



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 23-003
Date: March 27, 2023
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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

1. **CEREMONIAL ACTIVITIES**
2. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
3. **DECLARATIONS OF INTEREST**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - 4.1 February 24, 2023
5. **COMMUNICATIONS**
6. **DELEGATION REQUESTS**
7. **DELEGATIONS**
8. **STAFF PRESENTATIONS**
 - 8.1 Heritage Permit Application HP2023-005, Under Part V of the Ontario Heritage Act, for the Erection of a Rear Detached Accessory Structure at 18 Chilton Place, Hamilton (PED23001) (Ward 2)
 - 8.2 Recommendation to Designate 115-117 George Street, Hamilton, under Part IV of the Ontario Heritage Act (PED23027) (Ward 2)

9. CONSENT ITEMS

9.1 Delegated Approval: Heritage Permit Applications

9.1.a Heritage Permit Application HP2023-007: Exterior and interior renovations at 56 Charlton Avenue, West, Hamilton (Ward 2) (By-law No. 15-152)

9.1.b Heritage Permit Application HP2023-008: Construction of fence at 128 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125)

9.2 Working Group Notes

9.2.a Inventory and Research Working Group Notes - January 23, 2023

9.2.b Education and Communication Working Group Notes - July 6, 2022

9.2.c Education and Communication Working Group Notes - September 7, 2022

9.2.d Education and Communication Working Group Notes - December 6, 2022

10. DISCUSSION ITEMS

10.1 Council Initiative to Repeal Designation By-laws under Section 31 the Ontario Heritage Act for Vacant Properties at 14 Belvidere Avenue and 14 Mary Street, Hamilton (PED23038) (Wards 2 and 8)

10.2 Notice of Intention to Demolish the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13)

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.1.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)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
- (ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry
- (iii) 398 Wilson Street East, Marr House (D) – C. Dimitry

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xi) 66-68 Charlton Avenue West (NOID) – J. Brown
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – T. Ritchie
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvi) 108 James Street North, Tivoli (D) – T. Ritchie
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
- (xviii) 18-22 King Street East, Gore Buildings (D) – W. Rosart
- (xix) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – R. McKee
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

13.1.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)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (R) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xii) 56 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xiii) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xiv) 54-56 Hess Street South (R) – J. Brown
- (xv) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xvii) 1 Main Street West, Former BMO / Gowlings (D) – W. Rosart
- (xviii) 311 Rymal Road East (R) – C. Dimitry
- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xx) 50-54 Sanders Boulevard, Binkley Property (R) - J. Brown
- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xxii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll

Stoney Creek

- (xxiv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxv) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

13.1.c Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke
Hamilton
- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – R. McKee
- (iv) 125 King Street East, Norwich Apartments (R) – T. Ritchie
- (v) 206 Main Street West, Arlo House (R) – J. Brown

13.1.d Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) – C. Dimitry

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS)
National Historic Site

13.2 Heritage Day Update (no copy)

13.3 Ontario Heritage Conference 2023 Update (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 23-002

12:00 p.m.

February 24, 2023

Room 264, 2nd Floor, City Hall

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, L. Lunsted, R. McKee, T. Ritchie

**Absent with
Regrets:** C. Dimitry and W. Rosart

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

1. **Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide) (Item 8.1)**

(McKee/Carroll)

- (a) That, as a result of the *Bill 23* changes to the *Ontario Heritage Act*, the Council-approved process for designating properties under Part IV of the *Ontario Heritage Act*, including the City of Hamilton: Cultural Heritage Evaluation Criteria and staff designation work plan, as outlined in Report PED08211, be rescinded;
- (b) That the Candidates for Part IV Designation list, attached as Appendix “A” to Report PED22211(a), be approved;
- (c) That Cultural Heritage Planning staff, be directed to update the Candidates for Part IV Designation list, as required, to identify properties of cultural heritage value or interest worthy of further review for potential designation under Part IV of the *Ontario Heritage Act*, and that the list be reported to the Hamilton Municipal Heritage Committee quarterly and be made publicly available;
- (d) That Cultural Heritage Planning staff be directed to review the high priority properties of cultural heritage value or interest, identified in Appendix “B” attached to Report PED22211(a), and report back to Council with recommendations to designate individual properties under Part IV of the *Ontario Heritage Act*, and that this work be completed no later than January 1, 2025;
- (e) That, pursuant to Subsection 27(11) of the *Ontario Heritage Act*, Council require that any notice of intention to demolish or remove any building or

structure on a property included on either the Candidates for Part IV Designation list attached as Appendix “A” to Report PED22211(a) or the High Priority Candidates for Part IV Designation list attached as Appendix “B” to Report PED22211(a), include a Cultural Heritage Impact Assessment report prepared to the satisfaction and approval of the Director of Planning and Chief Planner;

- (f) That Cultural Heritage Planning staff be directed to report back to Council with a Heritage Conservation District Strategy and Work Plan by Q4 2023;
- (g) The following items be considered dealt with and removed from the Planning Committee’s Outstanding Business List:
 - (i) Item 12B - Request to Designate 437 Wilson Street East (Ancaster) Under Part IV of the *Ontario Heritage Act* (PED12166);
 - (ii) Item 14A - Adding 206, 208, 210 King Street East to the Register of Property of Cultural Heritage Value or Interest;
 - (iii) Item 21Q – HMHC Report 21-005 RE: cost recoveries related to multiple Register removal requests from owners;
 - (iv) Item 17B - Designation of the Gore District as a Heritage Conservation District;
- (h) That staff report back on the creation of a standardized “Notice of Intention to Demolish” process, including an application form, for the consideration of the Hamilton Municipal Heritage Committee and Council in Q2 2023.

CARRIED

2. Inventory and Research Working Group Notes - November 28, 2022 (Item 10.1)

(Lunsted/McKee)

2. 922 Main Street East, Hamilton (Item 2)

- (a) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be listed on the Municipal Heritage Register as a non-designated property, due to its physical/design value as an example of a Neo-Gothic church, its historical/associative value due to its association with the Victoria Avenue Baptist Church and prominent Hamilton architectural firm Hutton & Souter, and its contextual value as a prominent building on Main Street East; and

- (b) ***That the property located at 922 Main man Street East, Hamilton be referred to staff to review for Part IV Designation.***

Main Motion as Amended CARRIED

3. Hamilton Municipal Heritage Committee Heritage Recognition Awards (Item 13.2)

(Carroll/Lunsted)

That the following Hamilton Municipal Heritage Committee Heritage Recognition Awards be approved:

- (i) Heritage Property Conservation Award Recipients
 - (a) 2 Ravenscliff Avenue, Hamilton
 - (b) 44 Chatham Street, Hamilton
 - (c) 22 Homewood Avenue, Hamilton
 - (d) 79 South Street West, Dundas
 - (e) 263 John Street South, Hamilton

- (ii) Heritage Property Developer Recognition Award Recipients
 - (a) Indwell – The Oaks (Royal Oaks Dairy and Dairy Lofts), 219-225 East Avenue North, Hamilton

- (iii) Adaptive Reuse of Heritage Property Award Recipients
 - (a) 200 Caroline Street, Hamilton (Bridgeworks)
 - (b) 280 Main Street East, Hamilton (Thomas Anglican Church Apartment Conversion)
 - (c) 366 Victoria Avenue North, Hamilton (Factory Media Resource Centre Gallery & Studio),
 - (d) 29 Harriet Street, Hamilton, Aeon Studio Group

- (iv) Cultural Heritage Landscape Award Recipients
 - (a) Royal Botanical Gardens – Indigenous Plant Medicine Trail, 16 Old Guelph Road, Hamilton

- (v) Making Heritage Accessible Award Recipients
 - (a) Hamilton Public Library – Dundas Branch, 18 Ogilvie Street, Dundas

- (vi) Education in Heritage Award Recipients
 - (a) Mark McNeil, Journalist
 - (b) Kevin Werner, Journalist
 - (c) Sarah Sheehan and Barton Street BIA - Woodlands Park Ghost Landscape Placemaking Project, 501 Barton Street East, Hamilton

- (vii) The Art of Heritage Award Recipients
 - (a) Sara Sandham (HamOnt Doodles), Artist
 - (b) Gordon Leverton, Artist

- (viii) Heritage Group, Society or Specialty Team Award Recipient
 - (a) Friends of St. Giles - 679 Main St E, Hamilton
- (ix) Heritage Streetscape Revitalization Award Recipients
 - (a) Green Venture – De-pave Paradise Projects (Good Shepherd Venture Center, De-paving Differently on Barton) 155 Cannon Street East, Hamilton, and 578-581 and 539 Barton Street East, Hamilton
 - (b) Locke Street Improvement Project – City of Hamilton, Public Works
 - (c) 154 James Street North, Hamilton
- (x) Volunteer Acknowledgement
 - (a) Jim Charlton – Posthumous Award
 - (b) Vivian Chang – Student Artist
- (xi) Specialized Heritage Craft and Trade
 - (a) Alan Stacey, Principal Conservator – Heritage Mill Historic Building Conservation
 - (b) DR Masonry and Authentic Ironworks (Laidlaw United Church Front Stair Restoration Project) - 155 Ottawa St N, Hamilton, ON L8H 3Z2
 - (c) Jason Schubert - Schubert Traditional Craftwork (woodwork at 33 Ontario Street, Hamilton)

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes to the agenda:

8. STAFF PRESENTATION DISTRIBUTED

- 8.1 Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide)

9. CONSENT ITEMS

- 9.1 Delegated Approval: Heritage Permit Applications
 - 9.1.f Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows of the

Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) - Extension of Previously Approved Heritage Permit HP2020-005

9.3 Heritage Permit Review Sub-Committee Minutes - January 17, 2023

13. GENERAL INFORMATION / OTHER BUSINESS

13.3 Recruitment of Citizens to the Hamilton Municipal Heritage Committee

CHANGE IN THE ORDER OF ITEMS

5.1 Devyn Thomson, respecting Philpott Memorial Church, 84 York Boulevard, Hamilton was moved down the agenda to follow the discussion of Report PED22211(a) respecting a Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide)

13.2 Hamilton Municipal Heritage Committee Heritage Recognition Awards was moved up on the agenda to be discussed prior to the Declarations of Interest.

(Carroll/Burke)

That the agenda for January 26, 2022, be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) **January 26, 2023 (Item 4.1)**

(Burke/Ritchie)

That the Minutes of January 26, 2023 of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

(i) Devyn Thomson, respecting Philpott Memorial Church, 84 York Boulevard, Hamilton (Item 5.1)

(Brown/Carroll)

That the Correspondence from Devyn Thomson, respecting Philpott Memorial Church, 84 York Boulevard, Hamilton, be ***referred to staff to review the property for Part IV Designation.***

CARRIED

(e) STAFF PRESENTATIONS (Item 8)

(i) Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide) (Item 8.1)

Alissa Golden, Program Lead, Cultural Heritage addressed Committee with a presentation respecting Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)).

(Burke/Lunsted)

That the Presentation respecting Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)), be received.

CARRIED

For further disposition, refer to Item 1

(f) CONSENT ITEMS (Item 9)

(Kroetsch/Brown)

That the following be received:

- (i) Delegated Approval: Heritage Permit Applications (Item 9.1)
 - (a) Heritage Permit Application HP2023-001: Installation of a new commercial sign at 152 James Street South, Hamilton (Ward 2) (By-law No. 95-116) (Item 9.1(a))
 - (b) Heritage Permit Application HP2023-002: Exterior in-kind renovations at 11 Melville Street, Dundas (Ward 13) (By-law No. 3899-90) (Item 9.1(b))
 - (c) Heritage Permit Application HP2023-003: Restoration of the front entrance and construction of a new front porch at 15 Park Street East, Dundas (Ward 13) (By-law No. 4213-95) (Item 9.1(c))
 - (d) Heritage Permit Application HP2023-004: Renovation of the existing detached accessory structure at 63 Sydenham Street, Dundas (Ward 13), Cross Melville Heritage Conservation District (By-law No. 3899-90) (Item 9.1(d))
 - (e) Heritage Permit Application HP2023-006: Replacement of storm windows, restoration and replacement of shutters, and the addition of new wood trellises and period-appropriate hardware at 41 Jackson Street West, Hamilton (Whitehern-McQuesten House) (Ward 2) (By-law No. 77-239) - Extension of Previously Approved Heritage Permit HP2021-022 (Item 9.1(e))

- (f) Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows of the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) - Extension of Previously Approved Heritage Permit HP2020-005 (Added Item 9.1(f))
- (ii) Policy and Design Working Group Meeting Notes - January 16, 2023 (Item 9.2)
- (iii) Heritage Permit Review Sub-Committee Minutes - January 17, 2023 (Added Item 9.3)

CARRIED

(g) DISCUSSION ITEMS (Item 10)

(i) Inventory and Research Working Group Notes - November 28, 2022 (Item 10.1)

- 1. Modernist Residential Designs of Jerome Markson, Architect (Item 1)

(Brown/Carroll)

The Inventory & Research Working Group recommends that the following properties be listed on the Municipal Heritage Register as non-designated properties, due to their physical/design value as unique and exceptional examples of modernist design and historical/associative value based on their association with Jerome Markson, prominent Canadian architect recognized for his modernist architectural design:

- (a) M. Goldblatt Residence (1957) – 79 Amelia Street, Hamilton (Kirkendall)
- (b) Moses Residence (1959) – 8 Mayfair Place, Hamilton (Westdale)
- (c) Minden Residence (1959) – 125 Amelia Street, Hamilton (Kirkendall)
- (d) Lawrence H. Enkin Residence (1967) – 538 Scenic Drive, Hamilton (Ward
- (e) 14) – (Also known as “The Stream”)

(Brown/Carroll)

That the recommendation respecting the Modernist Residential Designs of Jerome Markson, Architect **be amended** as follows:

That the following information respecting the Modernist Residential Designs of Jerome Markson be received, due to the physical/design value as unique and exceptional examples of modernist design and historical/associative value based on their

association with Jerome Markson, prominent Canadian architect recognized for his modernist architectural design:

- (a) M. Goldblatt Residence (1957) – 79 Amelia Street, Hamilton (Kirkendall)
- (b) Moses Residence (1959) – 8 Mayfair Place, Hamilton (Westdale)
- (c) Minden Residence (1959) – 125 Amelia Street, Hamilton (Kirkendall)
- (d) Lawrence H. Enkin Residence (1967) – 538 Scenic Drive, Hamilton (Ward)
- (e) 14) – (Also known as “The Stream”)

Amendment CARRIED

~~The Inventory & Research Working Group recommends that the following properties be listed on the Municipal Heritage Register as non-designated properties,~~ ***That the following information respecting the Modernist Residential Designs of Jerome Markson be received*** due to their physical/design value as unique and exceptional examples of modernist design and historical/associative value based on their association with Jerome Markson, prominent Canadian architect recognized for his modernist architectural design:

- (a) M. Goldblatt Residence (1957) – 79 Amelia Street, Hamilton (Kirkendall)
- (b) Moses Residence (1959) – 8 Mayfair Place, Hamilton (Westdale)
- (c) Minden Residence (1959) – 125 Amelia Street, Hamilton (Kirkendall)
- (d) Lawrence H. Enkin Residence (1967) – 538 Scenic Drive, Hamilton (Ward)
- (e) 14) – (Also known as “The Stream”)

Main Motion as amended CARRIED

2. 922 Main Street East, Hamilton (Item 2)

(Lunsted/Brown)

- (a) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be listed on the Municipal Heritage Register as a non-designated property, due to its physical/design value as an example of a Neo-Gothic church, its historical/associative value due to its association with the Victoria Avenue Baptist Church and prominent Hamilton architectural firm Hutton & Souter, and its contextual value as a prominent building on Main Street East; and

- (b) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be added to Staff's Designation Work Plan as a high priority, with the intent on achieving Part IV Designation under the Ontario Heritage Act.

(Lunsted/Brown)

That sub-section (b) *be amended* as follows:

- (b) ***That the property located at 922 Main man Street East, Hamilton be referred to staff to review for Part IV Designation.***

Amendment CARRIED

- (a) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be listed on the Municipal Heritage Register as a non-designated property, due to its physical/design value as an example of a Neo-Gothic church, its historical/associative value due to its association with the Victoria Avenue Baptist Church and prominent Hamilton architectural firm Hutton & Souter, and its contextual value as a prominent building on Main Street East; and

- ~~(b) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be added to Staff's Designation Work Plan as a high priority, with the intent on achieving Part IV Designation under the Ontario Heritage Act.~~

- (b) ***That the property located at 922 Main man Street East, Hamilton be referred to staff to review for Part IV Designation.***

Main Motion as amended CARRIED

For further disposition, refer to Item 2.

(h) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

(Burke/Carroll)

That the following updates, be received:

- (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)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
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(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)

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- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
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- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll

Stoney Creek

- (xxiv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxv) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

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

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) – C. Dimitry

CARRIED

(ii) Hamilton Municipal Heritage Committee Heritage Recognition Awards (Item 13.2)

The Committee received a presentation on the Hamilton Municipal Heritage Committee Heritage Recognition Awards.

(McKee/Ritchie)

That the presentation respecting the Hamilton Municipal Heritage Committee Heritage Recognition Awards, be received.

CARRIED

For further disposition, refer to Item 3.

(iii) Recruitment of Citizens to the Hamilton Municipal Heritage Committee (Added Item 13.3)

The Legislative Coordinator advised that the City of Hamilton launched the recruitment for citizens on Agencies, Local Boards and Sub-Committees. The recruitment will run from February 24 to April 6, 2023.

(Burke/Carroll)

That the information respecting the Recruitment of Citizens to the Hamilton Municipal Heritage Committee, be received.

CARRIED

(i) ADJOURNMENT (Item 15)

(Carroll/Burke)

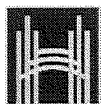
That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 2:02 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name and Content. Fields include TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, and SIGNATURE.

RECOMMENDATION

That Heritage Permit Application HP2023-005, for the erection of a rear detached accessory structure on the designated property at 18 Chilton Place, Hamilton (Durand-Markland Heritage Conservation District), as shown in Appendix "A" attached to Report PED23001, be approved, subject to the approval of any required Planning Act applications and the following Heritage Permit conditions:

- (a) That the final details of the windows and garage doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
(b) That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit;
(c) That construction and site alterations, in accordance with this approval, shall be completed no later than March 31, 2025. If the construction and site alterations are not completed by March 31, 2025, then this approval expires as of that date,

SUBJECT: Heritage Permit Application HP2023-005, Under Part V of the *Ontario Heritage Act*, for the Erection of a Rear Detached Accessory Structure at 18 Chilton Place, Hamilton (PED23001) (Ward 2) - Page 2 of 8

and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

EXECUTIVE SUMMARY

The subject property located at 18 Chilton Place, Hamilton, is designated as part of the Durand-Markland Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* (see the location map attached as Appendix "A" to this Report). A Heritage Permit is required for the alteration of any part of the property, and for the erection or demolition of any structures or buildings on the property. The applicant is applying for the erection of a new rear detached accessory structure. Staff recommend approval of this Heritage Permit Application HP2023-005, subject to the final details for the windows and garage doors being submitted to staff's satisfaction, and to the City's standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee (HPRS).

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Permit Application has been processed and considered within the context of the applicable legislation. Section 42 (1) of the *Ontario Heritage Act*, states that: "No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property;
2. Erect any building or structure on the property or permit the erection of such a building or structure;
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan

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that was adopted for the heritage conservation district in a by-law registered under Subsection 41 (10.1); and,

4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property.”

The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning under City of Hamilton By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council’s authority to consent to an application for the demolition of existing structures or erection of new structures.

In response to an application for a permit, Council may: consent to the permit applied for; provide notice that Council is refusing the application for the permit; or, consent to the permit applied for, with terms and conditions attached. Section 42 (4.1) of the *Ontario Heritage Act* provides that Council must consult with its Municipal Heritage Committee before taking any action with respect to an application to demolish or remove any building or structure on property in a Heritage Conservation District.

The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Receipt. If no decision is reached within the 90 day timeframe, Council shall be deemed to consent to the application.

HISTORICAL BACKGROUND

The subject property at 18 Chilton Place, Hamilton (see Appendix “A” attached to Report PED23001) is located in the Durand-Markland Heritage Conservation District, designated by former City of Hamilton By-law No. 94-184. The property consists of a two-and-a-half-storey red-brick dwelling in vernacular Queen Anne style of architecture with Romanesque influences with a side driveway. On January 11, 2023, a Heritage Permit Application was received requesting approval to erect a new, one-and-a-half storey detached accessory structure at the rear of the property. The supporting materials provided with the Heritage Permit Application are attached as Appendix “B” to this Report PED23001.

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on February 21, 2023, along with the supporting materials submitted with the application (attached as Appendix “B” to

SUBJECT: Heritage Permit Application HP2023-005, Under Part V of the *Ontario Heritage Act*, for the Erection of a Rear Detached Accessory Structure at 18 Chilton Place, Hamilton (PED23001) (Ward 2) - Page 4 of 8

Report PED23001) to this Report) and recommended approval of the application subject to the following conditions:

- a) That the Owner submit and receive approval for any further planning approvals required (i.e., Minor Variance);
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit; and,
- c) That construction and site alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the construction and site alterations are not completed by February 28, 2025, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

The Notice of Receipt of complete application was issued on February 22, 2023.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is consistent with municipal and provincial legislation, including:

- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan, Section B.3.4.2.1(a)*); and,
- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan, Section B.3.4.1.3*)

The Recommendation of this Report is also consistent with the Council-adopted Durand-Markland Heritage Conservation District Plan and its policies regarding new construction in the District outlined in Section 4.4, including that:

- New buildings should be compatible and sensitive to the character of the established neighbourhood;
- New structures should look new, and not pretend to be historical by replicating or copying older facades;

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SUBJECT: Heritage Permit Application HP2023-005, Under Part V of the *Ontario Heritage Act*, for the Erection of a Rear Detached Accessory Structure at 18 Chilton Place, Hamilton (PED23001) (Ward 2) - Page 5 of 8

- The use of traditional roof forms in new construction is encouraged;
- The use of traditional material for window and door construction is encouraged; and,
- Slate, wood or asphalt roofing materials are appropriate for new construction.

RELEVANT CONSULTATION

External

- Heritage Permit Review Sub-Committee of the Hamilton Municipal Heritage Committee

In addition, Planning Staff emailed the Councillor (Kroetsch) for Ward 2 and provided them with information about the proposed changes and the process for new construction on a Part V designated property within a Heritage Conservation District. Staff also indicated that the applicant received support from the Heritage Permit Review Subcommittee and that a subsequent staff report was forthcoming to the March 27, 2023, HMHC meeting.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Heritage Permit Application HP2023-005 has been submitted to request permission for the following scope of work at 18 Chilton Place, Hamilton (location map attached as Appendix "A" to Report PED23001), in accordance with the supporting materials submitted with the application (attached as Appendix "B" to Report PED23001):

- Construction of a detached one-and-one-half storey accessory structure at the rear of the property, including:
 - A new concrete pad and foundation;
 - Horizontal wood (cedar) cladding and asphalt shingles to match the existing rear addition of the home;
 - Casement windows with black trim;
 - An exterior wood staircase to second level of the structure with metal railing to match existing front porch railing;
 - A gable roof with north facing dormer windows; and,
 - Installation of solar panels on the south roof (to be relocated from existing shed).

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The analysis of the effects related to HP2023-005 are outlined below.

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Displacement Effects

Displacement effects are those adverse actions that result in the damage, loss or removal of valued heritage features.

The existing property is comprised of a two-and-a-half-storey red-brick dwelling in vernacular Queen Anne style of architecture with Romanesque influences. Its features include the round topped arches over windows and entrance; masonry walls with a rough textured stonework at ground level; and an asymmetrical façade consisting of two bays with a side entrance and a projecting frontispiece. The property features a landscaped front yard and a driveway on the north side of the property. There is an existing concrete two-car parking pad and small removable shed directly behind the existing dwelling.

The new detached accessory structure is proposed to be located in the location of the existing parking pad and shed, as shown in the site plan drawing attached as part of Appendix "B" to Report PED23001. The existing removable shed does not have any heritage value or interest and is not visible from the public right of way. The new detached accessory structure will be located in the rear, north-west corner of the property and will not result in the displacement of any of any the heritage features on the property.

Disruption Effects

Disruption effects are those actions that result in detrimental changes to the setting or character of the heritage feature.

The new detached accessory structure will be partially visible from the street when looking west down the existing driveway, however, more than half of the proposed accessory structure will be blocked from view by the existing historic brick dwelling on the property. Staff are of the opinion that the proposed accessory structure will not detrimentally change the setting of the Durand-Markland Heritage Conservation District.

Furthermore, the accessory structure has been designed to be compatible with the existing dwelling on the property and the surrounding properties. This is evidenced by the location of the structure, setback as far from the street as permitted by the Zoning By-law, the subservient scale of the building, the pitch of the roofline which reflects the pitch of the roofline on the existing dwelling, the central dormer which is compatible with existing rooflines in the neighbourhood, and the choice of distinct, but historically appropriate, building materials that clearly demonstrate that the accessory building is new.

The proposed design of the structure includes a steep gable with a central dormer, horizontal cedarwood cladding, asphalt shingles, and casement windows with black trim. The proposed design and materials incorporate features that are sympathetic to the character of the area, reflect the existing rear addition on the property, and respect the district's guidelines that new buildings not attempt to replicate historic facades. The applicant has provided a description and samples of the proposed style of the windows and garage door to be installed on the accessory structure. Staff are generally supportive of the proposed styles, however, final details for the windows and garage doors are still pending. Staff recommend these details be submitted for review prior to approval.

Recommendation

This application is for the construction of a new detached accessory structure at the rear of the subject property and requires a decision of Council, as advised by the Hamilton Municipal Heritage Committee. Staff recommend that the final details and design of the proposed windows and garage door shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation (see Recommendation (a)(i) of this Report). Staff also recommend that any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit (see Recommendation (a)(ii) of this Report). It is also recommended that the Heritage Permit approval have an expiry date of March 31, 2025 (see Recommendation (a)(iii) of this Report). A two-year expiry date is standard on all approved Heritage Permits, and the March 31, 2025, date will reflect the expected end date of the new construction.

The proposed accessory structure is anticipated to require a Minor Variance Application prior to construction. However, a comprehensive review of the proposal has not yet occurred. The proposed height of the building will be 6.09 m (20 ft) and its proposed location is on the subject property's property line. Staff are of the opinion that the proposed height of the accessory structure is not out of character with the area and that any visual impacts from the height will be mitigated by its placement to the rear of the property. Staff recommend that the application be approved subject to the approval of any *Planning Act* applications (see Recommendation (a) of this Report).

Staff recommend approval of Heritage Permit Application HP2023-005, as per the recommendations of this Report.

ALTERNATIVES FOR CONSIDERATION

- 1. Deny the Heritage Permit Application.**
HMHC may advise Council to deny this application in its entirety. This is not being recommended as the application is in character with the built heritage landscape of the Durand-Markland HCD and conforms to the Durand-Markland HCD Guidelines that permit the erection of new dwellings and other site alterations which are sympathetic to the existing building fabric and maintain the character of the Durand-Markland HCD.

- 2. Approve the Heritage Permit Application with Additional or Amended Conditions.**
HMHC may advise Council to approve this application with additional or amended conditions of approval, as appropriate. This is not being recommended as staff feel that the three Heritage Permit conditions are sufficient.

- 3. Approve the Application with No Conditions.**
HMHC may advise Council to approve this application with no conditions. This alternative is not recommended, as it would prevent staff from reviewing any additional details to ensure that the application approval will result in high-quality construction and the implementation of the project design, as submitted.

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

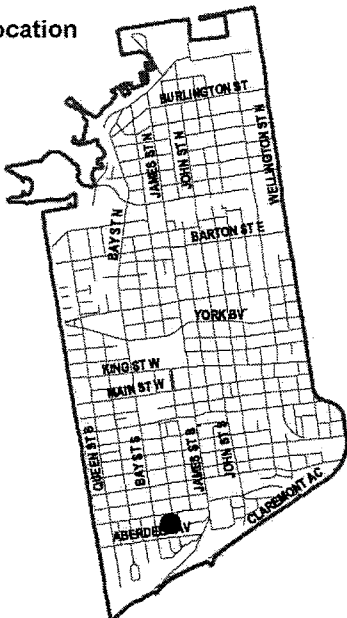
Appendix “A” to Report PED23001 - Location Map

Appendix “B” to Report PED23001 - Application Submission Materials

LC/sd



● Site Location



Key Map - Ward 2

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
18 Chilton Pl


Date:
February 24, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
LC/AL

Subject Property

 18 Chilton Place



Application Submission Materials (modified to remove personal information)



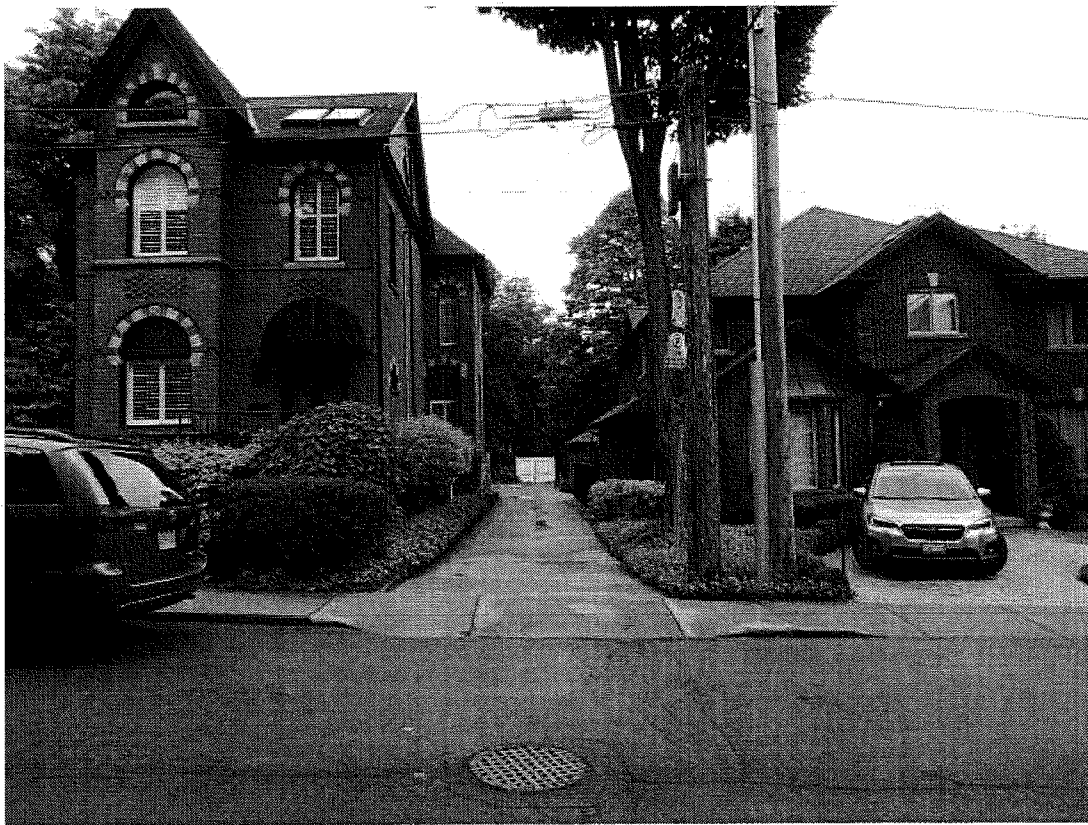
1.0 18 Chilton Place, Hamilton, ON



1.1 Aerial West View – 18 Chilton Place, Hamilton, ON



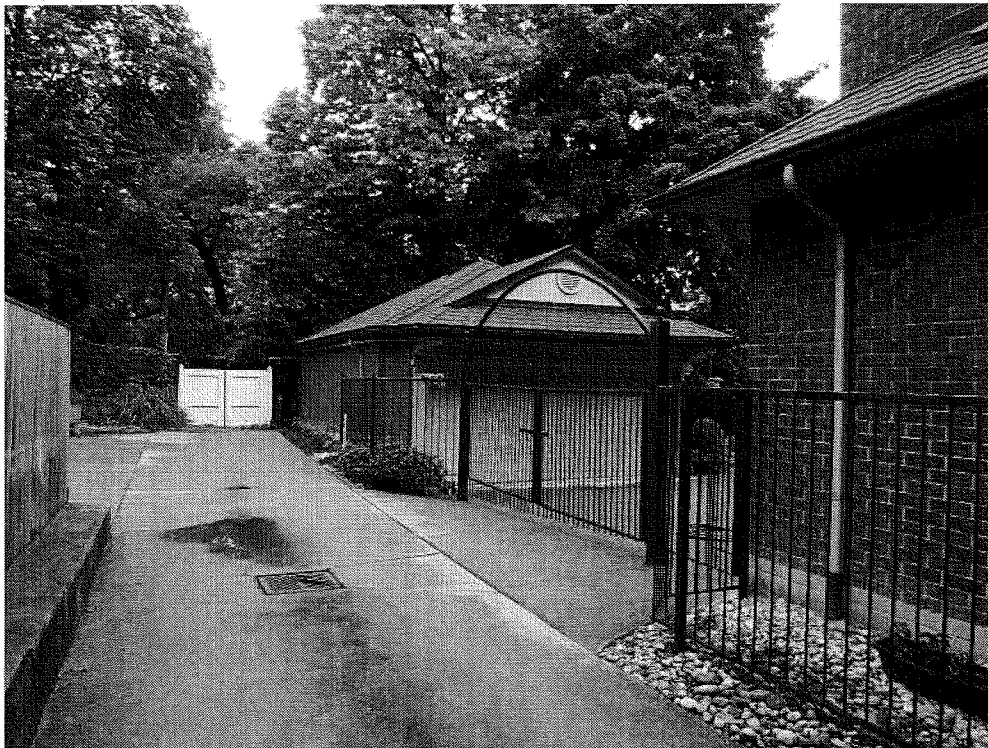
1.2 Aerial View - Proposed Garage Build Area



1.3 West View – Alley that divides 18 Chilton Place and 8 Chilton Place.



1.4 West View – Alley that divides 18 Chilton Place and 8 Chilton Place.



1.5 North West View – Garage at rear of 8 Chilton Place, Hamilton (17 feet high – do metric).



1.6 South West View – Two car parking area and shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top. Two car garage with storage above to the south of the shed in neighbouring property at 77 Markland Street, Hamilton.



1.7 South View – Lane between 18 Chilton Place, Hamilton and 77 Markland Street, Hamilton.



1.8 South East View – Two car parking area and shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top. It should be noted that the detached one and a half story accessory building to be used as a private garage and workshop with second floor storage will be made with the same external materials to match the rear addition of the home. The building will include the same shingles, style of windows, black trim and cedar siding.

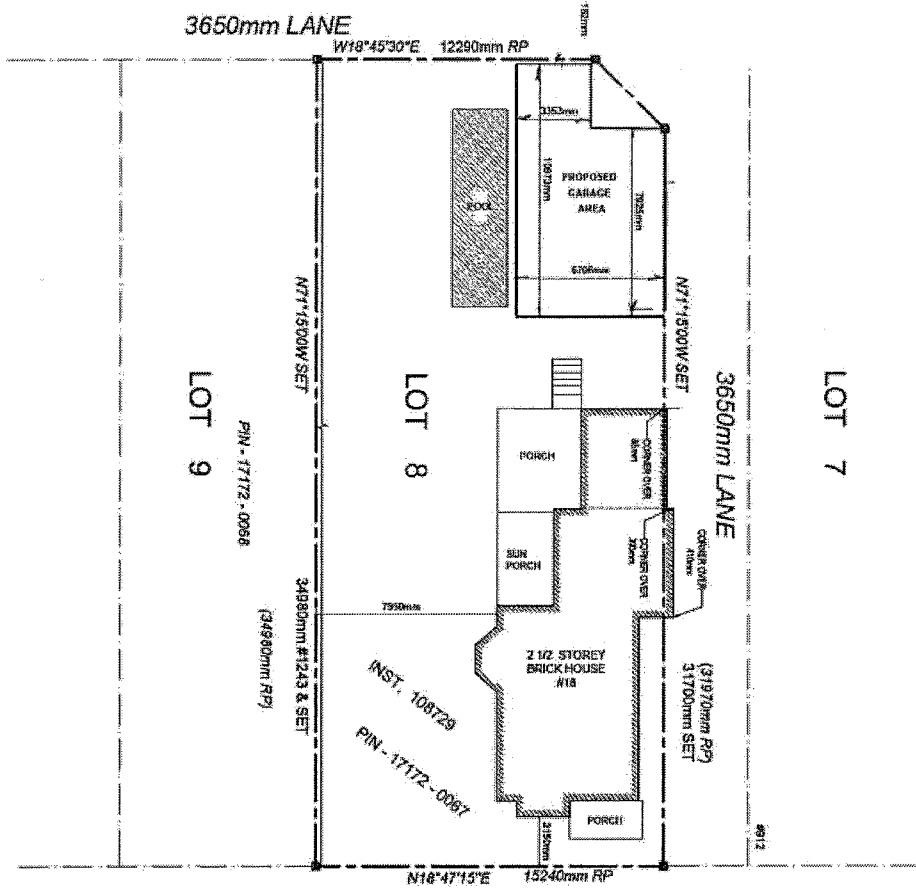


1.9 South View – Two car parking area and shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top. Three car garage with storage in neighbouring property at 77 Markland Street, Hamilton.



