p>No settlement cracking</p>

B10	STRUCTURAL SYSTEM Exterior load bearing masonry walls with one interior load bearing wall running the length of the building. Floors are industrial wood flooring (dimensional lumber on side nailed together forming a structural slab) Wood frame roof.	Good
B20	EXTERIOR WALLS Low fired red clay brick (bricks matching those of the Brow Annex). Concrete sills continuous between brick pilasters	Good 5 to 10% sugared bricks
B22	PARAPETS Removed or residual over east entries. Flashed over at bay.	Fair Suspected problems under flashings
B23	CHIMNEYS One rebuilt chimney for boiler in basement	Good
B24	WINDOWS Double hung wood windows with aluminum storms on most of second floor. Vinyl clad thermopane units on ground floor.	Fair condition Excellent (appear new)
B25	ENTRIES / DOORS Front door could be original; others are modern steel fire doors. Canopies over all three entries are original.	Good
B30	ROOF TYPE & MATERIALS Asphalt shingles	Good
B31	SOFFIT, FASCIA, GUTTERS, DOWNSPOUTS, etc.	Very Good
C10	INTERIOR CONSTRUCTION Much renovated	Good
C20	STAIRCASES Original wood staircases of simple design at either end of building	Good Non Code conforming

C30	INTERIOR FINISHES Walls: painted plaster and GWB. Floors: carpet, vinyl tile, etc. Ceilings: plaster second floor, ground floor different acoustic tile systems	Fair A mishmash of materials. Some 12" x12" acoustic tiles may contain asbestos.
C40	FIXTURES & FITMENTS Some original 5 panel doors and casing on the second floor. Cast iron radiators in stairwells	Good in the few locations still remaining
D10	ACCESSIBILITY Washroom accessibility unknown	Building is accessible. Second floor not accessible.
D20	BUILDING SYSTEMS: ELECTRICAL HVAC Built without heating system. Then, on central steam plant. Presently self-contained boiler / air handling units in compound at grade, Perimeter fan coil units.	Adequate
D40	FIRE PROTECTION fire alarm smoke detection system	Unknown

.7 Feasibility for Multi-Family Residential Reuse While Retaining Heritage Assets

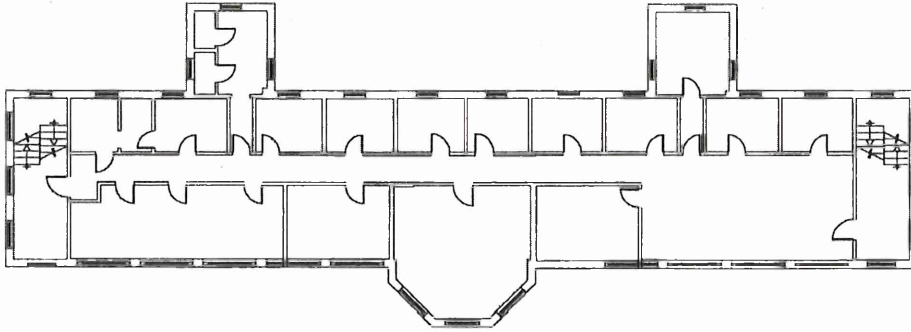
The building envelope is feasible for reuse.

Inserting a modern heating and cooling system within the envelope would be a challenge.

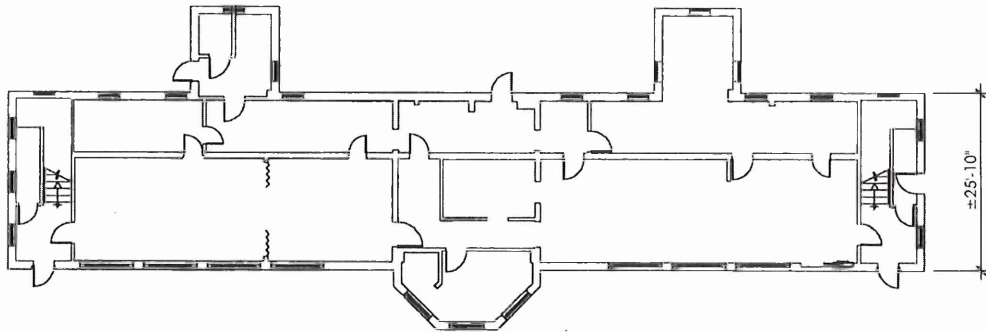
Because the building is so narrow, 26 ft, it could only logically be divided into row housing, seven units of approximately 1,300 sq.ft. each.

This building has already lost many of its significant features. New entries and the enlargement of windows on the west elevation would be essential to the conversion. These interventions required to convert the structure to row housing would further distort the building's historical design intent of being a pavilion like structure having the architectural features associated with the garden city movement in England.

.8 Floor Plans





2ND FLOOR PLAN



1ST FLOOR PLAN

LEGEND

-  ORIGINAL BUILDING FOOTPRINT
-  ADDITION



.9 Photo Elevations



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

3.1.4 MORELAND RESIDENCE (1936)

Site Assessment March 2007

.1 Building Age / Historical Use

- Belongs to the intermediate phase of hospital development
- 1936: built as a residence for 60 males, known as the "Orderlies Home"
- 1962: renovated for School of Medical Technology
- 1974: closed as a residence
- 1974 to 2003: ?

.2 Present Use

- 2004: Alcohol Treatment Education Centre (offices)

.3a Integrity of Original

- Exterior is intact except for: missing parapet and original windows (The new windows are vinyl clad with a small operating lower sash, while the originals were wood, double hung, 9 panes over 9 panes.)
- Interior extensively altered

.3b Additions to Original

- None
- Fire escape north elevation?

.4 Number of Storeys Above & Below Grade

- Ground floor 9'-6" floor to ceiling
- Second floor 8'-6" floor to ceiling
- Third floor 8'-6" floor to ceiling
- No basement

.5 Approximate Footprint / Size

- 38' x 82' / 3,100 sq.ft. per floor

.6 Condition Assessment

#	ELEMENT	CONDITION
A10	FOUNDATIONS No basement Exterior assessment	
B10	STRUCTURAL SYSTEM Assumed: Exterior and interior load bearing masonry walls with concrete slab floors and wood frame roof.	Very good condition. Loading capacity unknown as built as residence

B20	EXTERIOR WALLS Blended red rugged clay brick with clay tile or similar masonry backing. A highly fossilized limestone is used for lintels; sills roll molding.	Very good condition
B22	PARAPETS Thought to be more of a gravel stop as the higher original parapet has been removed, probably due to poor condition. Limestone coping stones (originally stone cornice)	Not inspected from roof Good
B23	CHIMNEYS None visible, original appears to be removed	NA
B24	WINDOWS Recent replacement vinyl clad	Very good
B25	ENTRIES / DOORS All doors are replacement metal and glass doors. Main entry has original sidelights and glazed transom and decorative stone surround.	Good
B30	ROOF TYPE & MATERIALS Not accessed - assumed to be built-up roofing	
C10	INTERIOR CONSTRUCTION Hollow clay tile load bearing walls ⁽³⁾ and stud partitions	Very good but spaces very broken up
C20	STAIRCASES The central staircase is a very simple yet elegant bolted cast iron system with wood rail. Probably too steep to be Code conforming.	Very good
C30	INTERIOR FINISHES Floors mostly carpeted, 2' x 4' acoustic tile ceilings, and painted GWB and plaster walls	Fair
C40	FIXTURES & FITMENTS None of interest other than central staircase	

D10	ACCESSIBILITY Only the ground floor, through the north entrance, is accessible.	No accessibility above ground floor level.
D20	BUILDING SYSTEMS : ELECTRICAL HVAC	unknown
D40	FIRE PROTECTION Smoke detectors, fire alarm, emergency exit lighting, standpipe	unknown

.7 Feasibility for Multi-Family Residential Reuse While Maintaining Heritage Assets

The building envelope is in very good condition and feasible for reuse.

As the building only has one interior staircase, which is not Code conforming, some significant modification would have to be made to allow for safe exiting if the use was to be changed to residential. The building could continue in as non conforming office use.

The building was designed to house orderlies in wards with a shared central bathroom. Later the wards were broken down into rooms designed for two to share.

The building's narrow floor plate does not lend itself to an efficient layout of units on both sides of the central corridor.

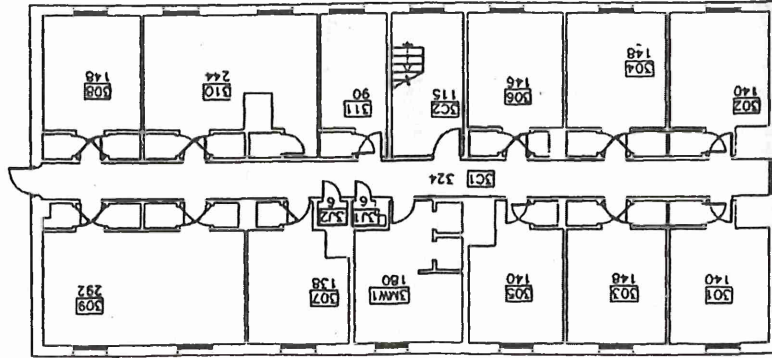
The building could be converted into 4 large three-storey townhouses. The additional entrances plus the enlargement of all ground floor windows would significantly change the appearance of the building.

or:

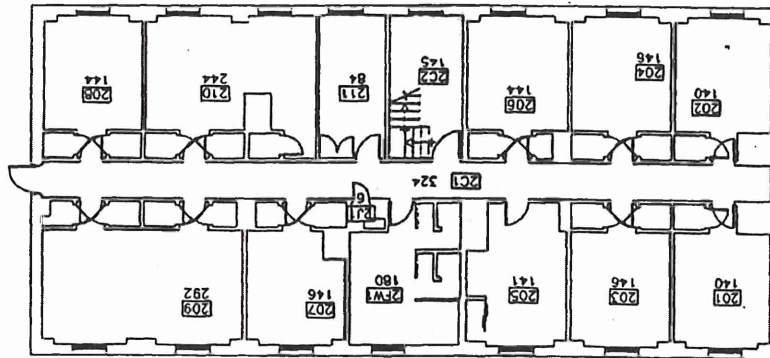
If the building were sprinklered and a second enclosed staircase added, it could be converted into four one-bedroom units per floor. In order to make these units desirable, significant changes would have to be made in the fenestration.

Although built as a residence, in order to retain the original appearance, the building is most suitable for continued use as offices.

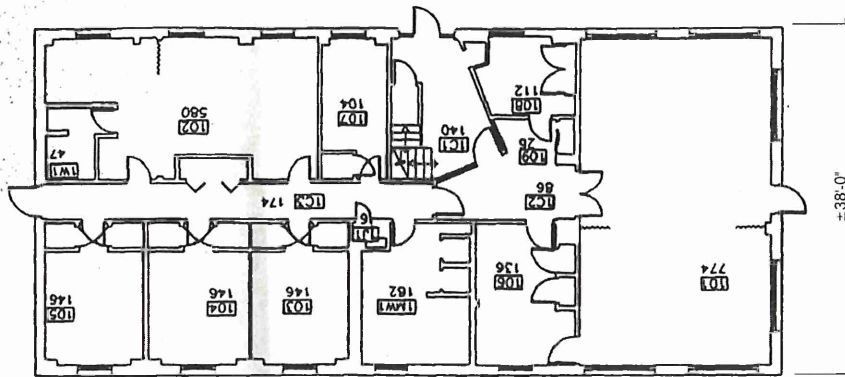
8 Floor Plans



3RD FLOOR PLAN



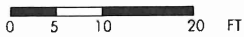
2ND FLOOR PLAN



1ST FLOOR PLAN

LEGEND

- ORIGINAL BUILDING FOOTPRINT
- ADDITION



.9 Photo Elevations



EARLIER PHOTO



PHOTO TAKEN AT 2007



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

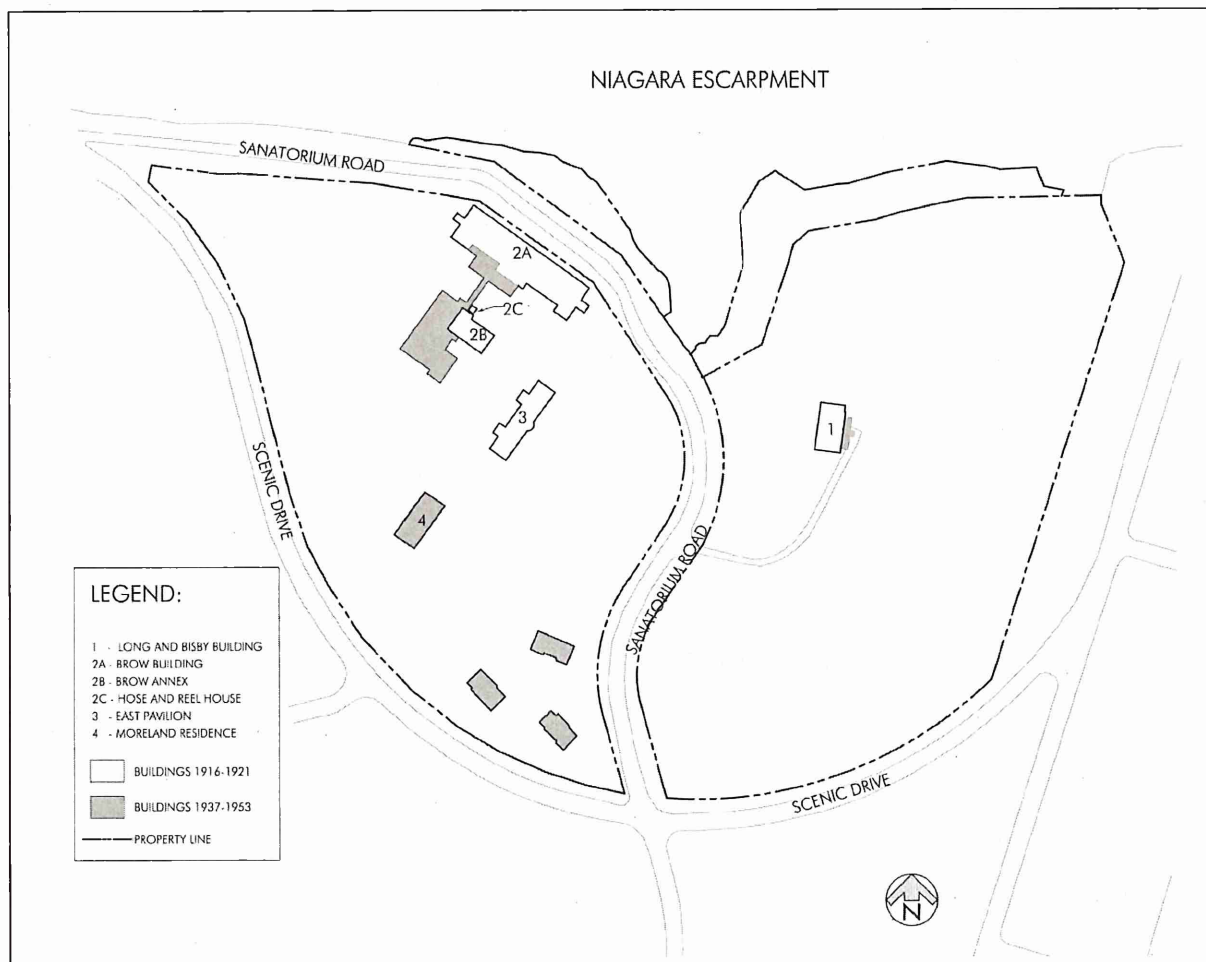
3.2 BUILT HERITAGE ASSESSMENT

Note: Refer to Unterman and McPhail report (2) for contextual history and historical development of Chedoke Hospital

3.2.1 BUILT FORMS' CONTRIBUTION TO CULTURAL HERITAGE LANDSCAPE

Chedoke Hospital developed from 1906 to 1914 south of Scenic Drive in an area referred to as the Orchard site.

The Browlands represent the second wave of development, from 1915 to 1920. This wave of development was in tuberculosis chronic care. Much of the funding came from the Military Hospital Commission, and the majority of the patients were soldiers returning from WWI. The Brow Building, Brow Annex, and East and West Pavilions were all built from 1916 to 1917. These two years represented the zenith of sanatorium development of the Browlands. The buildings and design intent of this period have the greatest heritage significance.



Staff residences were later built to better service the sanatorium - Long and Bisby in 1920, and the double doctor's residences in 1921. Moreland Residence (1937) is the only building of any stature built on the Browlands after 1920 and in many ways is more closely tied to the Orchard site to the south.

A very important attribute of the buildings of the Browlands is their contribution to the understanding of the Cultural Heritage Landscape. They contribute to the cultural landscape through *historical association and context*.



.1 West of Sanatorium Road

Up until 1937 when the Moreland Residence was built, all substantial masonry buildings west of Sanatorium Road were for hospital and hospital ancillary use.

The Brow Infirmary Building boldly marks the northern most extent of the hospital site.

The Brow Infirmary Building established the east of north axis that all the other buildings west of Sanatorium Road respected.

The campus design for buildings west of Sanatorium Road was very formal. All buildings were laid out on or perpendicular to the Brow Infirmary's axis. The Brow Infirmary Building with the East and West Pavilions formed a large quadrangle with the Brow Annex, the community focal point in the centre.

.2 East of Sanatorium Road

Buildings east of Sanatorium Road were designed for residential use; nurses and doctors residences. They did not follow any formal grid but rather were fit into the landscape. Their longitudinal axis was parallel to Sanatorium Road.

3.2.2 ARCHITECTURAL MERIT

Note: The italicized significance statements that follow are from Unterman McPhail (2). Although only buildings assessed in the Unterman McPhail work as being significant were included, the Brow Annex has been treated in this report as the separate building it is rather than an add-on to the Brow Building.

.1 Long and Bisby Building 1920, Architect unknown, General Contractor W.H. Cooper

Significance:

The Long and Bisby building is listed in the City of Hamilton LACAC Inventory of Buildings of Architectural and Historical Interest. This structure is considered an important local architectural feature and merits appropriate preservation treatment and consideration for reuse.

Historical Value

The Long and Bisby Building is historically interesting because of its association with Chedoke Hospital's Browlands. The building is named after the two realtors who donated the 96 acres for the Hamilton Sanatorium and the building costs.



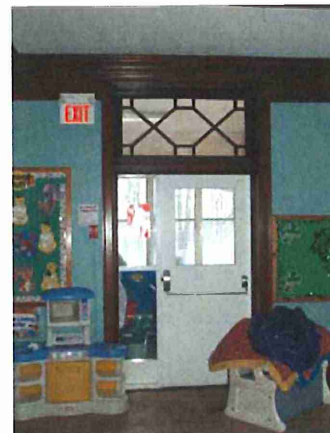
Early Photo - Long & Bisby Building



2007 Photo



Lounge



Glazed Transom

Architectural Value

It is a handsome building made of the same buff tapestry brick as the earlier Brow Building. Its architectural merit is based on its classical symmetry and the restrained use of materials, offset by the neo-classical entry with decorative tablet and flag mast over.