PROPOSED SITE PLAN FOR GARAGE

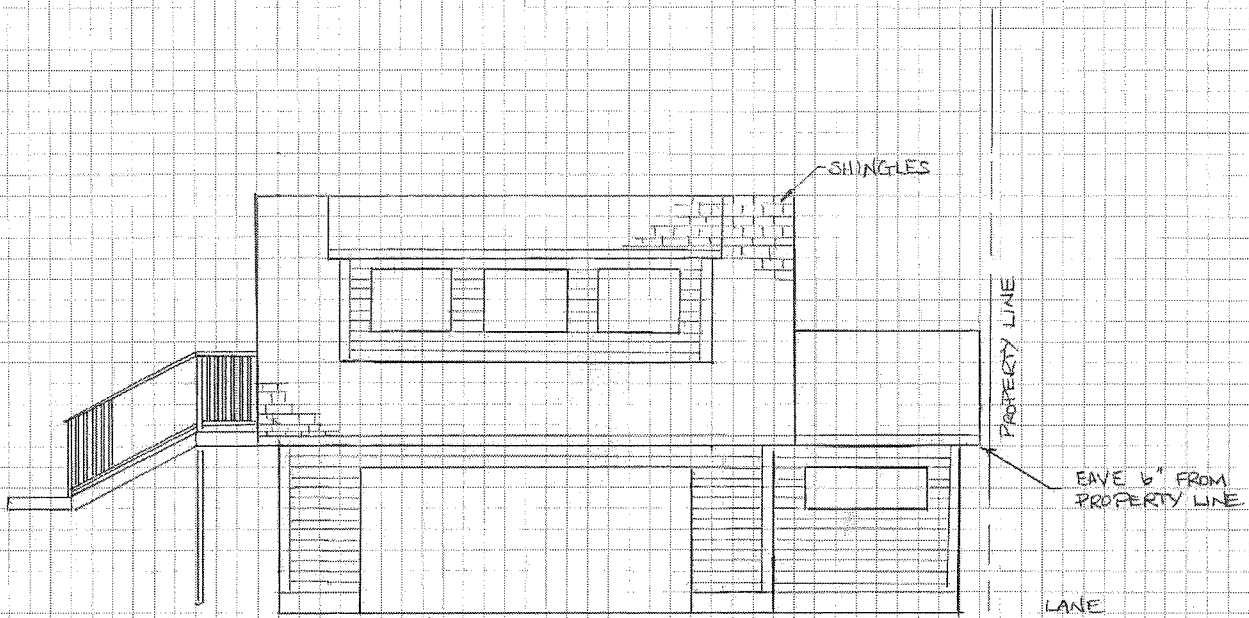
18 CHILTON PLACE,
 HAMILTON, ONTARIO,
 CANADA, L8P 3G7



CHILTON PLACE

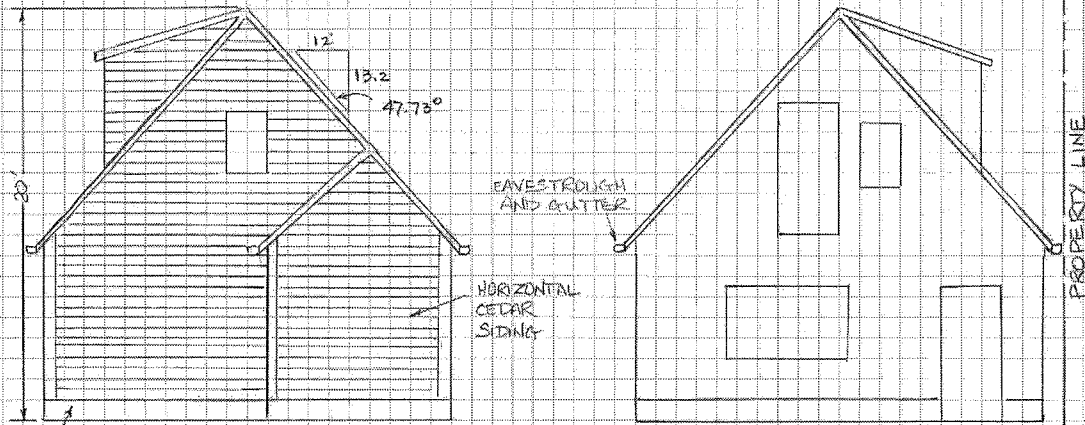
PIN - 17172 - 0067 (PLAN NO. 40)

SCALE = 1:180



FRONT ELEVATION
FACING NORTH

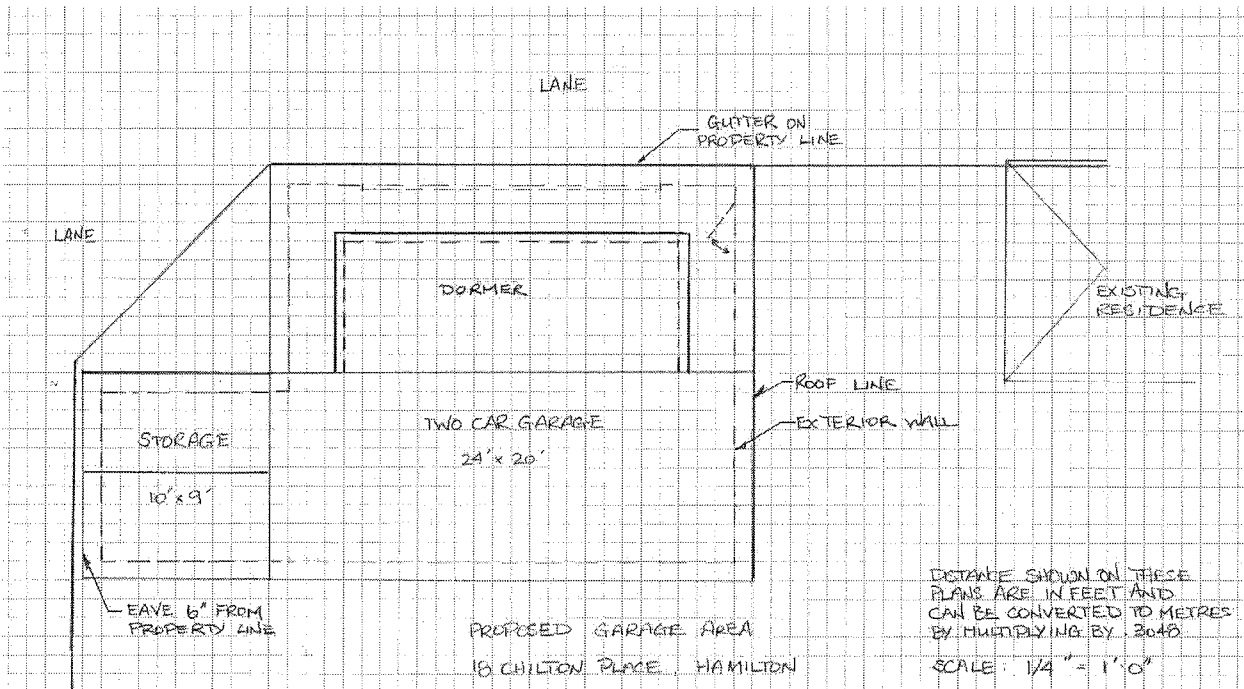
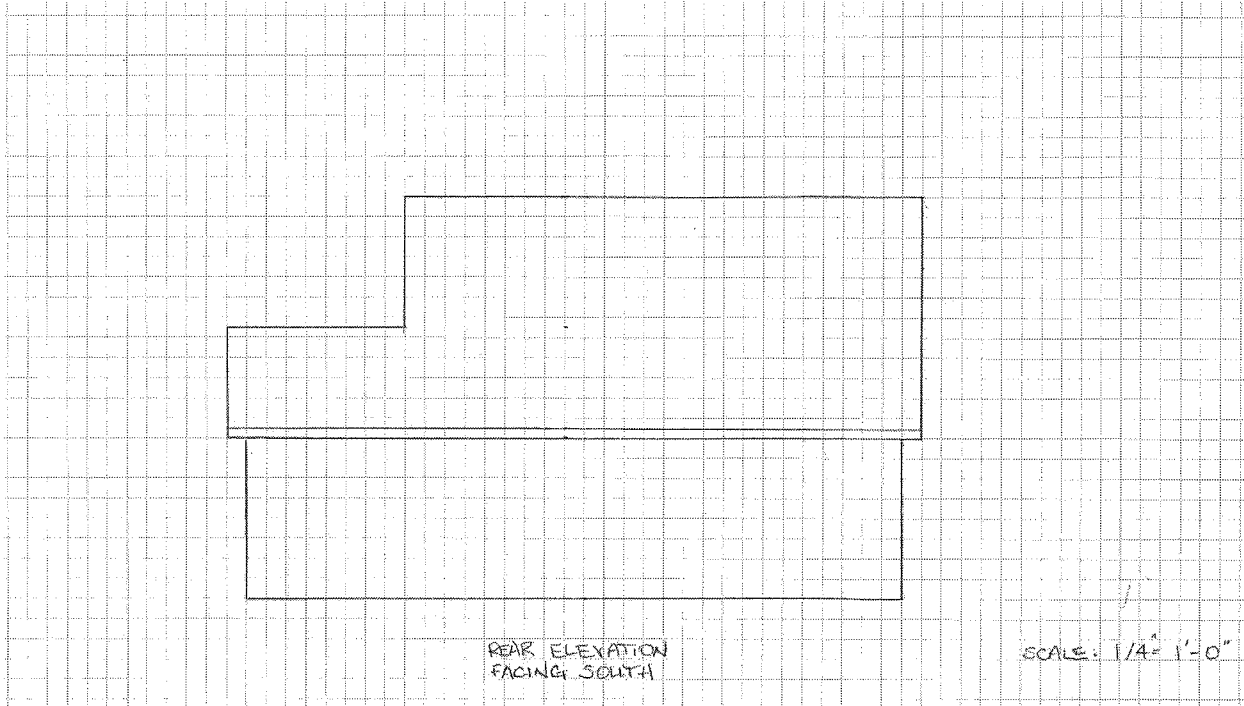
SCALE: 1/4" = 1'-0"
WJ JAN 9/23

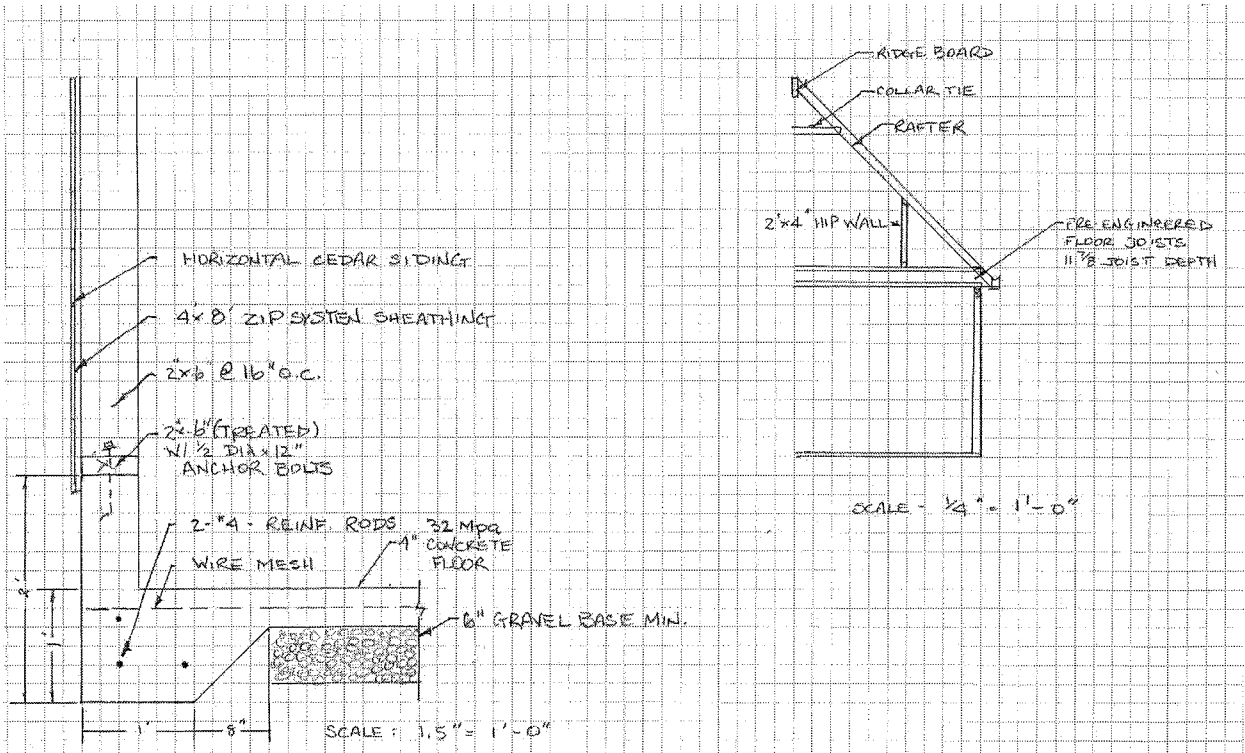
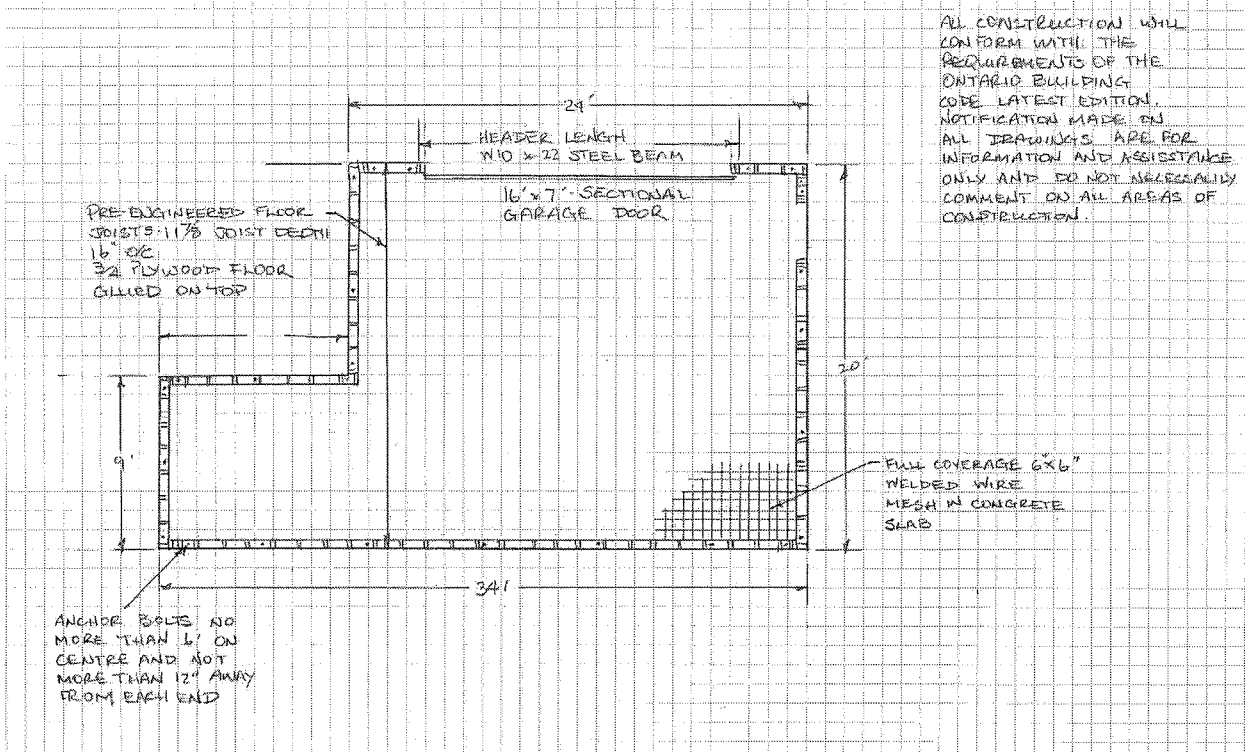


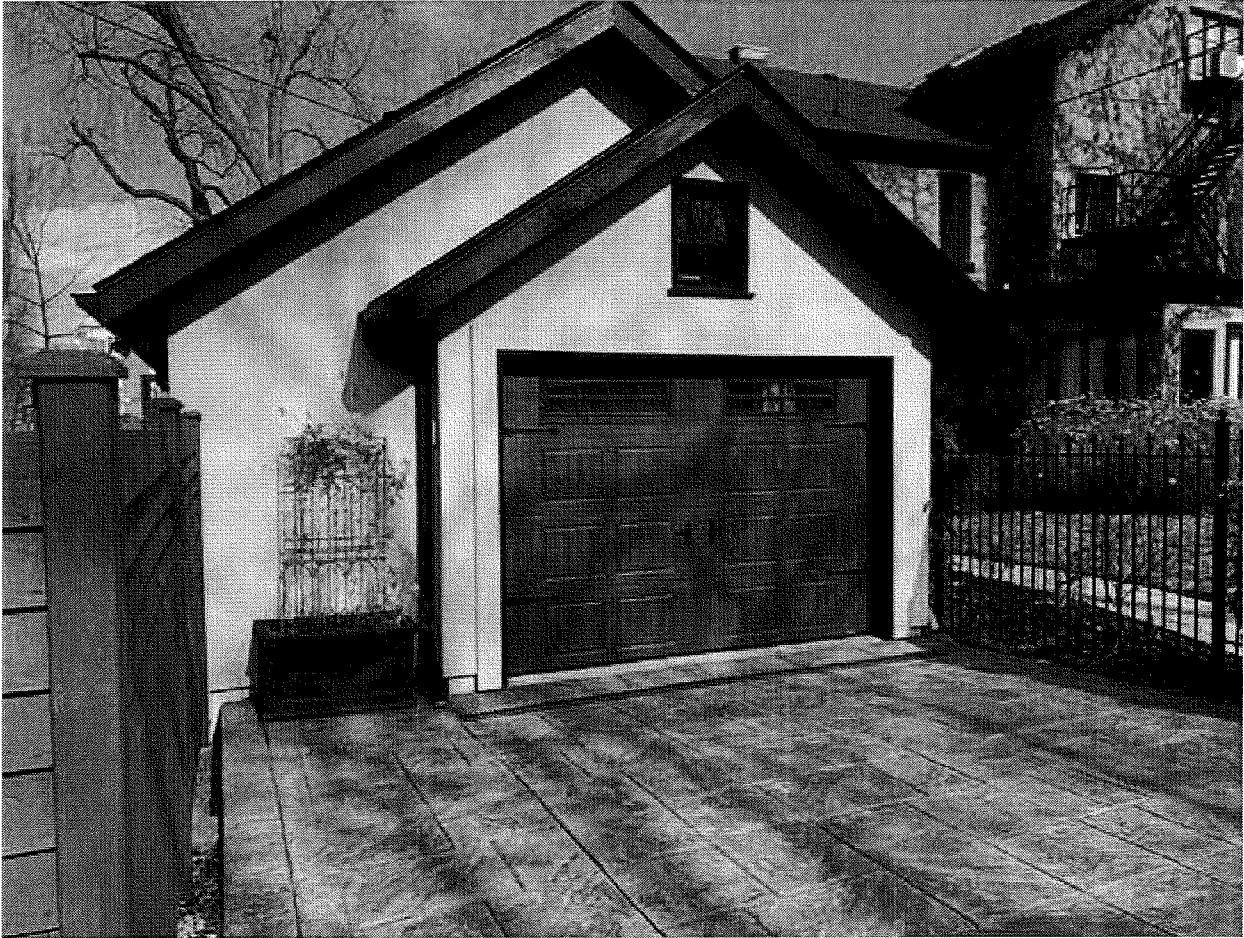
SIDE ELEVATION
FACING WEST

SIDE ELEVATION
FACING EAST

SCALE: 1/4" = 1'-0"



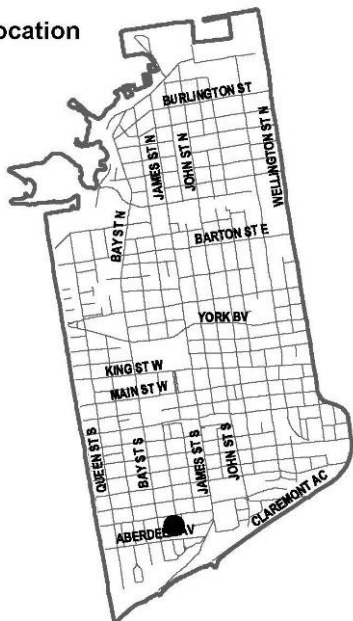




Sample of proposed garage door – to be painted to match front door



● Site Location



Key Map - Ward 2



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
18 Chilton Pl


Date:
February 24, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
LC/AL

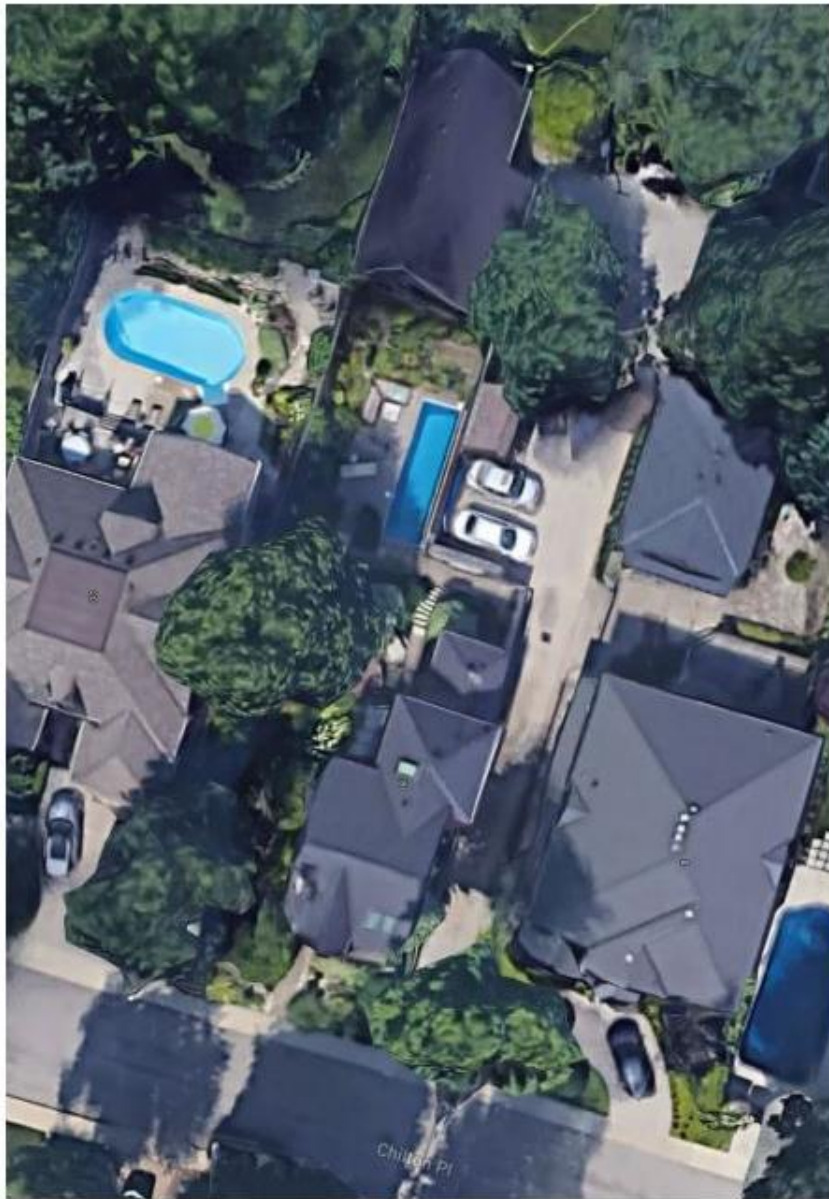
Subject Property

 18 Chilton Place

Application Submission Materials (modified to remove personal information)



1.0 18 Chilton Place, Hamilton, ON



1.1 Aerial West View – 18 Chilton Place, Hamilton, ON



1.2 Arial View - Proposed Garage Build Area



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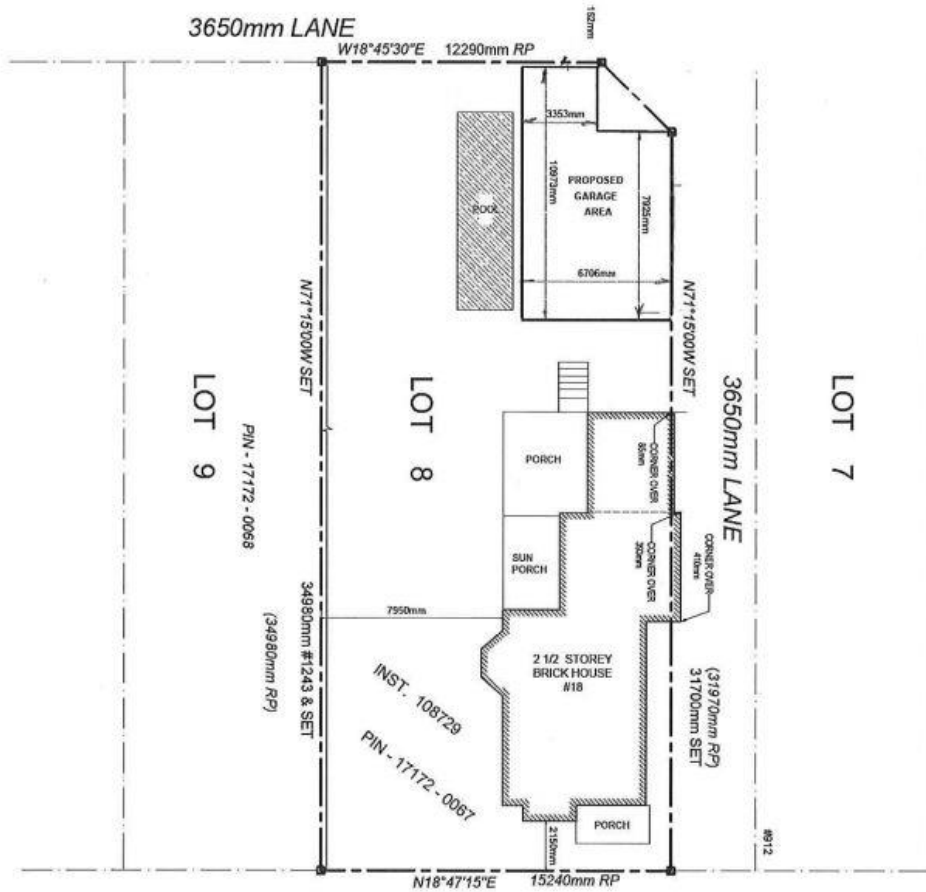


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PROPOSED SITE PLAN FOR GARAGE

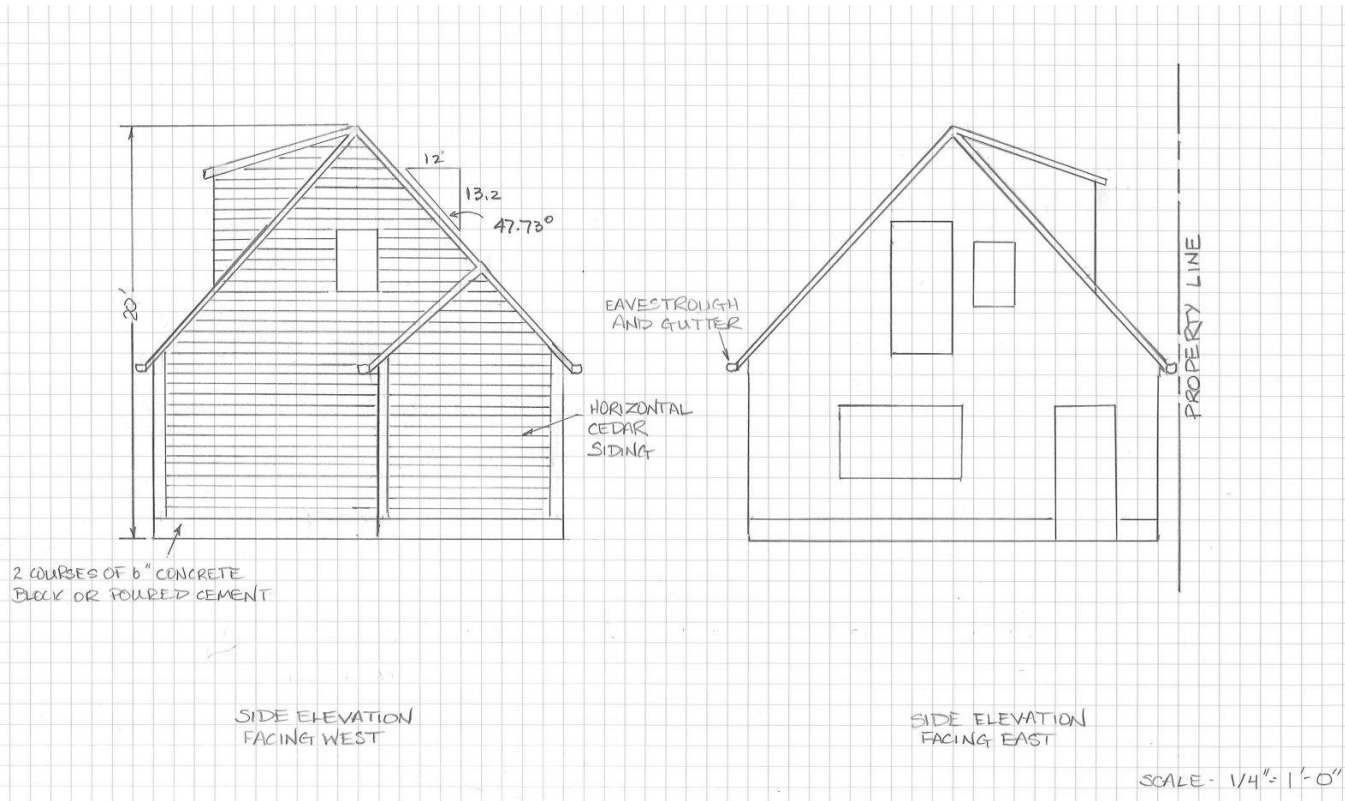
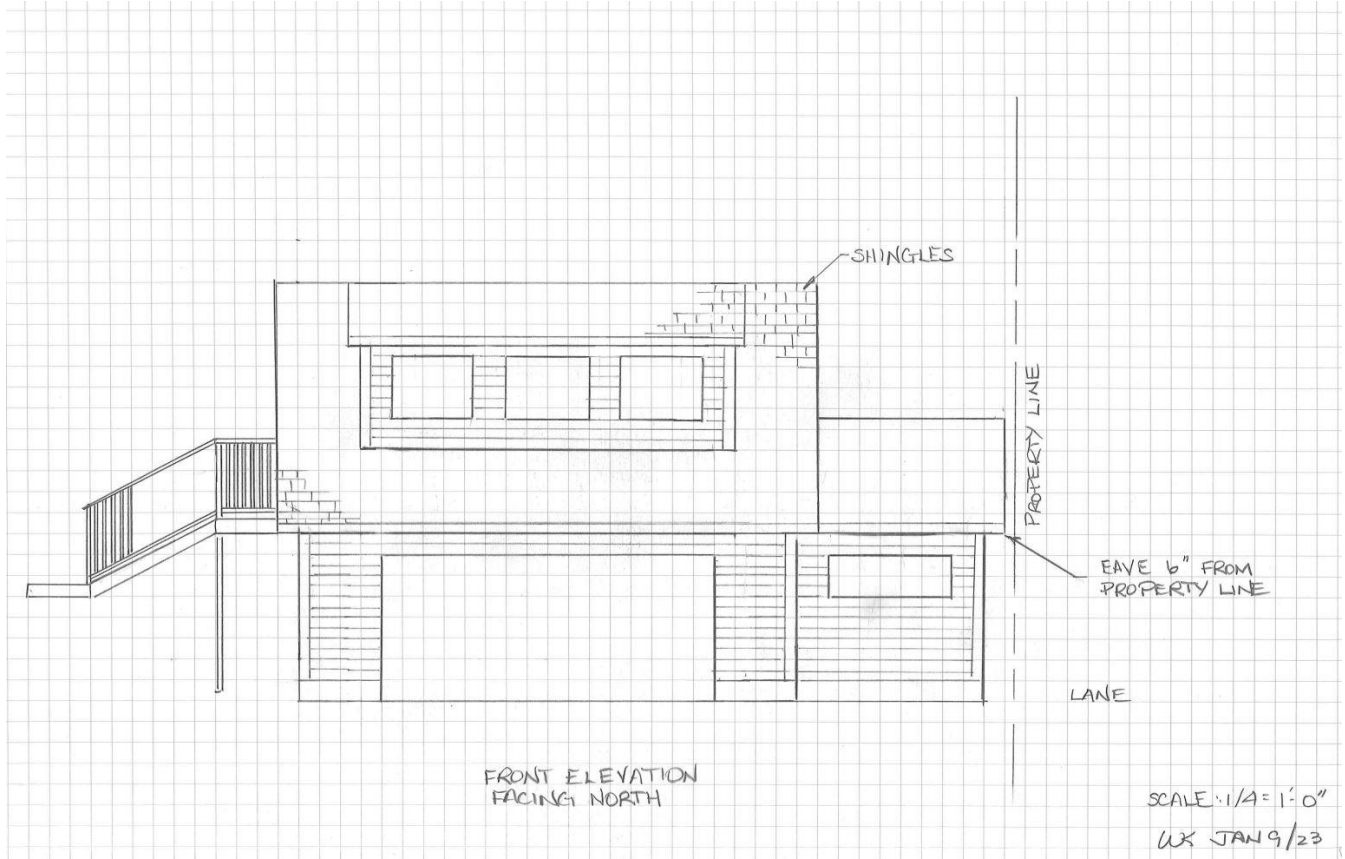
18 CHILTON PLACE,
HAMILTON, ONTARIO,
CANADA, L8P 3G7

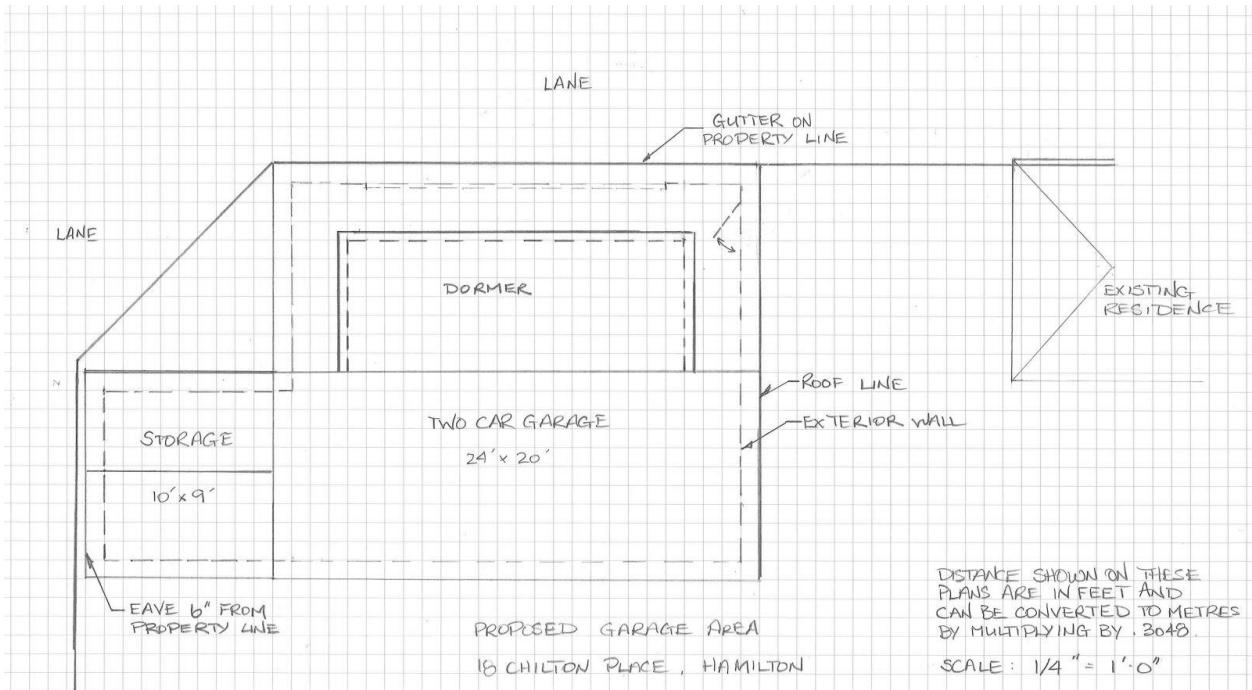
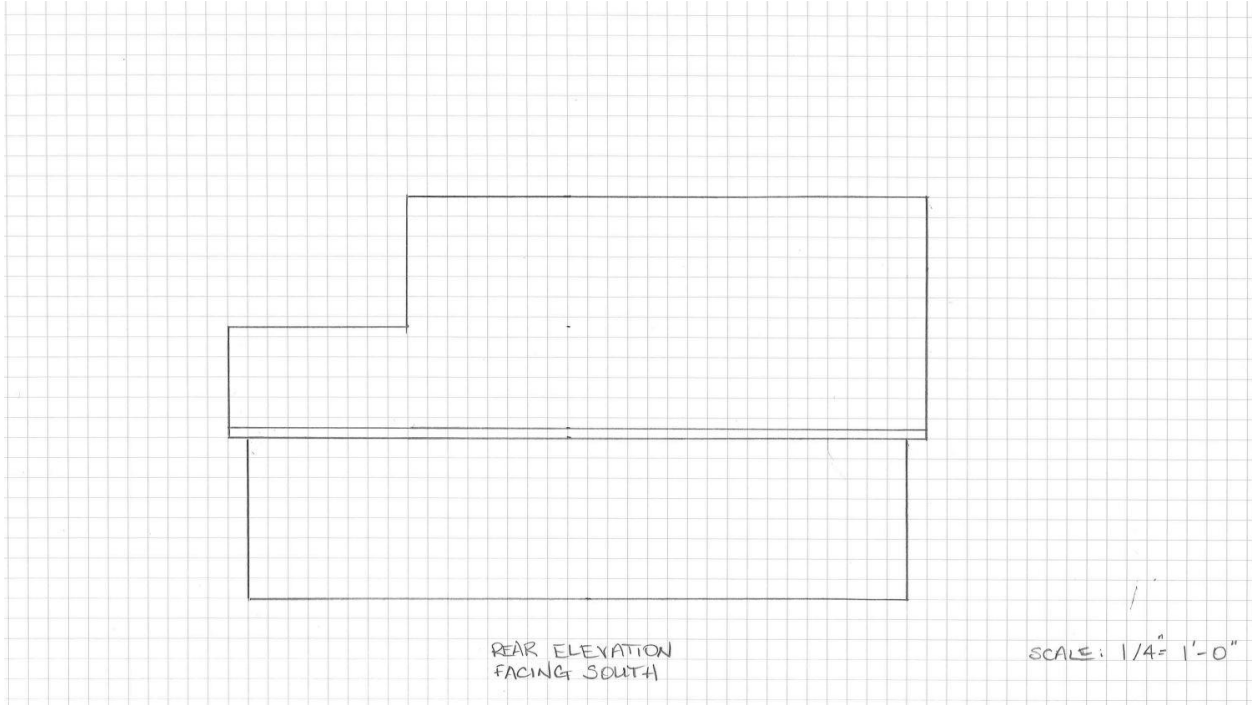


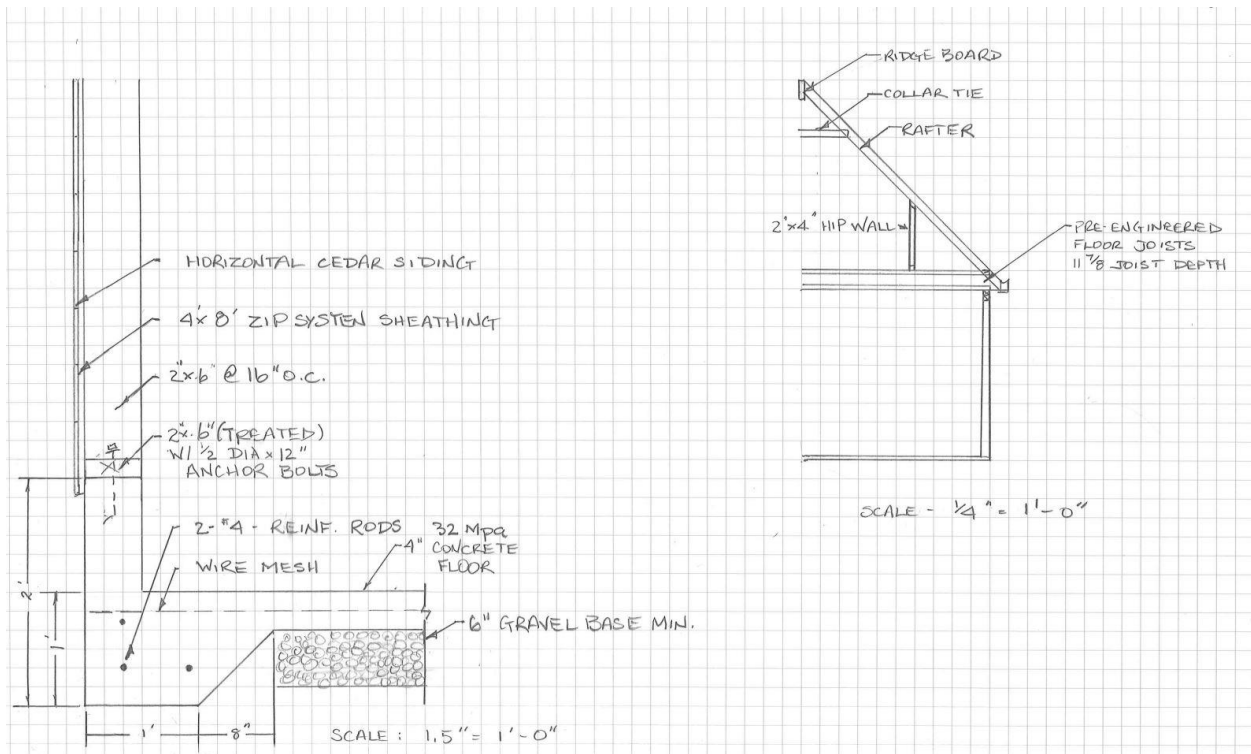
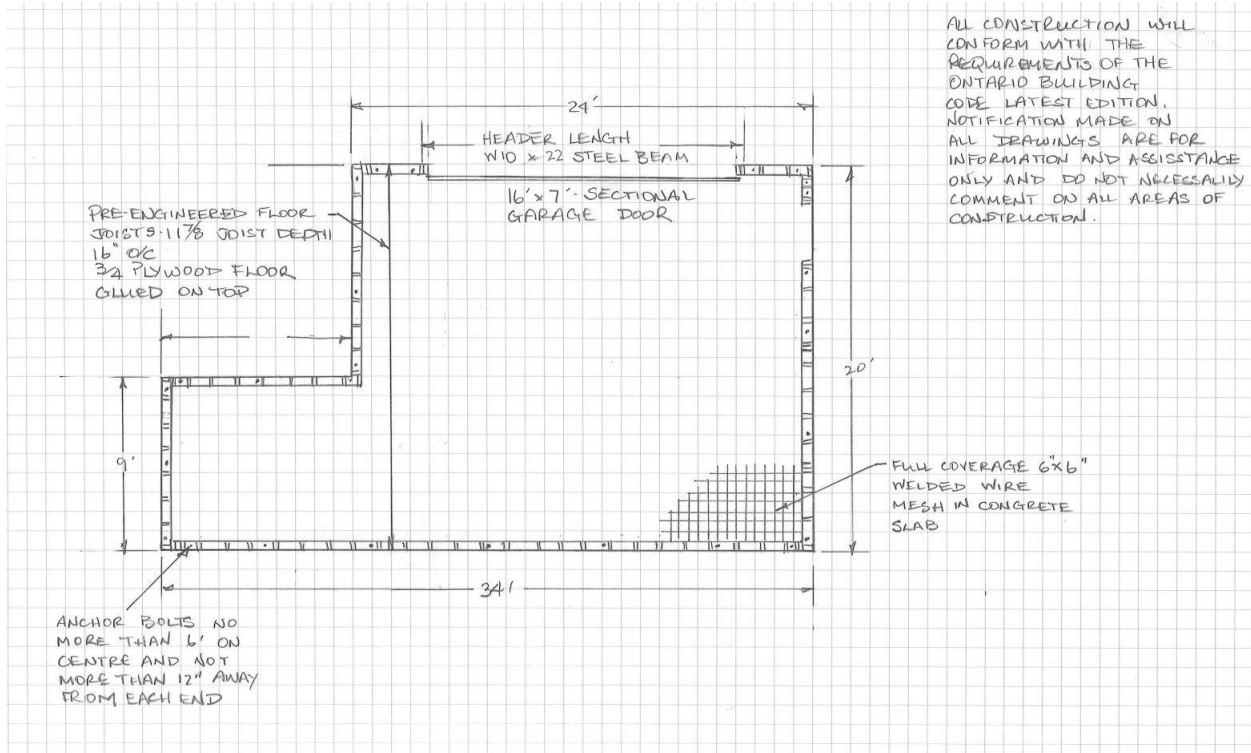
CHILTON PLACE

PIN - 17172 - 0067 (PLAN NO. 40)

SCALE = 1:180









Sample of proposed garage door – to be painted to match front door

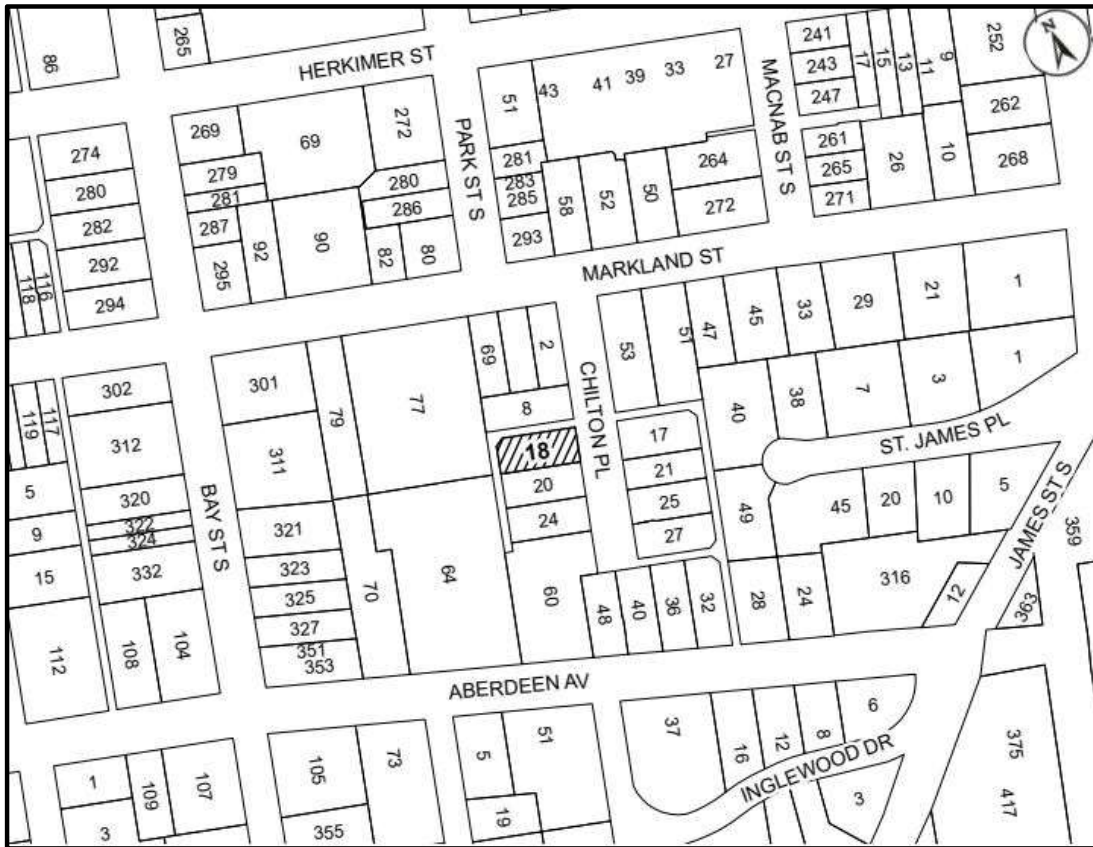


**HERITAGE PERMIT HP2023-005
18 CHILTON PLACE, HAMILTON
(PED23001)**

March 27, 2023

Hamilton Municipal Heritage Committee

HP2023-005: 18 Chilton Place, Hamilton



HP2023-005: 18 Chilton Place, Hamilton



HP2023-005: 18 Chilton Place, Hamilton

Proposal:

- The construction of a new detached one-and-one-half storey accessory structure at the rear of the property, including:
 - New concrete pad and foundation;
 - New cedar siding, and asphalt shingles to match the existing rear addition of the home;
 - New casement windows with black trim;
 - New exterior staircase to second level of garage;
 - Gable roof with north facing dormer windows; and
 - Installation of solar panels on the south roof (to be relocated from existing shed).

HP2023-005: 18 Chilton Place, Hamilton

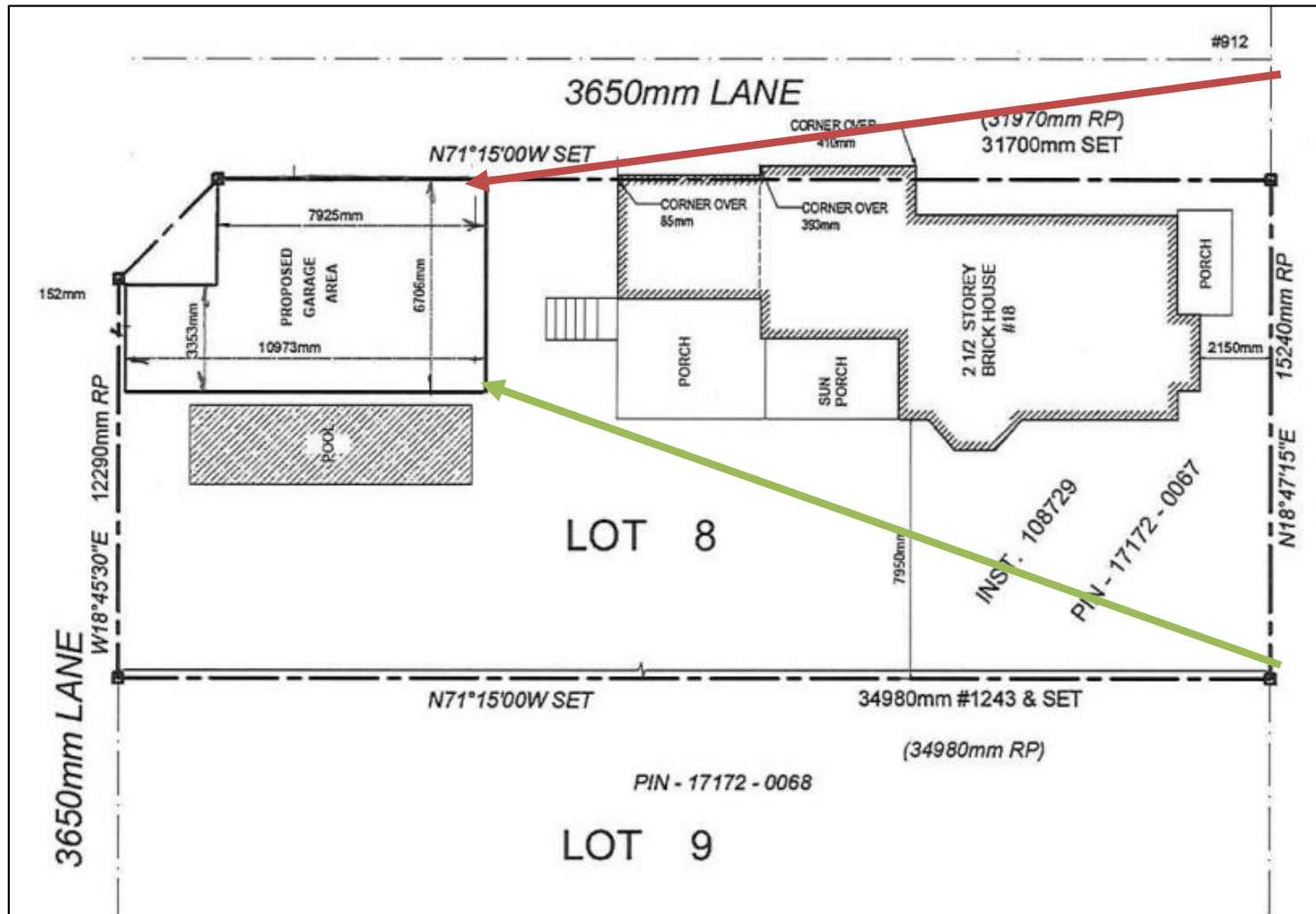
Heritage Permit Review Subcommittee (HPRS)

- Reviewed the proposal on its meeting on February 21, 2023
 - HPRS indicated support for the proposed detached dwelling; and
 - HPRS was supportive of the conditions proposed by staff.

HP2023-005: 18 Chilton Place, Hamilton Existing Conditions

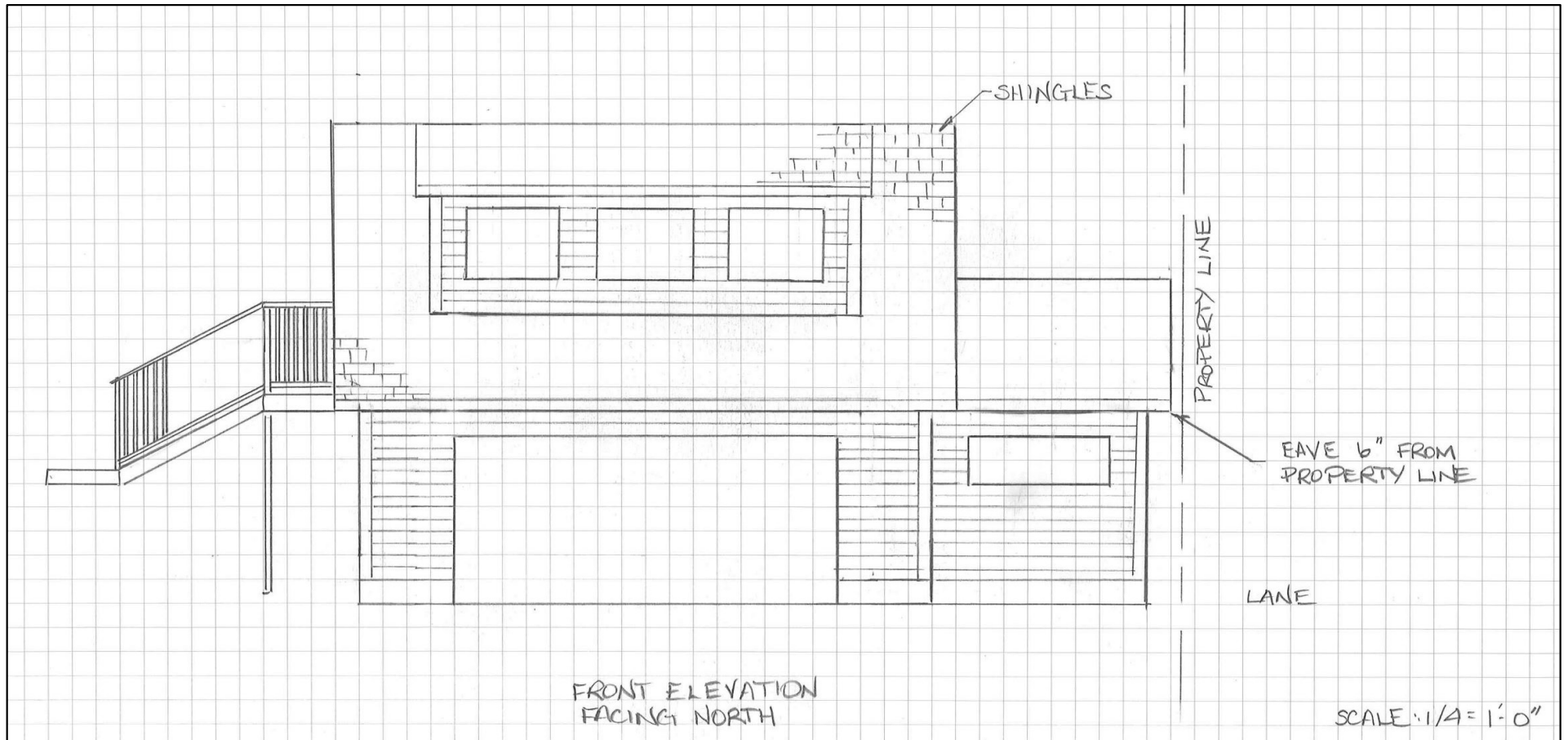


HP2023-005: 18 Chilton Place, Hamilton Site Plan



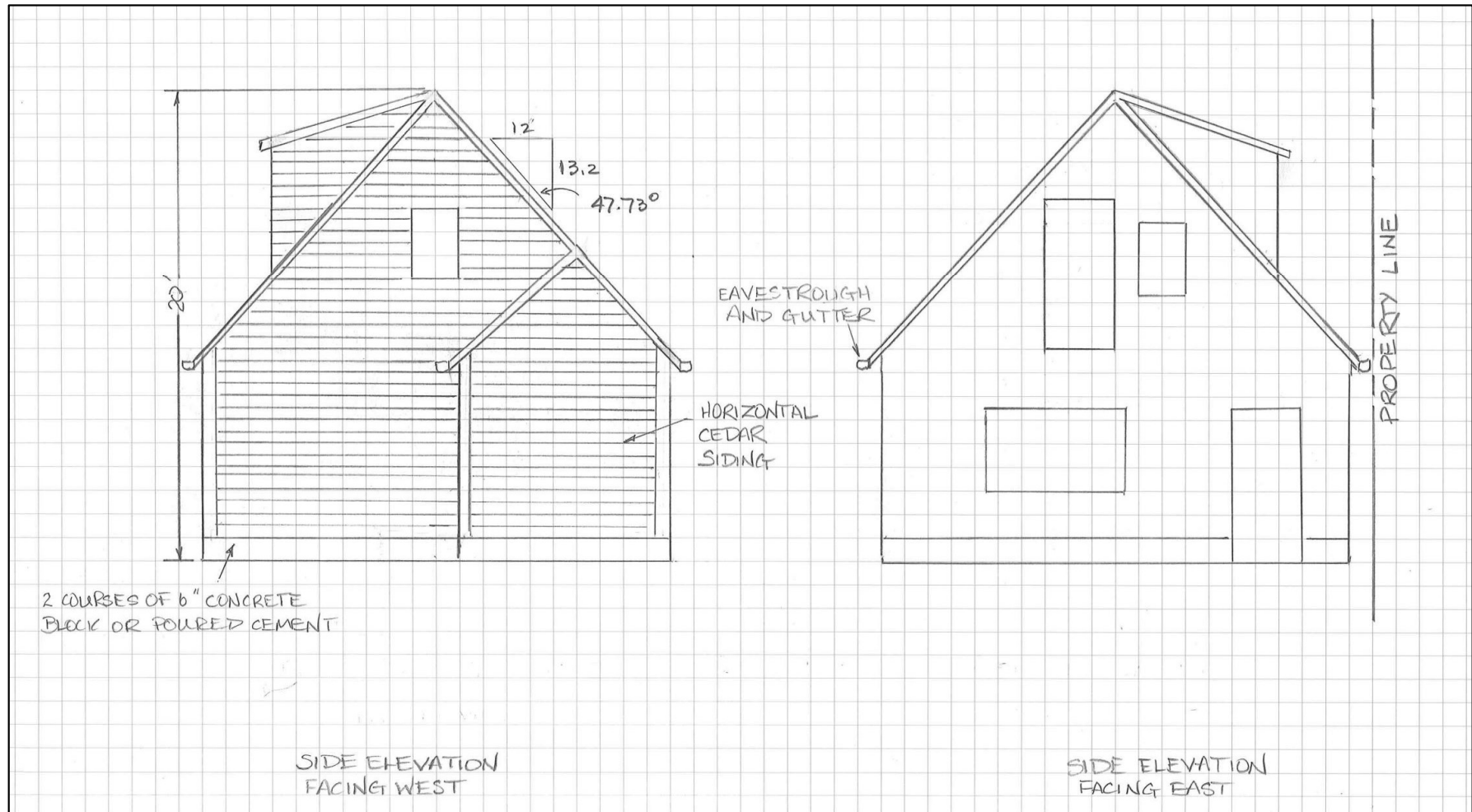
HP2023-005: 18 Chilton Place, Hamilton

Proposed Elevations



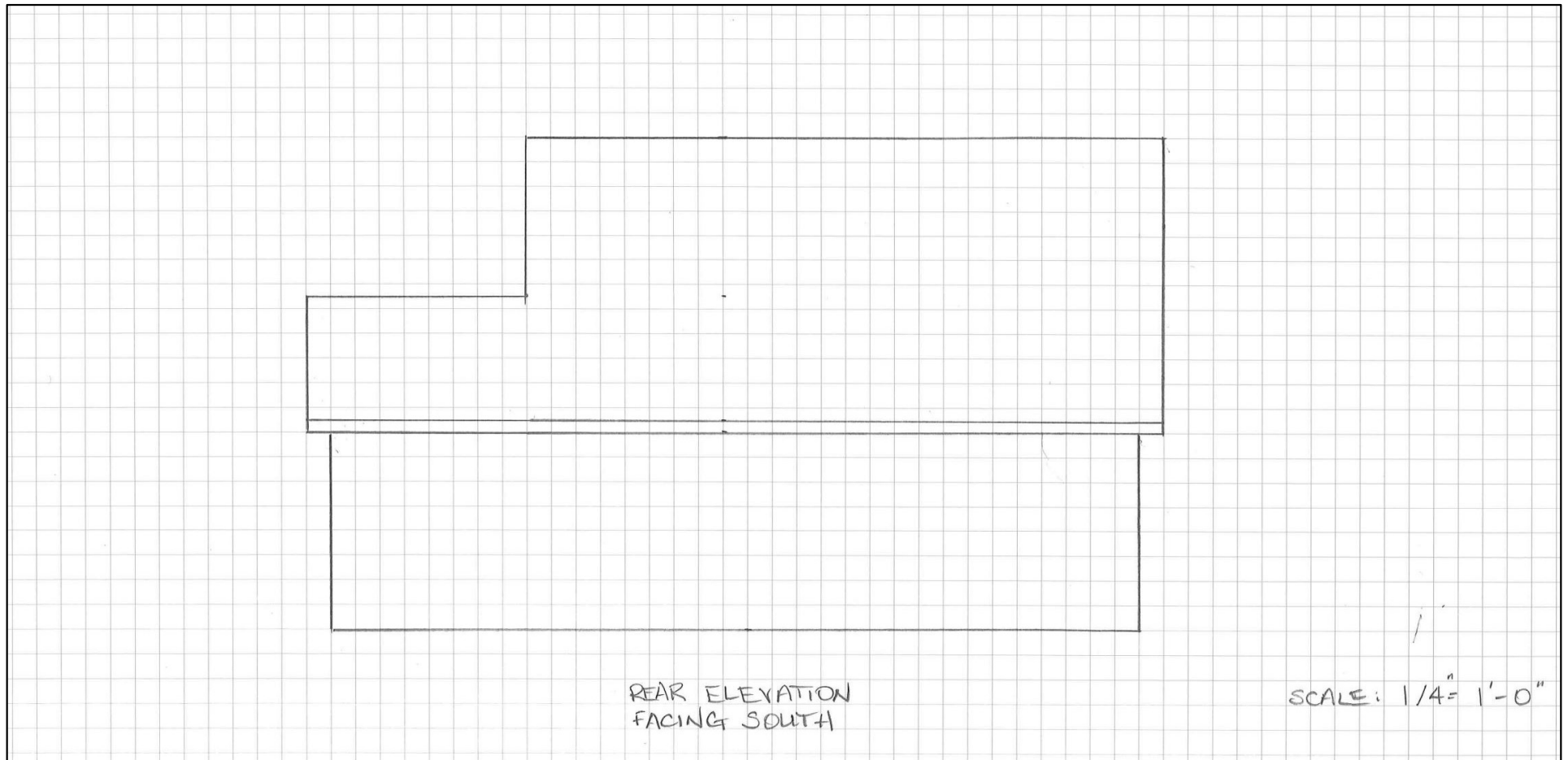
HP2023-005: 18 Chilton Place, Hamilton

Proposed Elevations



HP2023-005: 18 Chilton Place, Hamilton

Proposed Elevations



HP2023-005: 18 Chilton Place, Hamilton

Durand-Markland HCD Guidelines:

Policies and Guidelines for New Construction:

- **General:** New structures should look new and not pretend to be historical by replicating or copying older façades
- **Height:** Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape
- **Relationship to the Street:** Ancillary buildings should be located towards the rear of the lot. Garages should not be a dominant element of the main elevation. They are best located to the rear of the building or set back from the principal façade.
- **Roof Forms:** Use of traditional roof forms in new construction is encouraged – flat or shallow pitch roofs are to be avoided in new construction aside from use in discreet locations
- **Materials and Colours:** Slate, wood or asphalt shingles are appropriate for new construction. Wall materials of new construction should reflect the predominant traditional materials and their respective colours. Windows and doors in the area are predominantly painted wood.

HP2023-005: 18 Chilton Place, Hamilton

Recommendation:

That the Heritage Permit Application be approved, subject to the approval of any required Planning Act applications and the following conditions:

- That the final details of the windows and garage doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner; and,
- That construction and site alterations, in accordance with this approval, shall be completed no later than March 31, 2025.



THANK YOU

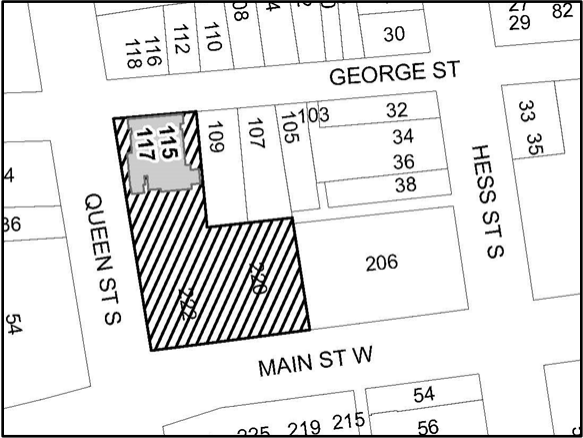


DESIGNATION RECOMMENDATION – 115-117 GEORGE STREET, HAMILTON

March 27, 2023

Hamilton Municipal Heritage Committee

115-117 George Street, Hamilton



Background

- September 2014 - Property listed on Municipal Heritage Register (Downtown Hamilton Built Heritage Inventory Project)
- September 2020 - Urban Hamilton Official Plan and Zoning By-law Amendment Applications for the property received and deemed complete
- Jan. - Feb. 2021 - Public Consultation for the Urban Hamilton Official Plan and Zoning By-law Amendment Applications
- April 2022 - Inventory & Research Working Group recommended addition to the Staff Designation Work Plan
- January 2023 - Staff site visit to the property; Planning Committee considered Urban Hamilton Official Plan and Zoning By-law Amendment Applications for the property
- February 2023 - Council approval of Urban Hamilton Official Plan and Zoning By-law Amendment Applications

Recommendation for Designation

Under Part IV of the OHA

115-117 George Street, Hamilton

Ontario Regulation 9/06 Criteria (4 of 9)

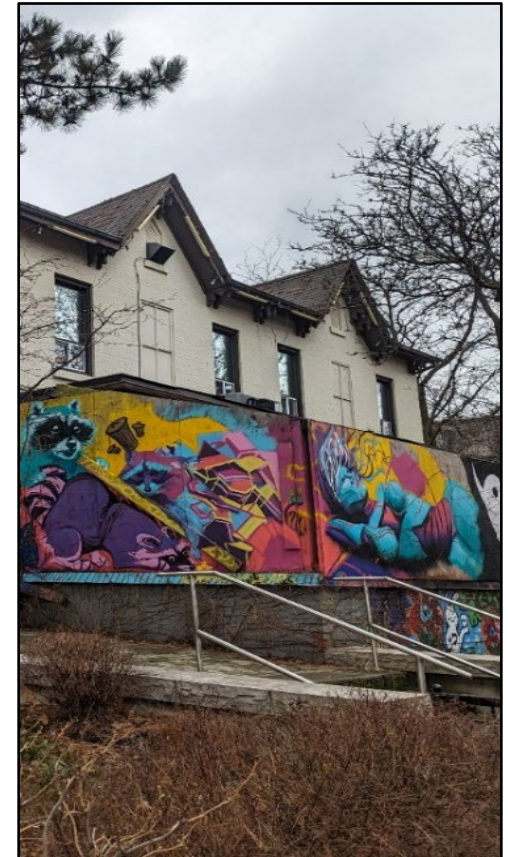
- Design / Physical (Criteria #1)
- Historical / Associative (Criteria #4)
- Contextual (Criteria #7, 8)



115-117 George Street, Hamilton

Design / Physical Value

1. The property is a **representative vernacular** example of the Gothic Revival style of architecture.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



115-117 George Street, Hamilton

Historical / Associative Value

4. The property has a **direct association** with entrepreneur and industrialist John Moodie (1832-1902), known as one of the “Five Johns” celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, and with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.



C. Redford

115-117 George Street, Hamilton

Contextual Value

7. The property helps **define** the character of the historic Hess Village streetscape.
8. The property is **physically, functionally, historically and visually linked to its surroundings.**
9. The property is not considered to be a local landmark.



GBCA Architects



115-117 George Street

115-117 George Street, Hamilton

Statement of Cultural Heritage Value or Interest (Summary)

The property located at 115-117 George Street is comprised of a two-and-a-half storey brick building. The design of the building is a representative vernacular example of the **Gothic Revival** style of architecture.

The property at 115-117 George Street is associated with entrepreneur and industrialist **John Moodie** and the **growth and commercial prosperity** of the City of Hamilton in the late-nineteenth century.

The property **helps define** the character of the historic Hess Village streetscape and is **physically, functionally, visually and historically** linked to its surroundings.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the vernacular Gothic Revival style of architecture include the:

- Front (north) and side (east and west) exterior elevations of the two-and-a-half storey brick building, including the:
 - Running bond brick masonry construction;
 - Side gable roof with projecting eaves and paired decorative wood brackets with drops;
 - Single-stack corbelled brick chimney located to the southwest;
 - Projecting front gables with pointed-arch window openings below;
 - Symmetrical front (north) elevation with three bays of flat-headed window openings in the second storey with shaped stone lintels and sills; and,
 - Segmentally-arched window openings in the side (east and west) elevations with brick voussoirs and stone sills.

Description of Heritage Attributes (Continued)

Key attributes that embody the contextual value of the property in defining the character of the historic Hess Village streetscape include the:

- The setback, placement as an entrance to George Street from Queen Street South and orientation of the front (north) elevation facing George Street.





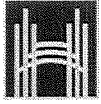
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QUESTIONS?



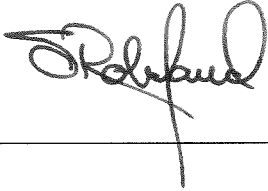
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THANK YOU



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	March 27, 2023
SUBJECT/REPORT NO:	Recommendation to Designate 115-117 George Street, Hamilton, under Part IV of the <i>Ontario Heritage Act</i> (PED23027) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the City Clerk be directed to give notice of Council’s intention to designate 115-117 George Street, Hamilton, shown in Appendix “A” attached to PED23027, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED23027, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council through Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resource located at 115-117 George Street, Hamilton, under Part IV of the *Ontario Heritage Act*. The Report was prepared in response to *Planning Act* Applications to redevelop lands including the subject property, which includes the retention and reuse of the existing building. The property owner is supportive of the proposed Part IV designation in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED23027, which was adapted from the Cultural Heritage Impact Assessment prepared for the owner (attached as Appendix "C" to Report PED23027) that evaluates the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation.

Alternatives for Consideration – See Page 6

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 properties. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal (OLT).

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)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 115-117 George Street, Hamilton, as shown in Appendix "A" attached to Report PED23027, is comprised of semi-detached units forming a two-storey former residential building constructed circa 1871 and adapted in the 1970s for commercial purposes. The subject property is part of a larger property parcel also comprised of 222 Main Street West and 220 Main Street West, and was first surveyed for potential heritage interest in the 1970s. In September 2014, the subject property was listed on the Municipal Heritage Register as part of the Downtown Hamilton Built Heritage Inventory project (see Report PED1419).

On April 25, 2022, the Inventory and Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee (HMHC) considered the heritage value or interest of the subject property and recommended that it be added to staff's designation work plan. In a letter dated June 28, 2022, Cultural Heritage Planning staff notified the authorized agent for the owner that the property was added to staff work plan for designation.

On January 20, 2023, Cultural Heritage Planning staff were granted permission to enter the subject property and met with a representative for the owner on site to tour the interior and exterior of the building and take updated photographs of the building, property and Hess Village streetscape (see Appendix "D" attached to Report PED23027).

On January 31, 2023, Planning Committee considered Urban Hamilton Official Plan Application (UHOPA-20-025) and Zoning By-law Amendment Application (ZAC-20-038) for lands including the subject property as part of Report PED23022, which were subsequently approved by Council on February 8, 2023. The planning approvals apply a holding provision to ensure that a Conservation Plan is prepared for 115-117 George Street and submitted staff's satisfaction and approval, prior to development occurring on the subject property.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Coletara Development, authorized agent for the owner; and,
- Inventory and Research Working Group of the HMHC.

In addition, Planning staff have emailed the Ward Councillor (Councillor Kroetsch) for Ward 2 and provided an overview of the reasons for designation and the process for designating a property.

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 significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

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 two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, which identifies nine criteria related to three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value. A Cultural Heritage Impact Assessment (CHIA) was prepared by Goldsmith Borgal & Company Ltd. Architects dated February 9, 2021 as part of the *Planning Act* Application process (see Appendix "B" attached to Report PED23027). The CHIA evaluated the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation.

In addition, Cultural Heritage Planning staff conducted a site visit of the property, including both the interior and exterior of the building, on January 20, 2023, to “ground truth” the information contained in the CHIA report and support the staff cultural heritage evaluation of the property. As a result, Cultural Heritage Planning staff prepared a more comprehensive Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix “B” to Report PED23027. The updated Statement was circulated to the authorized agent for the owner for their feedback.

As outlined below, based on the CHIA and staff’s cultural heritage evaluation, it was determined that the subject property met 4 of the 9 criteria contained in *Ontario Regulation 9/06*:

Design / Physical Value

1. The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), known as one of the “Five Johns” celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.
8. The property has contextual value as it is physically, functionally, visually and historically linked to its surroundings.
9. The property is not considered to be a local landmark.

The above cultural heritage evaluation confirms that the property has sufficient cultural heritage value or interest to warrant Part IV designation under the *Ontario Heritage Act*.

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 decide to designate property or decline to designate property.