The nurses' lounge is one of the most significant interior spaces on the site, giving a glimpse into a past nursing lifestyle.

Contextual Value

It is the only remaining residence associated with WWI chronic care. It is the only remaining building of stature in a park-like setting.

.2a The Brow Infirmary Building 1916, Architects: Witton and Stewart

Significance:

The Infirmary building is the oldest building on the former Mountain Sanatorium site and is closely associated with the initial phase of development at the Mountain Sanatorium by the HHA.

Historical Value

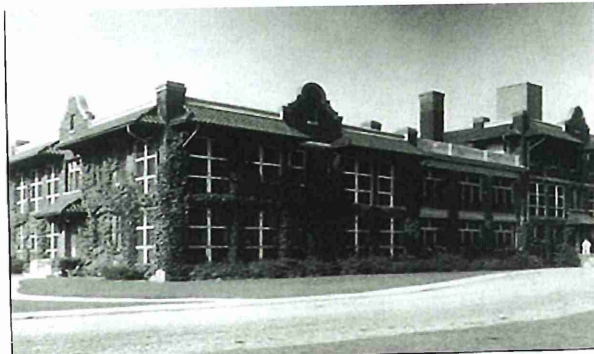
The Brow Building, later known as the Continuing Chronic Care Building, is the first and largest hospital purpose building built on the Browlands. Historically, it is the most significant building on the site.

Architectural Value

The Brow Infirmary Building as originally designed and built would have been the building of enduring architectural merit. Unterman McPhail has called the original design "Spanish Colonial Revival." Unfortunately nothing remains of the significant features of this style; the curvilinear parapets over the entries, the glazed roofing tiles on sloped roofs at the entries and parapets, the decorative eave brackets, the balconies and even the windows have all been removed.

The second floor sundeck is the only location where any of the sloped features remain.

The Brow Infirmary Building as it appears today has little architectural merit and does not reflect the original design intent. It would be possible to reconstruct the missing architectural features but this would be pure reconstruction, not preservation of existing significant features.



Early north elevation - Brow Building



2007 north (front) elevation



Sundeck (original brackets and roof flashings)

Contextual Value

The Brow Infirmary Building's relationship to the brow of the escarpment is significant. It was sited as close to the Brow as possible. The vegetation directly in front of the building was kept low. This not only ensured the curative winds off the lake would reach the tubercular patients, but also ensured view corridors from the hospital to the City of Hamilton and from the City back to the hospital that cared for its citizens.

The tallest structure on the site is the three storey central block.

.2b The Brow Building Annex 1917

Historical Value

The Brow Building Annex was designed as a cafeteria and recreational building. With its construction, the Browlands became more independent from the Chedoke Orchard site.

Architectural Value

The Brow Annex was a classic example of an early 20th century institutional cottage type building. It is built of the same red brick as the East Pavilion. With the exception of the eave brackets, its original architectural features are intact, and it is today the only building that retains the sense of a 'garden city' pavilion.

Removing the extensive additions would allow for the interpretation of the structure's original use. (The existing connection to the Brow Building does not appear to be original.)

Contextual Value

Both physically and socially, the Brow Building Annex was the focal point of all other structures.

.2c The Hose and Reel Building No. 7 (Unterman McPhail name for building)

Significance:

It contributes to the historical character and context of the Brow site.

Historical Value

This small building's value, whether as a fire hose building or more recently as the back-up generator building, was to contribute to the site's independence from the remainder of the hospital.

Architectural Value

The exposed carved peak support of the roof is an interesting element.
The bricks match those of the Brow Annex and East Pavilion

Contextual Value

This building may have housed the fire house and reel for the site. Today, and as far back as current staff can recall, it houses the emergency back-up generators. Although it may represent original fire protection for the site, there is nothing about the building that would give the casual observer any clue to its original or present use. The casual observer would assume it is a garbage enclosure.

Its location smack up against the Brow Annex is unfortunate from an architectural appreciation of the Brow Annex.

.3 The East Pavilion 1917

Significance:

Build as part of a federal government program during World War I to build its own permanent tuberculosis facilities across Canada to serve returning soldiers. It was one of the first permanent facilities built by the federal government in Canada.

Historical Value

This is the only remaining pavilion which housed the WW1 and the many other that followed patients. (The West pavilion which married the East around the vertical design axis has been demolished.)

Architectural Value

Its more charming architectural features, decorative eave brackets and parapets, have been lost.

As it appears to-day this building's significance lies in giving context to the Brow Site portion of Chedoke Sanatorium, not in its architecture.

Contextual Value

This building forms the western built edge of the 1916 / 1917 buildings. Its glazed side where the wards were located opened onto a garden with water feature.



Early East Pavilion



2007 east elevation

.4 Moreland Building 1936

Significance:

This is the only building to be erected on the Brow Site between early 1920s and 1937.

Historical Value

By 1922, with the completion of the doctors' residences, the Brow Site was complete as a self-sustaining community. The Moreland Building was built to house male orderlies.

The Unterman McPhail report indicates that it represents the intermediate years of the site (1920 - 1960) and is the only building built on the site between 1920 and 1937.

It is not associated with the original 1916 / 1917 development of the site.

Architectural Value

It is a handsome building typical of institutional buildings of the time. Other examples of this period can be found on the Orchard site.

Contextual Value

It is the building sited farthest from the brow. It is both architecturally and historically more closely associated with the orchard site than the Browlands.



Early north elevation - Moreland Building



2007 north elevation

4.0 HERITAGE INTERVENTION PRINCIPLES AND GUIDELINES

4.1 INTRODUCTION

Preservation of a heritage resource must be based on recognized principles. When it is a given that the anticipated interventions will be of a substantive nature (as in this case, where after a century the land use is to change from sanatorium to multi-family), these principles must address the balance between attaining functional goals and conserving the significant heritage characteristics of both the landscape and the buildings that are found on the site. Careful consideration must be given to the impact of a decision to achieve a functional goal at the expense of a significant heritage feature and vice versa. In an ideal world all heritage features would be retained, but in reality many significant features have already been lost and there are legitimate needs that run contrary to heritage conservation.

In establishing intervention guidelines that can practically govern the redevelopment of this site, the basic approach must respect the elements of heritage significance of both the buildings and the setting.

Interventions may occur anywhere in a spectrum from slow and natural deterioration to total demolition and redevelopment. The scale of intervention will determine whether it affects the entire site, a setting within that site, several buildings or a single building or only an element of a building or landscape. The activities which characterize such scales and *levels of intervention* may range from "documentation, monitoring and maintenance, conserve and repair, stabilize and mothball, retrofit and/or alter for rehabilitation, reconstruction to replicate, alteration and additions or infill, and severe acts such as moving, salvage, fragmentation and monumentation in conjunction with demolition and redevelopment.

The aim in setting out these guidelines is to mitigate the effects of change on the heritage significance of the site. A clear understanding of the significance of the site is required. The documents listed in the bibliography are a major contributing source to the understanding of the heritage significance of this site and should be read in conjunction with this report.

Any proposal for this site should explain what aspects of the proposal conform to these intervention guidelines; or in the event that some aspects of the proposal do not, it should be shown how the proposal mitigates any detrimental impact on the heritage significance of the site.

4.2 INTERVENTION PRINCIPLES

- 4.2.1 The principles of intervention must apply at all levels of intervention activity and to all owners, lessees, and tenants of all portions of the 'Browlands.'
- 4.2.2 The overall site planning objectives have created, within Setting #2, a juxtaposition between the axial symmetry of the buildings and internal pedestrian paths and a curvilinear vehicular circulation network. This juxtaposition should be preserved.
- 4.2.3 Major historic views of and view corridors from the site and its built form should be protected.
- 4.2.4 Historical associations, environmental context, and the functional and spacial relationships should be respected.
- 4.2.5 Historical natural environmental precincts and significant cultural landscape features should be protected and integrated in the redevelopment plans.
- 4.2.6 Pedestrian precincts should be protected.
- 4.2.7 Buildings and structures retaining heritage significance should be respected and protected.
- 4.2.8 Services should be provided in a manner that causes the least physical harm to and visual impact on the landscape, buildings and structures.
- 4.2.9 Public interest in the integrity and significance of the site should be protected and interpreted.

4.3 CULTURAL HERITAGE LANDSCAPE INTERVENTION GUIDELINES

The heritage value of this cultural landscape is found in the various character defining features still found on site and dating from the development period of the Mountain Sanatorium. Figure 1 in Appendix A is a plan illustrating the landscape features of the site with heritage value. These features include:

4.3.1 LANDFORM

The existing topography of the perimeter roads and the central stream corridor and woodlot should be retained and integrated into the new development plan. Significant regrading of the landscape for engineering purposes such as stormwater management should be limited.

4.3.2 SPATIAL ORGANIZATION

The overall design intent including the orientation, grouping and axial symmetry of the core quadrangle of buildings juxtaposed with a naturalistic landscape setting should be respected.

4.3.3 VEGETATION

.1 Woodlot and Stream Courses

The vegetation of the woodlot and the stream courses should be retained and protected.

.2 Individual Specimens and Street Trees

A tree assessment should be undertaken to determine candidates for protection and preservation of individual specimens and street trees before detailed design and Site Plan Approval submissions.

.3 Commemorative Trees

Commemorative trees should be protected and integrated into the redevelopment plans.

4.3.4 VIEWS

All significant views should be protected including the view to the city from the top of the escarpment, views along the stream corridor, views to the Brow Building from Sanatorium Road, and views into the site at the Scenic Drive and Sanatorium Road entrances. The open view of the park-like setting in front of the Long and Bisby Building should be retained and integrated in the new development.

4.3.5 CIRCULATION SYSTEM

New circulation routes in the redevelopment plan should respect the alignment of Scenic Drive and Sanatorium Road.

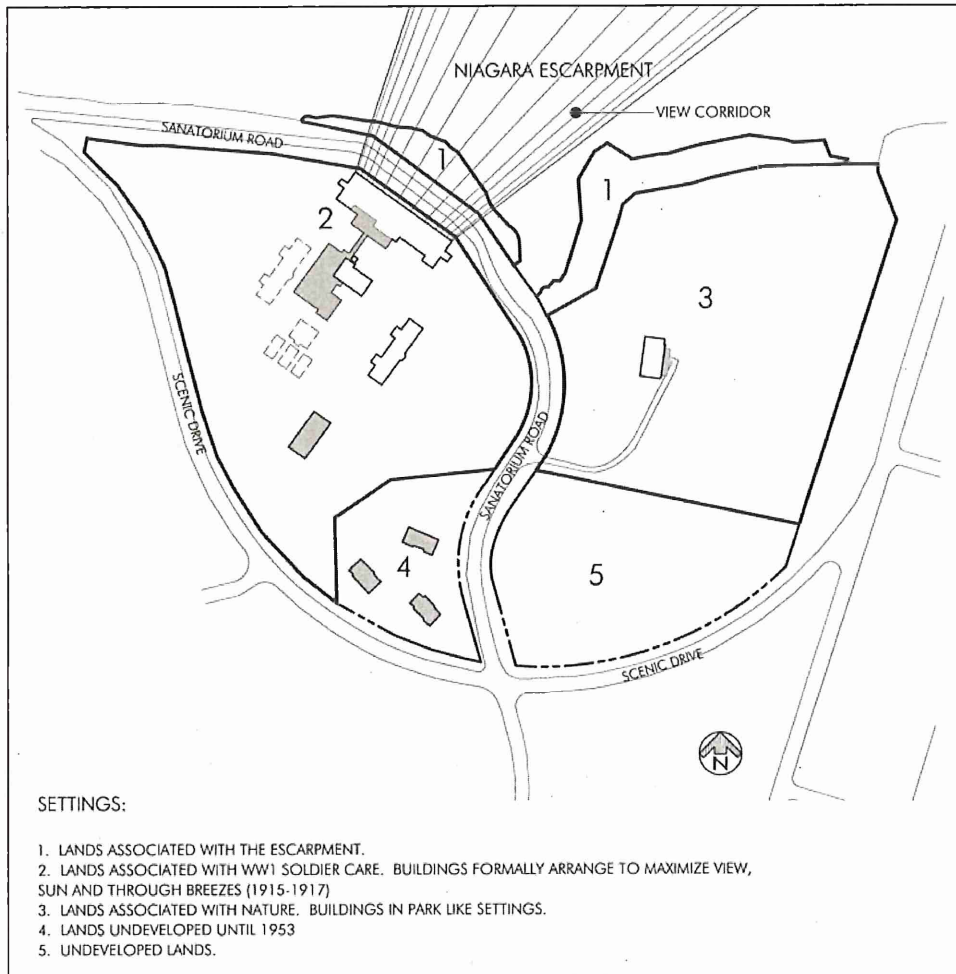
4.3.6 STREAM CORRIDOR

Any new development should not encroach on the paleo stream channel corridor which varies in width from 4m -20m within the site.

4.3.7 BUILT FEATURES

All built features with heritage significance including the pedestrian bridge, the stone wall and pillars at the vehicular bridge, and the Cross of Lorraine should be protected, and retained in their current location, and repaired as needed.

4.4 BUILT FORM INTERVENTION GUIDELINES



Settings

4.4.1 GENERALLY APPLICABLE GUIDELINES FOR SETTINGS #1 & #2

- 4.4.1.1 The future use of this previously public site will be private. The exception to this is the edge of the Brow, which will become an ever increasingly important public corridor. For this reason, special attention must be paid to ensure that the historical significance of the site can be interpreted along the length of the Brow corridor whether it becomes a pedestrian corridor or remains a vehicular route.
- 4.4.1.2 At a minimum, any building of significance that it is to be demolished shall be documented (minimum 4 elevations, professional archival quality photographs and scaled floor plans).
- 4.4.1.3 The site and building services are presently in the process of being decommissioned. Until such time as a demolition permit has been issued by the City of Hamilton, an approved stabilization/maintenance/monitoring plan should be followed.

4.4.2 SETTING #2 ASSOCIATED WITH WWI SOLDIER CARE

4.4.2.1 Brow Building - Historical and Contextual Value

This is the most important building in this most significant setting. Unfortunately, the removal of decorative features and fenestration has denuded the building of the majority of its heritage assets.

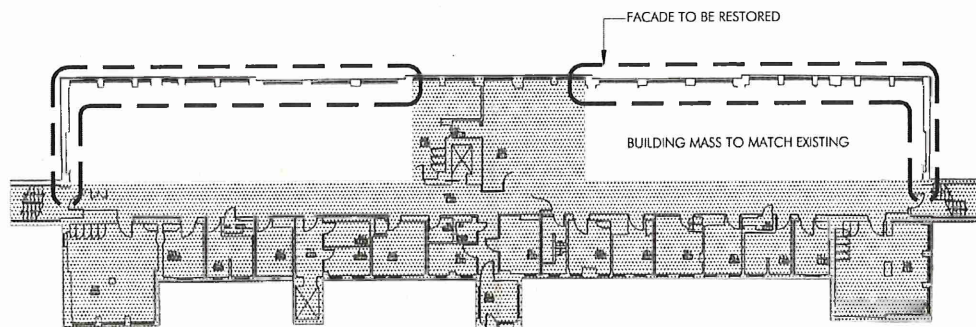
The heritage impact to the Brow Building as it now stands can be mitigated by different strategies. Regardless of which strategy is chosen, some built feature must remain or be created that allows the public to be able to interpret the front edge of where the Brow Infirmary Building stood.

Strategy #1 Conforming to Niagara Escarpment Planning Policies

The preferred strategy would preserve portions of the front façade, restoring lost architectural features.

Policy 1.3 Escarpment Natural Area, Objectives: *"To maintain the most natural Escarpment features, stream valleys, wetlands, and related significant natural areas and associated cultural heritage features"* should then allow for building within 30 m of the top of the defined bank.

- .1 Preserve the facades of the outer two bays (see sketch) and reconstruct all missing architectural features.
- .2 Reconstruction should include window openings, window types, tile roofing elements, straight and decorative parapets, stone and decorative metal copings, and railings.
- .3 Maintain the massing back as far as the central corridor.
- .4 The central bay could be dealt with as an infill or reconstruction to approximately the existing height.
- .5 Massing could be added to the rear, south, of the building providing it is stepped backwards.



Strategy #1 Partial Restoration of Facades

Strategy #2 Fragmentation

This strategy would require any new construction to be a minimum of 30 m back from the defined Brow as per the Niagara Escarpment Plan.

- .1 Demarcate the line and extent of the front façade of the building.
- .2 Enduring hard materials should be utilized, and for this reason, it is not necessary to preserve the existing foundation wall, which would have significant structural problems.
- .3 The demarcations could be complemented by plant materials.

In both strategies, sufficient brick should be reclaimed to conserve and if proposed alter the Long and Bisby Building.

4.4.2.2 Brow Annex - Architectural and Contextual Value

- .1 Any redevelopment plan of this setting should include for the feasibility of restoring this building, which is the only one that retains the air of a 'garden city' pavilion-type building.
- .2 The restoration should include eave brackets, soffits and fascia, demolition of all additions, and the reuse of the building as a community focus for the setting. Every effort should be made to restore the wood ceiling of what was the cafeteria.
- .3 Should the approved scheme require the demolition of this building, efforts should be made by the developer to give or sell the bricks to heritage suppliers or projects. The demolition plan submitted to the City for permit should include a methodology that preserves the majority of the bricks.

4.4.2.3 Hose and Reel Building No 7 - Contextual Value

- .1 Even surrounded by the buildings it served, the Hose and Reel Building is very difficult to interpret as part of the fire fighting system for the site. Once the site is redeveloped, there will be no context and the building chief heritage asset will have been lost.
- .2 In addition to the documentation noted as required for all buildings, research into whether original equipment exists should be undertaken, and that equipment and the roof structure should be documented.
- .3 If the Brow Annex is to be retained, bricks from this building should be reclaimed for repairs

4.4.2.4 East Pavilion - Historical and Contextual

- .1 Much of the architectural value has already been lost, and once the site is redeveloped, there will be no context for this building buried on the perimeter of the setting.

- .2 Should the approved scheme require the demolition of this building, efforts should be made by the developer to give or sell the bricks to heritage suppliers or projects. The demolition plan submitted to the City for permit should include a methodology that preserves the majority of the bricks.

4.4.2.5 Moreland Building

- .1 The Moreland building, architecturally and contextually, is this least representative of this setting.
- .2 The building could be demolished should the redevelopment scheme require it.

4.4.2.6 New Buildings in this setting

Siting

- .1 Maintain the feeling of a formally arranged campus around a central space.
- .2 Although not desirable, should the single family neighbourhood bordering Scenic Drive require it, the buildings fronting onto Scenic Drive frontage could be sited more in keeping with that neighbourhood.