Decline to Designate

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

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

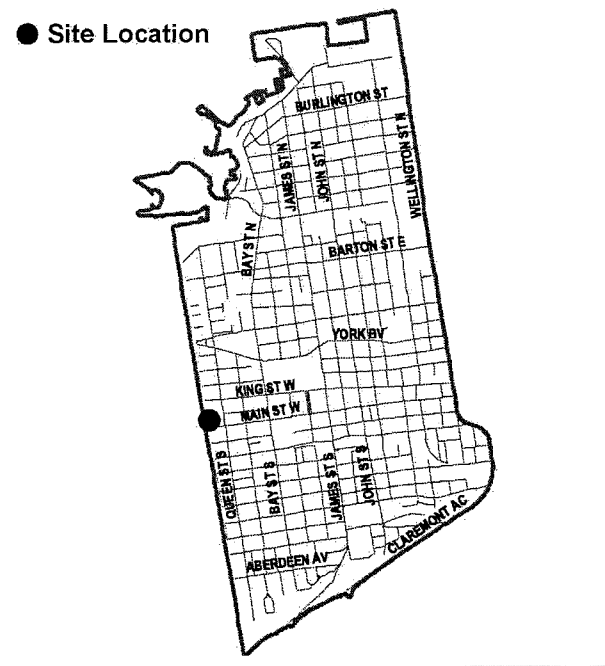
Appendix "A" to Report PED23027 – Location Map

Appendix "B" to Report PED23027 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes

Appendix "C" to Report PED23027 – Cultural Heritage Impact Assessment Report

Appendix "D" to Report PED23027 – Photographs

CR/sd



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
PED23027

Date:
March 10, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/AL

Subject Property

115 - 117 George Street

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The property located at 115-117 George Street is comprised of a semi-detached, two-and-a-half storey brick building constructed circa 1871. The property is located on the southeast corner of George Street and Queen Street South in the Central Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.

The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), known as one of the "Five Johns" celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.

The property also has contextual value as it is physically, functionally, visually and historically linked to its surroundings, and helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the vernacular Gothic Revival style of architecture include the:

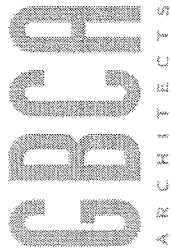
- Front (north) and side (east and west) exterior elevations of the two-and-a-half storey brick building, including the:

- Running bond brick masonry construction;
- Side gable roof with projecting eaves and paired decorative wood brackets with drops;
- Single-stack corbelled brick chimney located to the southwest;
- Projecting front gables with pointed-arch window openings below;
- Symmetrical front (north) elevation with three bays of flat-headed window openings in the second storey with shaped stone lintels and sills; and,
- Segmentally-arched window openings in the side (east and west) elevations with brick voussoirs and stone sills.

Key attributes that embody the contextual value of the property in defining the character of the historic Hess Village streetscape include the:

- The setback, placement as an entrance to George Street from Queen Street South and orientation of the front (north) elevation facing George Street.

The modified first-storey front (north) elevation, south (rear) elevation, and rear wings and interior features are not considered to be Heritage Attributes.



**CULTURAL HERITAGE IMPACT ASSESSMENT
(CHIA)**

for

**115-117 George Street &
220-222 Main Street West**

Hamilton, Ontario

(GBCA Project No: 20027)

prepared for:	prepared by:
115 George St Inc. 966 Pantera Drive Mississauga, Ontario L4W 2S1	Goldsmith Borgal & Company Ltd. Architects 362 Davenport Road, suite 100 Toronto, Ontario M5R 1K6

Dates of submission: 24 June 2020
 Dates of 2nd submission: 9 February 2021

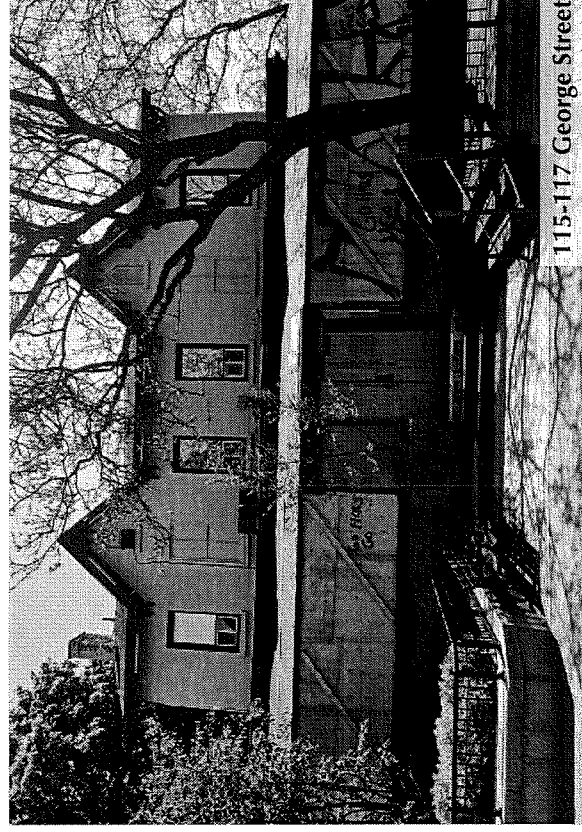
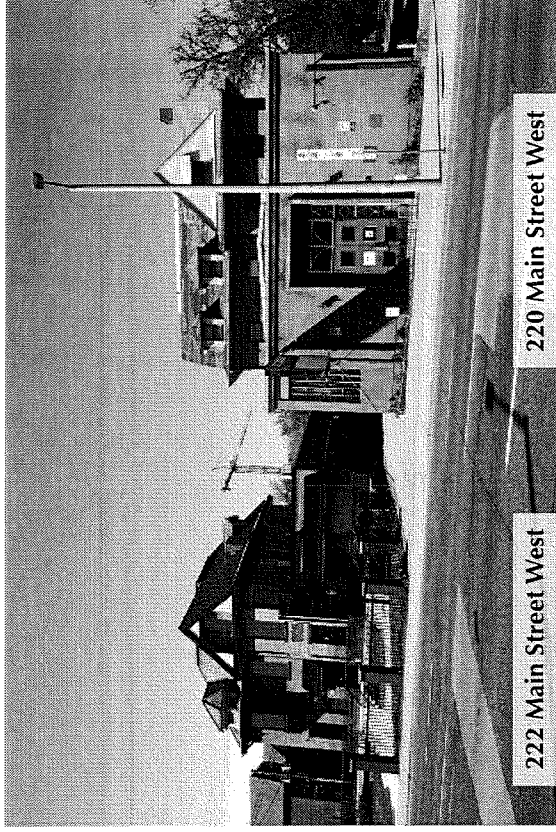


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EXECUTIVE SUMMARY

General note:

This CHIA is submitted to the City of Hamilton primarily for the purpose of additional research on the properties at 220 and 222 Main Street West, with their respective analysis and assessments, as well as a Draft Statement of Significance for 115-117 George Street. The development proposal for the subject site remains unchanged from the original June 2020 CHIA. All changes between the June 2020 and this current CHIA are highlighted in red for ease of reference.

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by 115 George St Inc. in May 2020 to prepare a Cultural Heritage Impact Assessment (CHIA) for a Zoning Amendment application for a site located in the downtown core of the City of Hamilton. This CHIA has been prepared in accordance with the City of Hamilton Guidelines: Cultural Heritage Impact Assessments (last revised April 4, 2018) as required by the City of Hamilton and evaluates the impact of the proposed development on existing heritage resources.

The development site is located on a portion of the northeast corner of Queen Street South and Main Street West, and is comprised of three parcels of lands containing three separate buildings. These properties are identified as heritage properties under the City's Inventory and its Municipal Heritage Register.

Further, the development site is adjacent to a number of heritage properties, all of which vary in heritage status, as discussed in more detail under Section 3 of this CHIA.

It should be noted that this CHIA has been prepared using the information collected by McCallum Sather Architects (the building descriptions and historical research), with additional research prepared by GBCA. McCallum Sather are aware that their information is being used in this document, in accordance with standard practice under the Ontario Association of

Architects (Practice Tip 1). The assessments under this CHIA are entirely based upon GBCA's opinion.

This CHIA finds that the property at 115-117 George Street and 220 Main Street meet the provincial criteria for cultural heritage value. 220 Main Street has value primarily for its association to a notable Hamilton family, yet the building is highly altered. While 222 Main Street was added to the Municipal Heritage Register by the City under the Downtown Built Heritage Inventory Project (DBHI), further research and evaluation finds that it does not meet the criteria for cultural heritage value.

The proposed change for the site consists of a new mixed-use development with retail at grade and residential units in the remaining upper storeys. The new building on the site is proposed at 23 storeys, with a 4-storey high podium at the base.

The new building will involve the removal of the buildings at 220 and 222 Main Street as they are not good candidates for physical conservation. The former building has cultural heritage value, yet is significantly altered and has lost its integrity. In order to conserve the value of this property, a commemoration strategy can be explored and expressed on the site by means of a plaque or an interpretation plan.

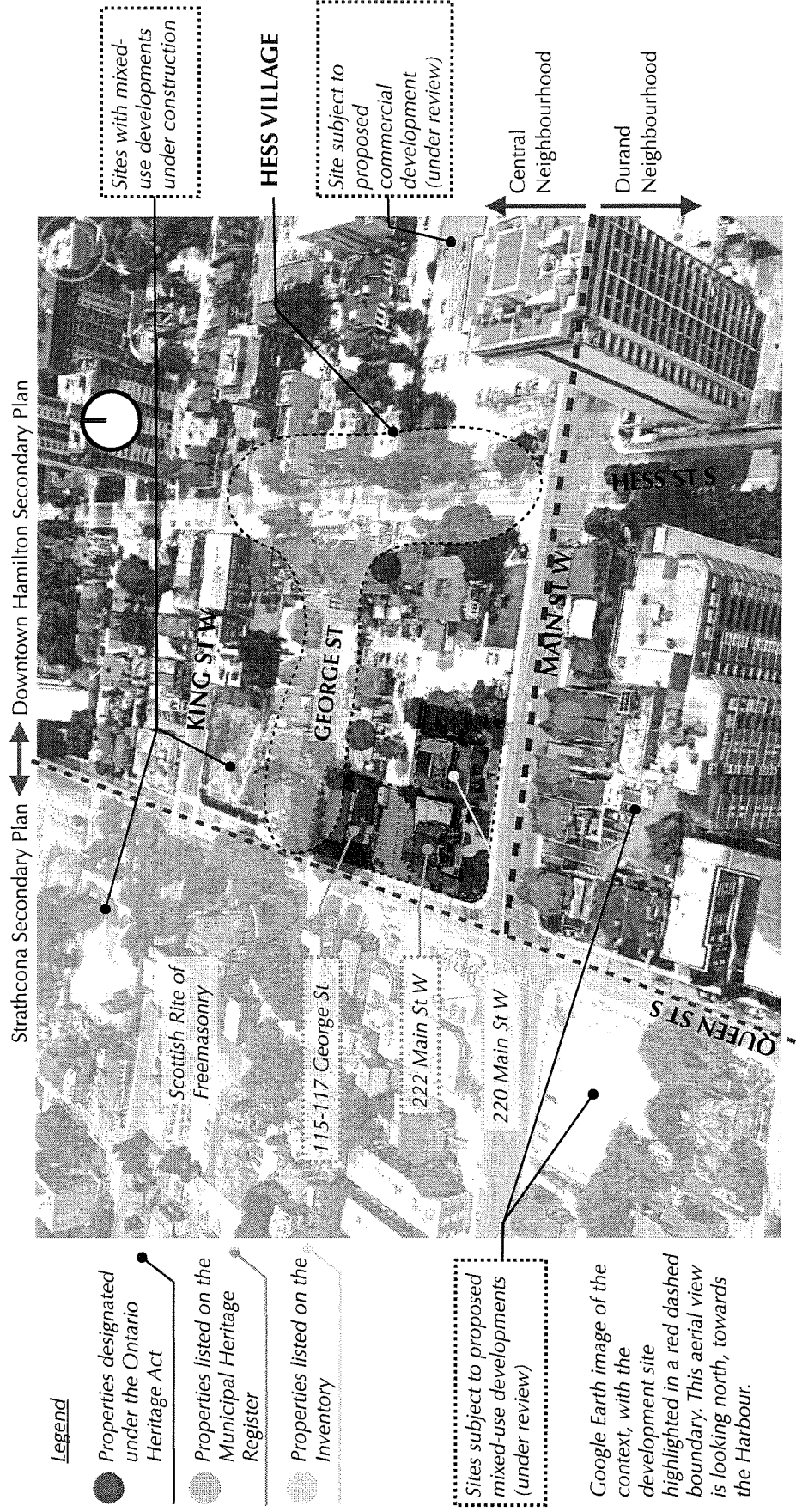
The building known as 115-117 George Street will be partially conserved by the retention of its main and side facades, including the front portion of the roof and integrated into the proposed development so that its heritage value, found in the portion visible from George and Queen Street, is conserved. Section 7 discusses in more detail the Conservation Strategy for the building.

The proposed development will be inserted into a block currently characterized by low-rise buildings and into an area that includes a mix of low and high-rise buildings, within a planned emerging context favouring high-rise development.

1. INTRODUCTION

The subject site is located in the downtown core of the City of Hamilton, specifically at the northeast corner of Queen Street South and Main Street West. The site is L-shaped, with its largest frontage along Queen Street South, as shown on the image below.

The following is a visual summary of the existing and emerging context of the immediate site. Identified properties are either on the development site or considered to be adjacent to the development site.

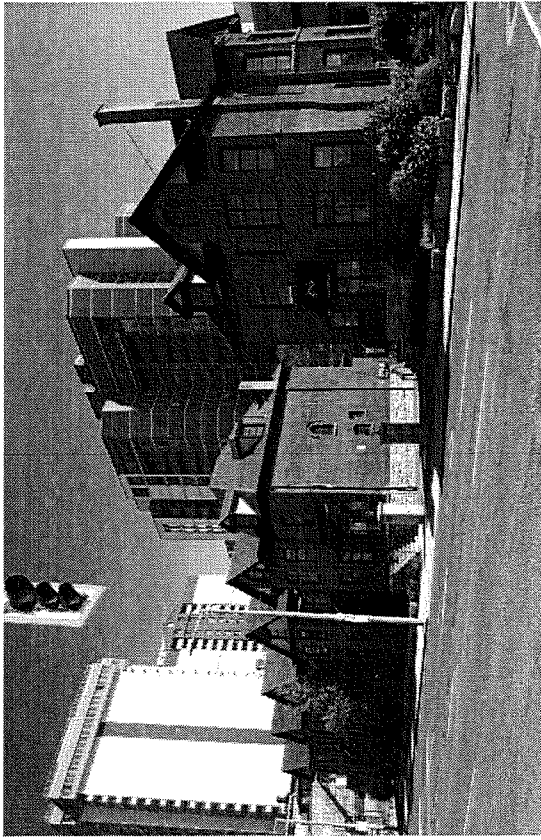


Sites subject to proposed mixed-use developments (under review)

Google Earth image of the context, with the development site highlighted in a red dashed boundary. This aerial view is looking north, towards the Harbour.

1.3 Site Context

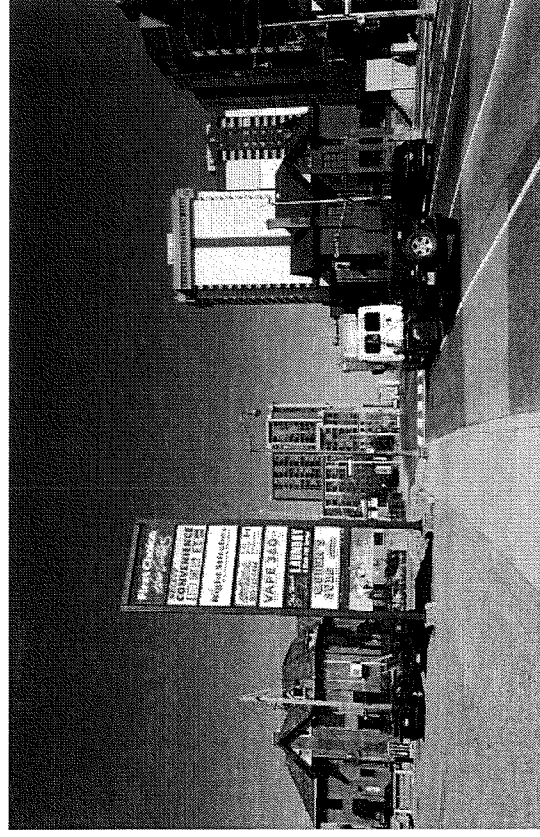
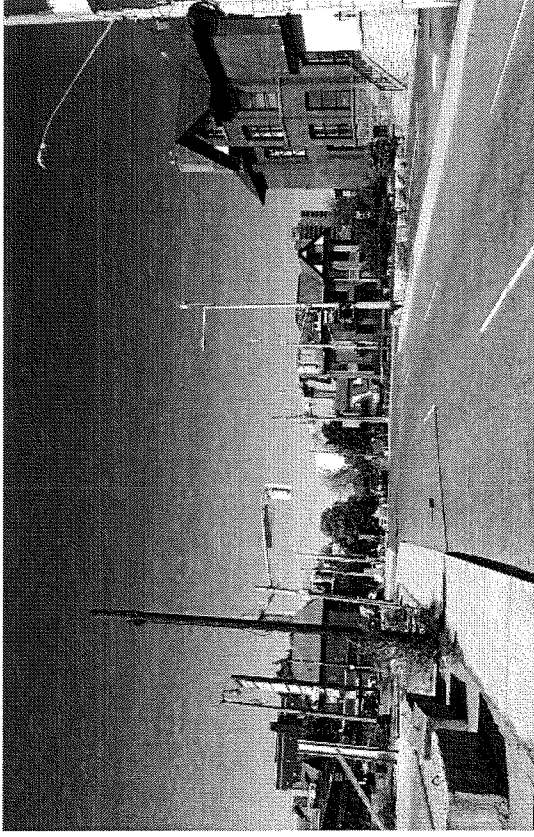
The following context photographs were taken by GBCA Architects on May 26th 2020.

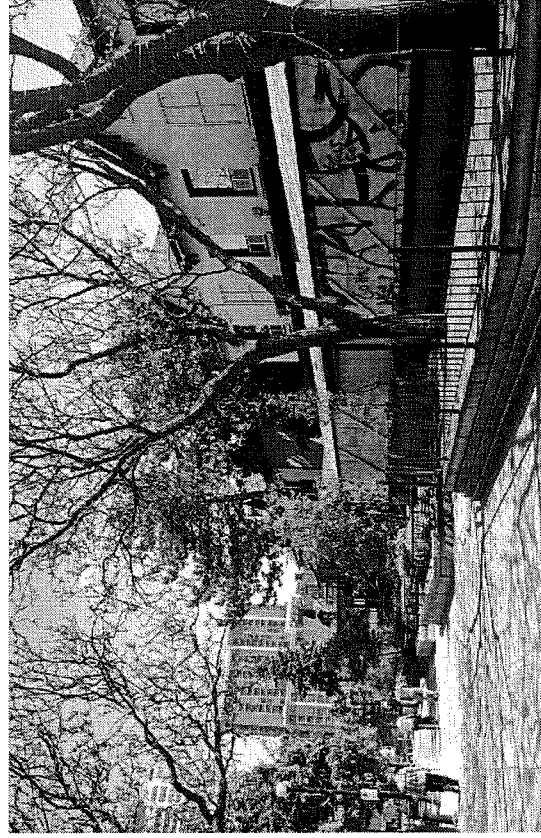
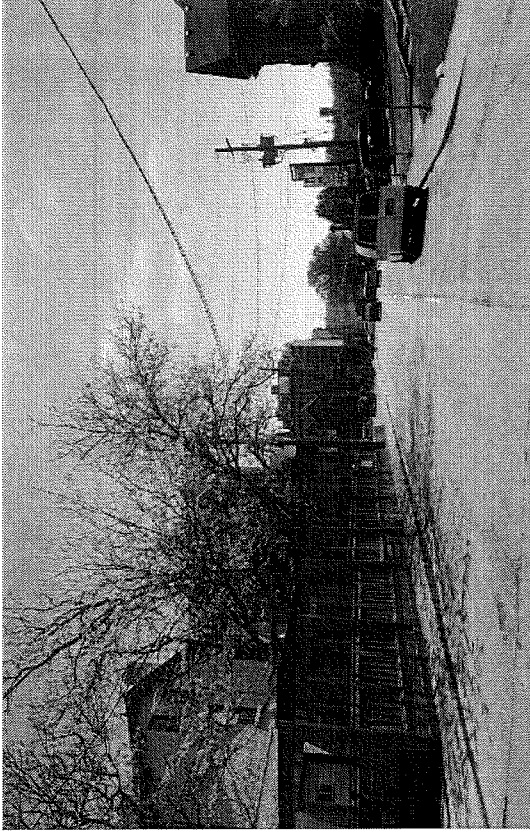
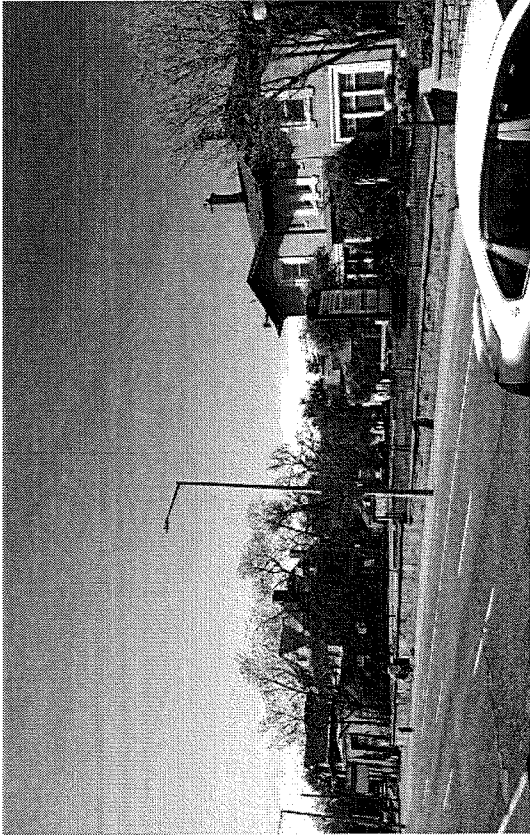


Top: Overall view of the south side of Main Street West, across the street from the subject site. The buildings shown date to the 1890s and early 1900s and have all been rehabilitated for commercial uses. All high-rise buildings in the background are residential buildings.

Top right: View of Queen Street South, just south of Main Street West. This view is looking north towards the subject site, located on the right, across from Main Street West. In the foreground, on the left of the image is a vacant lot, recently rezoned for a 23-storey building.

Bottom right: View of Main Street West, looking east past the subject site, located on the left, across from Queen Street South. In the foreground, on the left of the image is a commercial property with surface parking.

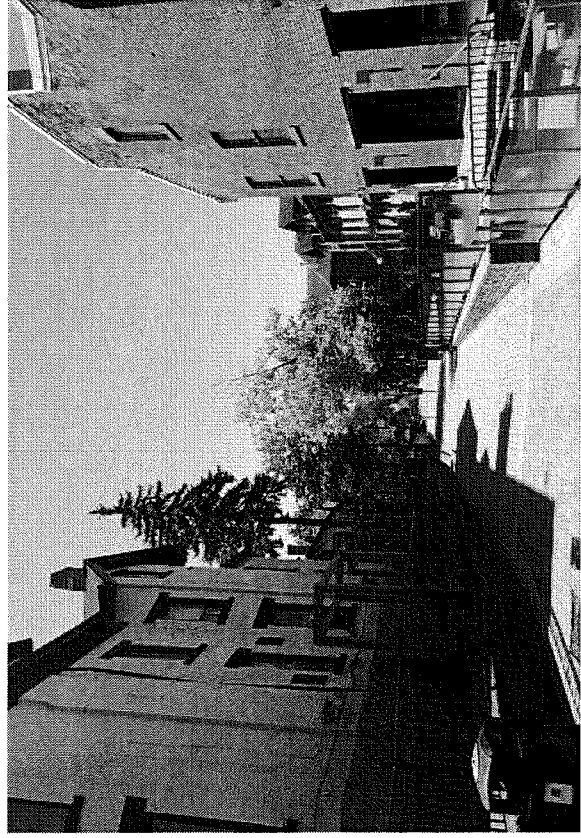
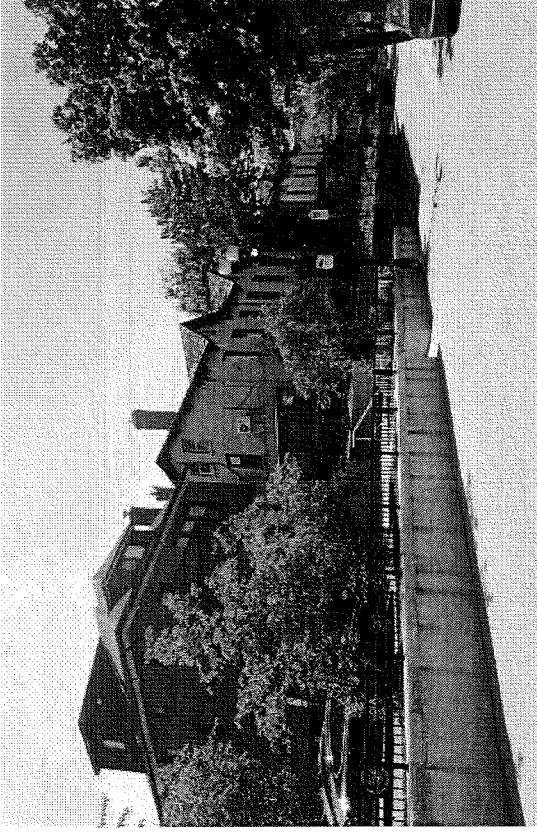
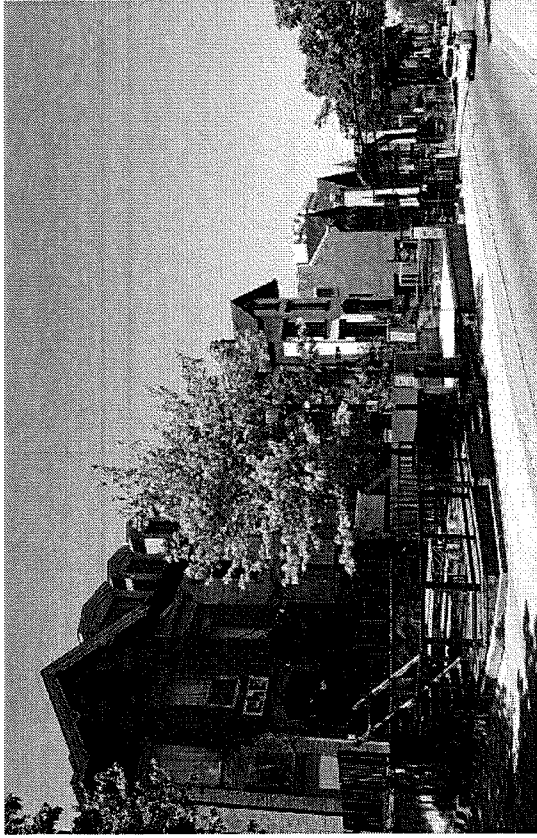




Top left:
Overall view of the north side of Main Street West, looking northwest towards the subject site, located on the left side of the image. The current context is of low-rise residential buildings converted for commercial use.

Top right:
View of Queen Street South, looking south from the intersection at George Street. The subject site is on the left and a portion of 115-117 George Street is visible on the left side.

Bottom left:
View of the south side of George Street, looking east from the intersection from Queen Street South and towards Hess Village. The subject site is on the right and the main facade of 115-117 George Street is visible



*Top left:
View of the west side of Hess Street, looking north towards George Street. The subject site is not visible in this image.*

*Top right:
View of the south side of George Street, looking west towards the intersection with Queen Street South. The photo is taken from a portion of the subject site.*

*Bottom left:
View of George Street looking west from the intersection of Hess Street South. The subject site is at the end of the street and not visible on this image.*

2. BACKGROUND RESEARCH

While the Legislative Council of Upper Canada had incorporated Hamilton as a Town in 1833, it was during the 1840s that the town embarked upon a period of economic growth and experienced a population explosion. Hamilton was in a position for incorporation as a city in 1846. A major economic upswing transformed the frontier town into a regional urban centre and during the ten years following the incorporation of the City in 1846, the population jumped from 6,832 to 27,500 – an increase of over 400%.

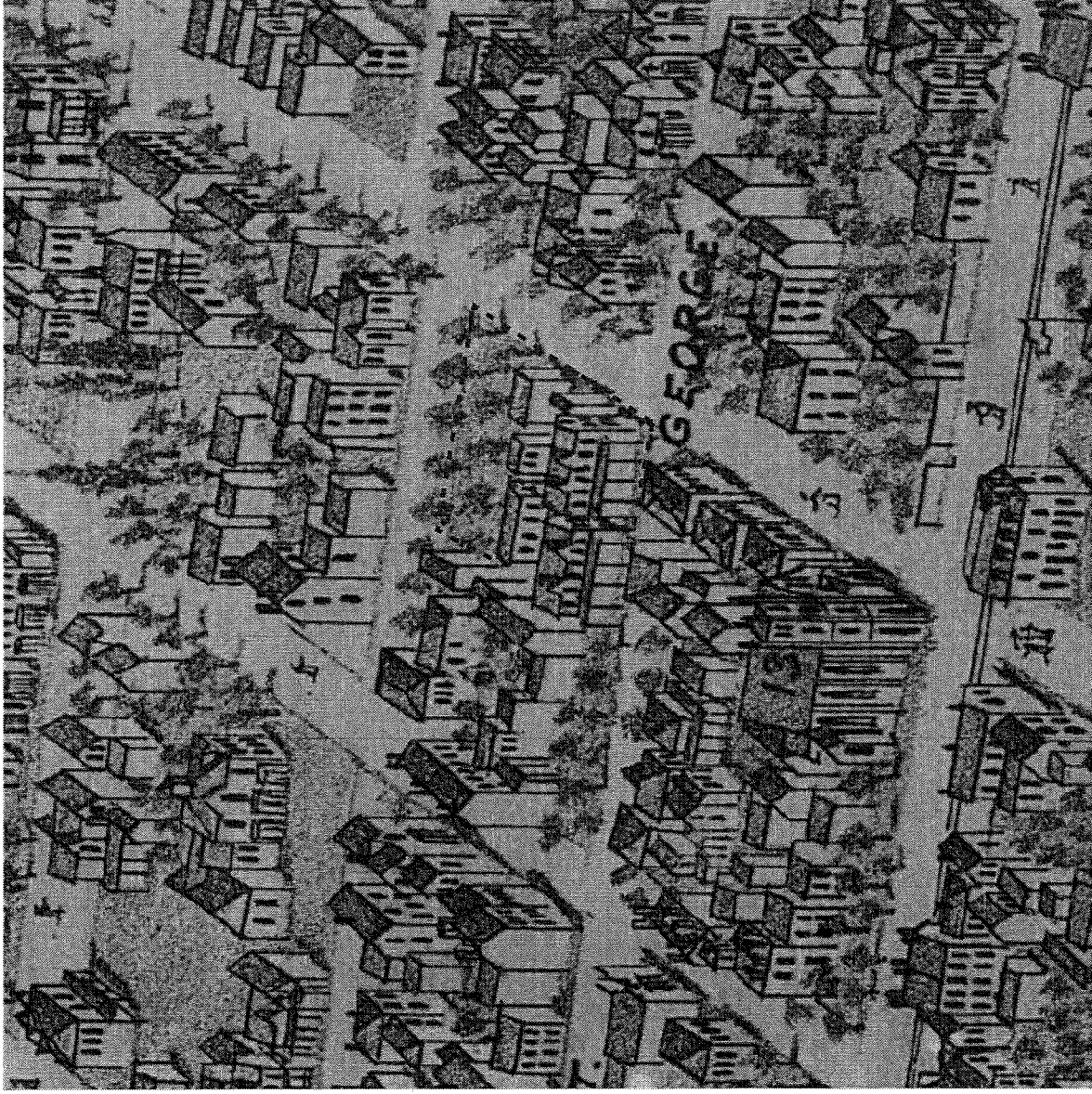
The block on which the subject property is located developed following its proximity to the important civic and commercial areas, notably the major thoroughfare of James Street. Both James Street, running north-south and Main Street, running east-west laid a quadrant that established four Historic Neighbourhoods, recognized under the City of Hamilton's Official Plan as "Historic Neighbourhoods". The subject property is at the southwest end of the northwest quadrant, known as the "Central" Neighbourhood and is adjacent to the Durand Neighbourhood, located immediately south.

The City of Hamilton has provided, by email, the following Historic Context Statement which describes the Central Neighbourhood:

One of Hamilton's four original neighbourhoods, Central served as Hamilton's first business district and civic core, which included the first Town and Market Hall. Once a dense, mixed-use neighbourhood, Central is now made up of a series of distinct and fragmented areas, each one representative of a specific era of urban development in Hamilton. Although its urban form and character have evolved considerably over the last two centuries, Central Neighbourhood has sustained many of its historic functions.

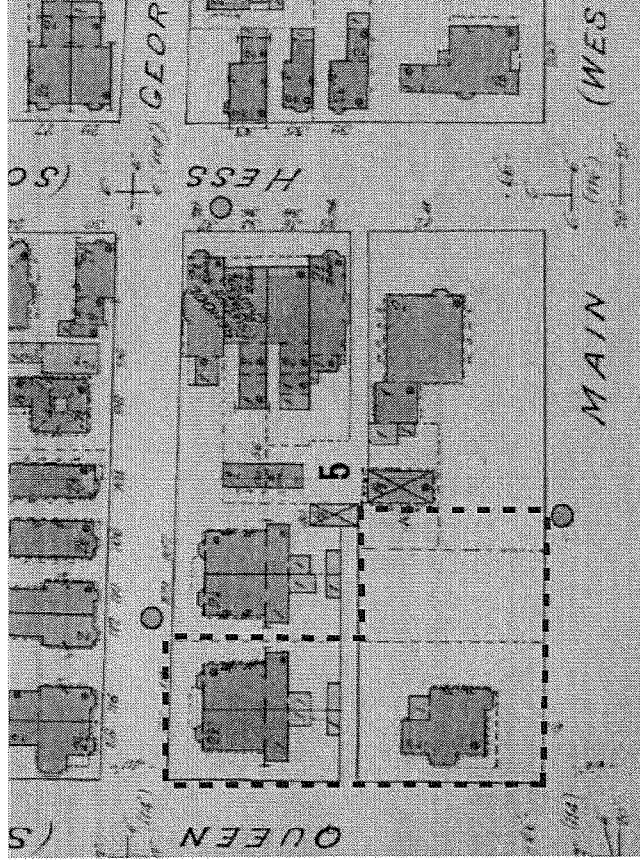
By the end of the nineteenth century, the block containing the subject property, as well as the surrounding area was almost entirely developed with housing, completing the residential character of the neighbourhood. It was during the later decades of the nineteenth century that the properties at 115-117 George Street (dating to c1871) and 222 Main Street West (c. 1893) were built. The last building to be built on the subject property, 220 Main Street South, was built in the first decade of the 20th century, in 1909.

Like so many other urban centres in the 1960s, demolition of early buildings made way for surface parking, used primarily by workers at the still operating factories who no longer wanted to live in close proximity to industrial uses. While much building demolition was occurring in the downtown core of the City, starting in the second half of the 20th century, the residential area in the immediate surrounding of the subject site remained generally intact, up to this day. These early residential buildings were being rehabilitated to new commercial uses, slowing changing the character of the area. The southwest corner of Queen Street and Main Street became a station to support the growing use of the automobile. This station was later demolished to make way for a commercial low-rise building, which was itself demolished in the late 2000s. The current southwest corner is vacant and was remediated). The rehabilitated residential buildings often resulted in alterations to their appearances to accommodate the new uses, which is the case for the buildings on the subject property, which are described in more detail in the following Section.



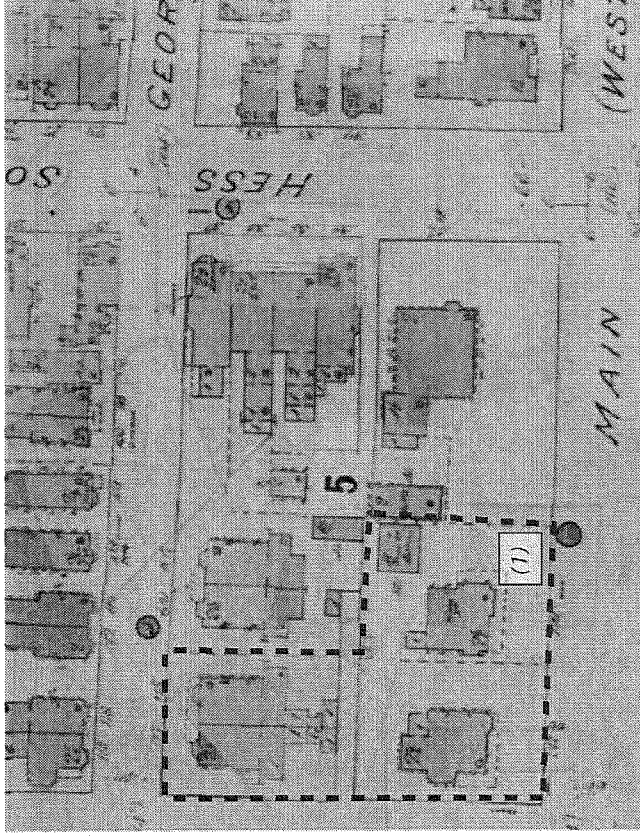
*Detail from the Bird's Eye View of City of Hamilton,
1876*

This bird's eye view (which is not oriented to the north, but rather looks to the south) shows the extent of the development on the subject property (highlighted in a red dashed boundary) and its block, as well as on the neighbouring blocks. The building noted as 13 is the former All Saints Episcopal Church, which has been demolished in 2016, due to structural issues.



Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1898

By the turn of the nineteenth century, most building lots were developed within the Queen / George / Hess and Main block were developed.



Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1911

At the beginning of the 20th century, the property at 220 Main Street West (1) was added, thus completing the Main Street frontage with residential buildings.



Aerial photographs for the years as indicated (Source: McMaster University Library, Historical Hamilton Portal)

All maps are of similar scale and the development site is identified by a red dashed boundary.

On the 1950 aerial photograph, note the beginning of a change to the neighbourhood with commercial properties on the northwest and southwest corners of the Queen and Main intersection (a), made evident by parked cars.

The 1964 photograph shows the reduction of trees fronting the buildings along Main Street and altered landscaping, generally to favour car parking. Side or front additions to all subject buildings are visible on this aerial photograph.

Finally, on the 1969 photograph, the commercial property at the northwest corner has increased in size with additional building demolition, also shown at the southwest corner.

3. HERITAGE STATUS & DESCRIPTION

3.1 Definitions

The subject site and the immediate area include a number of heritage properties with varying levels of heritage status, as described below (descriptions are taken from the City's website):

Designated properties are significant heritage resources and are protected by a municipal by-law that identifies why the property has value and what features contribute to its value. Designation does not prevent change, but it allows the City to manage physical changes to a property through the Heritage Permit process.

Registered (Non-Designated) properties are those that are included on the Municipal Heritage Register, an administrative record of properties designated under the Ontario Heritage Act and properties of heritage value or interest (non-designated). It requires consultation with the Hamilton Municipal Heritage Committee and a Council resolution to include (or remove) a non-designated property on the Register. The Register provides short-term protection from demolition for non-designated properties by requiring an owner to give 60-days notice of their intention to demolish or remove a building or structure on the property. Non-designated registered properties are not subject to Heritage Permits.

Inventoried properties are those that are compiled on the City's Inventory, a compilation of over 25 years of data on buildings identified as having heritage value or interest. There are no legal restrictions imposed on property through listing on the Inventory. Inventoried properties are not subject to Heritage Permits.

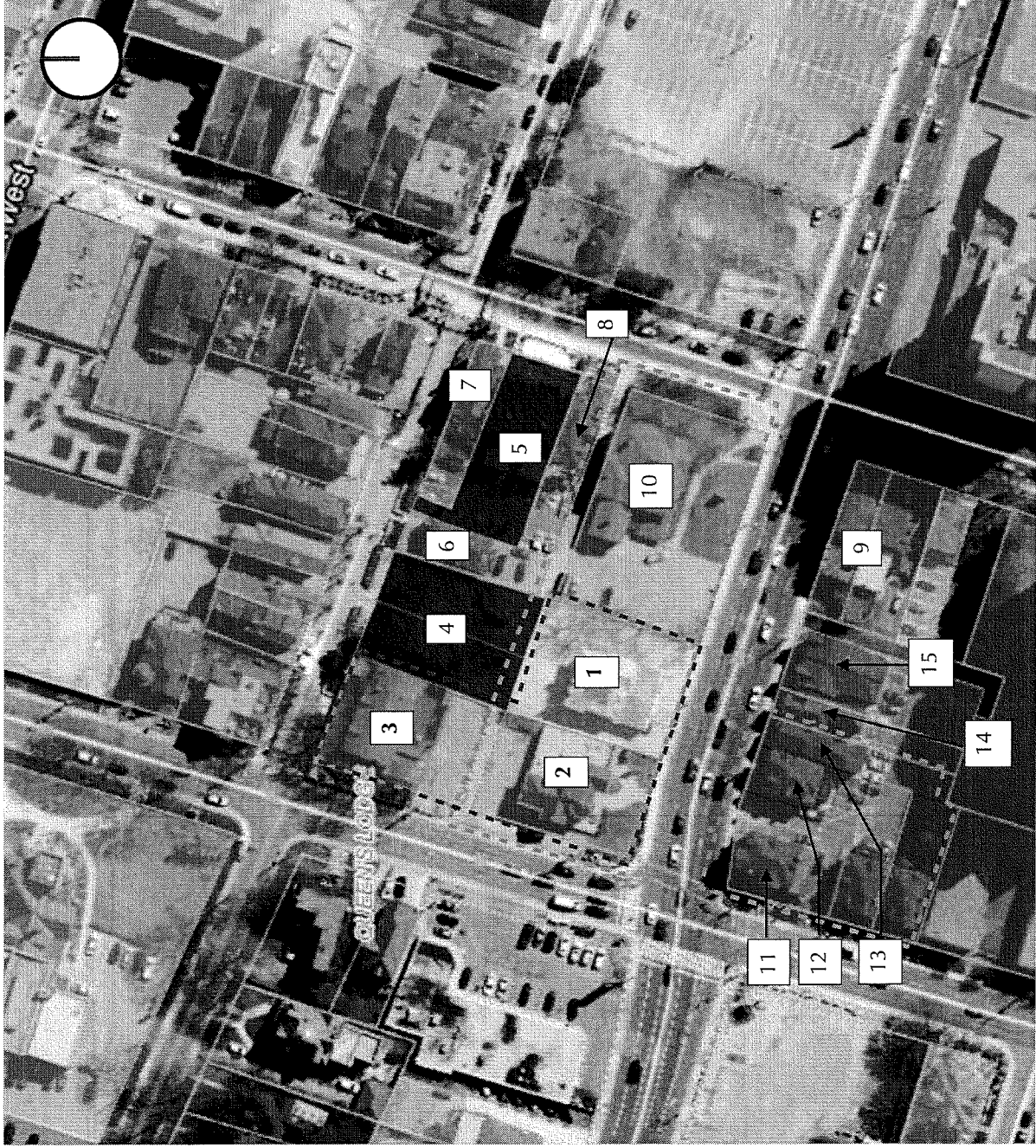
3.2 Current status of on-site and adjacent properties

The following properties are either on the development site (in bold) or identified, by the City, as being adjacent to the development site.

	Address	Heritage Status
1.	220 Main St S	Inventoried
2.	222 Main St S	Registered (Non-Designated)
3.	115-117 George St	Registered (Non-Designated)
4.	107-109 George St	Designated
5.	34-36 Hess St S	Designated
6.	105 George St	Registered (Non-Designated)
7.	32 Hess St S	Registered (Non-Designated)
8.	38 Hess St S	Registered (Non-Designated)
9.	54-56 Hess St S	Registered (Non-Designated)
10.	206 Main St W	Registered (Non-Designated)
11.	231 Main St W	Registered (Non-Designated)
12.	225 Main St W	Registered (Non-Designated)
13.	221 Main St W	Registered (Non-Designated)
14.	219 Main St W	Registered (Non-Designated)
15.	215-217 Main St W	Registered (Non-Designated)

Further, the subject site is partly included in a Cultural Heritage Landscape, identified in the Urban Hamilton Official Plan as the Main St. W. Streetscape - Queen St. S. to Hess St. S.

For the purposes of this CHIA, an evaluation under Ontario Regulation 9/06 has been conducted for the three properties on the development site.



Snapshot of the City's Interactive Heritage Property Mapping, showing the development site (red dashed boundary) in its context. The orange dashed boundaries identify the Main St. S Streetscape, identified as a Cultural Heritage Landscape under the Urban Hamilton Official Plan. Properties numbered are either on the development site (in bold) or were identified by the City as being adjacent to the development site.

Properties highlighted in a purple colour are Designated, those in orange are Registered and those in yellow are Inventoried. Those that have no colour have no heritage status.

1. 220 Main St S

Inventoried
date of construction: 1907
architectural style: Edwardian

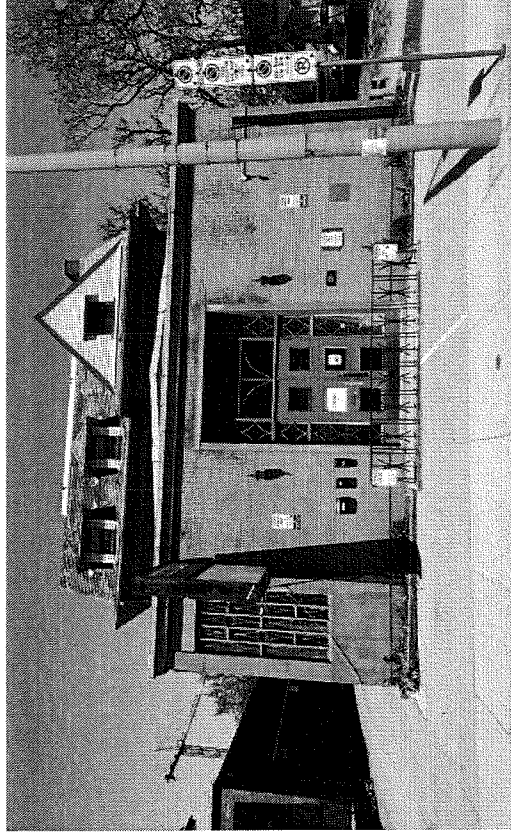
Architectural Description

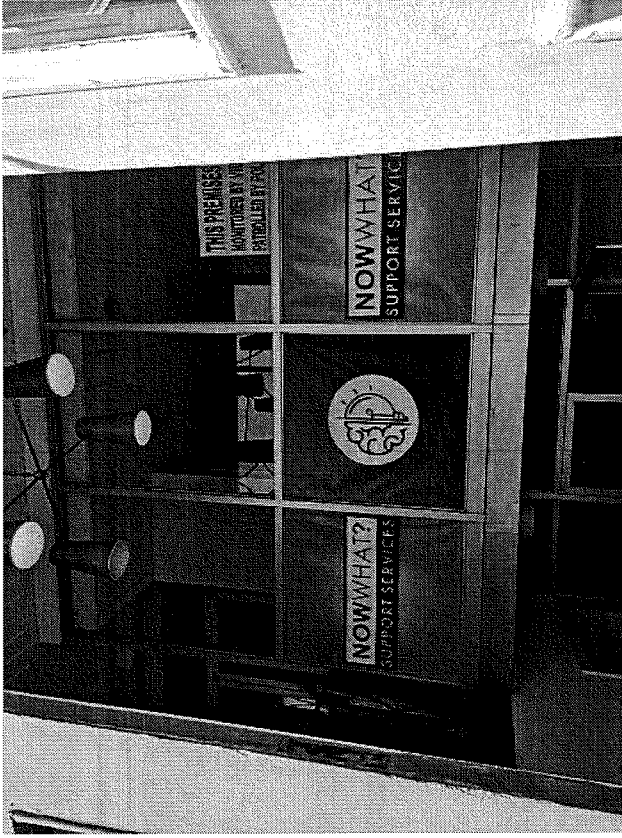
The building is 2 1/2 storeys, single-detached residential structure, which is currently vacant, with a front one-storey addition, which dates to the later half of the 20th century and has altered significantly the front face of the residence.

The main residential building, as well as the front addition, show a running bond of bricks, with no visible headers, which suggests that the brick is a cladding. Given the date of the main portion, it is likely the structure is of wood construction. Over the window openings of the main residential structure are segmental brick arches, with rough-faced stone sills. The residential massing includes bay windows on the side elevations and the roof is a mix of hips and gables with dormer windows. There is a flat roof at the center of the building, which is not visible from the street.

The building has been evidently altered throughout the years, with alterations that have, in most cases, reduced the architectural character of the original residence. Some of these alterations include:

- Addition of a front volume. This addition supported the rehabilitation of the building for commercial usage. This addition, which is of no particular architectural interest, has significantly altered the front face of the building, where the original design can no longer be found through physical evidence.
- Painting of brick facades. Painting is typically done to hide deteriorated bricks or to upgrade the building with new exterior finishes. In this case, it appears that the paint is hiding spalled bricks or previously sandblasted bricks.
- Addition of new cladding materials on the roof. The roofs are clad with asphalt shingles which are in poor condition. The gables and dormers are clad with what appears to be vinyl or aluminum siding. A portion of this cladding is removed on the west-facing gable and exposes wood siding, suggesting this was the original material. The fascia bands and soffits are also clad with either vinyl or aluminum siding, and are likely hiding deteriorated materials.
- Replacement of all doors and windows with new metal units.





Overall interior view of 220 Main Street, taken from the main entrance of the front addition, and looking north. The space has been visibly altered and there are no signs of the original south wall of 220 Main Street. The front addition has altered the original south wall by removing the portion of the ground level and installing a supporting beam above to support the upper wall of the south elevation, visible from the exterior.



Interior view of 220 Main Street, taken inside the front addition, looking towards Main Street. and the new front entrance assembly. Windows are painted metal units with single pane glazing with lead came.

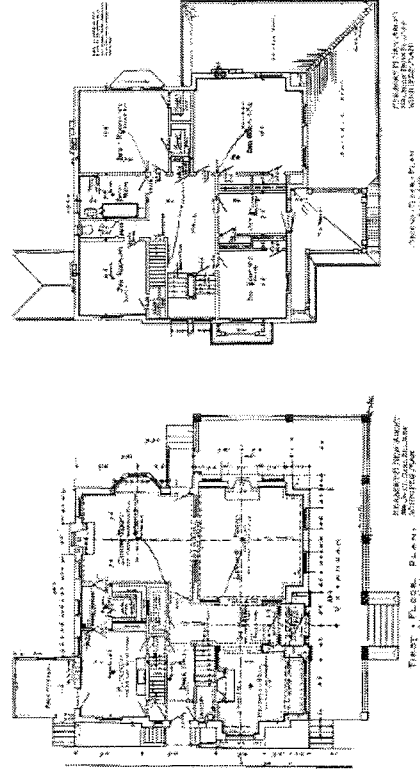
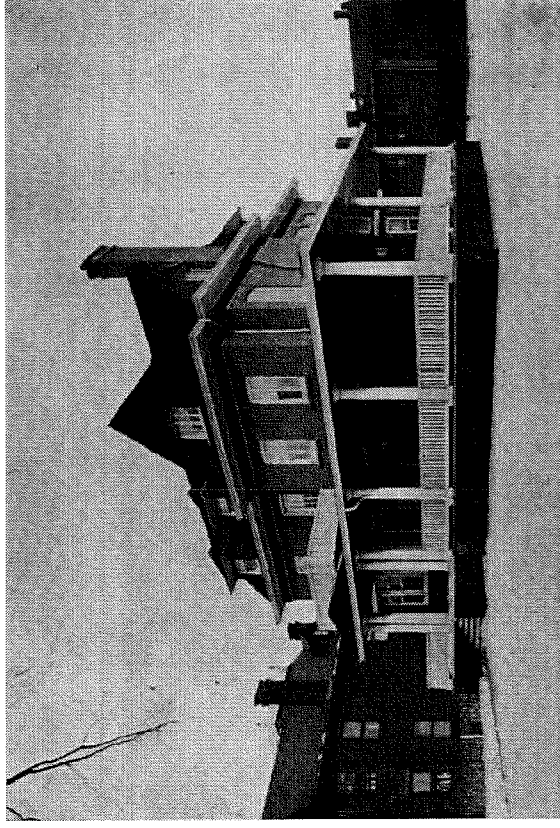
Historical Description

The building dates to 1907 and designed by Hamilton-born architect Herbert Henry New as a residence for his father, Henry New. The residence was named "Dalkeith Lodge", perhaps as a reminder of the family's Scottish roots. The residence was occupied by various family members until 1953, including the architect himself, between 1911 and 1919. The New family was involved with the Hamilton Pressed Brick Co. Ltd, whereas Henry New (the first occupant) was its President. His son became secretary treasurer after leaving his architectural practice. After the New family left the property, starting in 1954, it was converted for commercial use and community services as part of Main Street's redevelopment into an auto-oriented transportation and commercial corridor in the 20th century. This conversion included the addition of the front one-storey volume. The property housed Hamilton United Services in the 1960s, the United Way in the 1970s and a medical centre in 2011. The property is currently vacant.

Herbert Henry New (1876-1952) was a Hamilton-born architect, trained in Boston, Massachusetts. He practiced in Hamilton in 1908 after a short career in Winnipeg. He withdrew from the architectural profession after 14 years of practice, in 1922, to become involved in other businesses, including a position with the Hamilton Pressed Brick Co. Ltd.

Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. It is further in close proximity to Hess Village, a grouping of Victorian houses in the four blocks bounded by Main, King, Queen and Caroline Streets in the late-19th and early-20th century. The detached dwelling had originally a substantial setback from Main Street, similar to its neighbours at 222 and 206 Main Street. This setting was impacted when the front volume was added in the second half of the 20th century.



Archival photo and floor plans of Dalkeith Lodge at 222 Main Street (Canadian Architect and Builder)

Assessment of Value and summary

The City has identified the property as Inventoried, as it displays potential cultural heritage value, based on the building's style.

Following research and evaluation, the property was found to be associated with Henry New (for who the residence was designed) and the architect is attributed to his son, Herbert Henry New, who lived in the residence after his father's death. The residence was further occupied by other members of the New family, all of which are associated with the Hamilton Pressed Brick Co. The building was also featured in the April 1907 issue of the Canadian Architect and Builder, likely to highlight the work of the Hamilton-born architect for his father. From a historical perspective, the property can be deemed of cultural heritage value.

Contextually, given the early 20th century form was altered with a new one-storey massing at the front, the means in which it supports the historical character of the area was impacted by its attempt to modernize. Its contribution to support, define or maintain this character - given these extensive physical alterations - is limited.

The building's extensive alterations to its main facade has reduced its significance as a building of architectural merit. While archival documentation showing the building's appearance is available, and the building was featured in a prominent architectural periodical of the time, the alterations are extensive to a point where the architectural integrity of the property is lost.

Given the above, the property meets one of the nine criteria, primarily due to its association with two members of the New family who were associated with the Hamilton Pressed Brick Co. Ltd. The property has cultural heritage value, yet, in our view, is insufficient to be deemed worthy of designation and physical conservation. Mitigation strategies are discussed further in this CHIA.

Criteria (quoted from: O. Reg. 9/06)	Assessment of Value for 220 Main Street West
1. The property has design value or physical value because it:	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	NO. The primary building is of Edwardian style, yet is neither a rare, unique or representative example of the style. Further, the many alterations have largely impacted the expression of the style
ii) displays a high degree of craftsmanship or artistic merit, or	NO. While the building may have originally been of high degree of craftsmanship, the integrity of this attribute is lost due to the many alterations.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it:	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES. The property is associated with two notable members of the New Family: Henry New (father) and Herbert Henry New (son), both of which are associated with the Hamilton Pressed Brick Co.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	NO. The architect is Herbert Henry New, who is known primarily in Hamilton. The residence no longer demonstrates his work due to the many alterations.
3. The property has contextual value because it:	
i) is important in defining, maintaining or supporting the character of an area,	NO. The property supports the character of the area in that it includes the remains of an early 20th century house which has been altered and converted into a commercial property. This early structure is not very visible from Main Street and, with time, its importance in supporting the character of the area has been significantly reduced.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. The property is not a landmark

2. **222 Main St S**

Registered (Non-Designated)

date of construction: c1891

architectural style: Victorian/ Queen Anne

Architectural Description

The building is 2 1/2 storeys, single-detached residential structure, which is partly occupied as an office. It dates to the last decade of the 19th century. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey addition to the east of the building.

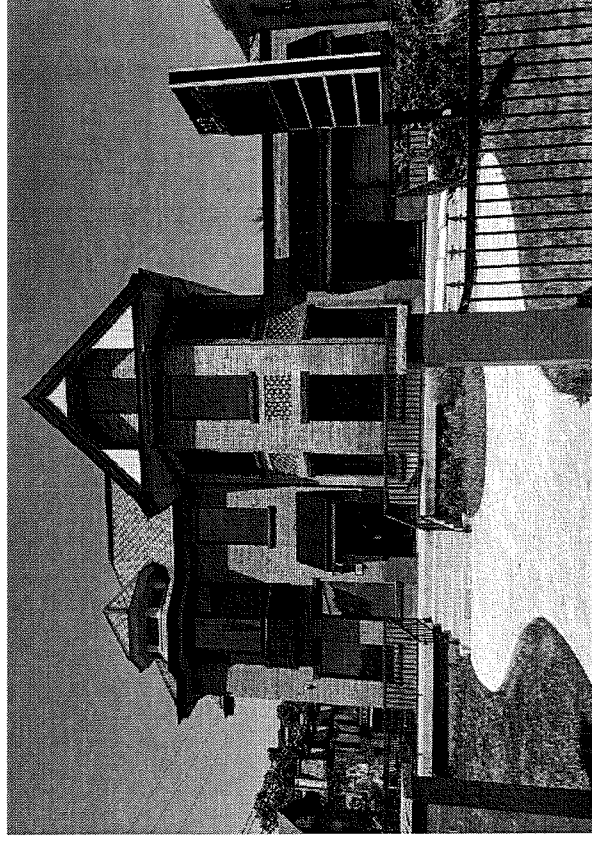
The building shows a running bond of bricks, with no visible headers, suggesting the brick may be a cladding. However, given the age of the building, it is possible that the building is of brick construction, built with "clip-bonds", which are diagonal bricks in the wall serving as brick ties. Due to instability issues, such ties were banned (in Toronto) in the early 20th century. Bricks laid in a checkered pattern are noted on the spandrels above the ground floor. The front portion displays a small oriel window, in wood, on the second storey and a large two-storey bay shape, topped by a gable roof. A similar configuration is shown on the west elevation, facing Queen Street. Sills and lintels are all rough-faced stone units and painted. The roofs are a mix of hips and gables with a flat roof at the center, not visible from the street. A feature turret roof, integrated with the main roof, faces Main Street. The original octagonal slate shingles are still present as the main cladding material of the roofs.

The building has received several alterations throughout the years, and they include:

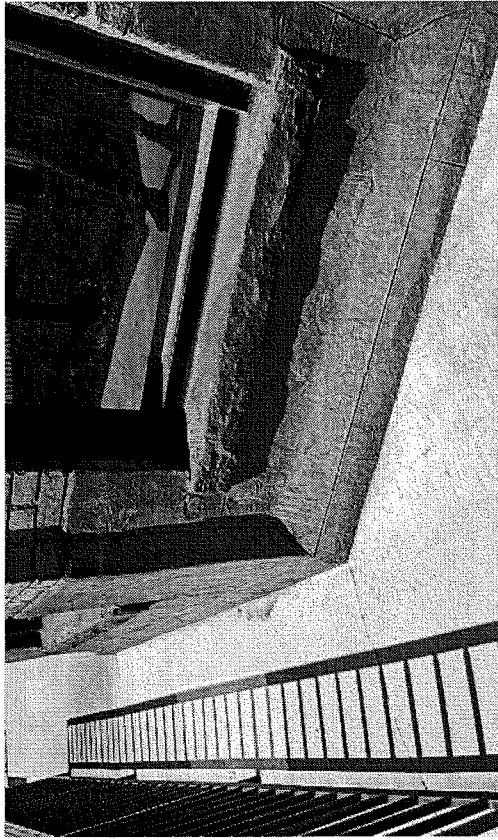
- Addition of a side volume. This addition supported the rehabilitation of the building for commercial usage. This addition is low-rise and does not visually impact the overall massing of the building.
- Cleaning of exterior bricks. The exterior walls were previously painted, based on archival Google view images, and were cleaned within the last 15 years. While paint removal has improved the appearance, the

removal appears to have left a permanent film on the large bay shape fronting Main Street.

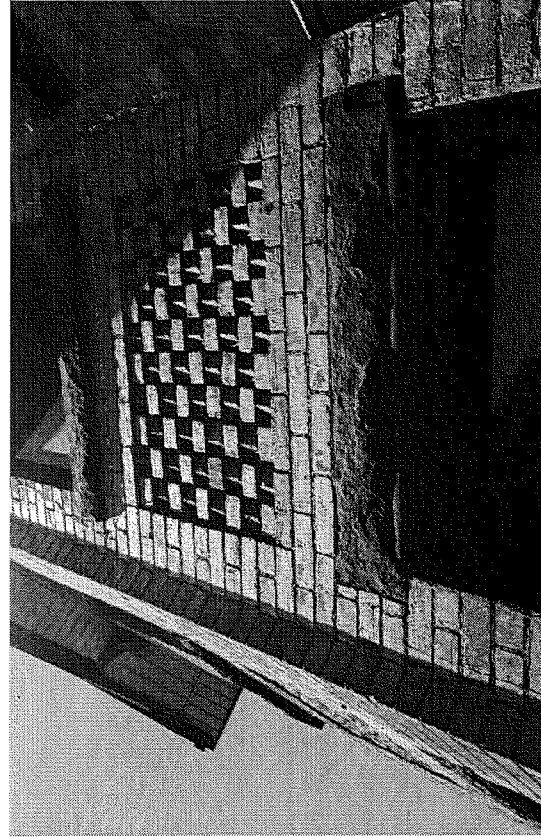
- Parging of lower courses of brick. This parging was likely meant to "correct" a previous deficiency, although it resulted in a notable impact to the building's appearance along its primary facade.
- Painting of stone sills and lintels
- Alterations to roof materials. Wood detailing on the bargeboards, soffits and fascias are covered, some of which are still visible. New materials, such as vinyl or aluminum siding, are apparent and may be hiding original materials that are either deteriorated, or absent.
- Replacement of all doors and windows with new metal units.
- Re-landscaping. The new volume on the east side of the building included a new entrance from Main Street and required a re-landscaping of the front yard, which has been altered many times.



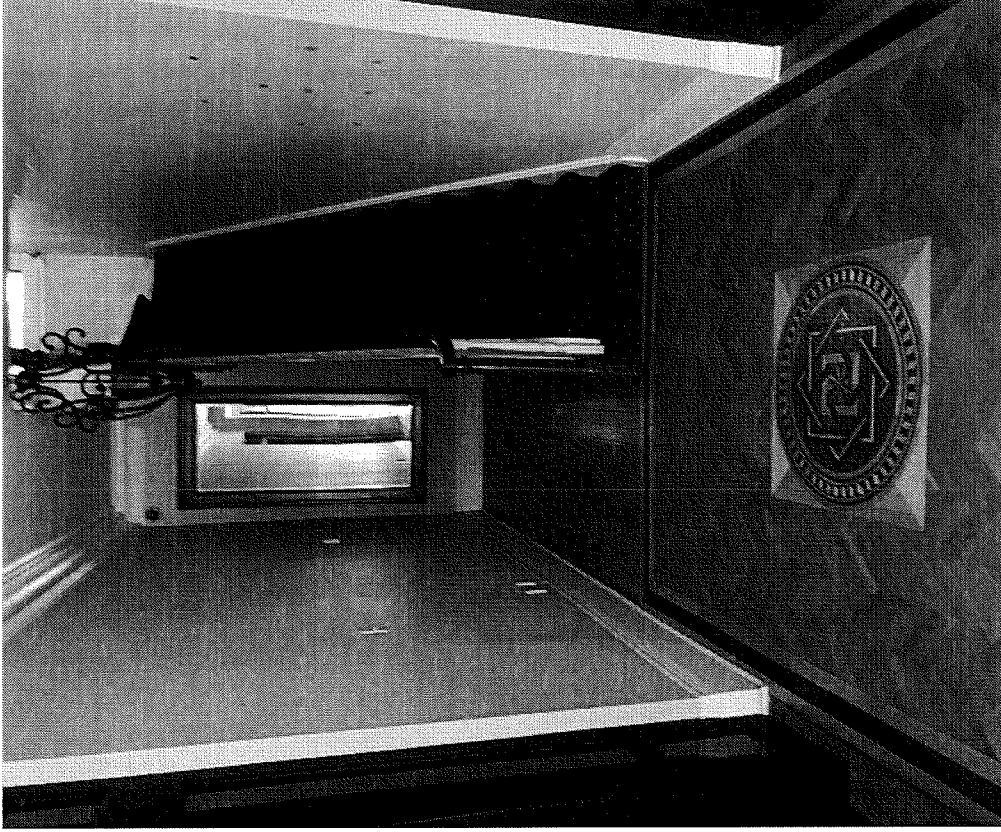
222 Main Street South in its current condition.



Close-up of base, showing parging over brick surface at base.



Close-up at exterior wall, showing the checkered brick pattern at the spandrel. The walls appear to have a remnant thin film over the brick surfaces. Note the modern cladding at the soffit above.



Overall interior view, from the main entrance hall. The current flooring is a modern replacement (two different flooring patterns on the ground floor as shown on the photograph). All wall finishes and trims are equally modern replacements, and trims are made to look historically accurate.

Historical Description

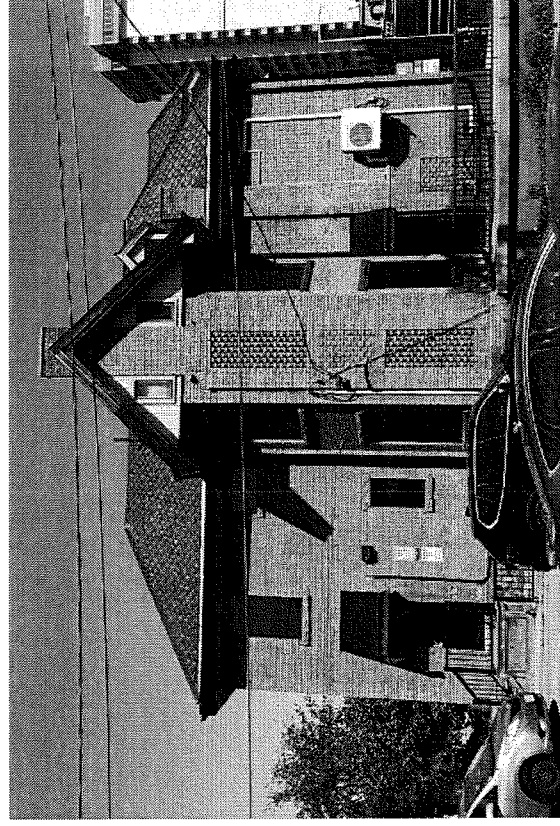
Archival research was completed by McCallum Sather and looked at Land Registry records accessed through OnLand and the local Hamilton Public Library Archives. 222 Main Street West was constructed as a residential dwelling in circa 1891. Land Registry Records show a Robert Campbell as owner of Lot 1 and part of Lot 2 on the north side of Main Street for 1890. He acquired the property from Mary and Alex Murray in 1890. The name of Robert Campbell appears in the 1891 Tax Assessment, noting an "unfinished" structure. The Tax Assessment Roll for 1893 shows an increase of the property value, compared to 1891, suggesting the house could have been finished by 1893. In searching through the census years, a number of "Robert Campbell" appear however their age does not match that of the owner of 222 Main Street at the time of construction. According to City Directories, Robert Campbell, who lived at 222 Main Street West was a manufacturer (this was the only information found for the Robert Campbell associated with this property). Caroline Campbell (Robert Campbell's widow) lived at the house from 1912 to 1916, after which other occupants resided for short periods at the property. The longest resident was Henry A. Wardell, a physician, who lived at this address between 1928 and 1948. It was then listed as "Club 222" in the Directories, suggesting a change of use to potentially a rooming house (given many residents listed under this title).

The property was converted for commercial use in the mid-20th century. The 1964 Fire Insurance map shows Harvey Sobel LTD Interior Designs, with the east addition on the building.

Overall west elevation. Note the checkered brick patterns on the bay wall and the additional metal cladding on the bargeboard, the soffits and on the front of the gable, hiding existing fabric. A portion of the metal cladding on the bargeboard is removed, exposing the underlying wood trimming.



222 Main Street South in its current condition.



Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. The building is substantially setback from Main Street, similar to its neighbours at 220 and 206 Main Street. Main Street's character has changed from residential starting in the late 19th century to commercial starting in the later half of the 20th century onwards. Since the mid-20th century the property has been altered by its conversion for commercial use, as part of an evolving change in the area, consistent with other properties in the immediate area.

Assessment of Value and summary

The City has identified the property as Registered (Non-Designated), after a recommendation made under the Downtown Built Heritage Inventory project (DBHI), conducted in 2014. Through this process, the property at 222 Main Street was identified as "Character Supporting" which meant it *maintains or supports the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area.* Following this identification, it was recommended to place this property on the City's Register. It is to be noted that this evaluation followed a process evaluating buildings as part of an established Historic Neighbourhood (in this case, the Central neighbourhood).

The property meets only one of the nine criteria for cultural heritage value as the building fits within the context of Main Street along with similar buildings of the same time period to the east and across the street. However, considering this evaluation as a whole, the single criteria does not merit the property to be recognized as having cultural heritage value worthy of designation and conservation. Mitigation strategies are discussed further in this CHIA.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 222 Main Street West
1. The property has design value or physical value because it, i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii) displays a high degree of craftsmanship or artistic merit, or iii) demonstrates a high degree of technical or scientific achievement.	NO. While the primary building can be considered an example of a mix of Victorian and Queen Anne styles applied to a residential type, it does not have the integrity required to qualify as representative of the styles noted above. It is not rare or unique in the overall context of downtown Hamilton NO. The building is of standard craftsmanship with no evidence of particular artistic merit. NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it, i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. 3. The property has contextual value because it,	NO. No association of particular significance was noted in the course of research. Many occupants resided in the building, none of which are of particular significance to the community. NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street. N/A. The architect or builder was not found during research NO. While the property supports the character of the area in that it visually displays architectural styles of a previous period of development, this support is not noted to be of importance to define or maintain the character of the area. YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings. NO. While the property is situated at an intersection, the building on site was not designed to be a landmark.
i) is important in defining, maintaining or supporting the character of an area, ii) is physically, functionally, visually or historically linked to its surroundings, or iii) is a landmark. O. Reg. 9/06, s. 1 (2).	

3. 115-117 George St

Registered (Non-Designated)
date of construction: c1870
architectural style:Gothic Revival

Architectural Description

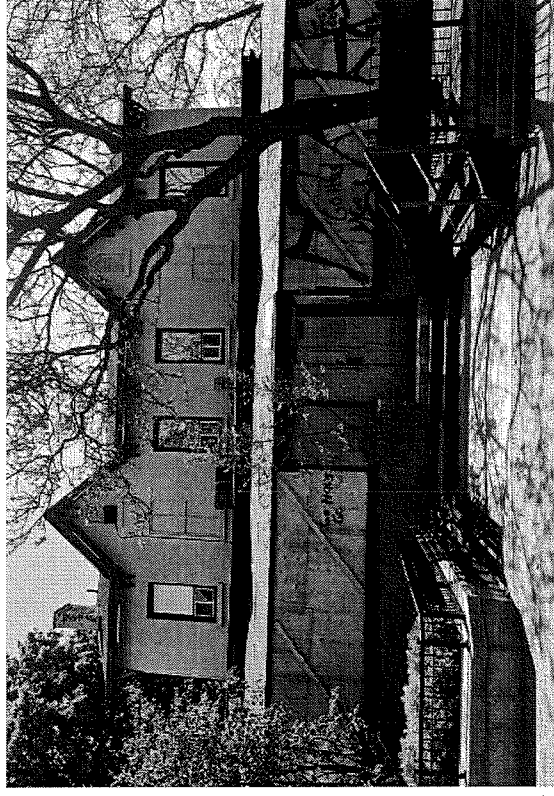
The property includes two addresses consisting of semi-detached units forming a 2-storey building, currently vacant. It dates to the 1870s, making it the oldest building on the development site. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey glazed solarium addition fronting George Street. The building's massing and overall design proportions are similar to its eastern neighbour at 107-109 George Street and together display features that are characteristic of the Gothic Revival style applied to low-rise residential cottages found in Ontario.

The building shows bricks in common bond, with header bricks at every 6th course, which suggests that the structure of the exterior walls is brick masonry construction (this is confirmed upon interior review). The building is rectangular in plan topped by a gable roof with two smaller gables along the George Street facade. Below these smaller gables are pointed arch window openings, currently used as venting units. Paired wood brackets below the projecting roof eaves are still present along the perimeter and appear in good to fair condition. The building's separate units consist of a tripartite design (three window openings), evident on the second storey. Sills and lintels are smooth-faced stone units (windows openings on the side elevations consist of segmental arch brick voussoirs in lieu of stone).

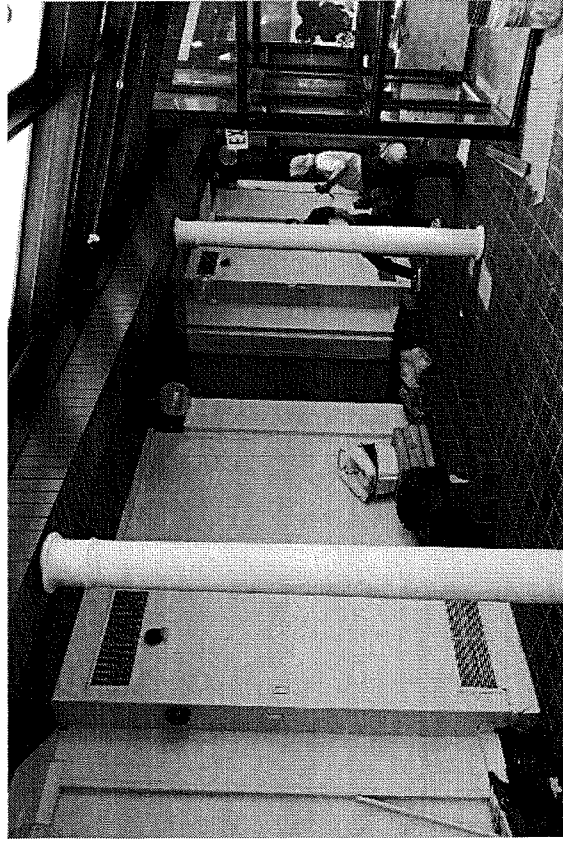
Fire Insurance Maps illustrate that both 115-117 George and 107-109 George had wood porches at the front and covered verandah, which has been removed.

The building has received a number alterations throughout the years, including:

- Addition of a front solarium and east side patio. These additions supported the rehabilitation of the building for commercial usage. The solarium impacted the front appearance of the building where the original design can no longer be found through physical evidence.
- Rear additions and alterations. These later additions are in addition to the existing and original rear volumes, which, being located at the rear, are of less significance.
- Painting of exterior bricks, including sills and lintels It is unlikely that the building was originally painted,
- Replacement of all doors and windows with new metal units. Also of note are the blocking of the central windows on the second floor, likely to coordinate with the new functions on this floor.
- Re-landscaping. The front yard along George Street has been extensively altered to adapt the building to its new commercial use and its overall integration with the low-scale, stone-paved ground, commercial character of the Hess Village neighbourhood.



115-117 George Street in its current condition.



Across:

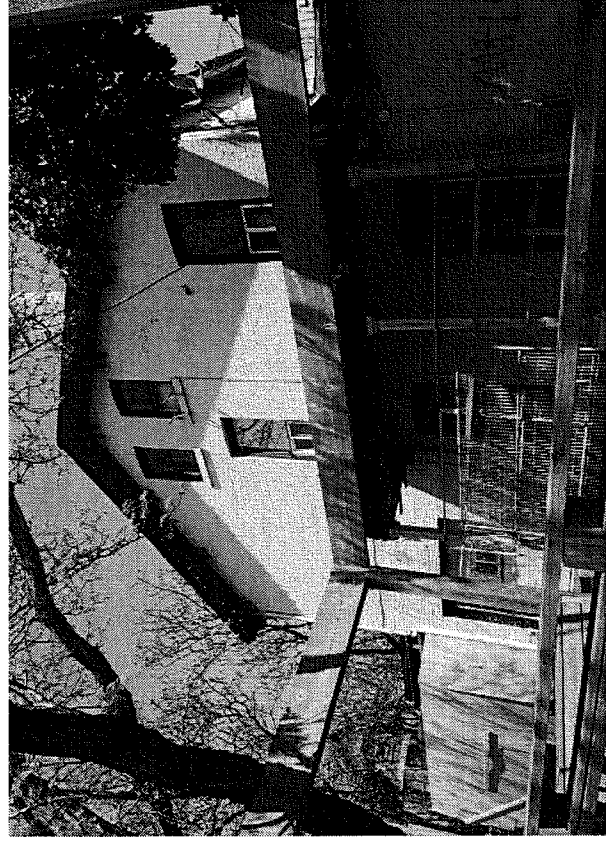
Overall view of the west elevation, seen from Queen Street. The new structure partly obscures the elevation and some ground level openings appear to be later modifications. Some stepped cracking is noted above a second storey window opening, likely as a result of building alterations on the south portion of the structure.

Top right:

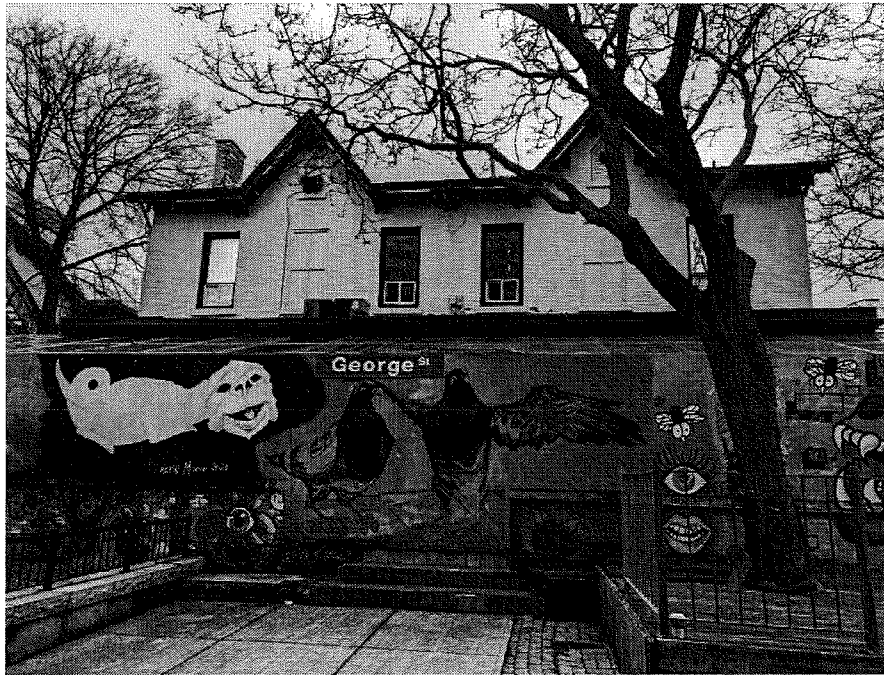
Interior view of the exterior west wall (facing Queen Street), at the ground level. The brick wall is exposed. Note the alteration with the addition of a concrete column and supportive arch above interfering with the window surrounds.

Top left:

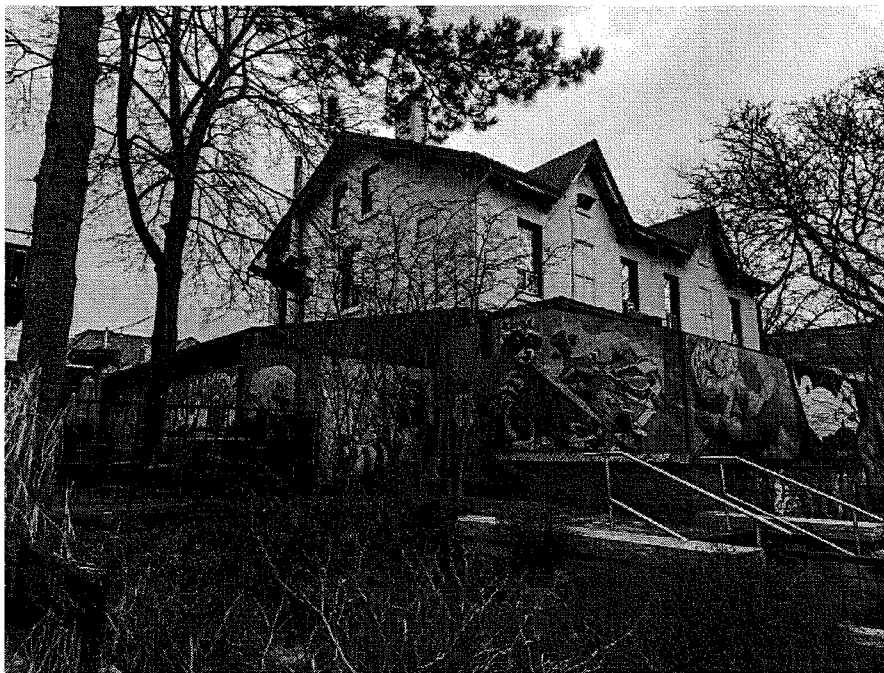
Overall view of the front addition, looking south towards the north wall of the building, which is visibly altered with new openings and new infill materials (concrete blocks). Traces of the original brick wall were not made evident and have likely been either removed or altered with new materials.



EXTERIOR PHOTOGRAPHS



**115-117 George Street, North (Front) Elevation
City of Hamilton, January 20, 2023**



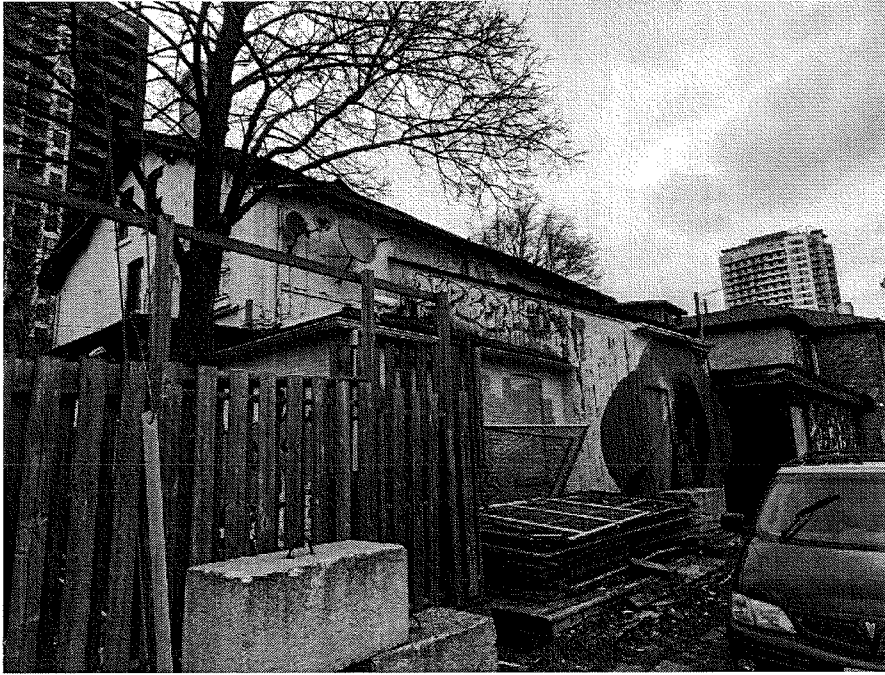
**115-117 George Street, North and East (Front and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, East and South (Side and Rear) Elevations
City of Hamilton, January 20, 2023**



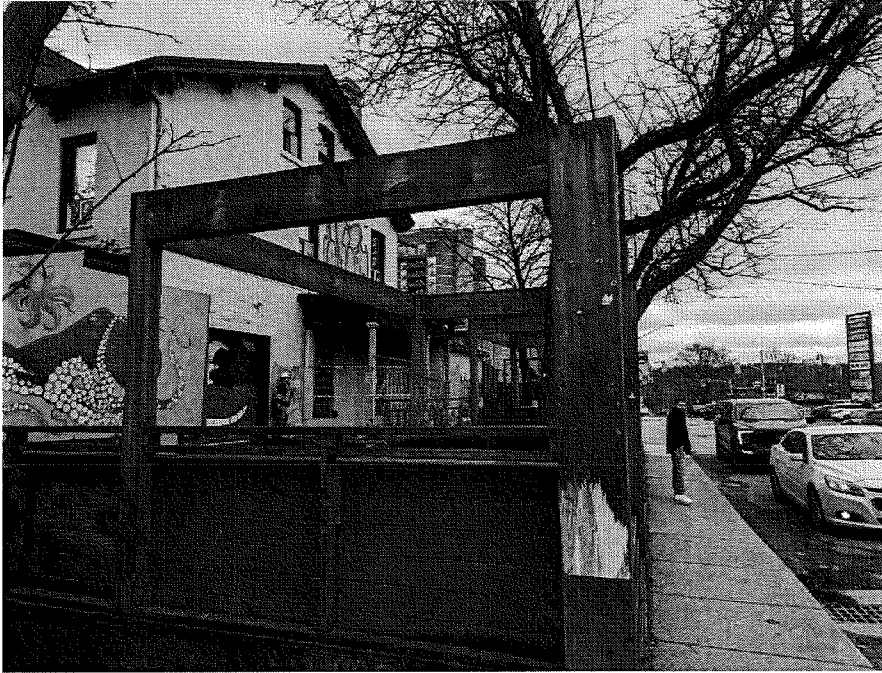
**115-117 George Street, South (Rear) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, South and West (Rear and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, West (Side) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, North and West (Front and Side) Elevations
City of Hamilton, January 20, 2023**

CONTEXTUAL PHOTOGRAPHS



**George Street, Facing East
City of Hamilton, January 20, 2023**



**George Street, Facing West
City of Hamilton, January 20, 2023**



**Queen Street South, Facing North
City of Hamilton, January 20, 2023**

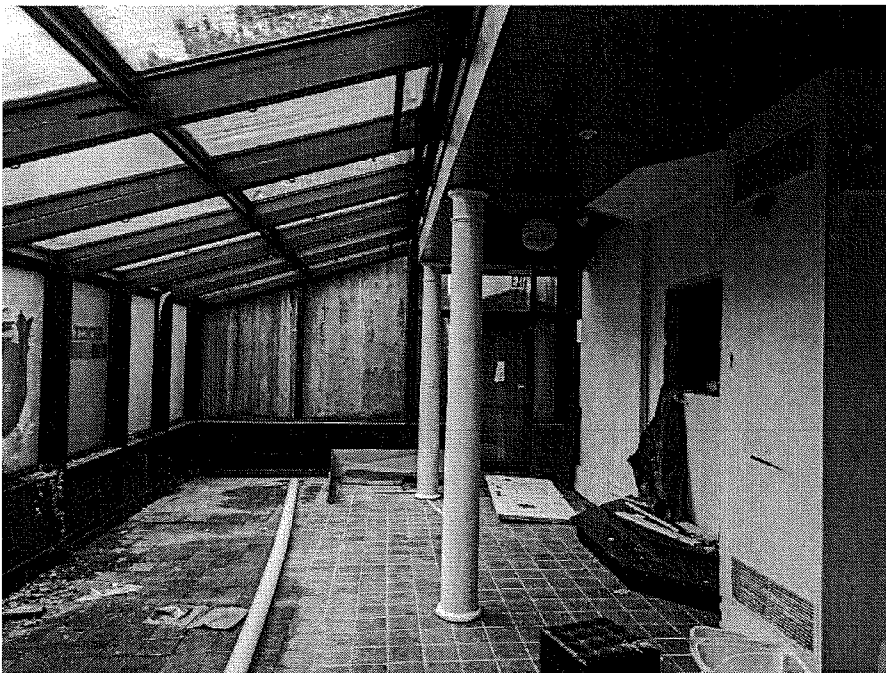


**Queen Street South, Facing South
City of Hamilton, January 20, 2023**

INTERIOR PHOTOGRAPHS



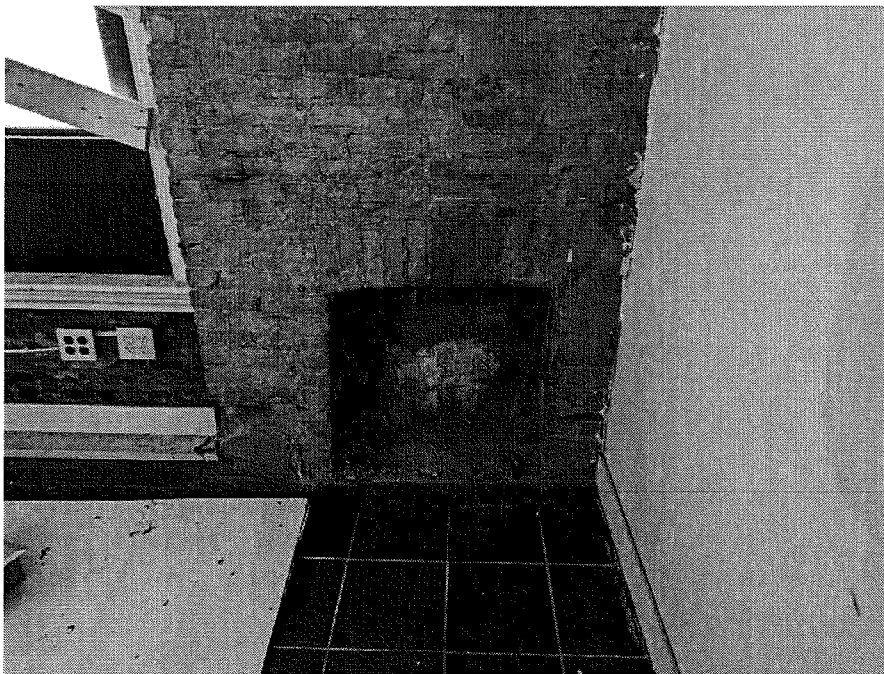
115-117 George Street, Front Sunroom Addition Facing West
City of Hamilton, January 20, 2023



115-117 George Street, Front Sunroom Addition Facing East
City of Hamilton, January 20, 2023



**115-117 George Street, Interior View to Front Sunroom Addition
City of Hamilton, January 20, 2023**



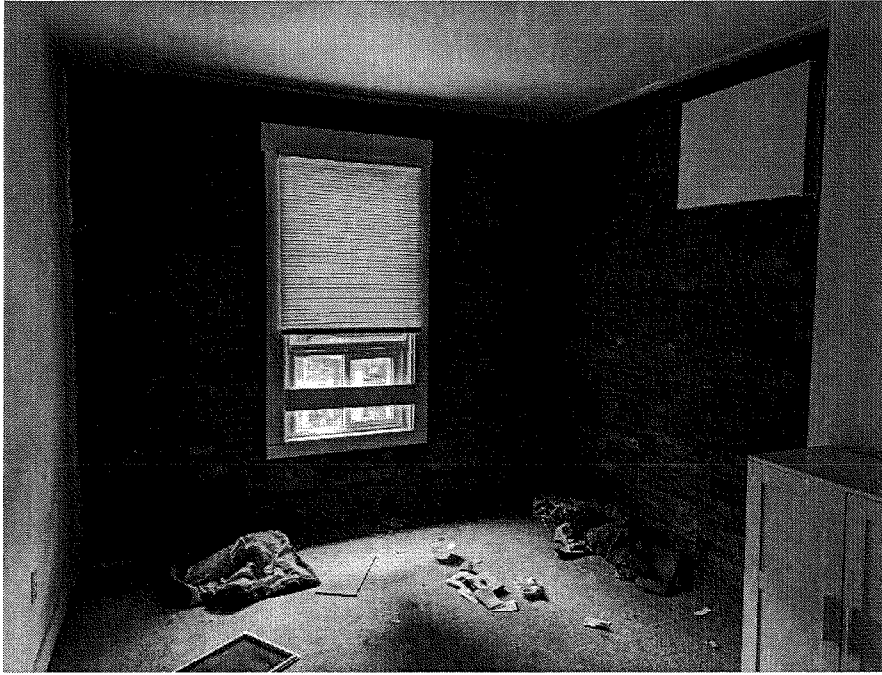
**115-117 George Street, Interior Brick Fireplace
City of Hamilton, January 20, 2023**



**115-117 George Street, Interior Brick Wall
City of Hamilton, January 20, 2023**



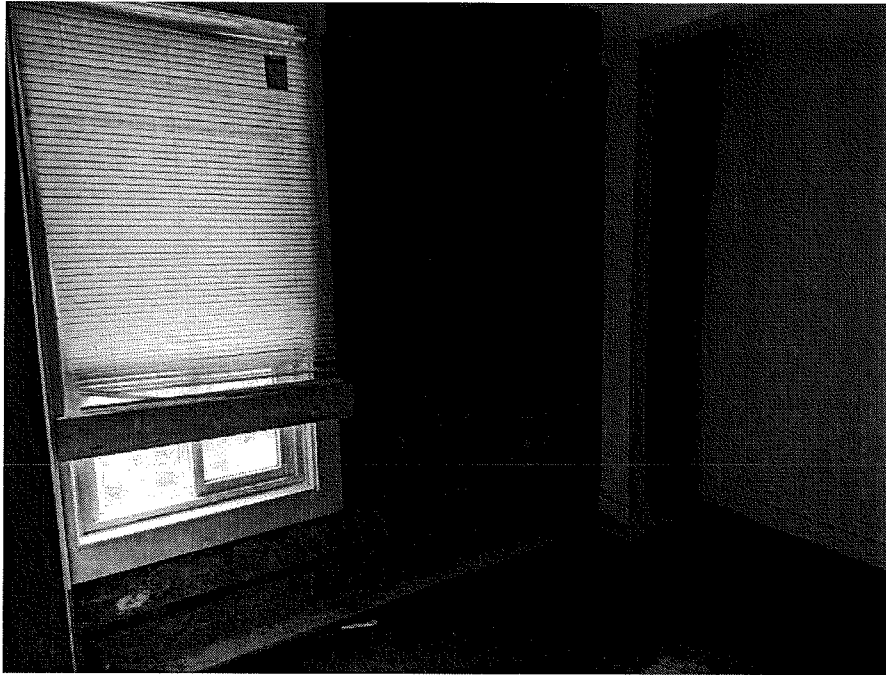
**115-117 George Street, Window Opening
City of Hamilton, January 20, 2023**



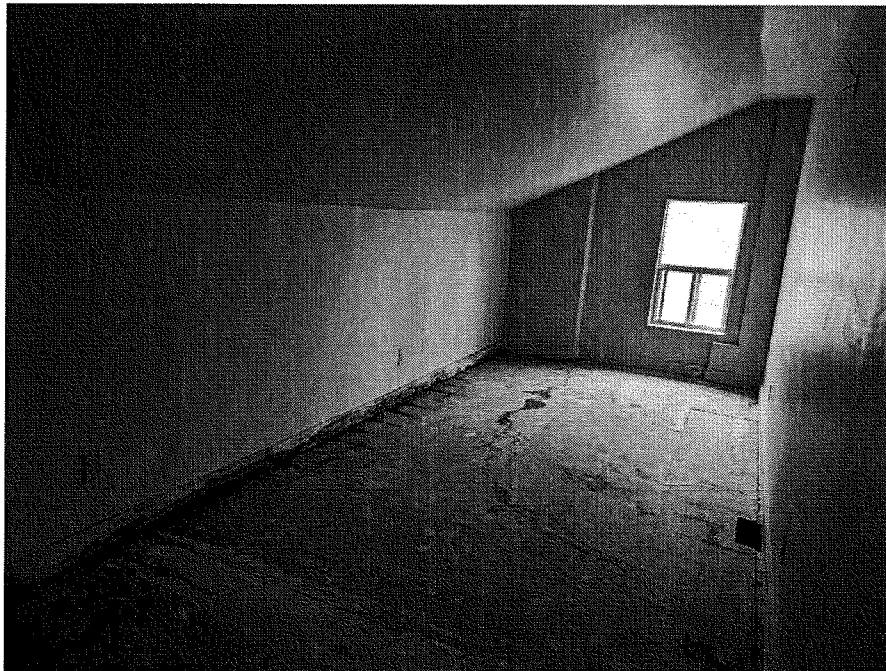
**115-117 George Street, Interior Room
City of Hamilton, January 20, 2023**



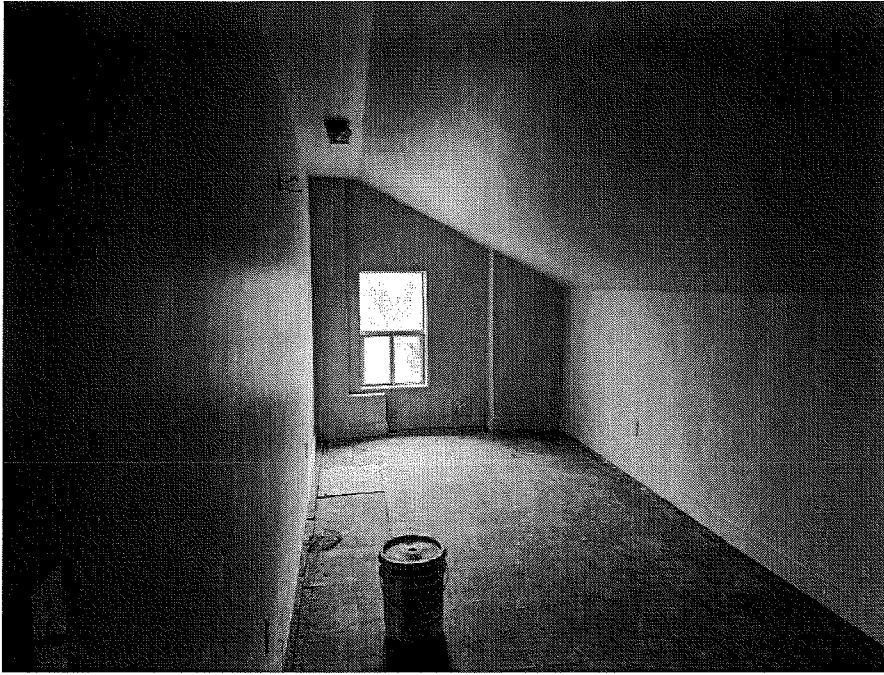
**115 George Street, Interior Room
City of Hamilton, January 20, 2023**



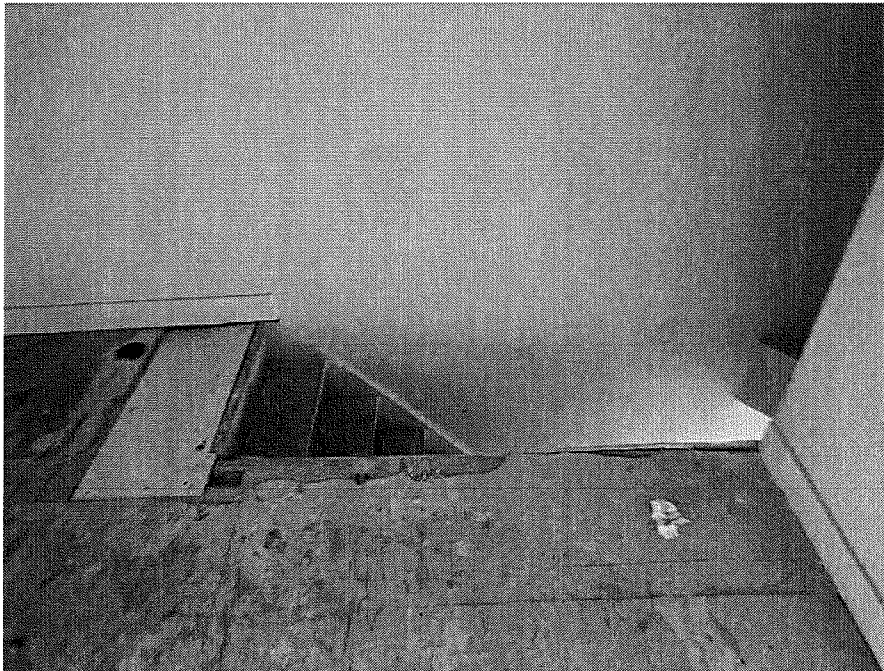
**115-117 George Street, Interior Room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Stairs
City of Hamilton, January 20, 2023**



● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
PED23027

Date:
March 10, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/AL

Subject Property

 115 - 117 George Street

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The property located at 115-117 George Street is comprised of a semi-detached, two-and-a-half storey brick building constructed circa 1871. The property is located on the southeast corner of George Street and Queen Street South in the Central Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.

The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), known as one of the “Five Johns” celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.

The property also has contextual value as it is physically, functionally, visually and historically linked to its surroundings, and helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the vernacular Gothic Revival style of architecture include the:

- Front (north) and side (east and west) exterior elevations of the two-and-a-half storey brick building, including the:

- Running bond brick masonry construction;
- Side gable roof with projecting eaves and paired decorative wood brackets with drops;
- Single-stack corbelled brick chimney located to the southwest;
- Projecting front gables with pointed-arch window openings below;
- Symmetrical front (north) elevation with three bays of flat-headed window openings in the second storey with shaped stone lintels and sills; and,
- Segmentally-arched window openings in the side (east and west) elevations with brick voussoirs and stone sills.

Key attributes that embody the contextual value of the property in defining the character of the historic Hess Village streetscape include the:

- The setback, placement as an entrance to George Street from Queen Street South and orientation of the front (north) elevation facing George Street.

The modified first-storey front (north) elevation, south (rear) elevation, and rear wings and interior features are not considered to be Heritage Attributes.



CULTURAL HERITAGE IMPACT ASSESSMENT (CHIA)

for
**115-117 George Street &
220-222 Main Street West**

Hamilton, Ontario

(GBCA Project No: 20027)

prepared for:	prepared by:
115 George St Inc. 966 Pantera Drive Mississauga, Ontario L4W 2S1	Goldsmith Borgal & Company Ltd. Architects 362 Davenport Road, suite 100 Toronto, Ontario M5R 1K6

Dates of submission: 24 June 2020
Dates of 2nd submission: 9 February 2021



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EXECUTIVE SUMMARY

General note:

This CHIA is submitted to the City of Hamilton primarily for the purpose of additional research on the properties at 220 and 222 Main Street West, with their respective analysis and assessments, as well as a Draft Statement of Significance for 115-117 George Street. The development proposal for the subject site remains unchanged from the original June 2020 CHIA. All changes between the June 2020 and this current CHIA are highlighted in red for ease of reference.

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by 115 George St Inc. in May 2020 to prepare a Cultural Heritage Impact Assessment (CHIA) for a Zoning Amendment application for a site located in the downtown core of the City of Hamilton. This CHIA has been prepared in accordance with the [City of Hamilton Guidelines: Cultural Heiritage Impact Assessments \(last revised April 4, 2018\)](#) as required by the City of Hamilton and evaluates the impact of the proposed development on existing heritage resources.

The development site is located on a portion of the northeast corner of Queen Street South and Main Street West, and is comprised of three parcels of lands containing three separate buildings. These properties are identified as heritage properties under the City's Inventory and its Municipal Heritage Register.

Further, the development site is adjacent to a number of heritage properties, all of which vary in heritage status, as discussed in more detail under Section 3 of this CHIA.

It should be noted that this CHIA has been prepared using the information collected by McCallum Sather Architects (the building descriptions and historical research), **with additional research prepared by GBCA**. McCallum Sather are aware that their information is being used in this document, in accordance with standard practice under the Ontario Association of

Architects (Practice Tip 1). The assessments under this CHIA are entirely based upon GBCA's opinion.

This CHIA finds that the property at 115-117 George Street and 220 Main Street meet the provincial criteria for cultural heritage value. 220 Main Street has value primarily for its association to a notable Hamilton family, yet the building is highly altered. While 222 Main Street was added to the Municipal Heritage Register by the City under the Downtown Built Heritage Inventory Project (DBHI), further research and evaluation finds that it does not meet the criteria for cultural heritage value.

The proposed change for the site consists of a new mixed-use development with retail at grade and residential units in the remaining upper storeys. The new building on the site is proposed at 23 storeys, with a 4-storey high podium at the base.

The new building will involve the removal of the buildings at 220 and 222 Main Street **as they are not good candidates for physical conservation. The former building has cultural heritage value, yet is significantly altered and has lost its integrity. In order to conserve the value of this property, a commemoration strategy can be explored and expressed on the site by means of a plaque or an interpretation plan.**

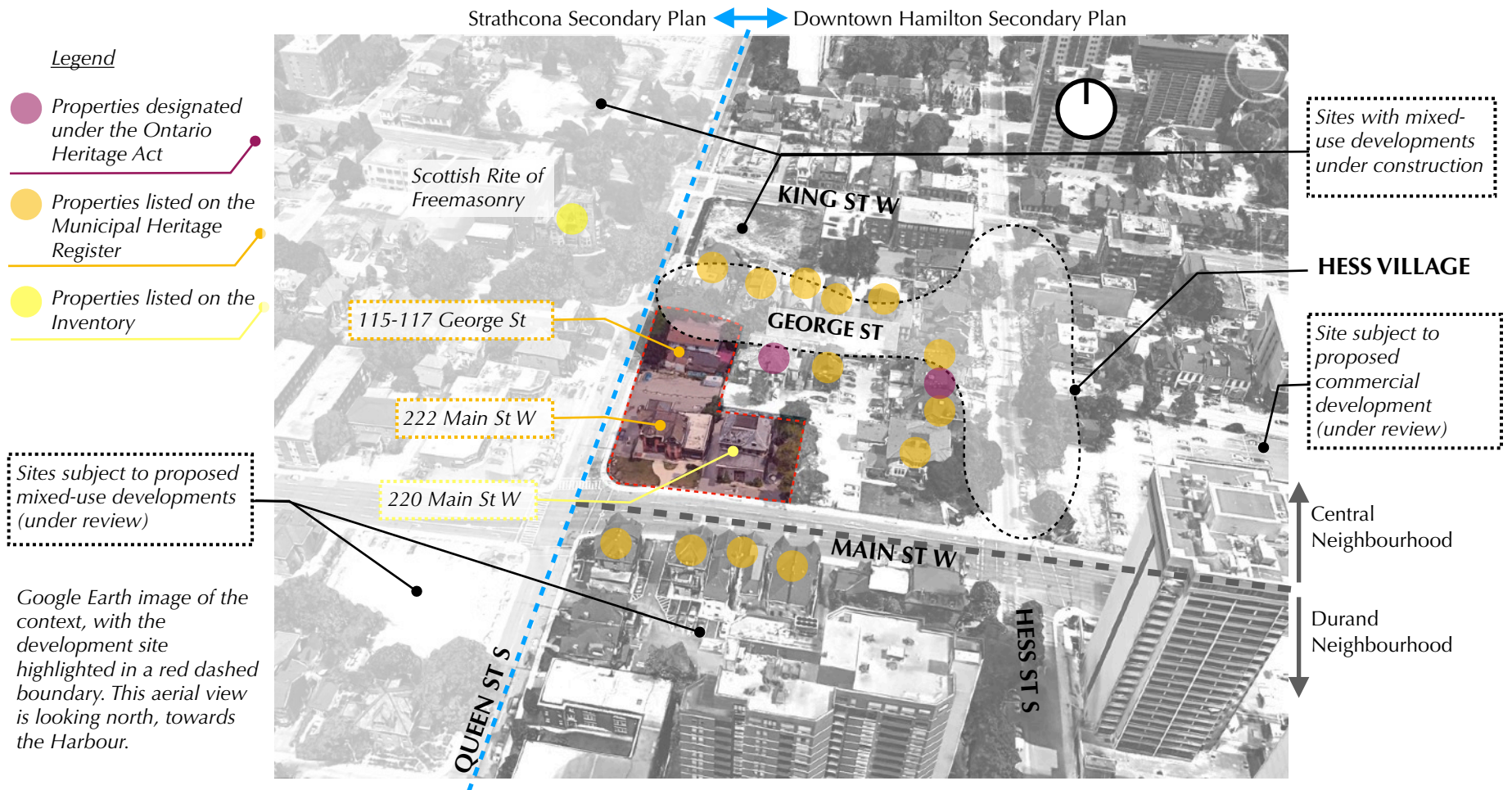
The building known as 115-117 George Street will be partially conserved by the retention of its main and side facades, including the front portion of the roof and integrated into the proposed development so that its heritage value, found in the portion visible from George and Queen Street, is conserved. Section 7 discusses in more detail the Conservation Strategy for the building.

The proposed development will be inserted into a block currently characterized by low-rise buildings and into an area that includes a mix of low and high-rise buildings, within a planned emerging context favouring high-rise development.

1. INTRODUCTION

The subject site is located in the downtown core of the City of Hamilton, specifically at the northeast corner of Queen Street South and Main Street West. The site is L-shaped, with its largest frontage along Queen Street South, as shown on the image below.

The following is a visual summary of the existing and emerging context of the immediate site. Identified properties are either on the development site or considered to be adjacent to the development site.



1.3 Site Context

The following context photographs were taken by GBCA Architects on May 26th 2020.

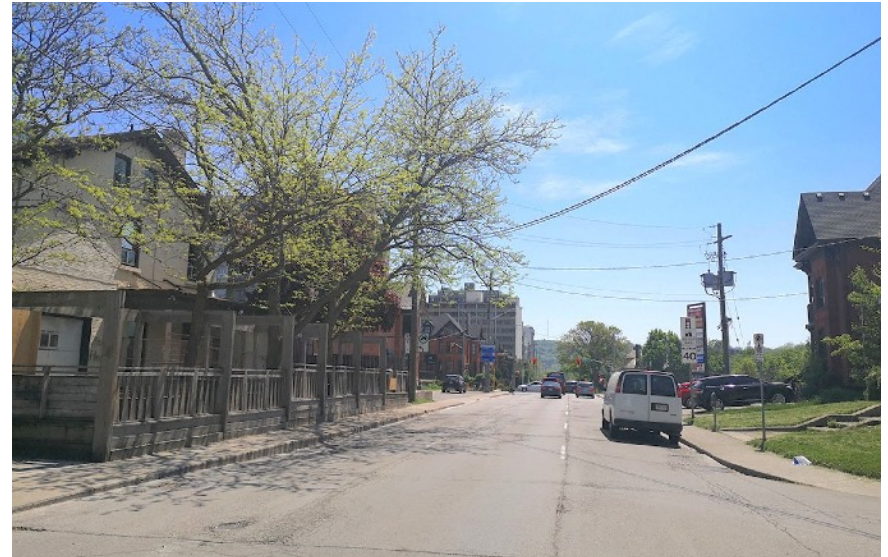


*Top:
Overall view of the south side of Main Street West, across the street from the subject site. The buildings shown date to the 1890s and early 1900s and have all been rehabilitated for commercial uses. All high-rise buildings in the background are residential buildings.*

*Top right:
View of Queen Street South, just south of Main Street West. This view is looking north towards the subject site, located on the right, across from Main Street West. In the foreground, on the left of the image is a vacant lot, **recently rezoned for a 23-storey building.***

*Bottom right:
View of Main Street West, looking east past the subject site, located on the left, across from Queen Street South. In the foreground, on the left of the image is a commercial property with surface parking.*





Top left:
Overall view of the north side of Main Street West, looking northwest towards the subject site, located on the left side of the image. The current context is of low-rise residential buildings converted for commercial use.

Top right:
View of Queen Street South, looking south from the intersection at George Street. The subject site is on the left and a portion of 115-117 George Street is visible on the left side.

Bottom left:
View of the south side of George Street, looking east from the intersection from Queen Street South and towards Hess Village. The subject site is on the right and the main facade of 115-117 George Street is visible



*Top left:
View of the west side of Hess Street, looking north towards George Street. The subject site is not visible in this image.*

*Top right:
View of the south side of George Street, looking west towards the intersection with Queen Street South. The photo is taken from a portion of the subject site.*

*Bottom left:
View of George Street looking west from the intersection of Hess Street South. The subject site is at the end of the street and not visible on this image.*

2. BACKGROUND RESEARCH

While the Legislative Council of Upper Canada had incorporated Hamilton as a Town in 1833, it was during the 1840s that the town embarked upon a period of economic growth and experienced a population explosion. Hamilton was in a position for incorporation as a city in 1846. A major economic upswing transformed the frontier town into a regional urban centre and during the ten years following the incorporation of the City in 1846, the population jumped from 6,832 to 27,500 – an increase of over 400%.