Form

- .1 Be primarily rectilinear in form.
- .2 Adjacent to the east-west portion of Sanatorium Road, have a maximum height similar to that of the central bay of the Brow Building.

Architecture

- .1 Be substantially clad in stone or clay masonry units of either red or buff colour (not both).
- .2 The following architectural features are desirable:
 - parapets with stone or decorative metal copings
 - decorative eave brackets
 - stone or precast window sills
 - divided window units with clear glazing
 - recessed masonry panels
 - horizontal stone banding

4.4.3 SETTING #3 BUILDINGS IN PARK-LIKE SETTINGS

4.4.3.1 Long and Bisby Building

- .1 This building is to be retained.
- .2 As a condition of Site Plan Approval:
 - the building should be designated
 - a building conservation masterplan should be submitted and approved for but not limited to the make good requirements outlined in 3.1.1

- .3 A permanent long term use should be established that enables public access, while limiting interventions to significant features.
- .4 This may prove to be an appropriate location to showcase site interpretive material.

4.4.4 SETTING #4 LANDS UNDEVELOPED UNTIL 1953

The three 'modern' bungalows were built for married doctors in 1953 ⁽¹⁾. They have no associative value in relation to Setting #2 and little architectural value. They may be demolished.

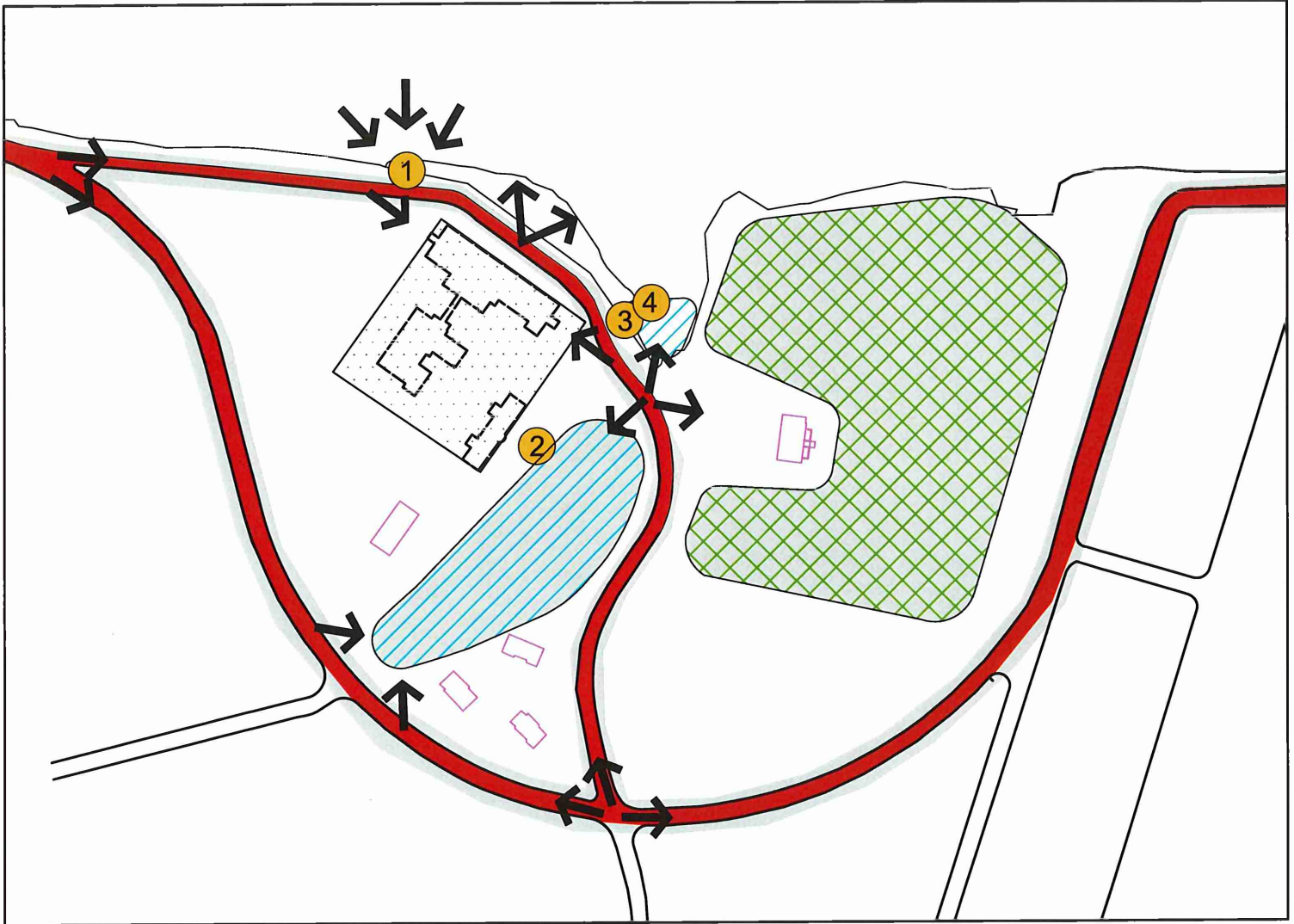
4.4.5 SETTING #5 UNDEVELOPED LANDS

There are no permanent structures in this setting.

APPENDIX A

PLAN OF CULTURAL LANDSCAPE FEATURES

CULTURAL LANDSCAPE FEATURES WITH HERITAGE VALUE



LEGEND

BUILT FEATURES		VIEWS	SPATIAL ORGANIZATION
① THE CROSS OF LORRAINE		➔ DIRECTION OF VIEWS	▣ BUILDING ORIENTATION AT CORE QUADRANGLE
② PEDESTRIAN BRIDGE		WATER FEATURES	TOPOGRAPHY
③ STONE WALL & PILLAR		▨ WATER COURSE & VEGETATION	▣ TOPOGRAPHICAL FEATURES
④ STAIRS		VEGETATION	
CIRCULATION		▨ WOODLOT	
➔ VEHICULAR AND PEDESTRIAN ROUTE			

APPENDIX B

HISTORICAL MAPS

Ancaster Township, 1875 (1 page)

Map of Barton Township, 1889 (1 page)

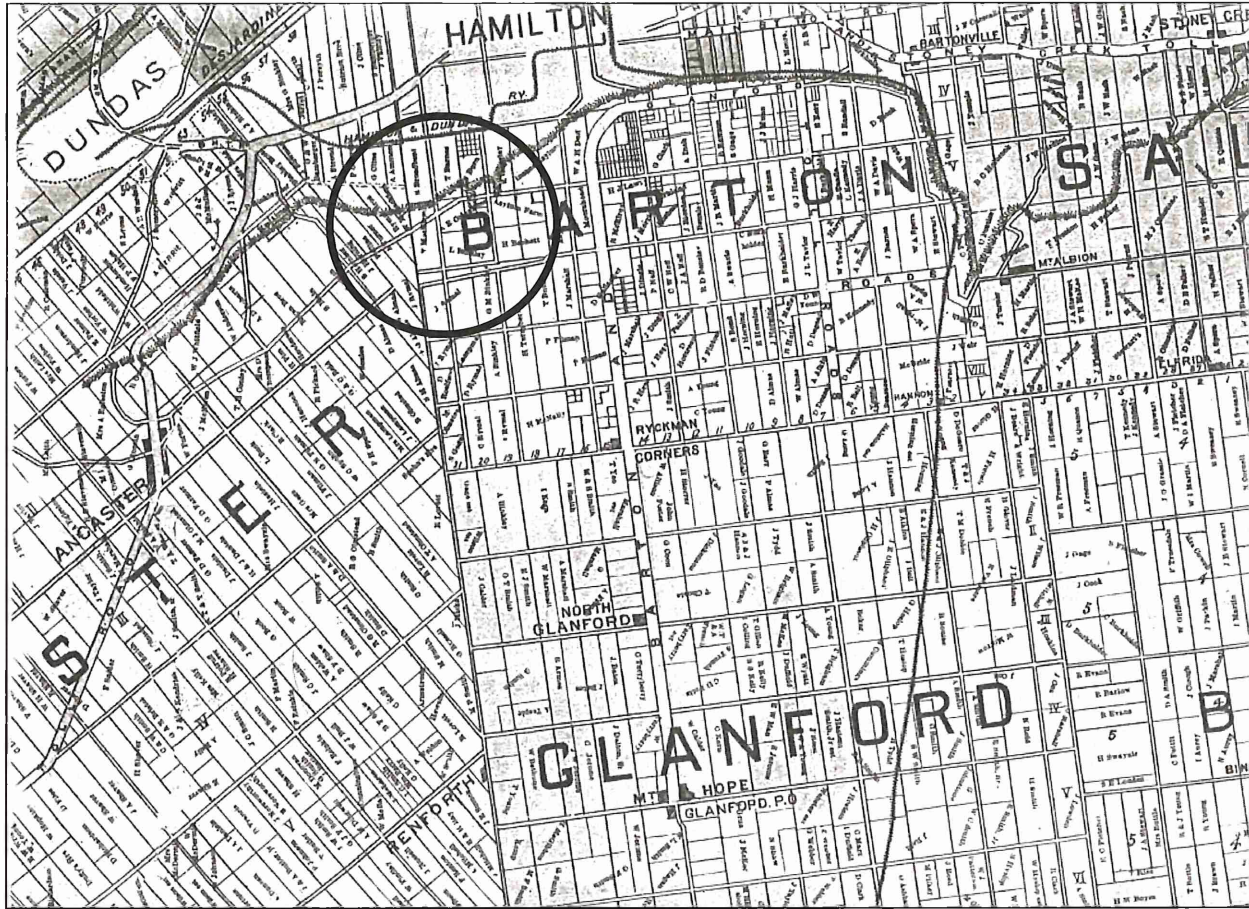
Map of the City of Hamilton, 1920 (1 page)

City of Hamilton: Western Section, 1921 (1 page)

Hamilton: A Panorama of Beauty and Industry, 1938 (1 page)

City of Hamilton, 1940 (1 page)

Mountain Sanatorium Key Plan, 1960 (1 page)

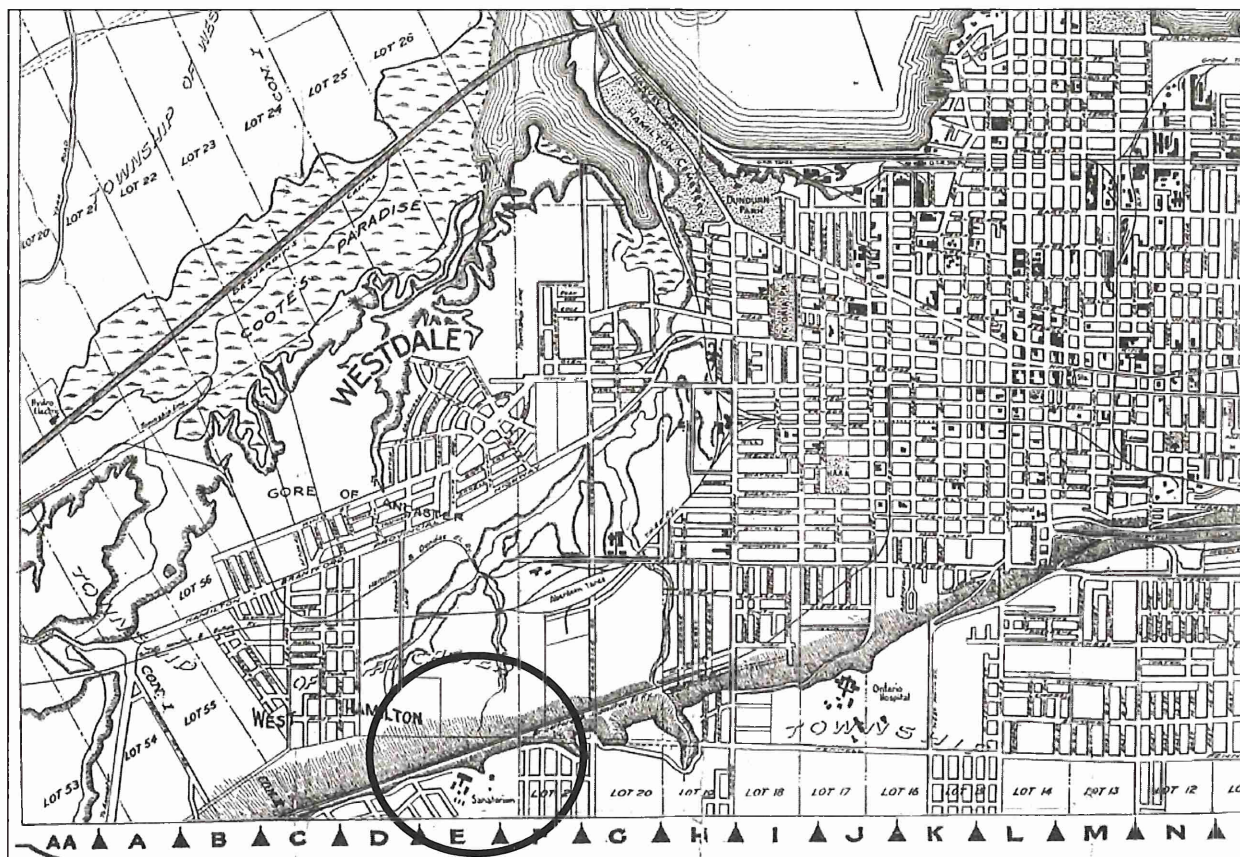


Map of Barton Township. Howell Lith. Co. Hamilton, ONT. 1889



WENDY SHEARER

LANDSCAPE ARCHITECT LIMITED



Map of the City of Hamilton. J.W. Tyrell & Co. 1920.

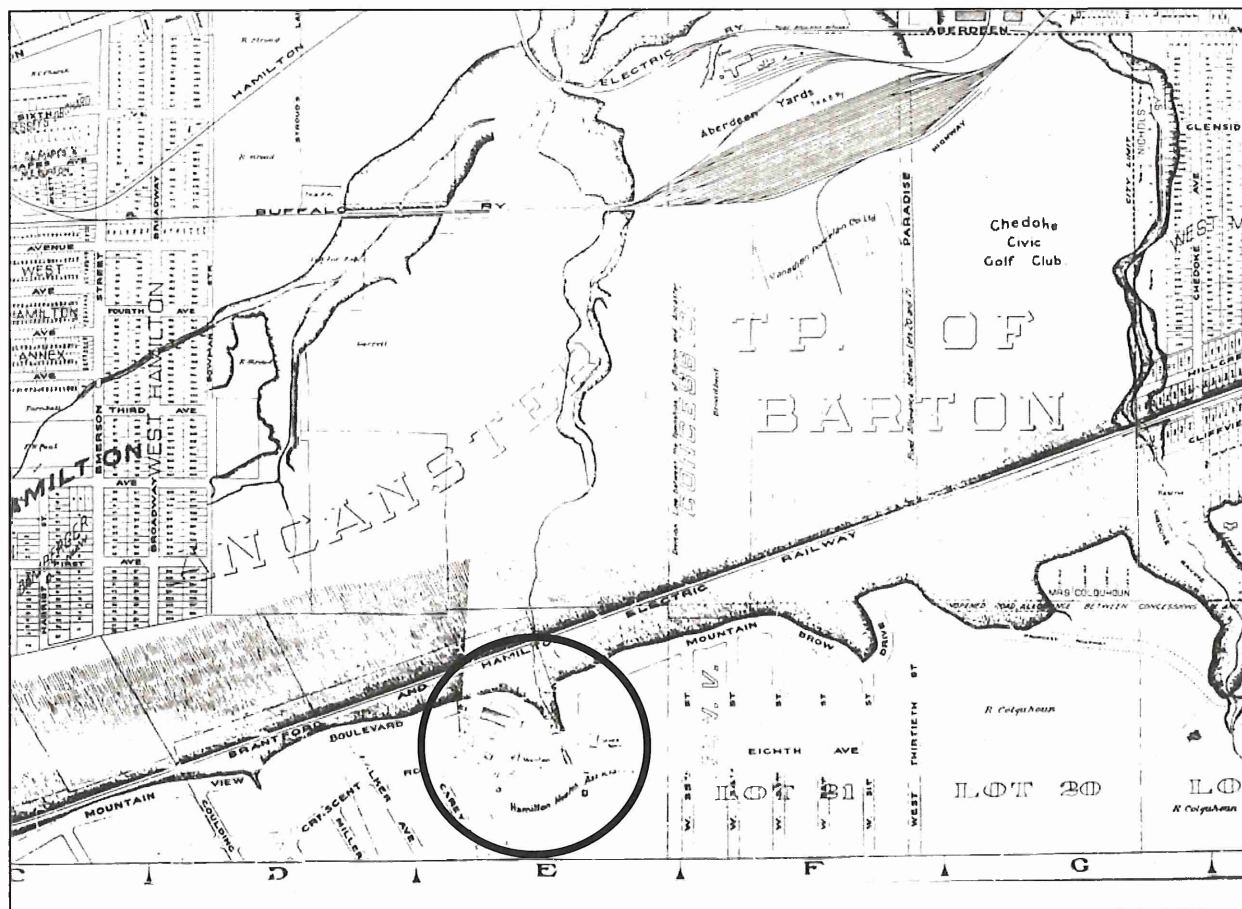
Scale 1 inch = 2000 feet



WENDY SHEARER

LANDSCAPE ARCHITECT LIMITED

Compiled by
J.W. TYRRELL AND Co.
Civil Engineers and Surveyors.
— SCALE —

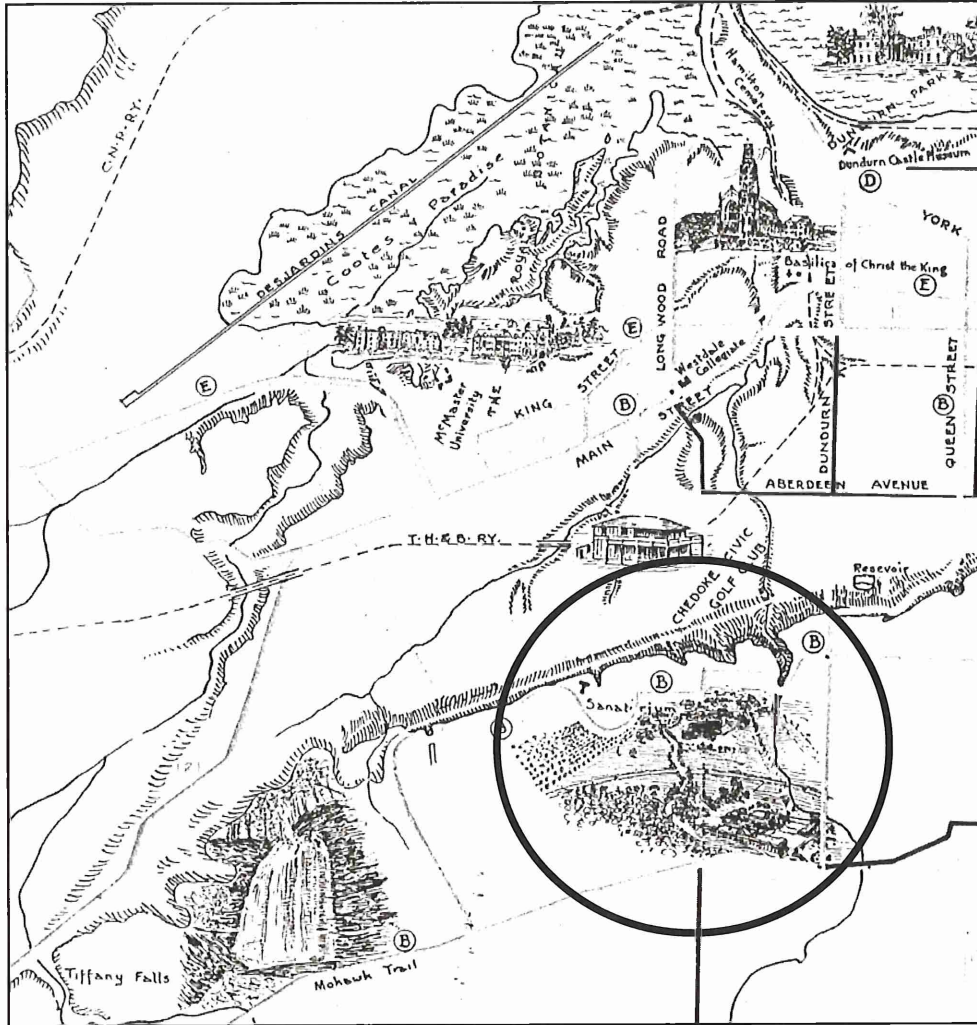


City of Hamilton: Western Section. J.W. Tyrell & Co. 1921.



WENDY SHEARER

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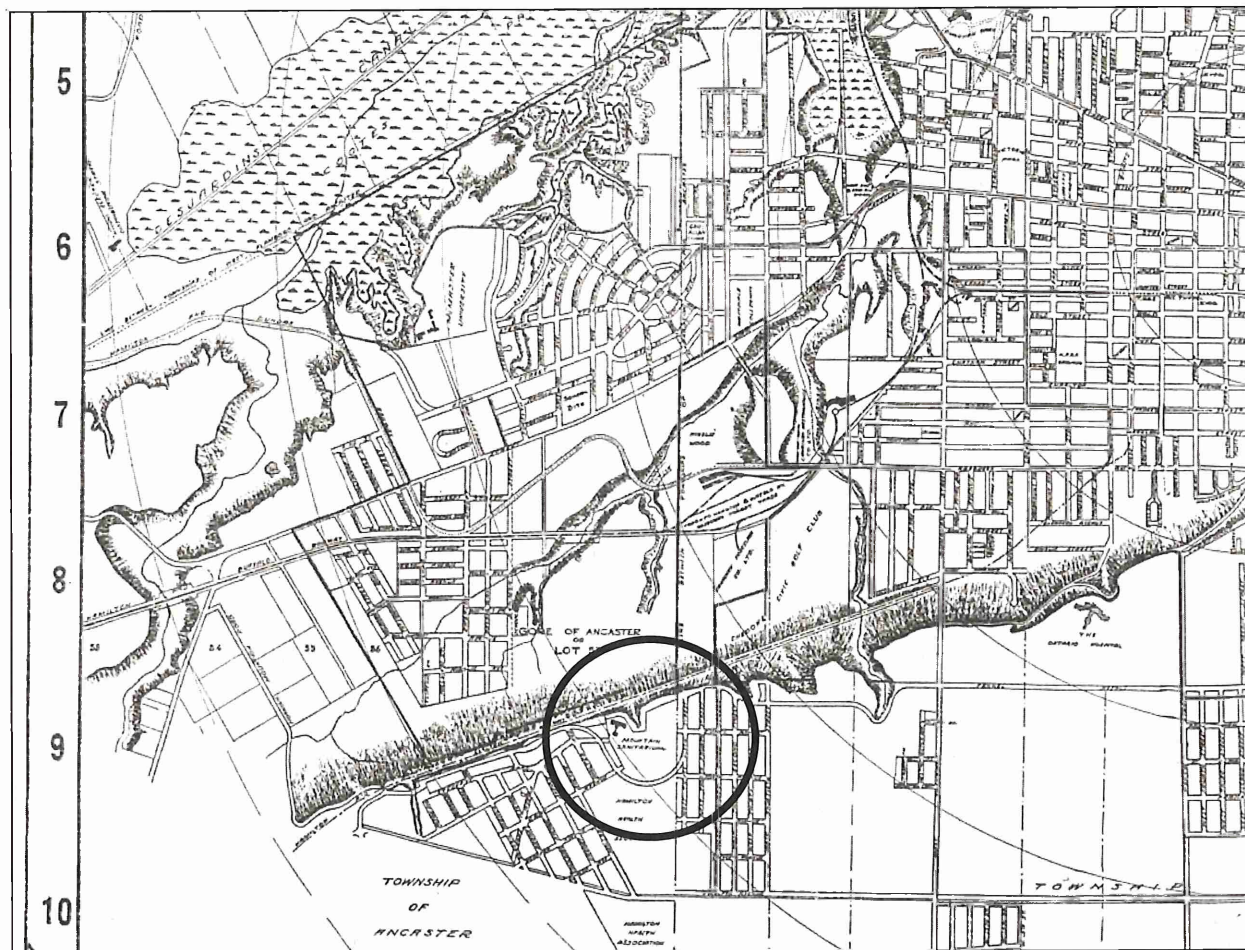


Hamilton, Ontario, Canada: A Panorama of Beauty and Industry. 1938



WENDY SHEARER

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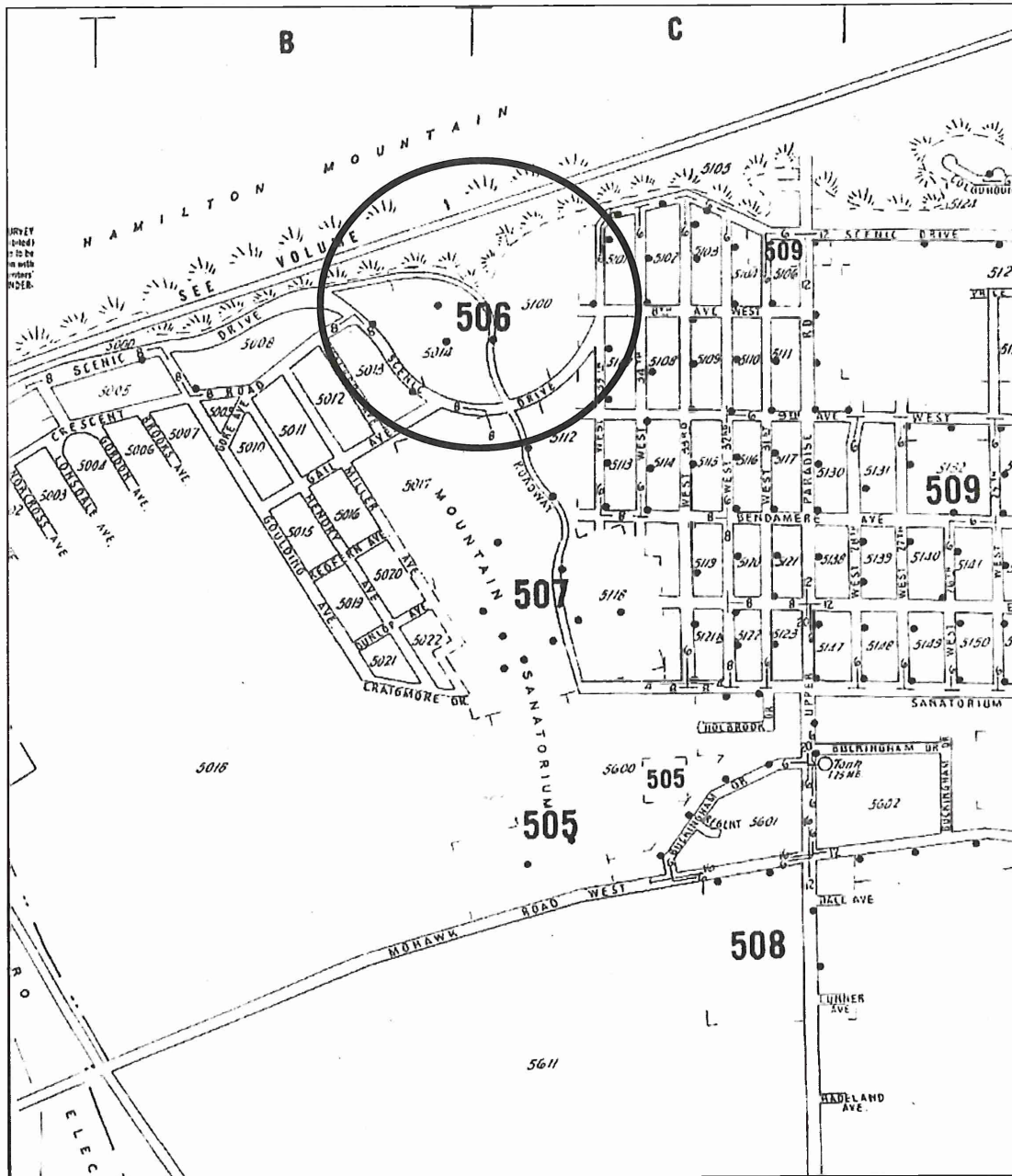
City of Hamilton. W.L. McFaul. 1940.

Scale 1 mile = 3 inches



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Mountain Sanatorium Key Plan. Underwriters' Survey Bureau, Volume 5, (September 1960).

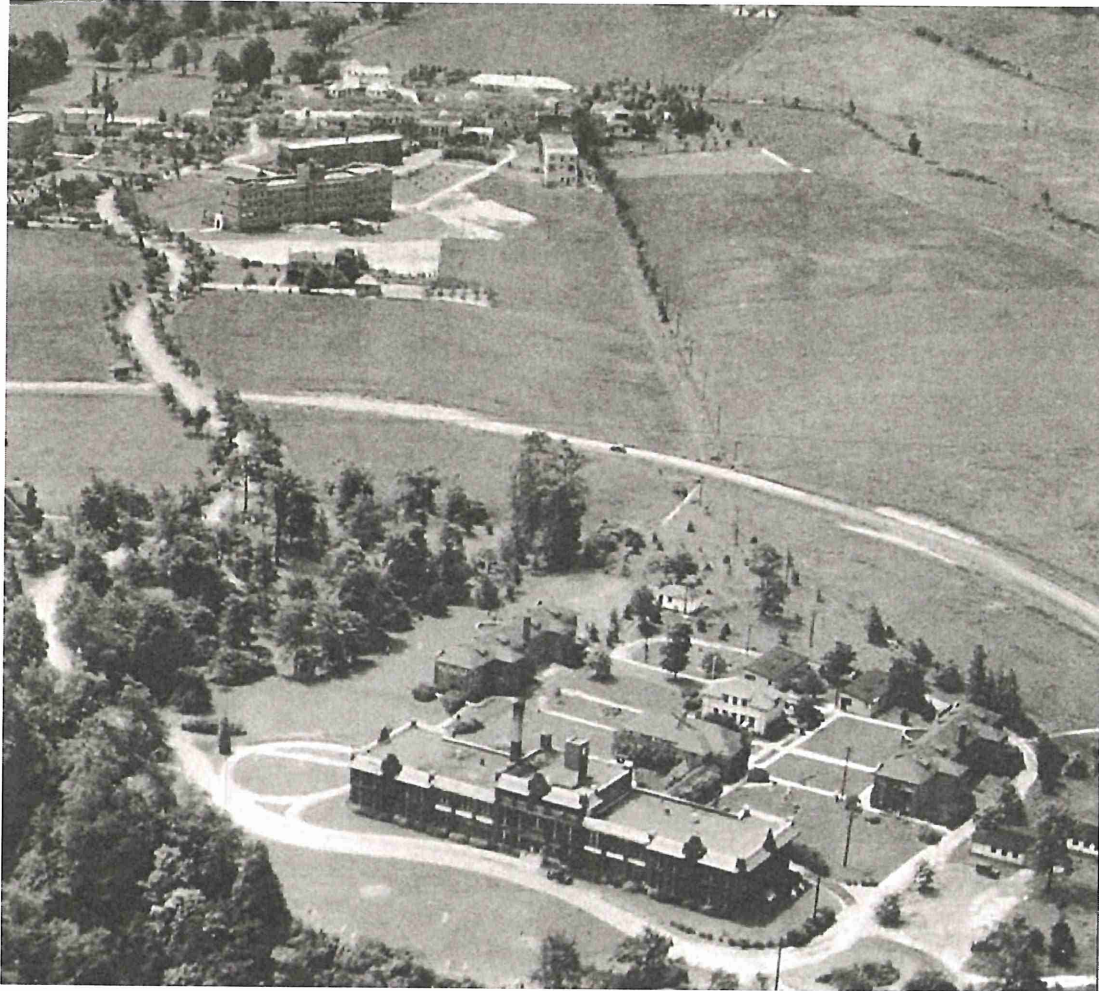


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APPENDIX C

AERIAL PHOTOGRAPHS



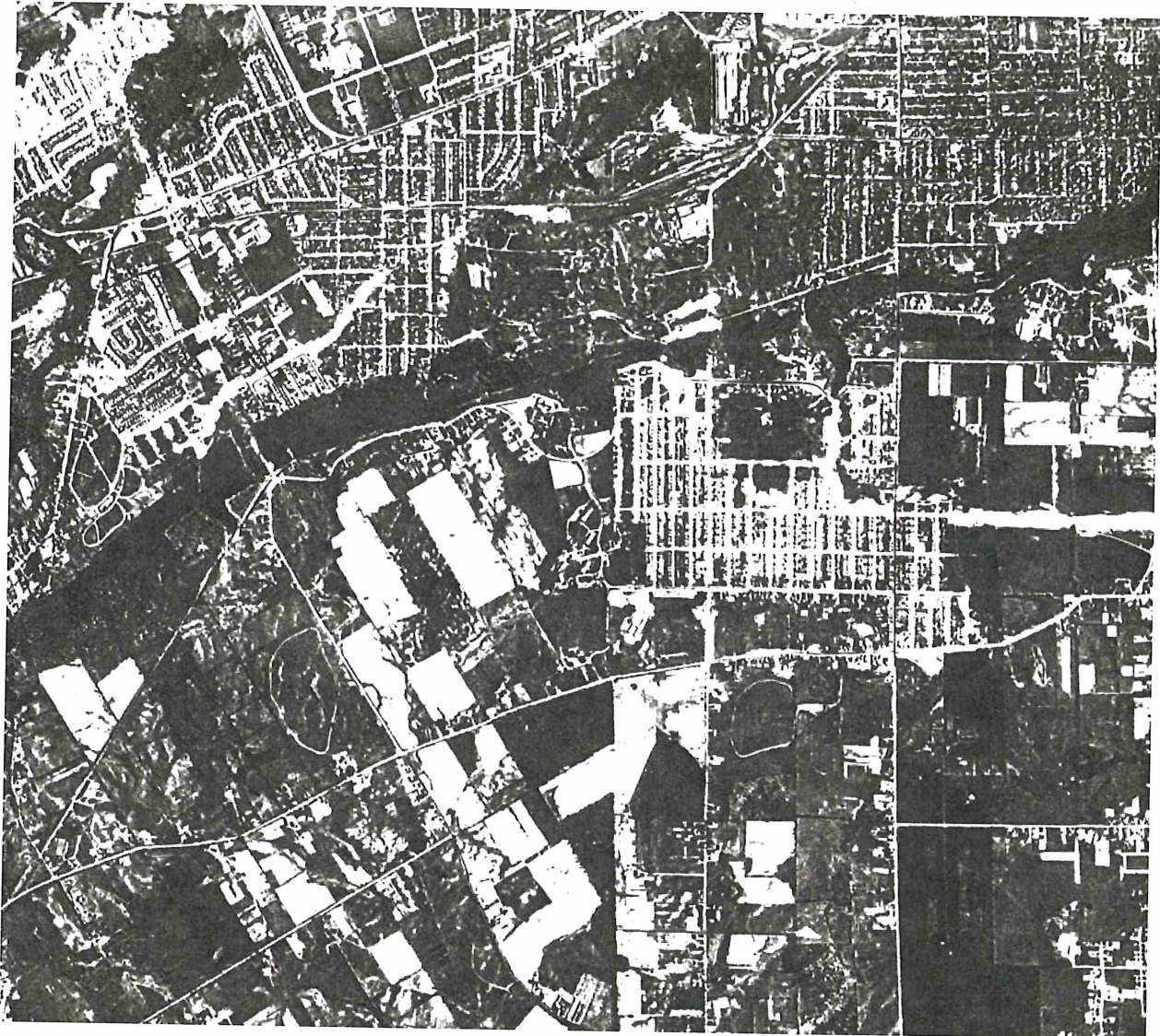
Aerial Photo of Chedoke Hospital Site, 1934.