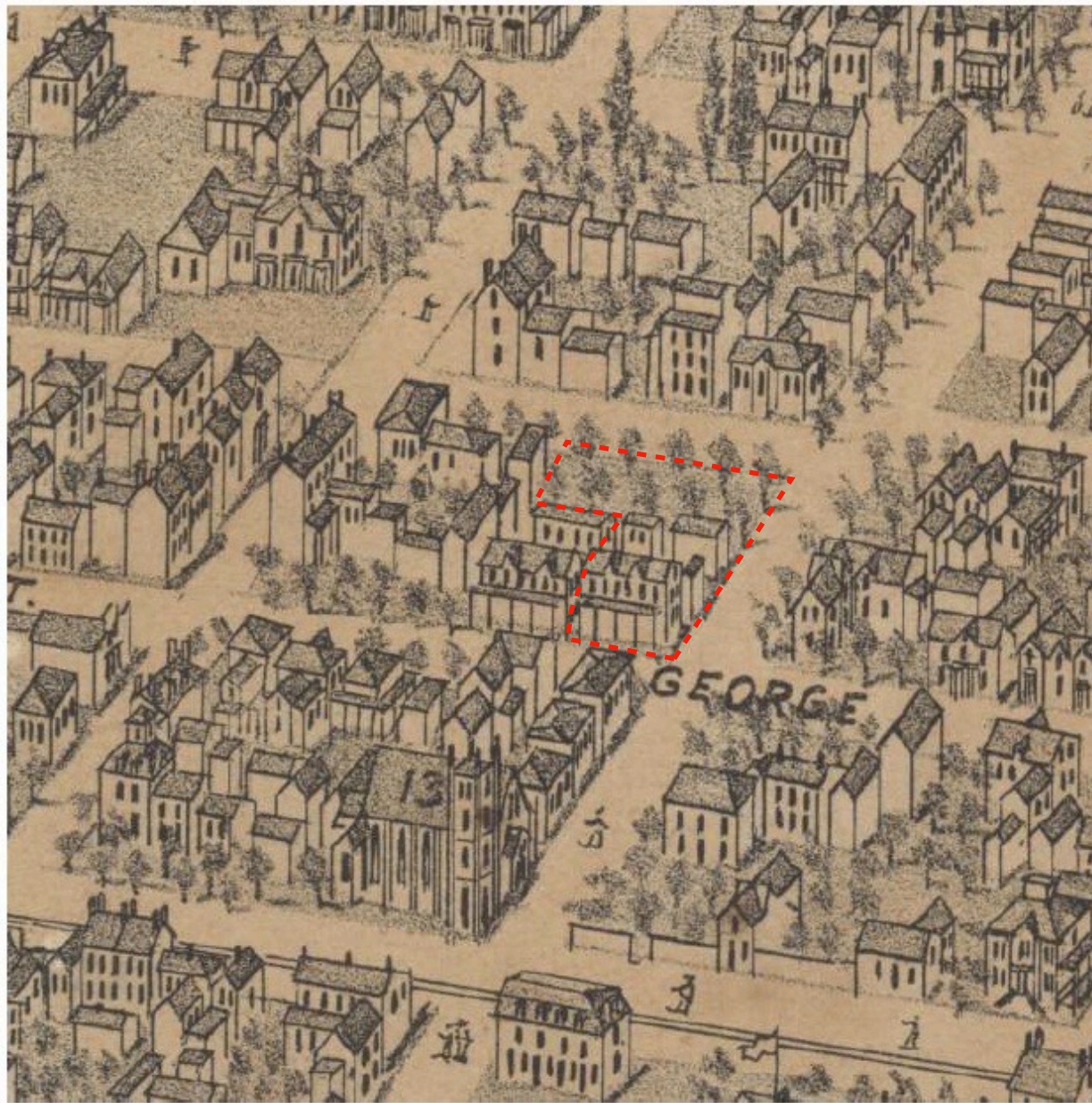
The block on which the subject property is located developed following its proximity to the important civic and commercial areas, notably the major thoroughfare of James Street. Both James Street, running north-south and Main Street, running east-west laid a quadrant that established four Historic Neighbourhoods, recognized under the City of Hamilton's Official Plan as "Historic Neighbourhoods". The subject property is at the southwest end of the northwest quadrant, known as the "Central" Neighbourhood and is adjacent to the Durand Neighbourhood, located immediately south.

The City of Hamilton has provided, by email, the following Historic Context Statement which describes the Central Neighbourhood:

One of Hamilton's four original neighbourhoods, Central served as Hamilton's first business district and civic core, which included the first Town and Market Hall. Once a dense, mixed-use neighbourhood, Central is now made up of a series of distinct and fragmented areas, each one representative of a specific era of urban development in Hamilton. Although its urban form and character have evolved considerably over the last two centuries, Central Neighbourhood has sustained many of its historic functions.

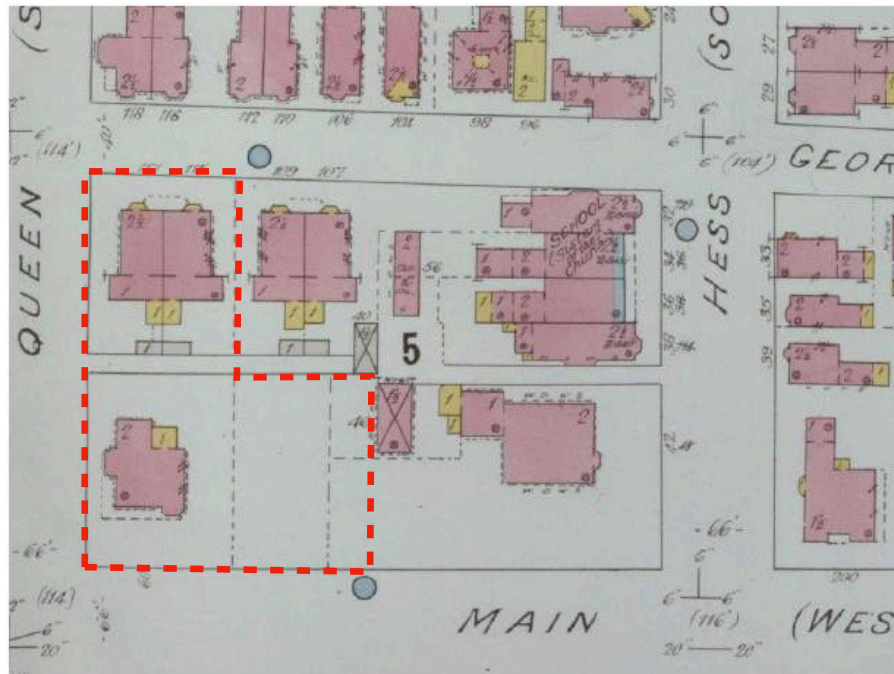
By the end of the nineteenth century, the block containing the subject property, as well as the surrounding area was almost entirely developed with housing, completing the residential character of the neighbourhood. It was during the later decades of the nineteenth century that the properties at 115-117 George Street (dating to c1871) and 222 Main Street West (c. 1893) were built. The last building to be built on the subject property, 220 Main Street South, was built in the first decade of the 20th century, in 1909.

Like so many other urban centres in the 1960s, demolition of early buildings made way for surface parking, used primarily by workers at the still operating factories who no longer wanted to live in close proximity to industrial uses. While much building demolition was occurring in the downtown core of the City, starting in the second half of the 20th century, the residential area in the immediate surrounding of the subject site remained generally intact, up to this day. These early residential buildings were being rehabilitated to new commercial uses, slowly changing the character of the area. The southwest corner of Queen Street and Main Street became a station to support the growing use of the automobile. This station was later demolished to make way for a commercial low-rise building, **which was itself demolished in the late 2000s. The current southwest corner is vacant and was remediated**). The rehabilitated residential buildings often resulted in alterations to their appearances to accommodate the new uses, which is the case for the buildings on the subject property, which are described in more detail in the following Section.



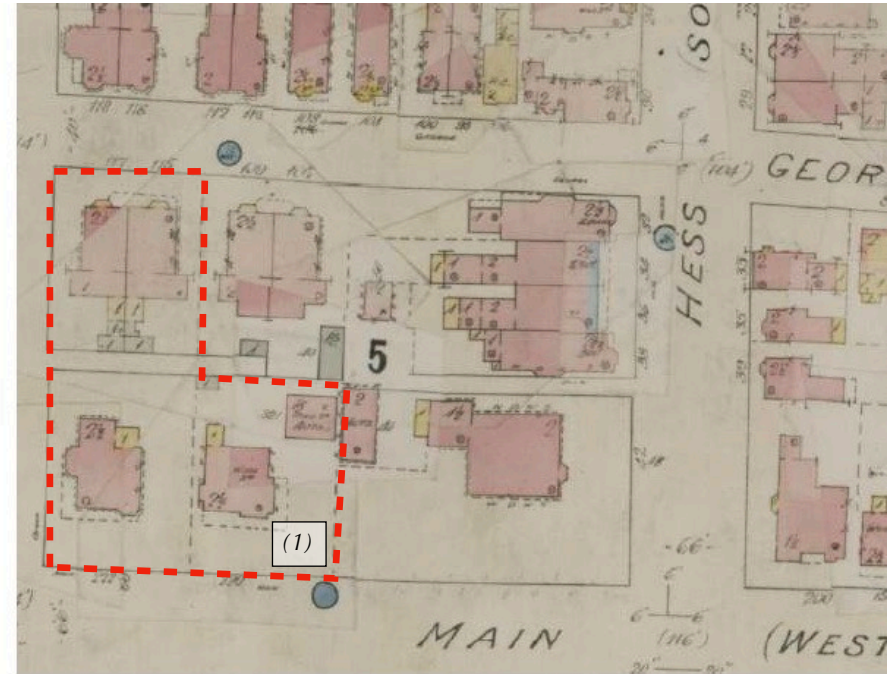
Detail from the Bird's Eye View of City of Hamilton, 1876

This bird's eye view (which is not oriented to the north, but rather looks to the south) shows the extent of the development on the subject property (highlighted in a red dashed boundary) and its block, as well as on the neighbouring blocks. The building noted as 13 is the former All Saints Episcopal Church, which has been demolished in 2016, due to structural issues.



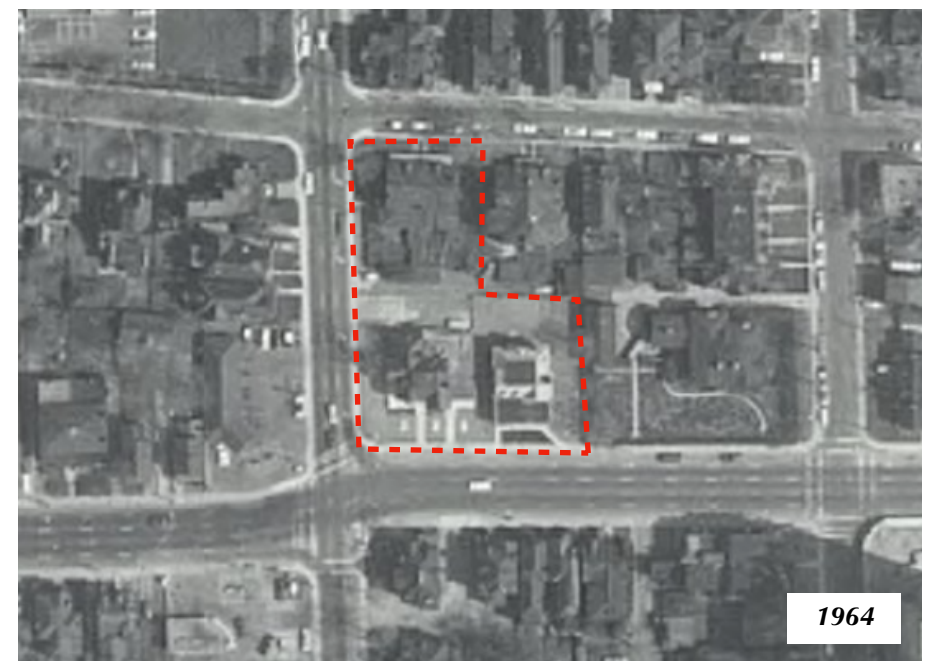
Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1898

By the turn of the nineteenth century, most building lots within the Queen / George / Hess and Main block were developed.



Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1911

At the beginning of the 20th century, the property at 220 Main Street West (1) was added, thus completing the Main Street frontage with residential buildings.



Aerial photographs for the years as indicated (Source: McMaster University Library, Historical Hamilton Portal)

All maps are of similar scale and the development site is identified by a red dashed boundary.

On the 1950 aerial photograph, note the beginning of a change to the neighbourhood with commercial properties on the northwest and southwest corners of the Queen and Main intersection (a), made evident by parked cars.

The 1964 photograph shows the reduction of trees fronting the buildings along Main Street and altered landscaping, generally to favour car parking. Side or front additions to all subject buildings are visible on this aerial photograph.

Finally, on the 1969 photograph, the commercial property at the northwest corner has increased in size with additional building demolition, also shown at the southwest corner.

3. HERITAGE STATUS & DESCRIPTION

3.1 Definitions

The subject site and the immediate area include a number of heritage properties with varying levels of heritage status, as described below (descriptions are taken from the City's website):

Designated properties are significant heritage resources and are protected by a municipal by-law that identifies why the property has value and what features contribute to its value. Designation does not prevent change, but it allows the City to manage physical changes to a property through the Heritage Permit process.

Registered (Non-Designated) properties are those that are included on the Municipal Heritage Register, an administrative record of properties designated under the Ontario Heritage Act and properties of heritage value or interest (non-designated). It requires consultation with the Hamilton Municipal Heritage Committee and a Council resolution to include (or remove) a non-designated property on the Register. The Register provides short-term protection from demolition for non-designated properties by requiring an owner to give 60-days notice of their intention to demolish or remove a building or structure on the property. Non-designated registered properties are not subject to Heritage Permits.

Inventoried properties are those that are compiled on the City's Inventory, a compilation of over 25 years of data on buildings identified as having heritage value or interest. There are no legal restrictions imposed on property through listing on the Inventory. Inventoried properties are not subject to Heritage Permits.

3.2 Current status of on-site and adjacent properties

The following properties are either on the development site (in bold) or identified, by the City, as being adjacent to the development site.

	<u>Address</u>	<u>Heritage Status</u>
1.	220 Main St S	Inventoried
2.	222 Main St S	Registered (Non-Designated)
3.	115-117 George St	Registered (Non-Designated)
4.	107-109 George St	Designated
5.	34-36 Hess St S	Designated
6.	105 George St	Registered (Non-Designated)
7.	32 Hess St S	Registered (Non-Designated)
8.	38 Hess St S	Registered (Non-Designated)
9.	54-56 Hess St S	Registered (Non-Designated)
10.	206 Main St W	Registered (Non-Designated)
11.	231 Main St W	Registered (Non-Designated)
12.	225 Main St W	Registered (Non-Designated)
13.	221 Main St W	Registered (Non-Designated)
14.	219 Main St W	Registered (Non-Designated)
15.	215-217 Main St W	Registered (Non-Designated)

Further, the subject site is partly included in a Cultural Heritage Landscape, identified in the Urban Hamilton Official Plan as the Main St. W. Streetscape - Queen St. S. to Hess St. S.

For the purposes of this CHIA, an evaluation under Ontario Regulation 9/06 has been conducted for the three properties on the development site.



Snapshot of the City's Interactive Heritage Property Mapping, showing the development site (red dashed boundary) in its context. The orange dashed boundaries identify the Main St. S Streetscape, identified as a Cultural Heritage Landscape under the Urban Hamilton Official Plan. Properties numbered are either on the development site (in bold) or were identified by the City as being adjacent to the development site.

Properties highlighted in a purple colour are Designated, those in orange are Registered and those in yellow are Inventoried. Those that have no colour have no heritage status.

1. 220 Main St S

Inventoried

date of construction: 1907

architectural style: Edwardian

Architectural Description

The building is 2 1/2 storeys, single-detached residential structure, which is currently vacant, with a front one-storey addition, which dates to the later half of the 20th century and has altered significantly the front face of the residence.

The main residential building, as well as the front addition, show a running bond of bricks, with no visible headers, which suggests that the brick is a cladding. Given the date of the main portion, it is likely the structure is of wood construction. Over the window openings of the main residential structure are segmental brick arches, with rough-faced stone sills. The residential massing includes bay windows on the side elevations and the roof is a mix of hips and gables with dormer windows. There is a flat roof at the center of the building, which is not visible from the street.

The building has been evidently altered throughout the years, with alterations that have, in most cases, reduced the architectural character of the original residence. Some of these alterations include:

- Addition of a front volume. This addition supported the rehabilitation of the building for commercial usage. This addition, which is of no particular architectural interest, has significantly altered the front face of the building, where the original design can no longer be found through physical evidence.
- Painting of brick facades. Painting is typically done to hide deteriorated bricks or to upgrade the building with new exterior finishes. In this case, it appears that the paint is hiding spalled bricks or previously sandblasted bricks.
- Addition of new cladding materials on the roof. The roofs are clad with asphalt shingles which are in poor condition. The gables and dormers are clad with what appears to be vinyl or aluminum siding. A portion of this cladding is removed on the west-facing gable and exposes wood siding, suggesting this was the original material. The fascia bands and soffits are also clad with either vinyl or aluminum siding, and are likely hiding deteriorated materials.
- Replacement of all doors and windows with new metal units.





Overall interior view of 220 Main Street, taken from the main entrance of the front addition, and looking north. The space has been visibly altered and there are no signs of the original south wall of 220 Main Street. The front addition has altered the original south wall by removing the portion of the ground level and installing a supporting beam above to support the upper wall of the south elevation, visible from the exterior.



Interior view of 220 Main Street, taken inside the front addition, looking towards Main Street. and the new front entrance assembly. Windows are painted metal units with single pane glazing with lead came.

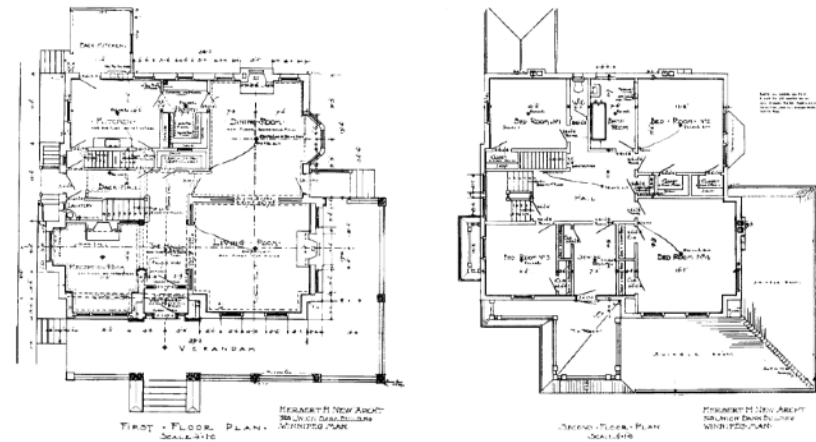
Historical Description

The building dates to 1907 and designed by Hamilton-born architect Herbert Henry New as a residence for his father, Henry New. The residence was named "Dalkeith Lodge", perhaps as a reminder of the family's Scottish roots. The residence was occupied by various family members until 1953, including the architect himself, between 1911 and 1919. The New family was involved with the Hamilton Pressed Brick Co. Ltd, whereas Henry New (the first occupant) was its President. His son became secretary treasurer after leaving his architectural practice. After the New family left the property, starting in 1954, it was converted for commercial use and community services as part of Main Street's redevelopment into an auto-oriented transportation and commercial corridor in the 20th century. This conversion included the addition of the front one-storey volume. The property housed Hamilton United Services in the 1960s, the United Way in the 1970s and a medical centre in 2011. The property is currently vacant.

Herbert Henry New (1876-1952) was a Hamilton-born architect, trained in Boston, Massachusetts. He practiced in Hamilton in 1908 after a short career in Winnipeg. He withdrew from the architectural profession after 14 years of practice, in 1922, to become involved in other businesses, including a position with the Hamilton Pressed Brick Co. Ltd.

Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. It is further in close proximity to Hess Village, a grouping of Victorian houses in the four blocks bounded by Main, King, Queen and Caroline Streets in the late-19th and early-20th century. The detached dwelling had originally a substantial setback from Main Street, similar to its neighbours at 222 and 206 Main Street. This setting was impacted when the front volume was added in the second half of the 20th century.



Archival photo and floor plans of Dalkeith Lodge at 222 Main Street (Canadian Architect and Builder)

Assessment of Value and summary

The City has identified the property as Inventoried, as it displays potential cultural heritage value, based on the building's style.

Following research and evaluation, the property was found to be associated with Henry New (for who the residence was designed) and the architect is attributed to his son, Herbert Henry New, who lived in the residence after his father's death. The residence was further occupied by other members of the New family, all of which are associated with the Hamilton Pressed Brick Co. The building was also featured in the April 1907 issue of the Canadian Architect and Builder, likely to highlight the work of the Hamilton-born architect for his father. From a historical perspective, the property can be deemed of cultural heritage value.

Contextually, given the early 20th century form was altered with a new one-storey massing at the front, the means in which it supports the historical character of the area was impacted by its attempt to modernize. Its contribution to support, define or maintain this character - given these extensive physical alterations - is limited.

The building's extensive alterations to its main facade has reduced its significance as a building of architectural merit. While archival documentation showing the building's appearance is available, and the building was featured in a prominent architectural periodical of the time, the alterations are extensive to a point where the architectural integrity of the property is lost.

Given the above, the property meets one of the nine criteria, primarily due to its association with two members of the New family who were associated with the Hamilton Pressed Brick Co. Ltd. The property has cultural heritage value, yet, in our view, is insufficient to be deemed worthy of designation and physical conservation. Mitigation strategies are discussed further in this CHIA.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 220 Main Street West
1. The property has design value or physical value because it,	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	NO. The primary building is of Edwardian style, yet is neither a rare, unique or representative example of the style. Further, the many alterations have largely impacted the expression of the style
ii) displays a high degree of craftsmanship or artistic merit, or	NO. While the building may have originally been of high degree of craftsmanship, the integrity of this attribute is lost due to the many alterations.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it,	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES. The property is associated with two notable members of the New Family: Henry New (father) and Herbert Henry New (son), both of which are associated with the Hamilton Pressed Brick Co.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	NO. The architect is Herbert Henry New, who is known primarily in Hamilton. The residence no longer demonstrates his work due to the many alterations.
3. The property has contextual value because it,	
i) is important in defining, maintaining or supporting the character of an area,	NO. The property supports the character of the area in that it includes the remains of an early 20th century house which has been altered and converted into a commercial property. This early structure is not very visible from Main Street and, with time, its importance in supporting the character of the area has been significantly reduced.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. The property is not a landmark

2. 222 Main St S

Registered (Non-Designated)

date of construction: c1891

architectural style: Victorian/ Queen Anne

Architectural Description

The building is 2 1/2 storeys, single-detached residential structure, which is partly occupied as an office. It dates to the last decade of the 19th century. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey addition to the east of the building.

The building shows a running bond of bricks, with no visible headers, suggesting the brick may be a cladding. However, given the age of the building, it is possible that the building is of brick construction, built with "clip-bonds", which are diagonal bricks in the wall serving as brick ties. Due to instability issues, such ties were banned (in Toronto) in the early 20th century. Bricks laid in a checkered pattern are noted on the spandrels above the ground floor. The front portion displays a small oriel window, in wood, on the second storey and a large two-storey bay shape, topped by a gable roof. A similar configuration is shown on the west elevation, facing Queen Street. Sills and lintels are all rough-faced stone units and painted. The roofs are a mix of hips and gables with a flat roof at the center, not visible from the street. A feature turret roof, integrated with the main roof, faces Main Street. The original octagonal slate shingles are still present as the main cladding material of the roofs.

The building has received several alterations throughout the years, and they include:

- Addition of a side volume. This addition supported the rehabilitation of the building for commercial usage. This addition is low-rise and does not visually impact the overall massing of the building.
- Cleaning of exterior bricks The exterior walls were previously painted, based on archival Google view images, and were cleaned within the last 15 years. While paint removal has improved the appearance, the

removal appears to have left a permanent film on the large bay shape fronting Main Street.

- Parging of lower courses of brick. This parging was likely meant to "correct" a previous deficiency, although it resulted in a notable impact to the building's appearance along its primary facade.
- Painting of stone sills and lintels
- Alterations to roof materials. Wood detailing on the bargeboards, soffits and fascias are covered, some of which are still visible. New materials, such as vinyl or aluminum siding, are apparent and may be hiding original materials that are either deteriorated, or absent.
- Replacement of all doors and windows with new metal units.
- Re-landscaping. The new volume on the east side of the building included a new entrance from Main Street and required a re-landscaping of the front yard, which has been altered many times.



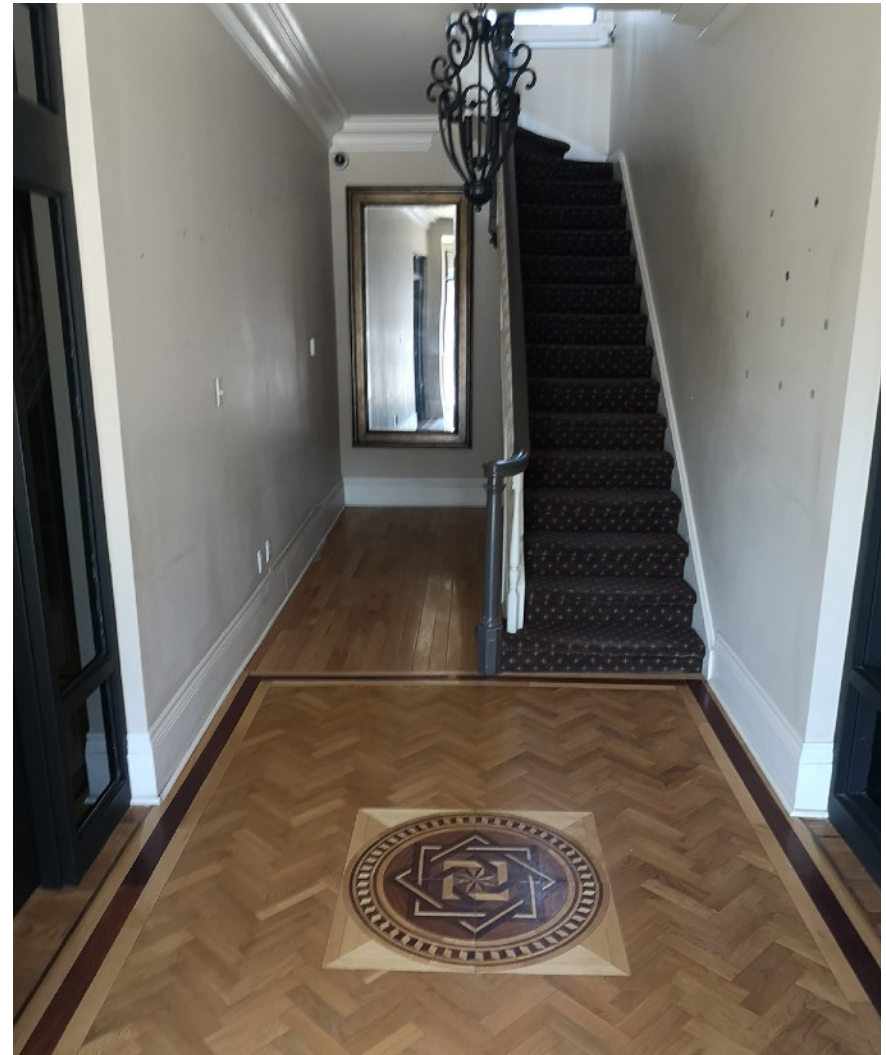
222 Main Street South in its current condition.



Close-up of base, showing parging over brick surface at base.



Close-up at exterior wall, showing the checkered brick pattern at the spandrel. The walls appear to have a remnant thin film over the brick surfaces. Note the modern cladding at the soffit above.



Overall interior view, from the main entrance hall. The current flooring is a modern replacement (two different flooring patterns on the ground floor as shown on the photograph). All wall finishes and trims are equally modern replacements, and trims are made to look historically accurate.

Historical Description

Archival research was completed by McCallum Sather and looked at Land Registry records accessed through OnLand and the local Hamilton Public Library Archives. 222 Main Street West was constructed as a residential dwelling in circa 1891. Land Registry Records show a Robert Campbell as owner of Lot 1 and part of Lot 2 on the north side of Main Street for 1890. He acquired the property from Mary and Alex Murray in 1890. The name of Robert Campbell appears in the 1891 Tax Assessment, noting an "unfinished" structure. The Tax Assessment Roll for 1893 shows an increase of the property value, compared to 1891, suggesting the house could have been finished by 1893. In searching through the census years, a number of "Robert Campbell" appear however their age does not match that of the owner of 222 Main Street at the time of construction. According to City Directories, Robert Campbell, who lived at 222 Main Street West was a manufacturer (this was the only information found for the Robert Campbell associated with this property). Caroline Campbell (Robert Campbell's widow) lived at the house from 1912 to 1916, after which other occupants resided for short periods at the property. The longest resident was Henry. A. Wardell, a physician, who lived at this address between 1928 and 1948. It was then listed as "Club 222" in the Directories, suggesting a change of use to potentially a rooming house (given many residents listed under this title).

The property was converted for commercial use in the mid-20th century. The 1964 Fire Insurance map shows Harvey Sobel LTD Interior Designs, with the east addition on the building.

Overall west elevation. Note the checkered brick patterns on the bay wall and the additional metal cladding on the bargeboard, the soffits and on the front of the gable, hiding existing fabric. A portion of the metal cladding on the bargeboard is removed, exposing the underlying wood trimming.



222 Main Street South in its current condition.



Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. The building is substantially setback from Main Street, similar to its neighbours at 220 and 206 Main Street. Main Street's character has changed from residential starting in the late 19th century to commercial starting in the later half of the 20th century onwards. Since the mid-20th century the property has been altered by its conversion for commercial use, as part of an evolving change in the area, consistent with other properties in the immediate area.

Assessment of Value and summary

The City has identified the property as Registered (Non-Designated), after a recommendation made under the Downtown Built Heritage Inventory project (DBHI), conducted in 2014. Through this process, the property at 222 Main Street was identified as "Character Supporting" which meant it *maintains or supports the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area*. Following this identification, it was recommended to place this property on the City's Register. It is to be noted that this evaluation followed a process evaluating buildings as part of an established Historic Neighbourhood (in this case, the Central neighbourhood).

The property meets only one of the nine criteria for cultural heritage value as the building fits within the context of Main Street along with similar buildings of the same time period to the east and across the street. However, considering this evaluation as a whole, the single criteria does not merit the property to be recognized as having cultural heritage value **worthy of designation and conservation. Mitigation strategies are discussed further in this CHIA.**

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 222 Main Street West
1. The property has design value or physical value because it,	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	NO. While the primary building can be considered an example of a mix of Victorian and Queen Anne styles applied to a residential type, it does not have the integrity required to qualify as representative of the styles noted above. It is not rare or unique in the overall context of downtown Hamilton
ii) displays a high degree of craftsmanship or artistic merit, or	NO. The building is of standard craftsmanship with no evidence of particular artistic merit.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it,	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	NO. No association of particular significance was noted in the course of research. Many occupants resided in the building, none of which are of particular significance to the community.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A. The architect or builder was not found during research
3. The property has contextual value because it,	
i) is important in defining, maintaining or supporting the character of an area,	NO. While the property supports the character of the area in that it visually displays architectural styles of a previous period of development, this support is not noted to be of importance to define or maintain the character of the area.
ii) is physically, functionally, visually or historically linked to its surroundings, or	YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. While the property is situated at an intersection, the building on site was not designed to be a landmark.

3. **115-117 George St**
Registered (Non-Designated)
date of construction: c1870
architectural style:Gothic Revival

Architectural Description

The property includes two addresses consisting of semi-detached units forming a 2-storey building, currently vacant. It dates to the 1870s, making it the oldest building on the development site. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey glazed solarium addition fronting George Street. The building's massing and overall design proportions are similar to its eastern neighbour at 107-109 George Street and together display features that are characteristic of the Gothic Revival style applied to low-rise residential cottages found in Ontario.

The building shows bricks in common bond, with header bricks at every 6th course, which suggests that the structure of the exterior walls is brick masonry construction (this is confirmed upon interior review). The building is rectangular in plan topped by a gable roof with two smaller gables along the George Street facade. Below these smaller gables are pointed arch window openings, currently used as venting units. Paired wood brackets below the projecting roof eaves are still present along the perimeter and appear in good to fair condition. The building's separate units consist of a tripartite design (three window openings), evident on the second storey. Sills and lintels are smooth-faced stone units (windows openings on the side elevations consist of segmental arch brick voussoirs in lieu of stone).

Fire Insurance Maps illustrate that both 115-117 George and 107-109 George had wood porches at the front and covered verandah, which has been removed.

The building has received a number alterations throughout the years, including:

- Addition of a front solarium and east side patio. These additions supported the rehabilitation of the building for commercial usage. The solarium impacted the front appearance of the building where the original design can no longer be found through physical evidence.
- Rear additions and alterations. These later additions are in addition to the existing and original rear volumes, which, being located at the rear, are of less significance.
- Painting of exterior bricks, including sills and lintels It is unlikely that the building was originally painted,
- Replacement of all doors and windows with new metal units. Also of note are the blocking of the central windows on the second floor, likely to coordinate with the new functions on this floor.
- Re-landscaping. The front yard along George Street has been extensively altered to adapt the building to its new commercial use and its overall integration with the low-scale, stone-paved ground, commercial character of the Hess Village neighbourhood.

115-117 George Street in its current condition.





Across:
Overall view of the west elevation, seen from Queen Street. The new structure partly obscures the elevation and some ground level openings appear to be later modifications. Some stepped cracking is noted above a second storey window opening, likely as a result of building alterations on the south portion of the structure.

Top right:
Interior view of the exterior west wall (facing Queen Street), at the ground level. The brick wall is exposed. Note the alteration with the addition of a concrete column and supportive arch above interfering with the window surrounds.

Top left:
Overall view of the front addition, looking south towards the north wall of the building, which is visibly altered with new openings and new infill materials (concrete blocks). Traces of the original brick wall were not made evident and have likely been either removed or altered with new materials.

Historical Description

Archival research was completed by McCallum Sather and looked at Land Registry records accessed through OnLand and the local Hamilton Public Library Archives.

115-117 George Street is constructed on parts of Lot 1 and Lot 2 on the south of George Street bounded by George, Hess, Main, and Queen Streets. George Street was once called Union Street prior to 1869 in the Assessments Rolls and Land Registry Historical Books. The first record of ownership dates to 1851, noting that George S. Tiffany acquired land parcels 1 and 2, at which point were undeveloped. The registry further indicates that John Moodie acquired the land from the Gore Bank in 1869. The 1871 Assessment Rolls (the 1870 ones are too damaged to assess) suggest that 115-117 George Street (and the sister building at 107-109 George Street) were built at the same time (1871) and owned by John Moodie. He also owned a number of buildings on the north and south sides of George Street. John Moodie was a merchant/owner, but did not live at 115-117 George Street. They were occupied by two families who rented the building. Renovations occurred in the 1970s to adapt the building for commercial purposes.

John Moodie was a leading entrepreneur in Hamilton, celebrated for his role in bringing hydro power into Hamilton. His father, John Moodie Sr., was a textile manufacturer, a businessman that was part of the group known in local history as the "Five Johns". Consisting of John Dickenson, John Gibson, John Moodie, Sir John Patterson, and John Sutherland, the "Five Johns" was a group that brought hydro electric power - the Hamilton Electric Light and Power Company Limited - to Hamilton in 1886.



115-117 George Street as seen from the intersection of George Street and Queen Street South, which is partly obscured by trees, and later additions when the building was converted for commercial usage.

Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. It is also within an area known as Hess Village, a grouping of low-rise and small scale Victorian houses dating to the later half of the 19th century and early 20th century. Together, these buildings were rehabilitated for commercial uses (primarily bars and restaurants) and alterations have included outdoor patios and new landscaping, consistent with other properties in Hess Village. These changes transformed the character of the area, from a residential enclave to a vibrant commercial one focused on bars and restaurants with outdoor patios, all of which support a pedestrian-friendly environment. 115-117 George Street is linked to this character.

Assessment of Value and summary

The City has identified the property as Registered (Non-Designated), after a recommendation made under the Downtown Built Heritage Inventory project (DBHI), conducted by ERA Architects in 2014. During the course of this process, the properties at 115-117 George Street were identified as "Character Supporting" which meant they *maintain or support the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area*. Following this identification, it was recommended to place these properties on the City's Register, resulting in its current heritage status. It is to be noted that this evaluation followed a process evaluating buildings as part of an established Historic Neighbourhood (in this case, the Central neighbourhood).