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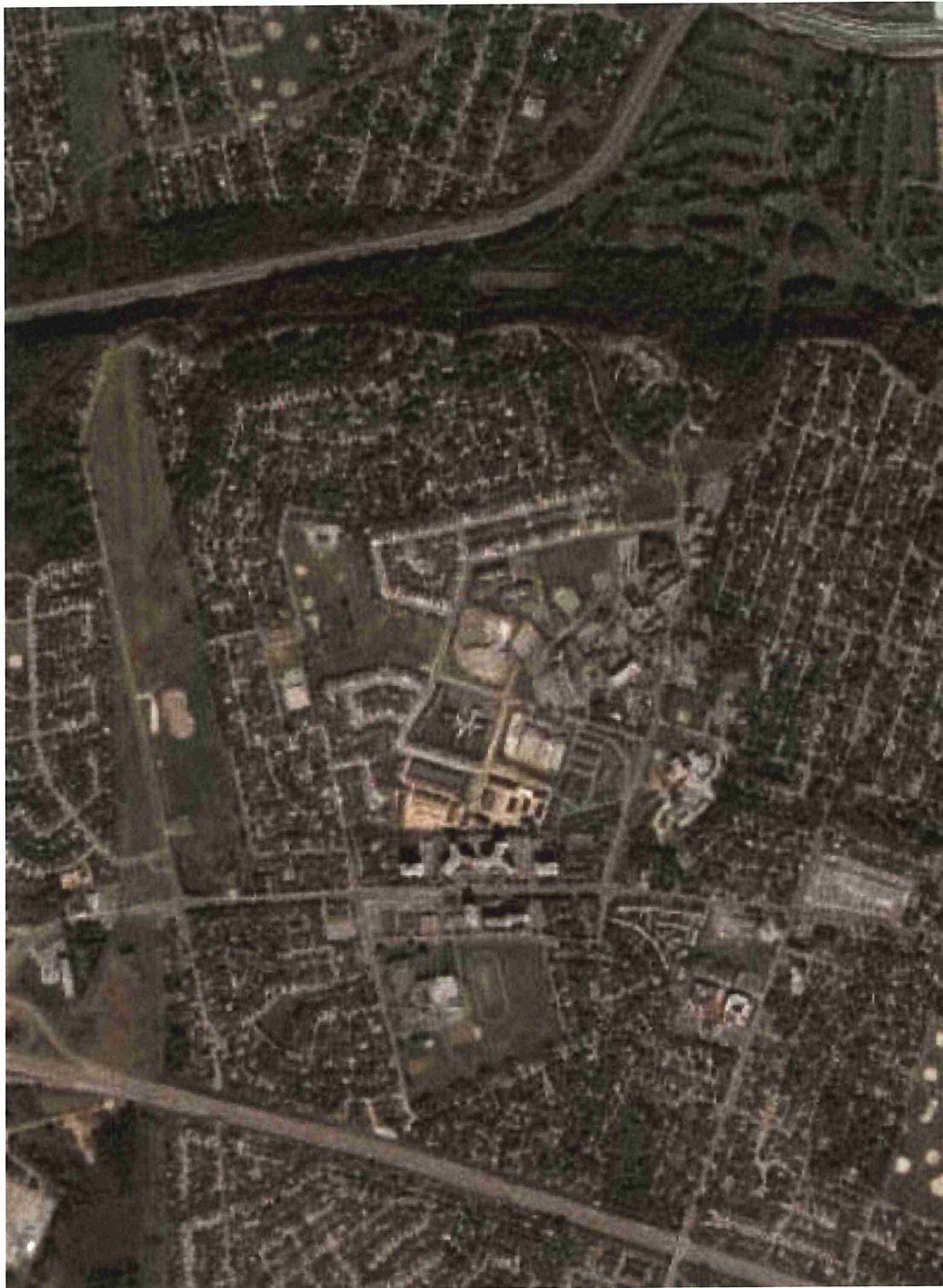
Aerial Photo of Chedoke Hospital Site, 1958.



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Aerial Photo of Chedoke Hospital Site, Google Earth, 2007.



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APPENDIX D

CHEDOKE HOSPITAL HISTORICAL TIMELINE

Archives Hamilton Health Sciences - Timeline

- 1882** Dr. Robert Koch, a German physician, discovered the mycobacterium tuberculosis, the organism which causes tuberculosis.
- 1882** Dr. Edward Livingston Trudeau, afflicted with tuberculosis since 1874, heard about Dr. Koch's discovery and established the Trudeau Laboratory in order to identify and isolate the bacteria for himself.
- 1884** The Adirondack Cottage Sanatorium was founded by Dr. Trudeau on Saranac Lake in the Adirondacks of New York State. It was the first sanatorium in North America.
- 1895** Wilhelm Konrad von Roentgen, a German physicist, discovered x-rays for which he received the first Nobel Prize for physics in 1901. The chest x-ray became a standard diagnostic tool in the diagnosis of pulmonary tuberculosis. Permanent and travelling chest clinics were used to screen various population groups such as school children and industrial workers for suspected cases.
- 1896** National Sanatorium Association (NSA) was founded in Canada.
- 1897** Muskoka Cottage Hospital opened at Gravenhurst, Ontario. It was the first sanatorium in Canada.
- 1899** The next province after Ontario to start building sanatoriums was Nova Scotia. The Highland View Sanatorium in Nova Scotia operated from 1899-1903.
- 1900** The Canadian Association for the Prevention of Consumption and other Forms of Tuberculosis was founded. It became the Canadian Tuberculosis Association in 1922 and the Canadian Lung Association in 1977.
- 1900** The Hamilton City Improvement Society was formed.
- 1902** Second sanatorium in Ontario opened as the Muskoka Free Hospital for Consumptives, 1 mile from the Muskoka Cottage Sanatorium.
- 1903** The Hamilton City Improvement Society collected \$8000 towards establishing a sanatorium locally. Controversy over where the sanatorium should be located discouraged the idea and the money was donated to the National Sanatorium Association. A frame pavilion at the Muskoka Cottage Hospital was renamed the Hamilton Pavilion and some Hamiltonians were treated there. The society disbanded shortly thereafter.
- 1904** First Christmas Seals were introduced in Denmark.
- 1904** The National Tuberculosis Association was founded in the United States.
- 1904** The third sanatorium in Ontario, the Toronto Hospital for Tuberculosis at Weston, Ontario opened by the National Sanatorium Association. It was the first sanatorium in Canada to isolate juvenile from adult patients.
- 1905** Even though health care is a provincial concern, the federal government passed a resolution in the House of Commons to take active steps to combat tuberculosis. Plans were made to facilitate the establishment of sanatoriums in each province.
- 1905** Hamilton Health Association (HHA) was formed to combat tuberculosis in Hamilton.



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- 1905 A farm on the escarpment overlooking what would one day be West Hamilton was donated to the HHA for use as a sanatorium by W.D. Long and G.H. Bisby, two Hamilton businessmen.
- 1906 May 28: The Mountain Sanatorium opened with a matron, a nurse, a housekeeper, two "men of all work" and four patients. Governor-General Earl Grey and his daughter, Sybil officiated. It was the fourth sanatorium founded in Canada.
- 1906 The following buildings were constructed in the original orchard to replace the two tents: Crerar Reception Hall. Torn down in 1930; Doctors shack, Dispensary and Laboratory, renamed Villa St. Julian. Torn down in 1939; Villa St. Cecilia. Torn down in 1939; Dunedin Pavilion. Torn down in 1947; The original farm house called the Staff house. Torn down in 1972.
- 1906 The Ladies Auxiliary Board was founded. It acted as the operating committee for the sanatorium while the Gentlemen's Board, later renamed the Board of Directors of the Hamilton Health Association, acted as the executive committee. In 1945 the Ladies Board changed its name to the Women's Auxiliary Board.
- 1907 Stevens Shack constructed. Torn down in 1926.
- 1907 Sanholm farm began with the purchase of chickens.
- 1907 Grafton Pavilion, also called the Grafton Infirmary, constructed. Torn down in 1969.
- 1907 Dr. Charles Mantoux, a French physician, developed on the work of Dr. Robert Koch and Austrian scientist, Clemens Peter Freiherr von Pirquet, to create the Mantoux test, in which tuberculin is injected under the skin as a diagnostic test for tuberculosis. This was the TB skin test, which became the primary diagnostic test for tuberculosis.
- 1908 Hamilton Health Association opened the first chest clinic in Hamilton on Hess Street.
- 1908 Dr. J. Howard Holbrook took over as Physician-in-charge from Dr. Alexander Unsworth.
- 1908 Empire Shack, funded by Imperial Order Daughters of the Empire, constructed. Torn down in 1927.
- 1908 Christmas Seals introduced in Canada.
- 1909 Southam Home for Consumptives, a 24 bed hospital for advanced cases of tuberculosis constructed on the grounds of the Hamilton General Hospital.
- 1910 Preventorium, to house infant and child patients, constructed. Torn down in 1952.
- 1910 Commercial Travellers' shack constructed. Torn down in 1939.
- 1912 Reporting on cases of tuberculosis became mandatory in Ontario.
- 1912 35-acre Sanholm dairy farm began operation. It operated until 1968.
- 1912 Administration Building, last known as the Child and Family Research Building, constructed. Torn down in 1999.



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- 1916 Long and Bisby Cottage constructed. Torn down in 1926.
- 1916 **Brow Infirmary, also called the New Infirmary, constructed. Gassed and tuberculosis stricken soldiers returning from the World War I were treated here.**
- 1917 **East and West Pavilions constructed. The East Pavilion was torn down in 2001.**
- 1918 McLean Nurses' Residence constructed. Torn down in 1995.
- 1919 Pneumothorax treatment (collapse lung therapy) became standard practice in Canada.
- 1920 **Long and Bisby Home for Nurses constructed.**
- 1921 The Bacillus Calmette Guerin (BCG) vaccine was created by French bacteriologists, Albert Leon Calmette and Alphonse F.M. Guérin. Canada was a pioneer in the study and clinical trials of this vaccine. In 1947, the Canadian Tuberculosis Association officially endorsed its use to prevent and control tuberculosis. It is now a internationally accepted protection against tuberculosis.
- 1921 Bruce Memorial Building constructed.
- 1922 March 1: Macklem farmhouse destroyed by fire. It was the residence of the Medical Superintendent and his family on the sanatorium grounds.
- 1922 Residence 37 constructed as the new home for the Medical Superintendent and his family.
- 1923 Radio equipment installed, a gift from Mr. Charles S. Wilcox, a member of the Board of Directors.
- 1924 Service Building constructed as new laundry for the sanatorium. It operated until 1969. The building was then renovated for administrative offices.
- 1925 Staff House partially destroyed by fire. Rebuilt and finally torn down in 1972.
- 1926 Central Building constructed as new kitchen and later administration building for the sanatorium.
- 1926 Steven Shack and the Long and Bisby Cottage torn down.
- 1927 Empire Shack torn down.
- 1927 Marion Crerar Daughters of the Empire Building constructed, replacing the Empire Shack.
- 1927 The sale of Christmas Seals was introduced in the first national campaign. Christmas Seals became the official method for tuberculosis associations to raise money.
- 1928 Southam Pavilion constructed.
- 1930 McMaster University moves to Hamilton from Toronto (incorporated 1887 with bequest by Senator William McMaster)
- 1930 Crerar Reception Hall torn down.



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- 1932 Evel Pavilion constructed.
- 1932 Patterson Building constructed.
- 1937 Moreland Building constructed.
- 1939 Wilcox Pavilion constructed.
- 1939 Villa St. Julian, Villa St. Cecilia and the Commercial Travellers' Shack all torn down.
- 1944 Dr. Selman A. Waksman, an American microbiologist, discovered streptomycin, the first specific antibiotic lethal to mycobacterium tuberculosis. Two other antibiotics, Para-amino-salicylic acid (PAS) and isoniazid were also soon discovered. By 1953 drug therapy was the standard, phasing out inpatient treatment and the need for sanatoriums. Today most tuberculosis patients are treated as outpatients.
- 1946 Dr. Holbrook retired after 37 years as Medical Superintendent.
- 1946 Dr. Cecil H. Playfair, appointed Medical Superintendent. He died suddenly in August 1947.
- 1947 Dr. Hugo Turnbull Ewart appointed Medical Superintendent.
- 1947 Dunedin Pavilion torn down.
- 1949 Inauguration of a pension plan for all Mountain Sanatorium employees.
- 1950 Inauguration of a hospitalization plan for all Mountain Sanatorium employees.
- 1950 737 patients in residence, the largest number since the Mountain Sanatorium opened.
- 1951 Holbrook Pavilion constructed.
- 1951 Bed capacity at the sanatorium reached its maximum at 754 beds.
- 1952 Preventorium torn down.
- 1953 The Cross of Lorraine, the symbol of the National Tuberculosis Association and the fight against respiratory diseases, erected on the edge of the escarpment.
- 1953 Peak number of beds available in Canada for tuberculosis patients with 19,000 beds in 101 sanatoriums and special tuberculosis units in hospitals. By 1963 this number had been halved and sanatoriums were closing.
- 1954 **Due to a lack of hospital beds in the far north, Dr. Ewart received a request from the Dept. of National Health and Welfare to treat Inuit tuberculosis patients.**
- 1955 Inuit tuberculosis patients began to arrive for treatment at the Mountain Sanatorium. In 1960 half the tuberculosis patients in the sanatorium were Inuit. Between 1954-1963, 1274 Inuit had been at the sanatorium.



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- 1957 March 14: Dr. Holbrook died age 82.
- 1957 Hamilton Health Association leased a 13 acre site for 99 years at a dollar per year on which the Aged Women's Home was constructed. It was later renamed Idlewyld Manor.
- 1957 Hamilton Health Association granted a 2 acre site to the Hamilton Board of Education on which the Holbrook Elementary School was constructed.
- 1958 The Charter of the Hamilton Health Association was amended to broaden its activities to all health related fields.
- 1959 Mortality rate for tuberculosis in Hamilton was 2.7 per 100,000 population. This was a dramatic decrease even from 1950 when it had been 6.1 per 100,000 population. The number of tuberculosis patients was almost half what it had been in 1950 falling to 387 from 737 patients. The average length of stay had fallen from 511 days in 1950 to 332 days. In 1905 the mortality rate had been 126 per 100,000 population.
- 1959 The Brow Infirmary was renovated and reopened as AThe Hospital for Convalescent and Chronic Care Patients.
- 1960 The Wilcox Building was renovated and reopened as "Chedoke General and Children's Hospital".
- 1961 The Women's Auxiliary Board was dissolved after 55 years of service and the Women's Auxiliary was created.
- 1961 The Nash Lecture Hall opened.
- 1962 Feb. 28: Ellen Wanless Ewart, Director of Nurses, died suddenly. The Ellen Wanless Ewart Memorial Chapel was created in the Evel Pavilion in her honour.
- 1962 Hamilton and District School of Medical Technology opened.
- 1963 **Last of the Inuit tuberculosis patients discharged.**
- 1964 The first class of nursing students in the Hamilton and District School of Nursing started classes in the Holbrook Building. A year later, in 1965, the building was completed.
- 1968 Hamilton and District School of Radiology opened.
- 1968 Chedoke-McMaster Centre opened with two parts, the Hamilton and District Rehabilitation Hospital in the Holbrook Building and the Chedoke Child and Family Centre in the Evel and Bruce Buildings.
- 1968 Dairy herd sold.
- 1968 The first class of medical students arrived at the new McMaster University School of Medicine. Because the McMaster University Medical Centre was not completed until 1972, the students received their instruction at Chedoke.

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- 1969 January: Sanholm farm sold after 63 years of operation.
- 1969 Grafton Pavilion torn down.
- 1969 War Memorial cairn was erected by the Royal Canadian Legion 163 (Mountain Branch) in Grafton Gardens on the site of the former Grafton Pavilion.
- 1969 Hamilton and District School of Medical Technology building constructed between the Southam and Evel Pavilions.
- 1970 Dr. Hugo Ewart retired after 23 years as Medical Superintendent.
- 1970 Dr. James Allison became Executive Director, Chedoke Hospitals.
- 1971 Cool School, "The Experimental Secondary School Program for the Rehabilitation of Drop-Outs Who Have Used Drugs" opened under the direction of Dr. James Anderson. In 1973 Chedoke Hospitals took over formal sponsorship of the program.
- 1971 The Hamilton Health Association renamed Chedoke Hospitals.
- 1972 The original farmhouse called the Staff House torn down.
- 1971 Mohawk Hospitals Services created to provide laundry and linen service to the district hospitals.
- 1972 McNally (West or Beamis) and B'nai Brith (East or Miller) cottages constructed. Torn down in 1997.
- 1972 The name "Mountain Sanatorium" was officially discontinued. Tuberculosis patients were now treated in the Respiratory Disease Unit of Chedoke Hospitals which was located in the Evel Building. It had 19 beds and existed until 1974.
- 1972 Hamilton and District School of Radiology transferred to the authority of Mohawk College.
- 1973 Hamilton District Schools of Nursing and Medical Technology transferred to the authority of Mohawk College.
- 1973 Brow Infirmary renamed Chedoke Continuing Care Centre.
- 1974 Chedoke General and Children's Hospital renamed Chedoke General Hospital.
- 1975 The Women's Auxiliary changed its name to the Volunteer Association of Chedoke Hospitals.
- 1976 Alcohol Treatment and Education Centre opened in Moreland Residence.
- 1976 March 24: The Ministry of Health announced plans to close all active treatment beds at Chedoke as of June 1. Chedoke must stop admitting active treatment patients by April 30. Chedoke to concentrate on rehabilitation and chronic care.
- 1976 April 5: Public rally held in support of Chedoke at Sir Allan McNab School with more than 750 people in attendance.



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- 1976 Apr. 9: Delegation from the Hamilton District Health Council presented "Save Chedoke" petition of 80,000 signatures to the Minister of Health, Bette Stephenson.
- 1977 Mar 22: Ministry of Health plan revised to allow Chedoke to keep 150 acute-care beds. Chedoke told to plan for a future as a rehabilitation, chronic care and community health centre.
- 1979 Apr. 1: Chedoke Hospitals and McMaster University Medical Centre amalgamated to form Chedoke-McMaster Hospitals.
- 1980 June 3: Chedoke Hospitals renamed Chedoke Health Corporation (CHC).
- 1983 Children's Exercise and Nutrition Centre opened under the aegis of Dr. Obed Bar-Or.
- 1990 Sir William Osler Health Institute constructed.
- 1992 Emergency Dept converted into Urgent Care Services. Urgent Care closed as of Jan. 31, 1999.
- 1992 Centre for Studies of Children at Risk opened. Later renamed the Offord Centre for Child Studies in honour of its founder, Dr. David Offord.
- 1994 Oct 25: Dr. Hugo Ewart died. Mrs. Margaret (Boggs) Ewart died on Sept. 15, 2006.
- 1995 Mclean Nurses' Residence torn down.
- 1996 Nov. 28: Hamilton Civic Hospitals and Chedoke-McMaster Hospitals amalgamated to form the Hamilton Health Sciences Corporation.
- 1999 St. Peter's Hospitals assumed responsibility for Chedoke Continuing Care Centre.
- 1999 Hamilton Health Sciences' human resources and finance offices, formerly the Hamilton and District School of Medical Technology, renamed the Ewart Building in honour of Dr. Hugo Ewart.
- 1999 Administrative Building, last known as the Child and Family Research Building, torn down.
- 2001 St. Peter's Hospital received \$2.2 million worth of land from Chedoke Hospital Corporation.
- 2001 **East Pavilion demolished.**
- 2002 Hamilton Health Sciences announced it will close all continuing care beds at Chedoke.
- 2003 Chedoke Hospital is no longer an acute care hospital. It provides rehabilitation and child and family services to the Hamilton community.

**WENDY SHEARER**

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APPENDIX E

BIBLIOGRAPHY
AND
MAP REFERENCES

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Mountain Sanatorium Key Plan. Underwriters' Survey Bureau, Volume 5, (September 1960).

(All maps except the 'Mountain Sanatorium Key Plan' are located in the City of Hamilton Public Library Special Collections)



Figure 1: An early photograph of the subject property, with the former Brow Building (1916) featured prominently in the foreground. The Long & Bisby Building is believed to be located on the far left-hand side of the image (Hamilton Public Library Archives).

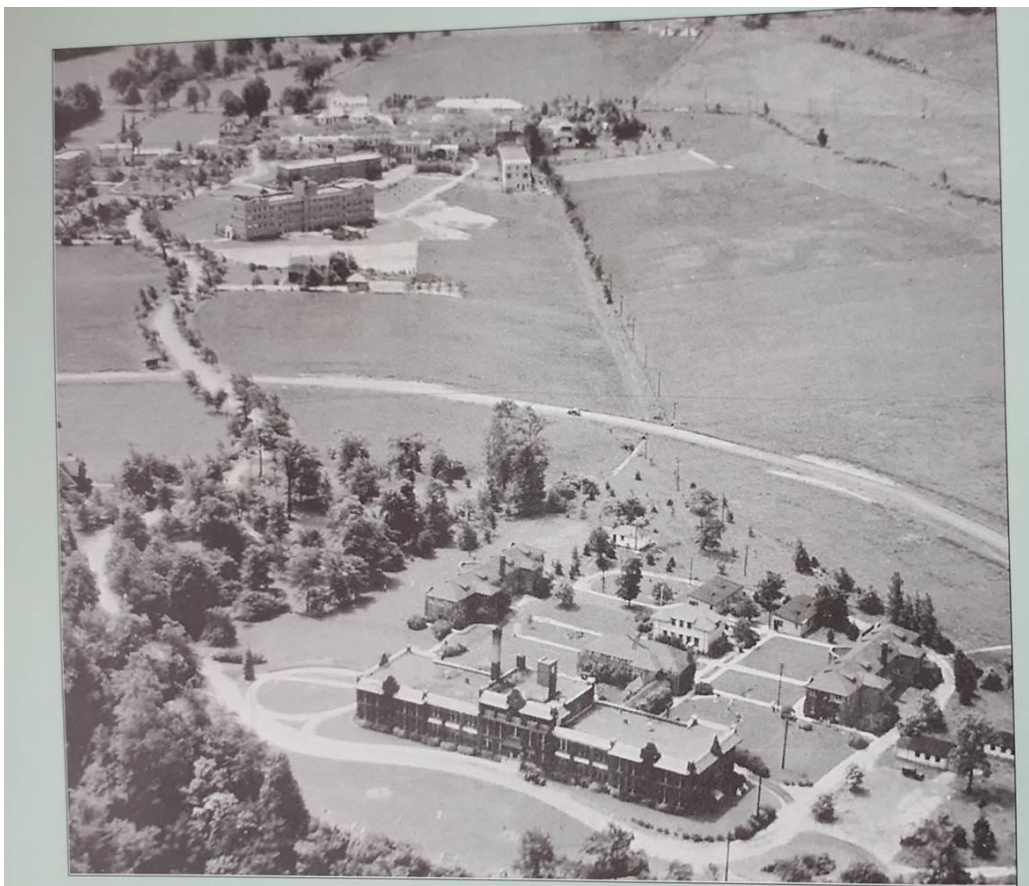


Figure 2: South-facing aerial view of the Sanatorium grounds in 1934. Note the distinct campus connections by Sanatorium Road (Wilson, *Chedoke: More Than a Sanatorium*, 2006).



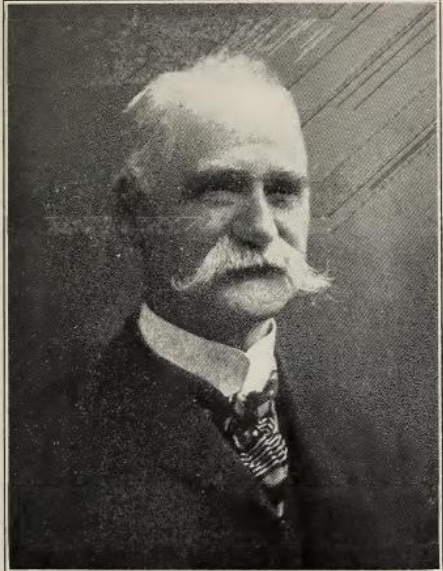
View of the New Nurses Home nearing completion, the gift of Mr W. D. Long and Mrs. George H. Bisby for which they contributed \$75,000. This is a fine fire-proof structure and on account of the high cost of building Mrs. Bisby later contributed an additional \$10,000.

Figure 3: Image and caption found within Hamilton Health Association Sixteenth Annual Report, *The Mountain San: The Story for 1920*, Hamilton: W.E. Stone & Co. Printers, 1920 (Robert Hamilton).



Figure 4: Circa 1930s photograph of the western façade of Long & Bisby Building. A handful of presumed nursing staff pose under the front portico (City of Hamilton Archives).

In Memoriam



THE LATE W. D. LONG

A Charter Member of the Hamilton Health Association, who with Mr. G. H. Bisby donated the present site of The Mountain Sanatorium. Shortly before his death Mr. Long and his sister, Mrs. Bisby donated \$75,000 for the erection of a Nurses' Home in connection with the New Infirmary.

Deceased February 13, 1920

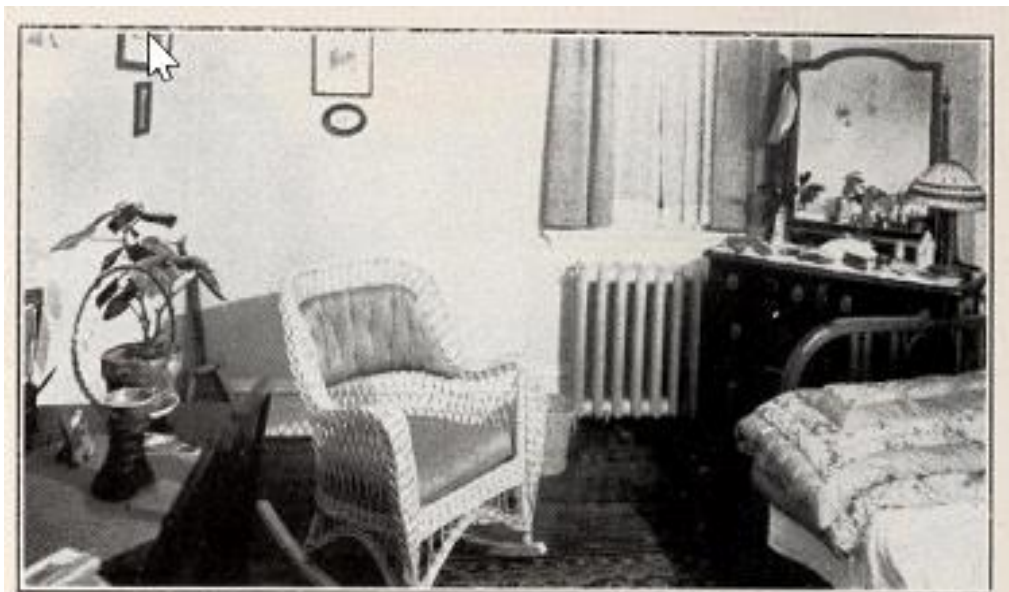


The late Mrs. Bisby who, with her brother, the late Mr. W. D. Long, donated the funds for the New Nurses' Home at The Brow.

Figures 5 & 6: Memorial advertisements commemorating the two principal donors in whose namesakes the new nursing residence is titled. Found within Hamilton Health Association Sixteenth Annual Report, *The Mountain San: The Story for 1920*, Hamilton: W.E. Stone & Co. Printers, 1920 (Robert Hamilton).



Living Room, Long and Bisby Nurses' Home, furnished by Mr. H. S. Waddie in memory of his brother who was killed while serving his country in the Great War.



Room in Long and Bisby Home for Nurses, furnished by St. Elizabeth Chapter I.O.D.E. in memory of Mrs. J. J. Evel.

Figures 7 & 8: Photographs showcasing the interior of the new building with credits to donors. Found within Hamilton Health Association Sixteenth Annual Report, *The Mountain San: The Story for 1920*, Hamilton: W.E. Stone & Co. Printers, 1920 (Robert Hamilton).

3.2.2 ARCHITECTURAL MERIT

Note: The italicized significance statements that follow are from Unterman McPhail (2). Although only buildings assessed in the Unterman McPhail work as being significant were included, the Brow Annex has been treated in this report as the separate building it is rather than an add-on to the Brow Building.

.1 Long and Bisby Building 1920, Architect unknown, General Contractor W.H. Cooper

Significance:

The Long and Bisby building is listed in the City of Hamilton LACAC Inventory of Buildings of Architectural and Historical Interest. This structure is considered an important local architectural feature and merits appropriate preservation treatment and consideration for reuse.

Historical Value

The Long and Bisby Building is historically interesting because of its association with Chedoke Hospital's Browlands. The building is named after the two realtors who donated the 96 acres for the Hamilton Sanatorium and the building costs.

Architectural Value

It is a handsome building made of the same buff tapestry brick as the earlier Brow Building. Its architectural merit is based on its classical symmetry and the restrained use of materials, offset by the neo-classical entry with decorative tablet and flag mast over.

The nurses' lounge is one of the most significant interior spaces on the site, giving a glimpse into a past nursing lifestyle.

Contextual Value

It is the only remaining residence associated with WWI chronic care. It is the only remaining building of stature in a park-like setting.

Figure 9: Built heritage evaluation of the Long & Bisby Building excerpted from the heritage assessment conducted in 2007 and attached as Appendix "C" to Report PED18143 (SBA Architects Ltd. & Wendy Shearer Landscape Architect Ltd., "Heritage Assessment: Browlands, Chedoke Hospital, Hamilton, Ontario", June 2007).



Early Photo - Long & Bisby Building



2007 Photo



Lounge



Glazed Transom

Figure 10: Interior and exterior photographs taken in 2007 (SBA Architects Ltd. & Wendy Shearer Landscape Architect Ltd., "Heritage Assessment: Browlands, Chedoke Hospital, Hamilton, Ontario", June 2007).



Figure 11: View of the building from the northeast. The children's play equipment in the foreground is a reminder of its recent use as a day care (Dan Collins, 2015).



Figure 12: A closer view of the entrance portico, from 2007. The entrance features a decorative transom window, sidelights and brick voussoir. The portico includes detailed columns along with simple bracketing and cornice (City of Hamilton Archives).



Figure 13: This Mountain Sanatorium greeting card showcases the Hamilton landmark perched atop the Escarpment edge in 1954 (*Chedoke: More Than a Sanatorium*, 2006).



Figure 14: A contemporary photograph of the Cross of Lorraine (Archives of Hamilton Health Sciences)



Figure 15: An image of the stone wall and pillars located between Sanatorium Road and the brow's edge (Google Street View, 2015).



● Site Location



Key Map - Ward 8

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:

801, 820, 828, 855, 865 & 870 Scenic Dr

Date:

May 24, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JP/AL

Subject Property

828 Sanatorium Road

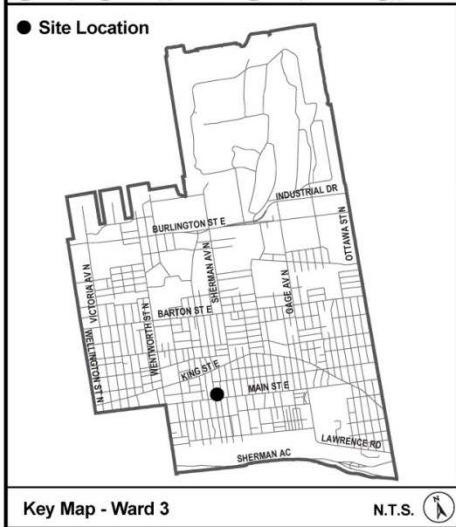
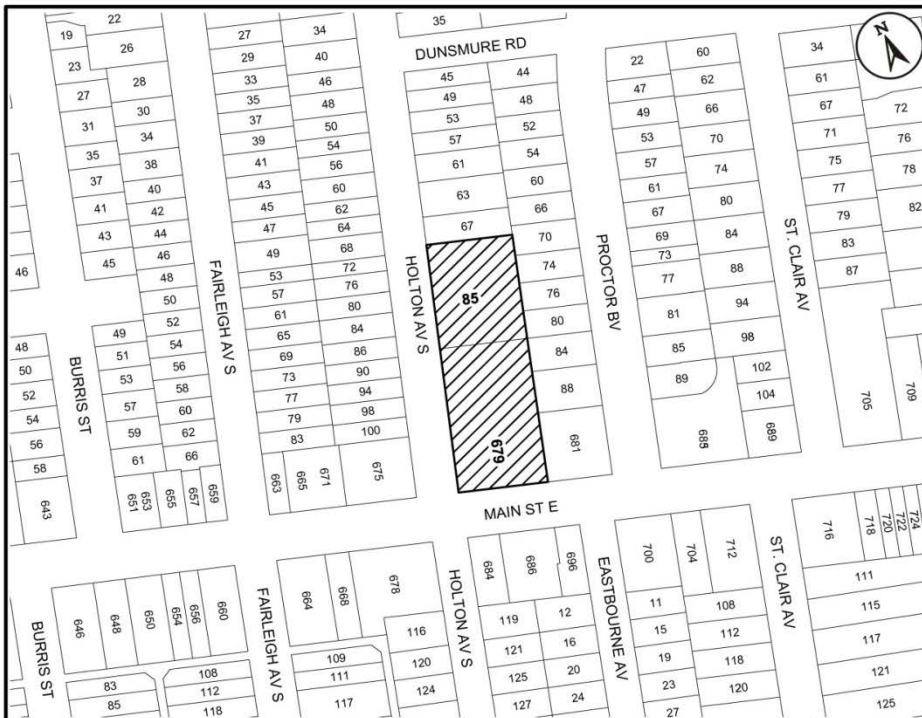
Long & Bisby Building



Recommendation to Designate 679 Main Street East and 85
Holton Avenue South, Hamilton (Former St. Giles United Church)
Under Part IV of the Ontario Heritage Act PED18153 (Ward 3)

Hamilton Municipal Heritage Committee
June 21, 2018

Location



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

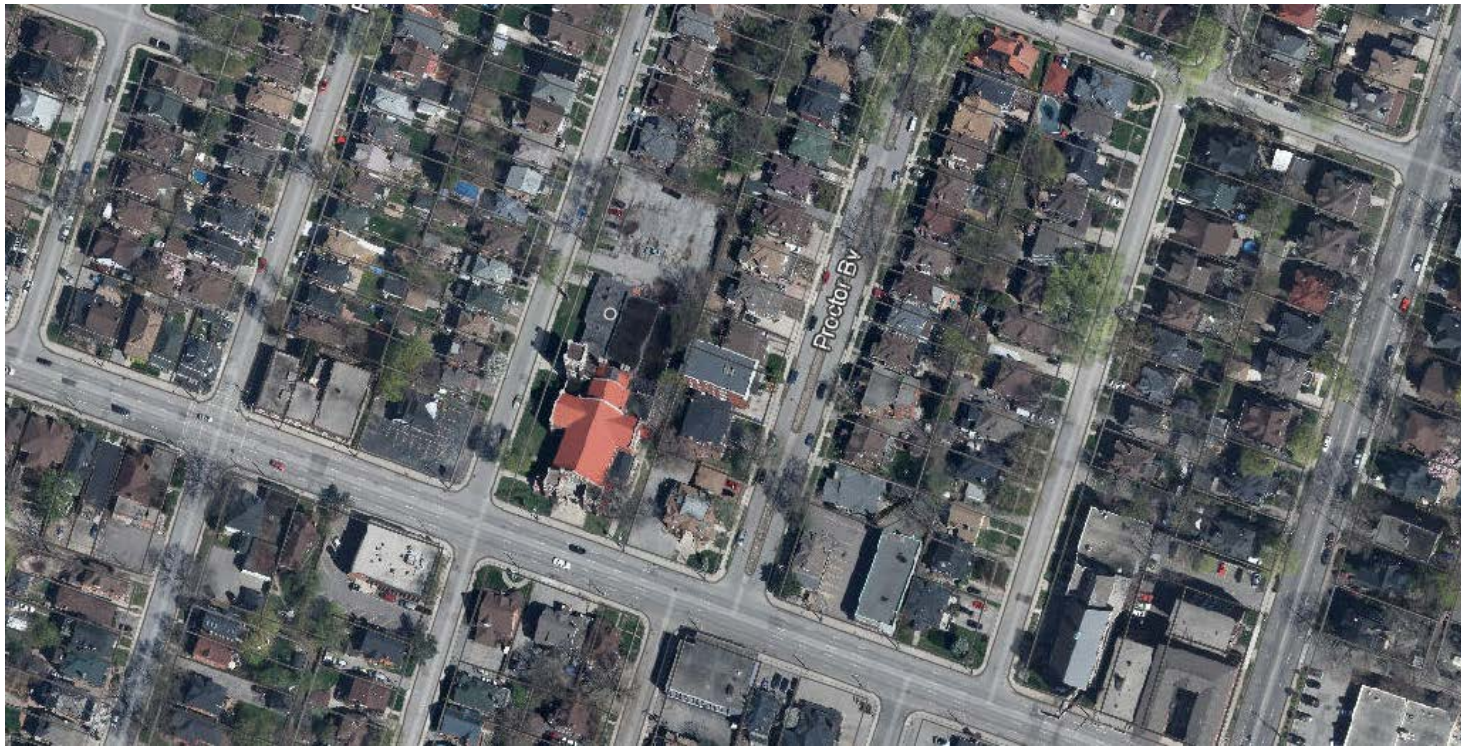
File Name/Number: 85 Holton Av S & 679 Main St W	Date: May 25, 2018
Appendix "A"	Scale: N.T.S.
Planner/Technician: CT/AL	

Subject Property

85 Holton Avenue South & 679 Main Street West

Recent History

- Demolition permit was submitted on April 17, 2018
- The property is currently included on the Inventory of Building of Architectural and/or Historic Interest which provides no protection against demolition
- No planning approvals have been sought or have been granted



Aerial Image (USDA FSA, Digital Globe, GeoEye, CNES/Airbus DS)

Historical Background

- In 1907 the Presbytery of Hamilton granted permission to establish St. Giles Presbyterian Church
- Early church met in a tent
- November 1908 the Sunday School was completed



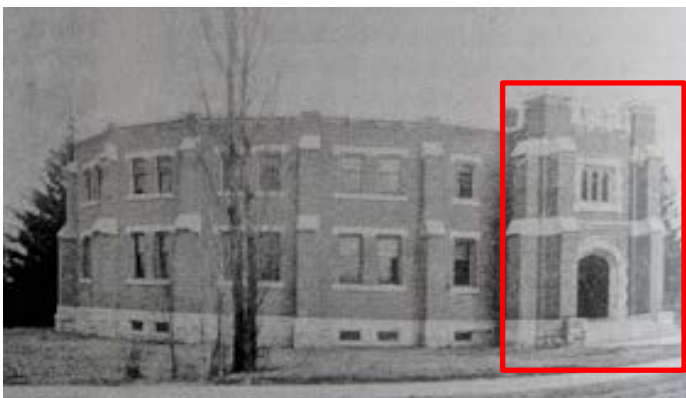
The original Sunday school building, c.1908
(Wee Kirks and Stately Steeples: A History of
the Presbytery of Hamilton, 1990)



Tent Service at St. Giles Presbyterian
Church, 1908 (Wee Kirks and Stately
Steeples: A History of the Presbytery of
Hamilton, 1990)

Historical Background

- 1912-1913 main portion of the church was constructed including a bell tower above the arched entrance on Holton Avenue South
 - Designed by architectural firm Stewart & Witton
- The bells are from the McShame Bell Foundry of Baltimore, Maryland which still exists and has provided bells across the works since 1856
- In 1925 the Church was the first in Hamilton convert to the United Church of Canada.
- C. 1945 the addition on the east side of building was constructed as a memorial to congregation members that fought and died in WW2
- In 1958 most of the original Sunday School building was demolished to make way for a new Christian Education Centre.



The original Sunday school building, c.1908
(Wee Kirks and Stately Steeples: A History of
the Presbytery of Hamilton, 1990)



1958 addition, May 18, 2018

Historical Background

- 1960s St. Giles congregation started making a more concerted effort to get involved in the betterment of the local community
 - Opened doors to a number of organizations:
 - Nursery School serving children with intellectual disabilities began in September 1963
 - In 2003 the church hosted the STARS (Sex Trade Alternative Resources Services) program
- In 2013 St. Giles United Church congregation amalgamated with Centenary United to form New Vision United Church

Relevant Consultation

- Given the emergency nature of this recommendation, the recommendations of this report were not presented to the Inventory and Research working group, as such, this meeting will constitute appropriate consultation with the Municipal Heritage Committee under the *Ontario Heritage Act*
- Staff advised the Ward Councillor of this recommendation to designate and as of the writing of this report, the Councillor has not expressed any concerns
- Staff met with representatives from New Vision United Church on May 31, 2018 to tour the interior of the church

Cultural Heritage Evaluation for Heritage Designation

The property was found to meet eight of the nine criteria in *Ontario Regulation 9/06*.

Design / Physical Value:

- i. The property is a representative example of a Neo-Gothic place of worship. As evidenced by the combination of red-brick and faux stone, large gothic arched windows, gable rooflines with parapets and battlement parapets, and tower feature. Features in the interior include carved wooden details with trefoil arches, and carved corbels.
- ii. The property does display a high degree of craftsmanship which is apparent in the stained glass windows and interior woodwork.
- iii. The property does not appear to demonstrate a high degree of technical or scientific achievement.



Close up of trefoil detailed caps,
May 18, 2018



Wooden Corbel, May 31, 2018

Cultural Heritage Evaluation for Heritage Designation

The property was found to meet eight of the nine criteria in *Ontario Regulation 9/06*.

Historical / Associative Value:

- i. The property has direct association with an institution that is significant to a community – the St. Giles congregation who made concerted efforts to get involved in the local community through efforts such as games nights, United Church Christian Expo, Festival of Christianity and the Arts, a nursery school, Alcoholics Anonymous, a drop in centre for sex workers, etc.
- ii. The subject property does have potential to yield information that contributes to an understanding of local community or culture as the St. Giles was the first United Church in Hamilton. Furthermore, as the building was used extensively by the local community, there may be more information to be yielded about the community and these organizations.

Cultural Heritage Evaluation for Heritage Designation

The property was found to meet eight of the nine criteria in *Ontario Regulation 9/06*.

Historical / Associative Value (continued):

iii. The property is known to reflect the works and ideas of architects Stewart and Witton who are significant to Hamilton. Stewart and Witton formed a partnership in 1904 and worked together until Stewart left to fight in WW1. Examples of their work include: King George School, Central Fire Station, Herkimer Apartments.

The bells in the bell tower are reflective of the work of the McShame Bell Foundry.

The stained glass window on the front façade is the work of Robert McCausland completed in 1959.

*The 1958 addition is not considered to have sufficient cultural heritage value.



Bell ringing apparatus, May 31, 2018

Cultural Heritage Evaluation for Heritage Designation

The property was found to meet eight of the nine criteria in *Ontario Regulation 9/06*.

Contextual Value :

- i. The property is considered important in defining, maintaining and supporting the character of the area. Furthermore the open space and mature tree on the corner of a Main Street East and Holton Avenue South contribute to the historic character of the area.
- ii. The property is historically linked to its surroundings. Located in the heart of the community, the former St. Giles congregation has served the area for a hundred years.
- iii. The property is considered a local landmark.



Statement of Cultural Heritage Value

Heritage Attributes

The heritage attributes of the property at 85 Holton Avenue South and 679 Main Street East, Hamilton that display its cultural heritage value are limited to the 1908, 1912-1913 building and include:

Front Façade (including all elevations of the two storey projections flanking the entrance):

- Symmetrical three-bay façade with vertical massing;
- Red-brick, rough-cast stone foundation, concrete banding, wall niche, concrete capping and parapet features, and all decorative concrete details such as trefoil patterns;
- Varied roofline including gable shape, and parapet details;



Statement of Cultural Heritage Value

Heritage Attributes

The heritage attributes of the property at 85 Holton Avenue South and 679 Main Street East, Hamilton that display its cultural heritage value are limited to the 1908, 1912-1913 building and include:

Front Façade (including all elevations of the two storey projections flanking the entrance) (continued):

- All wood windows including window surrounds, drip moulds, frames, and leaded and stained glass;
- Symmetrical front entrance feature including:
 - All smooth concrete and decorative concrete details (parapet, drip moulds, window surrounds, etc);
 - Windows including wood frames and stained glass;
 - Door opening and stained glass transom window;
 - Concrete steps; and,
 - Light fixtures.



Statement of Cultural Heritage Value

Heritage Attributes

West Elevation (including all elevations of: side entrance, transept and bell tower):

- Red-brick, rough-cast stone foundation, concrete banding, wall niches, concrete capping and parapet features, and all decorative concrete stone details such as trefoil patterns;
- All wood windows including window surrounds, drip moulds, frames, leaded and stained glass;
- Projecting side entrance including:
 - One storey massing;
 - Gable shaped parapet;
 - Red-brick, buttresses and rough cast stone foundation;
 - Open wood window frames with concrete window surrounds;
 - Concrete entrance surround; and,
 - Wall niche.



West Elevation and West Transept, May 18, 2018

Statement of Cultural Heritage Value

Heritage Attributes

West Elevation (including all elevations of: side entrance, transept and bell tower) (continued):

- Bell tower including:
 - Red-brick, buttresses, concrete banding, concrete capping, decorative concrete details, and battlement parapet;
 - All wood windows including window surrounds, drip moulds, frames, leaded and stained glass; and,
 - Louvered windows.



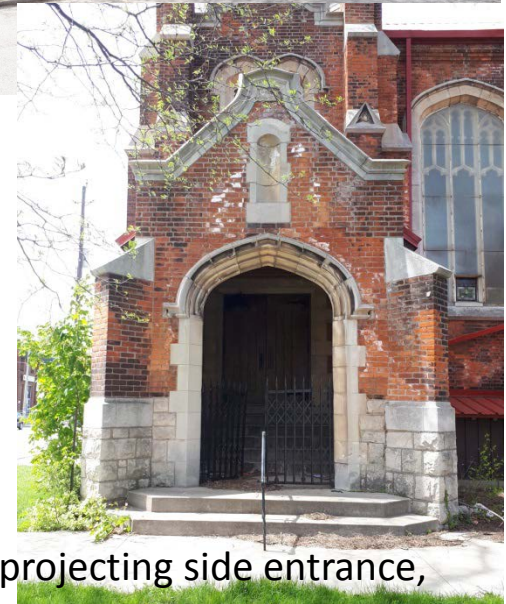
Bell Tower, May 18, 2018

Statement of Cultural Heritage Value

Heritage Attributes

East Elevation (including all elevations of: side entrance, transept, and memorial addition):

- Red-brick, rough-cast stone foundation, concrete banding, wall niches, concrete capping and parapet features, and all decorative concrete stone details such as trefoil patterns;
- All windows including concrete window surrounds, drip moulds, frames, leaded and stained glass;
- Projecting side entrance including:
 - One storey massing;
 - Gable shaped parapet;
 - Red-brick, buttresses and rough cast stone foundation;
 - Open wood window frames with concrete window surrounds;
 - Concrete entrance surround; and,
 - Wall niche.



East elevation and projecting side entrance,
May 18, 2018

Statement of Cultural Heritage Value

Heritage Attributes

East Elevation (including all elevations of: side entrance, transept, and memorial addition):

- Memorial addition (c.1945):
 - One storey massing;
 - Gable roofline with concrete parapet;
 - Red-brick, buttresses, rough cast stone foundation, wall niche and concrete capping;
 - All windows including concrete window surrounds, frames, leaded and stained glass.



c. 1945 memorial addition, May 18, 2018

Statement of Cultural Heritage Value

Heritage Attributes

North Elevation (excluding 1958 addition):

- Red brick
- Varied roofline, including gable shape, and battlement.

Landscape:

- Open space along Main Street East and Holton Avenue South;
- Mature maple tree on Holton Avenue; and,
- WWI cairn.



North Elevation, May 18, 2018



Open Space and mature maple tree, May 18, 2018

Statement of Cultural Heritage Value

Heritage Attributes

Interior Features:

- Chancel including:
 - Interior window including frame, and stained glass; and,
 - All carved wooden features.
- Second floor balconies in sanctuary, east and west transepts including all carved wooden features and stairs;
- Wooden trusses including decorative wooden corbels in sanctuary;
- Trefoil carvings in wooden pews in sanctuary;
- Wooden pendant lights with stained glass in sanctuary;
- Wooden staircases on either side of the front entrance leading to the sanctuary balcony; and,
- The bells including the bell ringing apparatus.



Chancel, May 31, 2018

Statement of Cultural Heritage Value

Heritage Attributes



Wooden trusses, May 31, 2018



Close up of balcony in sanctuary, May 31, 2018

Statement of Cultural Heritage Value

Heritage Attributes



West transept, May 31, 2018



Trefoil pattern in sanctuary pews, May 31, 2018

Statement of Cultural Heritage Value

Heritage Attributes



Close up of wooden light fixture with stained glass,
May 31, 2018



Stairs on east side of front entrance, May
31, 2018

Statement of Cultural Heritage Value

Heritage Attributes



Interior window (left view from room behind Chancel, right view from Sanctuary looking at Chancel), May 31, 2018

Statement of Cultural Heritage Value

Heritage Attributes



Bell ringing apparatus, May 31, 2018



Recommendation to Designate 679 Main Street East and 85 Holton Avenue South (Former St. Giles United Church) Under Part IV of the Ontario Heritage Act PED18153 (Ward 3)

Conclusion:

- Subject property meets eight of nine criteria for designation under Ontario Regulation 9/06
- As such, staff recommend the subject property be designated under Part IV of the *Ontario Heritage Act*
- Designation will allow the City to thoughtfully consider any alterations to the attributes identified as having cultural heritage value.

Recommendation to Designate 679 Main Street East and 85 Holton Avenue South (Former St. Giles United Church) Under Part IV of the Ontario Heritage Act PED18153 (Ward 3)

Thank you.



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	June 21, 2018
SUBJECT/REPORT NO:	Recommendation to Designate 679 Main Street East and 85 Holton Avenue South, Hamilton (Former St. Giles United Church) under Part IV of the <i>Ontario Heritage Act</i> (PED18153) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Chelsey Tyers (905) 546-2424 Ext.1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 679 Main Street East and 85 Holton Avenue South, Hamilton (former St. Giles United Church), shown in Appendix "A" to Report PED18153, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18153, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 679 Main Street East and 85 Holton Avenue South, Hamilton (former St. Giles United Church) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18153.

EXECUTIVE SUMMARY

The subject property, 679 Main Street East and 85 Holton Avenue South, also known as the former St. Giles United Church is included on the City's Inventory of Buildings of Architectural and/or Historical Interest. A demolition permit was submitted to the City on April 17, 2018. A Formal Consultation Application was submitted in 2015 which proposed to remove a portion of the church and redevelop the balance of the church

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SUBJECT: Designation of 679 Main Street East and 85 Holton Avenue South, Hamilton (Former St. Giles United Church) under Part IV of the *Ontario Heritage Act* (PED18153) (Ward 3) - Page 2 of 10

with an attached 3-5 storey building consisting of 79 residential units. As of the time of preparation of this Report, no planning approvals (e.g. site plan) have been sought by the owner, nor have any approvals been granted.

In response to the demolition permit application, staff have completed a cultural heritage evaluation of the subject property. It has been determined that the subject property has design/physical value, historical/associative value and contextual value, and meets eight of nine criteria as defined in Ontario Regulation 9/06. Therefore, staff recommends designation of the property under the *Ontario Heritage Act*.

Staff also note the property's current status on the Inventory of Buildings of Architectural and / or Historical Interest, provides the property with no protection against demolition. As such, the property could be demolished as soon as the demolition permit is issued. If Council approves the Notice of Intention to Designate (see Appendix "C" to Report PED18153) before the building is demolished, the Notice will void the demolition permit.

Alternatives for Consideration – See Page 9

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and heard before the Conservation Review Board prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of

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Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

HISTORICAL BACKGROUND

The subject property, municipally known as 679 Main Street East and 85 Holton Avenue South (see Appendix “A” to Report PED18153) is known locally as the former St. Giles United Church.

In March, 1907, discussion began about the erection of a Presbyterian Sunday School which would also serve as a church. In the wake of a petition with 116 signatures in May 1907, the Presbytery of Hamilton granted permission to establish a new congregation known as St. Giles Presbyterian Church.

The early congregation met in a tent on the subject property, the first meeting being in June of 1908 conducted by Reverend R.B. Cochrane (see Appendix “D” to Report PED18153). It was also in June, 1908 that the contracts for the erection of the Sunday School were signed.

In November, 1908, the congregation moved into the newly erected Sunday School building and also welcomed Reverend J.B. Paulin who served the church community until 1916 when Reverend W. A. McIlroy took over.

The main portion of the church was constructed in 1912-1913 including the bell tower that was added above the arched entrance on Holton Avenue South and is the majority what exists today (see Appendix “D” to Report PED18153). It was designed by Hamilton architectural firm Stewart & Witton, who are responsible for a number of other significant buildings in Hamilton such as King George School, Central Fire Station (John Street North) and the Herkimer Apartments (at Bay Street South).

The bells in the bell tower are believed to have been donated by the Holton family, for whom Holton Avenue is named, although, based on a review of records, there is some suggestion that it may have been the organ that the Holton family donated rather than the bells. The bells are from the McShame Bell Foundry of Baltimore, Maryland which still exists and has provided bells all across the world since 1856.

In 1925, the Church voted to become part of the newly formed United Church of Canada. While 557 members voted for and 368 members voted against becoming part of the United Church, a rocky period of transition was recorded in the local newspaper. The Hamilton Spectator reported on a number of tense meetings revolving around the transition of the Presbyterian term for elders (for life) and the United Church’s terms for elders (three years). It was during this transition period that the church called for the resignation of Reverend W. A. McIlroy.

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Around 1945, the Church had an addition on the east side of the building constructed as a war memorial to those church members who died in WW2.

In 1958, most of the original Sunday School building with the exception of the arched entrance on Holton was demolished to make way for a new Christian Education Centre (see Appendix “D” to Report PED18153). The 1958 addition was designed by Hamilton architectural firm Bruce Brown & Brisley.

In the 1960s, the St. Giles congregation started making a concerted effort to get involved in the betterment of the local community. These efforts included games nights for all ages, United Church Christian Expo, Festival of Christianity and the Arts, a nursery school for intellectually disabled children, Alcoholics Anonymous, Happy Gang (for physically disabled adults), a drop in centre for sex workers, etc. Of particular note and described below, are the nursery school for intellectually disabled children and the drop in centre for sex workers.

The nursery school started in September 1963 and in November 1965, it received the first licence under the Day Nurseries Branch for a nursery serving children with intellectual disabilities. Operated by the ‘Hamilton and District Association for the Mentally Retarded’ the organization also offered training from St. Giles to McMaster students and parents to help understand their children’s disabilities.

In 2003, in opposition to some neighbours, St. Giles opened its doors to women in the sex trade as part of the Sex Trade Alternative Resources Services (STARS) program. Operated by staff from the Elizabeth Fry Society, the program offered a safe place for women to take a shower, change clothes, make a telephone call, and talk openly with a public health nurse, a legal-aid advisor and a housing support worker.

In 2013, St. Giles United Church congregation amalgamated with Centenary United to form New Vision United Church whose congregation is located in the former Centenary United Church at 23 Main Street East, Hamilton and the building ceased to be used thereafter.

It is estimated that the former St. Giles United Church has been boarded up for at least a year.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and

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significant cultural heritage landscapes shall be conserved”. The recommendations of this Report are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

RELEVANT CONSULTATION

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. Given the emergency nature of this recommendation, the recommendations in this Report were not presented to the Inventory and Research Working Group. However, this Report to the Hamilton Municipal Heritage Committee will constitute appropriate consultation with the Municipal Heritage Committee under the *Ontario Heritage Act*.

Staff advised the Ward Councillor of the recommendation to designate the subject property. As of the writing of this Report, the Councillor has not expressed any concerns.

Staff also advised a representative of the New Vision Church, the current owners, of the recommendation to designate. Furthermore, staff met with a few members of the Church on May 31, 2018 to tour the inside of the building and discuss what led the church to apply for a demolition permit. The members expressed that they have explored a number of options for adaptive reuse of the existing building, but given the condition of the building have been unable to find a developer for such a project. Currently the church is working with a developer who is proposing to demolish the church and build rental apartments.

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ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws. The evaluation of cultural heritage value or interest of the subject property has been completed by staff based on a site visit of the exterior conducted on May 18, 2018, another site visit including the interior on May 31, 2018, and available secondary and primary resources, and is outlined below.

Staff do note that there are areas in disrepair including plaster failure and mould due to water penetration (see Appendix “D” to Report PED18153). Staff cannot speak to the extent of repair required to fix these issues, and note that discussion of repairs are appropriate through the Heritage Permit process. It is further noted that if the building were to be designated, there are municipal financial incentives to assist with the costs to repair the building.

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest:

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9/06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9/06 identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value.

As outlined below, based on staff’s cultural heritage evaluation, the subject property is identified as satisfying eight of the nine criteria contained in Ontario Regulation 9/06 in all three categories. Staff note that this evaluation was based on a review of the exterior of the property and interior of the property on May 31, 2018 as well as historical research and photographs.

1. Design/Physical Value:

- i. The property is a representative example of a Neo-Gothic place of worship. The Neo-Gothic style of architecture is often noted as the architectural expression of Christianity. The gothic pointed windows and the dominating verticality of the structures, were designed to point heavenwards. The former St. Giles United

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Church is representative of the Neo-Gothic Style as evidenced by the combination of red-brick and decorative concrete details mimicking stone, large gothic arched windows, the smaller rectangular windows with gothic arches in the frames, the combination of gable rooflines with parapets and battlement parapets, tower feature, and leaded and stained glass in the windows. In the interior of the building, the carved wooden details with trefoil arches, and wooden trusses with intricately carved corbels are reflective of the Neo-Gothic style of architecture.

- ii. The property does display a high degree of craftsmanship, which is apparent in the stained glass windows and woodwork in the interior including the carved corbels, carved features on the pews and balconies.
- iii. The property does not appear to demonstrate a high degree of technical or scientific achievement.

2. Historical/Associative Value

- i. The property has direct association with an institution that is significant to a community. The former St. Giles congregation over the years in this location had a significant impact on the local community. The early church congregation was active in the local Presbyterian circle. However, in the 1960s and onwards the church congregation made concerted efforts to get involved in the local community through efforts such as games nights, United Church Christian Expo, Festival of Christianity and the Arts, a nursery school for intellectually disabled children, Alcoholics Anonymous, Happy Gang (for physically disabled adults), a drop in centre for sex workers, etc. The church's level of involvement with each event or organization varied, but most of these organizations were provided space free of charge which suggests the St. Giles congregation was committed to being involved in the local community.
- ii. The subject property does have the potential to yield information that contributes to an understanding of the local community or culture. The former St. Giles Church congregation was the first in Hamilton to transition to the United Church of Canada and as such, the property has the potential to yield information about the Presbyterian church community and early United Church community. Furthermore, as the building was used extensively by the local community, there may be further information to be yielded about the local community and the organizations that made use of the church facility. As noted previously, staff did not conduct an interior evaluation of the building and, as such, are unable to determine which original interior features of significance remain.

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Also, the WW1 cairn located outside the west side entrance on Holton Avenue South, stands as a tribute to the nine members of the congregation who lost their life in WW1. The addition built c.1945 on the east elevation was constructed as a memorial to those congregation members who lost their life in WW2. As such, there may also be information to be yielded about the local community's contribution to WW1 and WW2.

- iii. The property is known to reflect the works and ideas of architects who are significant to the Hamilton community. The 1912-1913 portion place of worship was designed by Stewart & Witton. Walter Wilson Stewart came to Hamilton in 1885 where he apprenticed with his father's architectural firm. William P. Witton returned to Hamilton in 1895 after training in Chicago. Stewart and Witton formed a partnership in 1904. Together they were responsible for a number of significant buildings in Hamilton such as King George School, Central Fire Station, and Herkimer Apartments.

While the 1958 addition was designed by Bruce Brown & Brisley who have designed over a hundred places of worship, the addition is not considered representative of their work which has remained faithful to the late Gothic style (see Appendix "D" to Report PED18153). As such the 1958 addition is not considered to have sufficient cultural heritage value for inclusion in the designation by-law.

The bells in the bell tower are reflective of the work of the McShame Bell Foundry, a company that has provided bells across the world to places of worship since 1856.

The stained glass window on the front façade is the work of Robert McCausland, completed in 1959. Robert McCausland Limited, based out of Toronto, is a longstanding stained glass company, founded in 1856 and responsible for the designing, producing, restoration and repair of stained glass windows around the world.

3. Contextual Value:

- i. The property is considered important in defining, maintaining and supporting the character of the area. When St. Giles was built there were very few dwellings in the area at the time; dwellings were constructed in the late 1910s through 1930s. Given its imposing stature along Main Street East and Holton Avenue South, the place of worship defines the local community, maintains and supports the character of the area. Furthermore the open space and mature tree on the corner of a Main Street East and Holton Avenue South contribute to the historic character of the area.

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- ii. The property is historically linked to its surroundings. Located in the heart of the community, the former St. Giles congregation has served the area for a hundred years.
- iii. The property is considered a local landmark.

Given the property's prominent location on the corner of Main Street East and Holton Avenue South, the place of worship stands out as a local landmark due to its architectural aesthetic and its imposing vertically oriented massing.

Conclusion:

Based on staff's cultural heritage evaluation, the subject property meets eight of nine criteria set out in Ontario Regulation 9/06. As such, staff are of the opinion that the former St. Giles United Church located at 679 Main Street East and 85 Holton Avenue South is of cultural heritage value, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Accordingly, staff recommends designating the subject property according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix "B" to Report PED18153 and the draft Notice of Intention to Designate attached as Appendix "C" to Report PED18153.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate or decline to designate the property.

Decline to Designate:

By declining to designate, the municipality would be unable to ensure long-term, legal protection to this significant heritage resource. Designation provides protection against inappropriate alterations, new construction and demolition. A demolition permit was received on April 17, 2018 and while the permit has not been issued as of the writing of this Report, declining to designate the property would likely result in demolition of the building.

Furthermore, without designation, the property would not be eligible for the City's heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value.

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ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A”: Location Map
- Appendix “B”: Statement of Cultural Heritage Value or Interest and Designation of Heritage Attributes
- Appendix “C”: Notice of Intention to Designate
- Appendix “D”: Photographs

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Tent Service at St. Giles Presbyterian Church, 1908 (Wee Kirks and Stately Steeples: A History of the Presbytery of Hamilton, 1990)



The original Sunday school building, c.1908 (Wee Kirks and Stately Steeples: A History of the Presbytery of Hamilton, 1990)



Front Façade, May 18, 2018



Close up of trefoil detailed caps, May 18, 2018



Front Entrance Close-up, May 18, 2018



West Elevation, May 18, 2018



Close up of West Elevation between bell tower and transept



Close up of Gothic Arched window in west transept, May 18, 2018



West Elevation Gothic arched window and WW1 cairn, May 18, 2018



Bell Tower, May 18, 2018



East Elevation, May 18, 2018



Close up of East elevation addition, May 18, 2018



Close up of East Elevation Side Entrance, May 18, 2018



North Elevation including 1958 addition, May 18, 2018



1958 addition, May 18, 2018



Close up of 1958 addition, May 18, 2018



Close up of 1958 addition, May 18, 2018



Chancel, May 31, 2018



Sanctuary facing west transept, May 31, 2018



Close up of balcony in sanctuary, May 31, 2018



Wooden trusses, May 31, 2018



Close up of wooden corbel, May 31, 2018



Trefoil pattern in sanctuary pews, May 31, 2018



Close up of wooden light fixture with stained glass, May 31, 2018



Interior window (left view from room behind Chancel, right view from Sanctuary looking at Chancel), May 31, 2018



Stairs on east side of front entrance, May 31, 2018



Bell ringing apparatus, May 31, 2018



Water damage in room above arched entrance on Holton Avenue South, May 31, 2018



Water damage in Memorial addition, May 31, 2018



Basement kitchen, May 31, 2018



Basement near kitchen, May 31, 2018 (black is mold growth)

CITY OF HAMILTON

Notice of Intention to Designate**679 Main Street East and 85 Holton Avenue South,
Hamilton (Former St. Giles United Church)**

The City of Hamilton intends to designate 679 Main Street East and 85 Holton 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

The former St. Giles United Church was constructed in 1912-1913. Designed by local architectural firm Stewart and Witton, the church is a representative example of Neo-Gothic style of architecture as evidenced by features such as the Gothic arched windows, the trefoil stone carvings and the battlement rooflines.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

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, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this day of , 2018.

Janet Pilon, Acting City Clerk
Hamilton, Ontario

CONTACT: Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: chelsey.tyers@hamilton.ca

Statement of Cultural Heritage Value or Interest

679 Main Street East and 85 Holton Avenue South, Hamilton

(Former St. Giles United Church)

Description of Property

The former St. Giles United Church property consists of a vertically oriented red-brick and stone place of worship, a small portion of which was constructed in 1908 and the majority in 1912-1913. A smaller one storey addition constructed in 1958 that replaced the majority of the 1908 building exists on the rear of the church building. The property is municipally addressed as 85 Holton Avenue South and 679 Main Street East, Hamilton and is located on the north east corner of Holton Avenue South and Main Street East.

Statement of Cultural Heritage Value or Interest

Design or Physical Value

The property has design value as it is a representative example of Neo-Gothic architecture. Neo-Gothic features of the former St. Giles Church includes but is not limited to its red brick and stone exterior, Gothic shaped arched windows, stone parapet details, battlement details, and bell tower. The symmetrical entrance with carved stone features and embattled parapet is a common feature of Neo-Gothic architecture and an example of the high degree of craftsmanship. Other features that display the high degree of craftsmanship are the carved stone caps with varied patterns including trefoil and trefoil arches, and the memorial stained glass windows.

Historical of Associative Value

St. Giles United Church was originally founded as St. Giles Presbyterian Church and was the first church in Hamilton to convert to the United Church of Canada in 1925.

The property is significant in its historical associations with the former St. Giles congregation whom over the years in this location had a significant impact on the local community. In the 1960s the church congregation made specific efforts to get involved in the local community through efforts such as games nights, United Church Christian Expo, Festival of Christianity and the Arts, a nursery school for intellectually disabled children, Alcoholics Anonymous, Happy Gang (for physically disabled adults), and a drop in centre for sex workers. The church's level of involvement with each event or organization varied, but most of these organizations were provided space free of charge which suggests the St. Giles congregation was committed to being involved with the local community.

Construction of St. Giles United Church began in 1908 with the construction of the Sunday School. Only a small portion of this 1908 building remains providing the rear arched entrance along Holton Avenue South, most of the addition was demolished for the 1958 Christian Education Centre. The architects of the 1908 portion of the building

are unknown. The majority of the church, built in 1912-1913, was the work of local Hamilton architectural firm Stewart & Witton. Comprised of Walter Wilson Stewart and Willaim P. Witton, as partners they were responsible for a number of significant buildings in Hamilton such as King George School, Central Fire Station and the Herkimer Apartments.

The bells in the bell tower are reflective of the work of the McShame Bell Foundary of Maryland, Baltimore, a company that has provided bells across the world to places of worship since 1856.

The stained glass window on the front façade is the work of Robert McCausland, completed in 1959. Robert McCausland Limited, based out of Toronto, is a longstanding stained glass company, founded in 1856 and responsible for the designing, producing, restoration and repair of stained glass windows around the world.

Lastly, the property has two tributes to congregation members that fell in WW1 and WW2 suggesting there may be more information to yield form this community's involvement in the World Wars. The WW1 cairn is located outside the west entrance on Holton Avenue South and the WW2 memorial is the addition built on the east elevation c. 1945.

Contextual Value

When the Former St. Giles Church was constructed, there were very few dwellings around it and the context was largely rural, it stood and still stands as a local landmark along Main Street East. The neighbourhood however, began to grow up around the church shortly after its construction, and now the former St. Giles Church defines, maintains and supports the character of the area along Main Street East and Holton Avenue South. The property is also considered historically linked to its surroundings as it remains in the location where it served the local community for a hundred years.

Cultural Heritage Attributes

The heritage attributes of the property at 85 Holton Avenue South and 679 Main Street East, Hamilton that display its cultural heritage value are limited to the 1908, 1912-1913 building and include:

Front Façade (including all elevations of the two storey projections flanking the entrance):

- Symmetrical three-bay façade with vertical massing;
- Red-brick, rough-cast stone foundation, concrete banding, wall niche, concrete capping and parapet features, and all decorative concrete details such as trefoil patterns;
- Varied roofline including gable shape, and parapet details;

- All wood windows including window surrounds, drip moulds, frames, and leaded and stained glass;
- Symmetrical front entrance feature including:
 - o All smooth concrete and decorative concrete details (parapet, drip moulds, window surrounds, etc);
 - o Windows including wood frames and stained glass;
 - o Door opening and stained glass transom window;
 - o Concrete steps; and,
 - o Light fixtures.

West Elevation (including all elevations of: side entrance, transept and bell tower):

- Red-brick, rough-cast stone foundation, concrete banding, wall niches, concrete capping and parapet features, and all decorative concrete stone details such as trefoil patterns;
- All wood windows including window surrounds, drip moulds, frames, leaded and stained glass;
- Projecting side entrance including:
 - o One storey massing;
 - o Gable shaped parapet;
 - o Red-brick, buttresses and rough cast stone foundation;
 - o Open wood window frames with concrete window surrounds;
 - o Concrete entrance surround; and,
 - o Wall niche.
- Bell tower including:
 - o Red-brick, buttresses, concrete banding, concrete capping, decorative concrete details, and battlement parapet;
 - o All wood windows including window surrounds, drip moulds, frames, leaded and stained glass; and,
 - o Louvered windows.

East Elevation (including all elevations of: side entrance, transept, and memorial addition):

- Red-brick, rough-cast stone foundation, concrete banding, wall niches, concrete capping and parapet features, and all decorative concrete stone details such as trefoil patterns;
- All windows including concrete window surrounds, drip moulds, frames, leaded and stained glass;
- Projecting side entrance including:
 - o One storey massing;
 - o Gable shaped parapet;
 - o Red-brick, buttresses and rough cast stone foundation;
 - o Open wood window frames with concrete window surrounds;
 - o Concrete entrance surround; and,
 - o Wall niche.
- Memorial addition (c.1945):
 - o One storey massing;
 - o Gable roofline with concrete parapet;
 - o Red-brick, buttresses, rough cast stone foundation, wall niche and concrete capping;
 - o All windows including concrete window surrounds, frames, leaded and stained glass.

North Elevation (excluding 1958 addition):

- Red brick
- Varied roofline, including gable shape, and battlement.

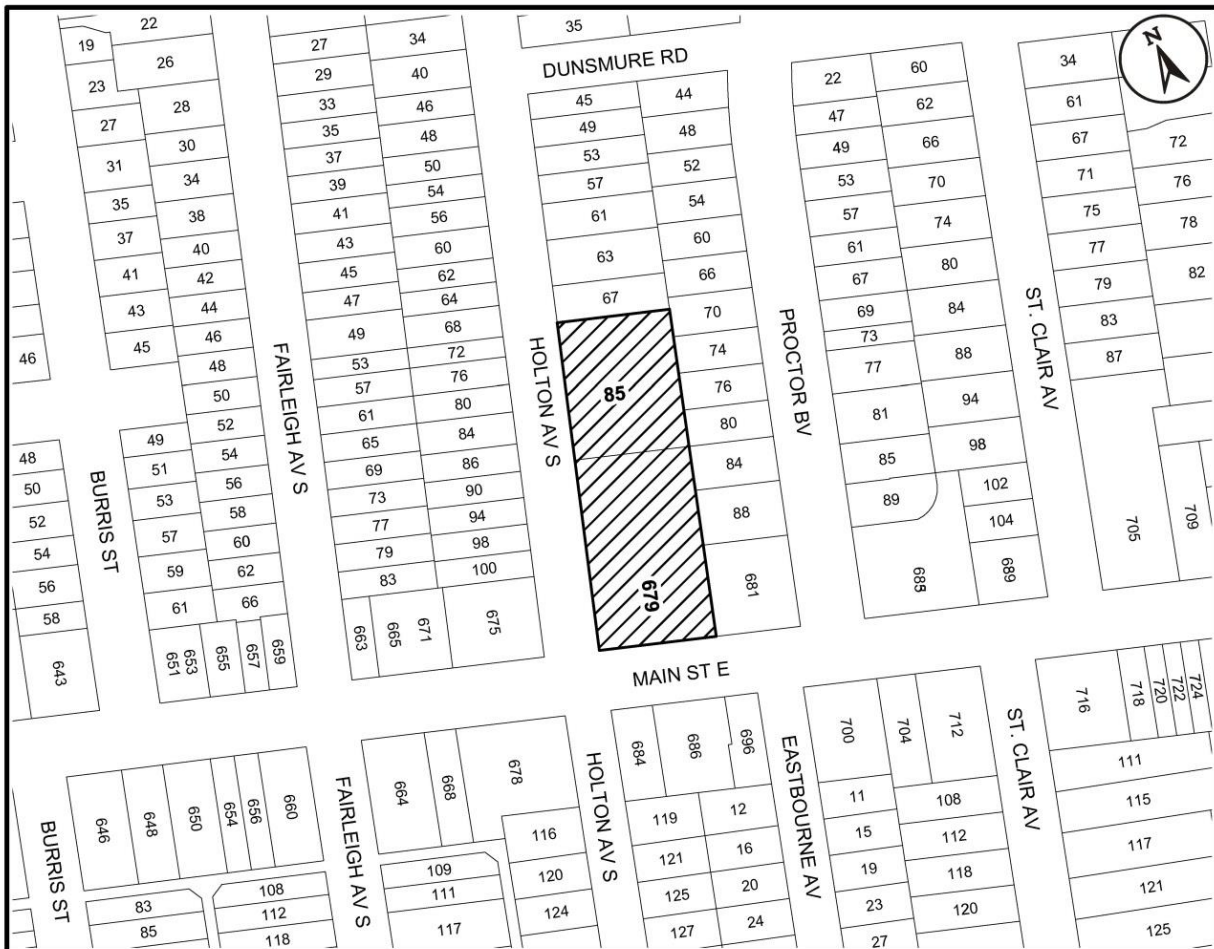
Landscape:

- Open space along Main Street East and Holton Avenue South;
- Mature maple tree on Holton Avenue; and,
- WWI cairn.

Interior Features:

- Chancel including:

- Interior window including frame, and stained glass; and,
- All carved wooden features.
- Second floor balconies in sanctuary, east and west transepts including all carved wooden features and stairs;
- Wooden trusses including decorative wooden corbels in sanctuary;
- Trefoil carvings in wooden pews in sanctuary;
- Wooden pendant lights with stained glass in sanctuary;
- Wooden staircases on either side of the front entrance leading to the sanctuary balcony; and,
- The bells including the bell ringing apparatus.



● Site Location



Key Map - Ward 3

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
85 Holton Av S & 679 Main St W

Date:
May 25, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CT/AL

Subject Property

85 Holton Avenue South & 679 Main Street West

8.1

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Mandate:

- (a) To advise and assist City staff and Council on all matters relating to the designation of property, the review of heritage permit applications and other cultural heritage conservation measures under Parts IV and V of the Ontario Heritage Act, R.S.O. 1990, c.O.18.
- (b) To advise and assist City staff and Council in the preparation, evaluation and maintenance of a list of properties and areas worthy of conservation.
- (c) To advise and assist City staff and Council on any other matters relating to the conservation of listed properties or areas of cultural heritage value or interest.
- (d) To advise City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues.
- (e) To prepare, by the 31st day of January each year, an annual report of the previous year's activities.

Composition:

3 members of Council

11 citizens: 1 resident of the former Town of Ancaster
 1 resident of the former Town of Dundas
 1 resident of the former Town of Flamborough
 1 resident of the former Town of Glanbrook
 1 resident of the former Town of Stoney Creek
 4 residents of the former City of Hamilton
 2 citizens at large

Duration:

To expire with the 2014-2018 term of Council or until such time as successors are appointed.

Reporting to:

Planning Committee

Stipend:

No

Meeting Schedule:

Monthly – 3rd Thursday
 12:00 Noon
 Meetings are held at City Hall

Contact:

Alissa Golden, Cultural Heritage Planner (ext. 1214)