GBCA has undertaken an assessment of cultural heritage value under O. Reg 9/06 and confirms that the property meets a number of criteria, primarily related to historical and contextual values.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 115-117 George Street
1. The property has <u>design value or physical value</u> because it,	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	YES The building is a Gothic Revival style applied to a residential cottage type, therefore a vernacular type of the gothic revival style. It is not rare or unique in the overall context of downtown Hamilton. Better preserved examples of the style are present in Hamilton (such as the property at 107-109 George Street)
ii) displays a high degree of craftsmanship or artistic merit, or	NO. The building is of standard craftsmanship with no evidence of particular artistic merit.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has <u>historical value or associative value</u> because it,	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES. The property is associated with John Moodie, an early Hamilton entrepreneur, part of the "Five Johns" who helped bringing hydro electric power to the City of Hamilton. While he did not reside at the property, the association with John Moodie is of significance.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of George Street.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A. The architect or builder was not found during research
3. The property has <u>contextual value</u> because it,	
i) is important in defining, maintaining or supporting the character of an area,	YES. The property plays an integral role in the character of the area. By its architectural style, its current use and its rehabilitated state, the property is important in defining, maintaining and supporting the character of this area of Hess Village.
ii) is physically, functionally, visually or historically linked to its surroundings, or	YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. The property is not a landmark

DRAFT Statement of Significance (115-117 George Street)

The following is a draft Statement of Cultural Heritage Value and should be reviewed by the City in the event the property is designated under Part IV of the Ontario Heritage Act.

Draft Statement of Cultural Heritage Value or Interest

The pair of semi-detached buildings located at 115-117 George Street, Hamilton possess cultural heritage value due to its historical association with Hamilton entrepreneur and industrialist John Moodie and the growth and commercial prosperity of the City of Hamilton in the later half of the nineteenth century, its physical design association with a vernacular residential version of the Gothic Revival style, and contextual associations with the Hess Village streetscape.

115-117 George Street was constructed circa 1871 and owned by entrepreneur and industrialist John Moodie, known as one of the "Five Johns" celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls.

The buildings retain their original form, scale and mass as perceived from the corner of Queen Street and George Street. Architectural features of interest are included on the north, west and east walls. The buildings were altered in the later half of the 20th century with the addition of a one-storey solarium facing George Street, resulting in the removal of the ground level main facade.. Other alterations include new landscaping and replacement of all windows with new modern units.

The buildings face George Street and are integral components to the character of Hess Village, which comprise of a number of low-rise buildings dating to the later half of the 19th century and early 20th century, many of which were successfully rehabilitated for mixed-uses.

Draft Description of Heritage Attributes

The heritage attributes of the pair of semi-detached buildings are derived from their built form as examples of the Gothic Revival style, applied to a residential form.. The heritage attributes include the exteriors only relating to their 1870s form, which include, but not limited to:

- *The setback, placement and orientation of the pair of semi-detached buildings at the southeast corner of Queen Street and George Street, with the main facade facing George Street.*
- *The scale, form and massing of the brick building (currently painted)*
- *The materials with the brick (currently painted) and wood brackets underneath the roof overhangs*
- *The principal (north) elevation, including the sloped roof shape which overhangs from the exterior walls and includes gables fronting George Street with pointed arch vented openings at the gable ends.*
- *The arrangement of the window openings on the second level of the principal (north) elevation.*
- *The west elevation, which features the gable end and the roof overhang with wood brackets that are visible on Queen Street.*
- *The location of the chimneys raising upwards from the west and east exterior walls, which contribute to the roofscape of the buildings.*

Note: the one-storey solarium, the south (rear) elevation and the east elevation are not heritage attributes. No heritage attributes are identified in the interiors.

4. 107-109 George St Designated
Date of construction: c1870

This property includes a single-detached 2 1/2 storey brick building, which is of very similar design to its western neighbour at 107-109 George Street, as both these properties were built at the same time and for the same owner. At 107-109 George Street, which is a better preserved version between the two properties, the ground level has been altered to accommodate commercial uses, without the need to add an extra volume in the front (as is the case for its western neighbour). The rear of the property has a larger addition than its western neighbour, yet is not very noticeable from George Street.

In comparison to its western neighbour at 115-117 George Street, 107-109 George Street is occupied by two separate tenants showing minor aesthetic changes between the separate units, such as the paint colour of the main facade (slight colour differences between 107 and 109), window styles (107 has single pane fixed windows while 105 has double hung 2-over-to windows) and treatment of front door. A former front covered wood porch has been removed in the early 1970s when the building was redeveloped for commercial purposes. Consistent with other properties on George Street, the front yard has been re-landscaped to encourage a pedestrian-friendly street.



4. 107-109 George St

5. 34-36 Hess St S Designated
Date of construction: 1853

This property includes a pre-Confederation, Classical Revival brick and stone residential building of 2 1/2 storeys, set on a raised foundation. The building is organised into six bays on its main (Hess Street) facade topped with dormers on a mansard roof. Of note is the two largest dormers are aligned with the main entrances to the building. It is suspected that the building was designed by local architect, F. J. Rastrick. The main facade is of tooled limestone ashlar. Classical hood moulds with brackets top the upper storey windows.

Significant modifications to the property are the frontward which has been re-landscaped with new walls, paving and staircases.



5. 34-36 Hess St S

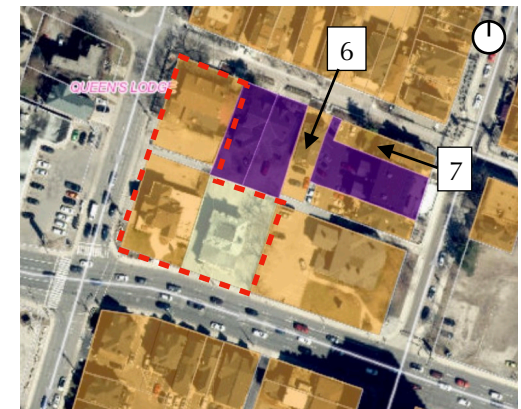


6. 105 George St Registered (Non-Designated)
Date of construction: 1920

This property includes a 2 1/2 storey residential red brick building. The building is of Edwardian design with features elements of the Queen Anne Architectural Style. The building has hip roofs with dormers on each of the hips, varying in style and design. The building has been rehabilitated into commercial uses, made evident by the changes to the doorways. Consistent with other properties on George Street, the front yard has been re-landscaped to encourage a pedestrian-friendly street,

7. 32 Hess St S Registered (Non-Designated)
Date of construction: 1890

This property includes a 2 1/2 storey brick building with elements of the Queen Anne architectural style, evident by its asymmetrical massing composition. The building is setback from Hess Street and its main facade is aligned with its neighbour at 34-36 Hess Street. The building was originally built for residential purposes and has been rehabilitated for commercial use. Notable alterations include the painted masonry elements (bricks, sills and lintels) new doors and windows and new landscaping at the front.



8. 38 Hess St S Registered (Non-Designated)
Date of construction: 1890

This property includes a 2 1/2 storey brick building with features of the Queen Anne architectural style, evident by its asymmetrical massing. The building abuts its neighbour to the north and has a smaller setback to the street. The building was originally built for residential purposes and has been rehabilitated for commercial use. Notable alterations include new doors and windows and new landscaping at the front.



8. 38 Hess St S

9. 54-56 Hess St S Registered (Non-Designated)
Date of construction: 1852

These properties include two semi-detached stone buildings built in the Second Empire architectural style, evident by the mansard roof with the slate shingles and the overall symmetrical composition of the main facade along Hess Street. No. 56 is the northern half, which turns the corner and no. 54 is the southern half, both of which are partly obscured by a deciduous tree on Hess Street. The building was originally built for residential purposes and has been rehabilitated for commercial uses. Notable alterations include select new doors and windows and some new landscaping along Hess Street.

No.56 (the northern half) has its north wall (a side wall) fully exposed to Main Street with no setbacks from the sidewalk. The rear 1 1/2 storey portion of this address also has its northern wall in the same alignment with the main 2 1/2 storey portion.



9. 54-56 Hess St S

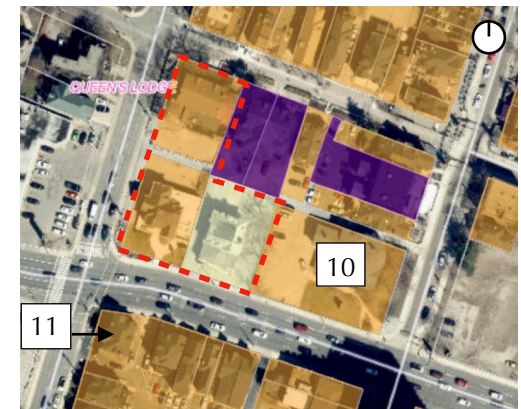


10. 206 Main St W Registered (Non-Designated)
Date of construction: 1850

This property includes a single-detached 2-storey brick building and occupies a large portion of the northwest corner of Main and Hess Streets, with the largest frontage along Main Street, where the principal elevation is located. The original building has a symmetrical main facade composition, topped with gable roofs. The building is substantially setback from both streets. It was originally built for residential purposes and has been rehabilitated for commercial uses. Notable alterations are evident on all the facades and include new yellow stucco with new oversized trims around windows. A new one-storey side addition was added on the west side of the building.

11. 231 Main St W Registered (Non-Designated)
Date of construction: 1905

This property includes a single-detached 2 1/2 storey brick building, which has elements of the Queen Anne architectural style. The building shares similar features of the "Bay-n-Gable" style, commonly seen in Toronto, and made evident here by the asymmetrical bay window configuration topped with a gable roof. The building has a raised ground floor with contemporary stone foundations below. All windows and doors were replaced with new contemporary units, in similar style to other buildings along Main Street., all of which were originally designed as residences and were later rehabilitated for commercial use.



12. 225 Main St W Registered (Non-Designated)
Date of construction: 1903

This property includes a single-detached 2 1/2 storey brick building, which shares very similar design features than its 2-year younger western neighbour at 231 Main Street. A notable difference is the window sills are not continuous on each level and the brick wall extends below the ground level bay window sills (whereas the window sills are continuous at the bay windows and new stone is shown below the ground level bay window sills).

The building has elements of the Queen Anne architectural style and is similar to the 'Bay-n-Gable' style, commonly seen in Toronto. The building has a raised ground floor with stone foundations below. All windows and doors were replaced with new contemporary units, in similar style to other buildings along Main Street., all of which were originally designed as residences and were later rehabilitated for commercial use.



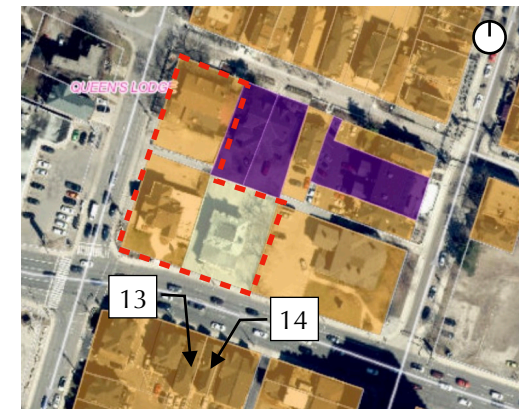
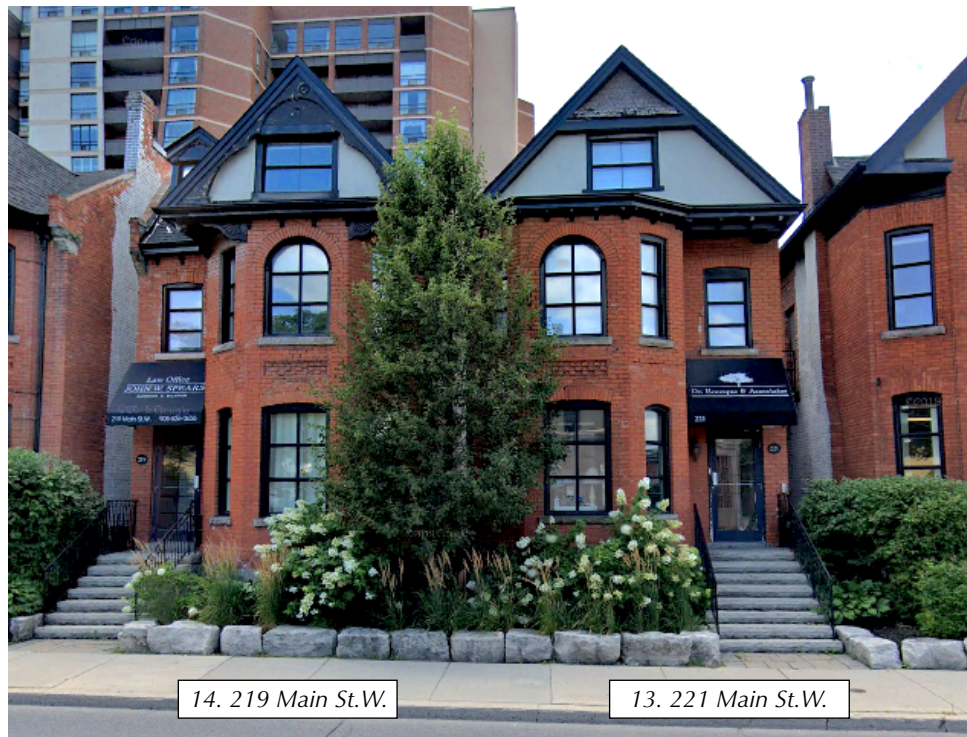
12. 225 Main St.W.



- 13. 221 Main St W Registered (Non-Designated)
Date of construction: 1899
- 14. 219 Main St W Registered (Non-Designated)
Date of construction: 1899

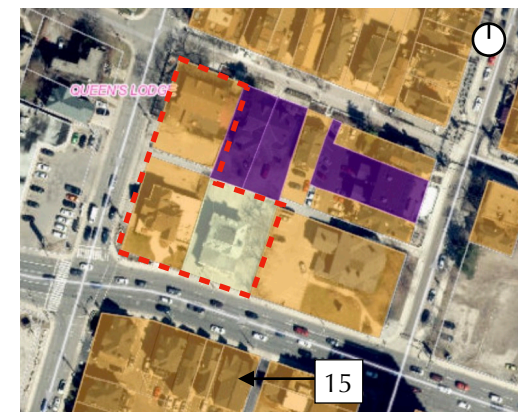
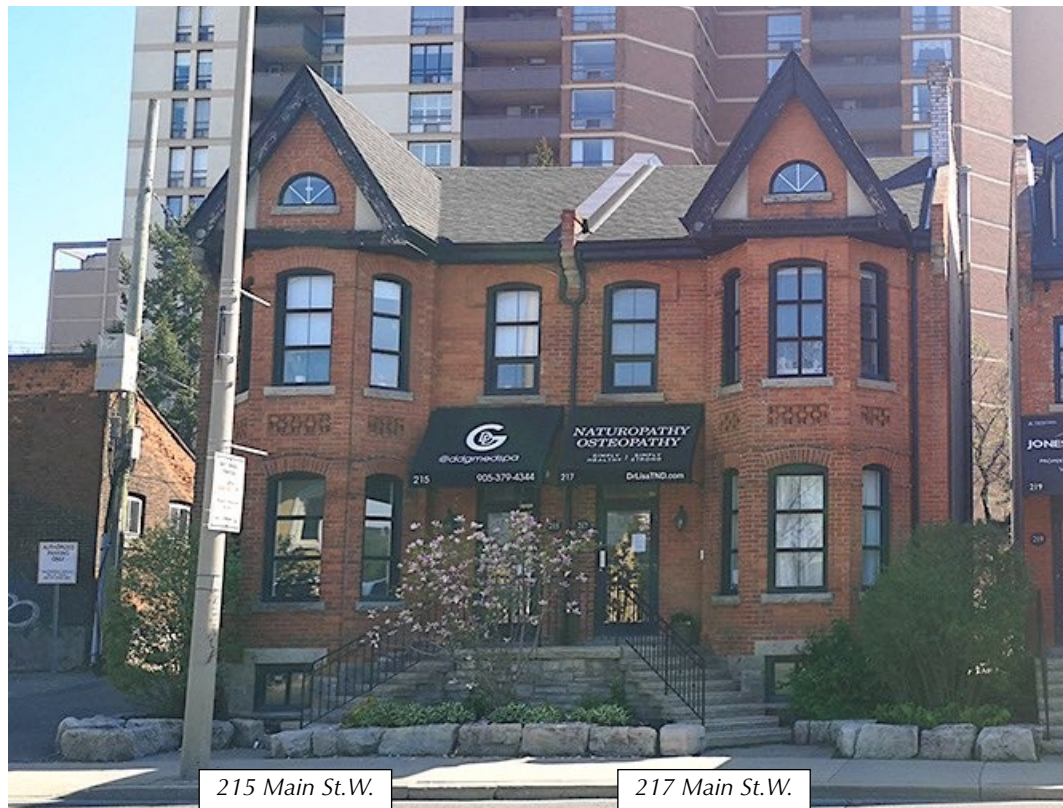
Both of these properties include single-detached 2 1/2 storey brick buildings, which share very similar design features to each other as they were built at the same time period. They both are designed in the Queen Anne style, with an asymmetrical projecting bay structure mirrored from each other and topped by a gable roof, where the roof design varies from each other (At 221, the bay volume is topped by a flat roof, whereas at 219, it is topped by a gable roof which overhangs from the bay structure).

The buildings share stylistically similar exterior wall designs with contemporary doors and windows, similar to other buildings on the south side of Main Street. Both buildings share a similar front landscape and modern raised stairs. Similar to the other buildings on the street, 221 and 219 Main Street were originally designed as residences and were later rehabilitated for commercial use.



15. 215 & 217 Main St W Registered (Non-Designated)
Date of construction: 1899

Both of these properties include semi-detached 2 1/2 storey brick buildings. The buildings have elements of the Queen Anne architectural style and are similar to the 'Bay-n-Gable' style, commonly seen in Toronto. The buildings are symmetrical and share stylistically similar exterior wall designs and roofscapes with contemporary doors and windows, similar to other buildings on the south side of Main Street. Both buildings share a similar front landscape and modern raised stairs. Similar to the other buildings on the street, 215 and 217 Main Street were originally designed as residences and were later rehabilitated for commercial use.



4. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of a new multi-storey and mixed-use development, which includes retail fronting Main Street West, a new vehicular entryway along Queen Street South and residential units in the upper storeys above, within the tower component. The form of the new development will feature a new articulated base podium, occupying the entire site (except on the property at 115-117 George Street - the John Moodie Houses), and a tower portion, totalling 23 storeys, setback from the facades of the base podium below.

The base podium facades are designed to include architectural design features that take cues from shapes found on other heritage buildings in the vicinity, and interpreted for a contemporary design. For instance, the bay configuration of the heritage buildings to the south of Main Street are interpreted in the pilasters of the new base podium and help give texture to the facades. The facades are designed with a diversity of design features that are appropriately scaled for the current and emerging context of the area. The height of the base podium is similar to the width of the Main Street right-of-way.

Along Queen Street South the west elevation of the John Moodie House is visible as the new podium stops behind the heritage building and partly wraps around a portion of the west elevation's ground level. A new mass is visible behind the ridge of the roof and behind the chimney, to integrate the new development with the heritage building.

Along Main Street West, the podium design continues in a similar fashion and includes a tall modern volume indicating the main entrance to the residential development. This volume provides a break in the large frontage width and links the different architectural textures of the facade treatments

Above the base podium, a one-storey glass volume is setback from the podium and helps in the transition with the tower above, which is itself setback from this glass volume.

The proposed development will result in the demolition of 220 and 222 Main Street and the partial conservation of the John Moodie houses, which is described further below.



Bird's eye view of the proposed development, looking east on Main Street. This view shows the gateway towards the downtown core, starting from Queen Street (Image Via Developer / Coletara Development).



Bid's eye view of the proposed development looking southeast. Note that some trees along George Street have been intentionally omitted in this image to show the pedestrian experience on George Street. (Image Via Developer / Coletara Development).



Corner of Queen Street South and Main Street West. (Image Via Developer / Coletara Development).



Overall George Street view, showing the John Moodie Houses in relation to the new development beyond and the George Street entrance to Hess Village. Note that some trees along George Street have been intentionally omitted in this image for clarity (Image Via Developer / Coletara Development).



Overall Main Street West view. Note the variety of facade treatments (Image Via Developer / Coletara Development).

Examples of treatments on the proposed development taking cues from existing features in the surrounding context



The side bay gable wall of 222 Main Street West includes some decorative brick pattern. This brick treatment on the existing building can be used to propose a contemporary brick pattern on a proposed segment of the new massing.



The main bay gable wall of 222 Main Street West is shown on the picture above. Bay gable walls are noticeable as a design feature on this building and have been considered in the design of the facade pilasters of the new building. The image on the right is an extract of an exterior facade wall showing this language used between each window bay. While the scale is different, the proportions are similar and articulate nicely the facade.



The left image is a portion of the facade of the former Revenue Canada building (an, located at the northeast corner of Caroline Street and Main Street, nearby the subject site). This fenestration pattern served as some guidance to suggest variance in the facade design for the project as can be seen on a fragment of the Main Street West facade.

5. IMPACT ON HERITAGE RESOURCES

Identified heritage resources are described under Section 3. of this CHIA. Heritage resources impacted are primarily those located on the subject site:

5.1 Demolition / alteration impacts

220 Main Street West

The building was rehabilitated in the second half of the 20th century with the addition of a front volume, substantially altering its physical form in a manner where its architectural integrity is lost. Based upon the research completed in this report, but was determined that its contribution to the context of the area is limited given its substantial alterations.

Mitigation strategy: The value of the building can be conserved through commemoration (details of this strategy further in the HIA report).

222 Main Street West

The listing on the Register was a result of the identification of the building as one belonging to an earlier period of development, notable by its architectural form. Similar to its eastern neighbour (220 Main Street), the building was rehabilitated to commercial use in the second half of the 20th century. While overall the building form remains intact from its original appearance, some of the alterations and the improper cleaning of the masonry have negatively impacted its architectural value and integrity for long-term use and conservation. Historically, the building bears no association to any person or event of particular significance to the community. The building is similar in style and appearance to other residences found in the vicinity (such as the grouping of buildings across Main Street West), which are, collectively, better preserved examples of the style. Our assessment under Ontario Regulation 9/06 concludes that, while it meets one of the criteria for contextual value, the property does not meet the test for overall cultural heritage value.

Mitigation strategy: Design features of the existing brick building help articulate the proposed massing of the new corner. To mitigate the loss of the building fabric at 222 Main Street, the salvage of the existing slate shingles, which appear to be of good to fair quality, can be explored for use as a feature cladding material in the new development.

While it is acknowledged that there will be an impact as a result of both building's removal, this impact is not deemed, in our view, to be significant as there is a strong cultural heritage value in Hess Village, which will be enhanced by the conservation of 115-117 George Street. Further, the buildings on the south side of Main Street remain as a cohesive ensemble of heritage buildings.

The integration of both building forms, along with their substantial setbacks from the streets and side setbacks can not be feasibly and successfully done given the requirements of the proposed development and the planned built form proposed for this area. While the large setbacks from Main Street are considered character-defining to these specific properties, they challenge the building's rehabilitation and integration with the street (as evidenced by the one-storey addition on 220 Main).



115-117 George Street

The building on this property is proposed to be partially conserved by the physical retention of the main (north) facade, the side walls, the sloped roof up to the ridge (visible from George Street) and the chimneys. The front addition, dating to the second half of the 20th century, will be removed and the front facade restored. All other elements, including the interior structure, are proposed to be demolished. Further, the building will be rehabilitated to continue its commercial use and its exterior appearance will be restored to its Gothic Revival appearance.

The primary impact is the physical alterations to the building, an impact which already occurred when a front volume was added to the main facade and interiors were substantially renovated to rehabilitate the building for commercial use. The proposed alterations maintain the overall form of the building as seen from Queen Street and George Street. The removal of the front addition will bring back the original massing and make it compatible with its neighbour to the east (107-109 George), which will be an example for the restoration of 115-117 George. This restoration will improve the building's heritage value and appearance and is further detailed under the Conservation Strategy section of this CHIA. The scale of the subject building will be conserved within Hess Village, where the building's form is valued for its contribution to the character of the area. The proposed alterations will have minimal impacts to the heritage value of the property as elements proposed to be removed are either not character-defining, not visible from public view or were significantly altered.

New materials related to the new building as it links with the heritage building will be contemporary in style using contrasting materials and colours to clearly distinguish between existing and new.



Close-up of John Moodie House in relation to the new massing behind. Note the discreetness of the link behind the roof gable. Alterations proposed and setbacks of the new massing conserve the three-dimensional quality of the heritage building. Note that some trees along George Street have been intentionally omitted in this image for clarity (Image Via Developer / Coletara Development).

5.2 Massing, Visual and Shadow impacts and Impact on Adjacent properties

The introduction of a new tall building development in an area with low-rise buildings will have a visual impact on the current context. This visual impact will not be seen as negative considering the emerging planned context for this area. The base building is designed to be visually fitting with the context with a design that breaks the large frontages of Queen and Main and interprets, in a contemporary manner, architectural features or materials taken from the immediate context. *Design features of 222 Main Street, such as the brick materiality and the bay window shape on the front elevation are integrated in the proposed new base podium.* The base podium's height is similar to the width of Main Street's right-of-way, as provided in the Downtown Hamilton Tall Building Guidelines. While this height is taller than the height of the existing heritage buildings south of Main Street, the new development is on the northern side of the street and the height difference will not visually impact this collection of brick buildings.

The Queen and Main intersection can be considered as the Main Street gateway to downtown Hamilton. This gateway is marked by the grouping of well-preserved brick buildings to the south of Main Street. A new development on the subject site can help complement the existing character with a design that takes cues from the existing context. As a mitigation strategy, brick materiality used on the proposed development can provide a cohesive and harmonious gateway, as it makes reference to the existing material context in the area.

Heritage attributes of the adjacent properties vary by their form and massing as well as from their architectural features and building materials. The proposed new building is physically separate from the adjacent heritage properties and will not visually alter their heritage attributes. Identified heritage properties along George Street will have the new development as a background and will be seen. The context of Hess Village with the collection of small scale buildings and trees will mitigate the

visual impact of the new building and maintain the small-scale character. The same can be said for the identified heritage properties along Hess Avenue as they are distant from the new development and visual impacts will be minimal.

The property at 206 Main Street occupies a significant portion of the block bounded by Queen/Main/George and Hess and the building's position on the property reflects the importance of the landscaping (although the side lot adjacent to 220 Main Street was converted to a parking lot). The new podium design and height will not impact the prominence of the property and will not isolate it from the remainder of the context.

It is to be noted that high-rise residential and office buildings exist in the vicinity. The proposed building, at 23 storeys will cast shadows, yet they will travel rapidly and will not visually impact any heritage attributes in the vicinity, or any significant landscaping.



Overall view of the south side of Main Street West, across from the development site. The new development will not be visible from this view, and shadows, from the proposed development, will not be cast on these buildings. Note the current high-rise buildings in the vicinity, which do not impact the collection of brick buildings.

Impact on the Scottish Rite building at 4 Queen Street South

The Scottish Rite building, at 4 Queen Street South is located northwest of the subject site. This property is appreciated as viewed from many angles looking north and west along both George Street and Queen Street, whereas the new development will not visually impede on these views. Shadows cast by the proposed development will not interfere with or diminish the importance of the siting of the building nor its heritage attributes.

Impact on Main Street West Streetscape Cultural Heritage Landscape and Hess Village

The Main Street West Streetscape Cultural Heritage Landscape (MSWSCHL) includes a small concentration of properties within the boundaries of the Cultural Heritage Landscape. The north side of Main Street has three properties spanning the block with various levels of alterations and are well spaced from each other. This contrasts with the south portion of Main Street where buildings are closely located, in higher concentration and rehabilitated for mixed uses. This suggests the heritage value is better represented on the south side of Main Street, whereas the properties to the north contribute minimally to this grouping. In our view, the MSWSCHL is best expressed in the collection of buildings on the south side of Main Street, which will not be impacted by this proposed development.

Hess Village includes a high concentration of heritage buildings and form a more cohesive and comprehensive cultural heritage landscape, providing a compelling experience for pedestrian to appreciate the cultural heritage value of the area and successful adaptive re-use projects. The proposed development conserves the property at 115-117 George Street, where it will have a positive impact to Hess Village and enhance the west gateway into Hess Village.

In our view, between the MSWSCHL and Hess Village, the latter is best positioned to be the focus for heritage conservation.

6. CONSERVATION STRATEGY

6.1 Overview

A variety of options are typically available for the mitigation of change to, or adjacent to, historic sites. These range from full restoration of extant heritage buildings to simple commemoration of what previously existed. In this instance, while heritage value was initially identified for all properties following the Downtown Built Heritage Inventory, our assessment and conclusion has found that heritage value on the site is targeted towards 115-117 George Street - a building that forms an integral part of Hess Village and is associated with John Moodie, who had a significant impact on the development of Hamilton.

The Conservation Strategy calls for the partial retention of the John Moodie House, bringing back its Gothic Revival appearance while maintaining its current rehabilitated condition as a commercial property that fits with the Hess Village character.

We recommend a series of steps that will contribute to the conservation of the heritage value of the John Moodie houses (115-117 George Street)

6.2 Site Recording and Documentation

Recording will take form in photographs and drawings of the site. This documentation will be of use for the development of a future Conservation Plan. A "Documentation and Salvage report" can be prepared following direction and guidelines from City Staff.

6.3 Condition Assessment

A detailed condition assessment will be prepared for the building, which will inform the conservation treatments required to conserve the heritage attributes of the property. This condition assessment can be included in a Conservation Plan.

6.4 Conservation Plan

A Conservation Plan is recommended for work on 115-117 George Street and is proposed to be submitted at a later time in the application process. The Conservation Plan will detail the rehabilitation and restoration strategies and include drawings and specifications to this effect, which will be coordinated with architectural drawings to reflect the proposed development overall.

At this stage, it is anticipated that the Conservation Plan will include the following information, and, as in any heritage conservation project, may need to be revised upon detailed site investigations and partial dismantling:

- Facade retention strategies and drawings;
 - In situ retention of main (north) wall and side walls and partial conservation of gable roofs
- Assessment of brick masonry
 - Investigations are required to understand why the building has been painted. Test cleanings will be performed to uncover the original brick colours and expose their condition. The intention will be to remove the paint and expose the original brick colours, pending further investigations.
- Removal of front addition and restoration of main wall
 - Adjacent 107-109 George Street to be used as an example for the restoration work for ground level doors and windows
- Removal of upper storey windows and replacement with new units, similar to adjacent 109 George Street
- Restoration and recreation of supportive wood bracket eaves
- Provision of new flashing, where required;
- Conservation of chimneys
 - Chimneys may require dismantling and reconstruction

6.5 Commemoration Strategy

As the two buildings along Main Street are proposed to be removed from the site, their commemoration can be a means to conserve their cultural heritage value.

220 Main Street can be commemorated through interpretive panels. Text and images can describe the historical associations of the property with members of the New family as well as the Hamilton Pressed Brick Co. Ltd., its evolution into the 20th century and up to the present development. This information can be assembled in one or many panels (in accordance with City guidelines and standards, if available) and displayed at a convenient location on the property, in consultation with the City. This interpretation can be prepared either by a not-for-profit agency that works with the City of Hamilton, or a consulting firm who has knowledge in exhibition design. Given the association of the property with the Hamilton Pressed Brick Co. Ltd. the inclusion of some brick texture within the base building is fitting and can contribute in the interpretation of this historical value.

222 Main Street is commemorated by taking cues from some of its architectural features. For instance, the slate shingles, which appear in good condition, can be salvaged and re-used as cladding, which will be an evident indicator of a historic material used on the property, and re-interpreted as a new cladding.

7. SOURCES/LIST OF CITED MATERIALS

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act. Electronic Document: http://www.elaws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm

Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

[Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 04]
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33273>

[Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 004]
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33329>

Bird's eye view of the City of Hamilton : Province Ontario, Canada, 1876
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A49596>

City of Hamilton Fire Insurance Plans: 1898, 1911
Courtesy of the McMaster Maps Library and the Hamilton Public Library

Aerial photographs (1950, 1964, 1969)
<https://library.mcmaster.ca/maps/aerialphotos/index.html>

City of Hamilton Directories, Hamilton Public Library, years 1891 to 1969.
<https://archive.org/details/hamiltonpubliclibrary-localhistory?sort=-publicdate>

Biographical Dictionary of Architects in Canada, entry for Herbert Henry New, <http://www.dictionaryofarchitectsincanada.org/node/721>

The Canadian Architect and Builder, April 1907, volume xx, no. 4, plates 2a and 2b.

8. CONCLUSION

The proposed development intensifies a currently under-utilized site to include a mix of uses. The development is adjacent to a large number of heritage resources, and its location on the northeast corner of the Main and Queen Street intersection will primarily impact identified heritage resources that are adjacent to that intersection, a cultural heritage landscape identified as the *Main St. W. Streetscape - Queen St. S. to Hess St. S.* and the Hess Village character area. **The removal of 220 and 222 Main Street, in our view, is not significant given the grouping of buildings to the south of Main Street which remain as well as the concentration of heritage buildings in Hess Village which are better examples of a well-defined cultural heritage landscape.** Significant heritage resources, in this instance, the properties at 115-117 George Street, are conserved and integrated with the proposed development in a matter that has **improves the value of the rehabilitated building and the overall value of Hess Village.**

9. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Goldsmith Borgal & Company Ltd. Architects

EXTERIOR PHOTOGRAPHS



**115-117 George Street, North (Front) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, North and East (Front and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, East and South (Side and Rear) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, South (Rear) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, South and West (Rear and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, West (Side) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, North and West (Front and Side) Elevations
City of Hamilton, January 20, 2023**

CONTEXTUAL PHOTOGRAPHS



**George Street, Facing East
City of Hamilton, January 20, 2023**



**George Street, Facing West
City of Hamilton, January 20, 2023**



**Queen Street South, Facing North
City of Hamilton, January 20, 2023**



**Queen Street South, Facing South
City of Hamilton, January 20, 2023**

INTERIOR PHOTOGRAPHS



115-117 George Street, Front Sunroom Addition Facing West
City of Hamilton, January 20, 2023



115-117 George Street, Front Sunroom Addition Facing East
City of Hamilton, January 20, 2023



**115-117 George Street, Interior View to Front Sunroom Addition
City of Hamilton, January 20, 2023**



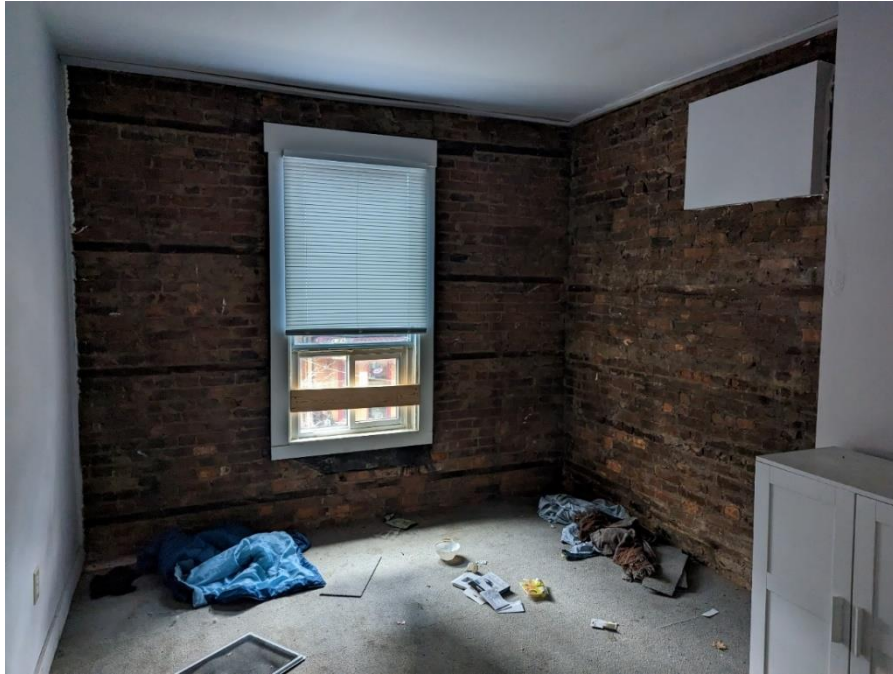
**115-117 George Street, Interior Brick Fireplace
City of Hamilton, January 20, 2023**



**115-117 George Street, Interior Brick Wall
City of Hamilton, January 20, 2023**



**115-117 George Street, Window Opening
City of Hamilton, January 20, 2023**



115-117 George Street, Interior Room
City of Hamilton, January 20, 2023



115 George Street, Interior Room
City of Hamilton, January 20, 2023



**115-117 George Street, Interior Room
City of Hamilton, January 20, 2023**



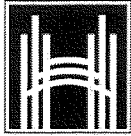
**115-117 George Street, Attic room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Stairs
City of Hamilton, January 20, 2023**



Hamilton

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71 Main Street West
Hamilton, Ontario
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Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2023-007

March 8 2023

Mike Isotti Pongetti
229 Locke Street South
L8P 4B8
Hamilton, Ontario

**Re: Heritage Permit Application HP2023-007:
Exterior and interior renovations at 56 Charlton Avenue, West, Hamilton
(Ward 2) (By-law No. 15-152)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to a designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-007 is approved for the designated property at 56 Charlton Avenue West, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior and interior renovations to permit the conversion of a single-detached dwelling to a duplex including:
 - Construction of new freestanding steel staircase on the side (east) elevation for access to second unit, to be constructed of black metal and the top landing and attached to the frame construction of the sun porch;
 - Removal of a second floor window and reinstatement of a door to the side sunporch;
 - Removal of a second storey rear double hung window and replacement with wood casement window;
 - Infill of second floor interior doorway;
 - Installation of new interior fire rated, self-closing, self-latching door on the second storey rear stair;
 - Installation of new interior fire rated, self-closing, self-latching door on the third floor for furnace access;
 - Introduction of a new third floor dryer duct to be vented to roof; and
 - Introduction of a new third floor kitchen vent to be vented through the roof.

Re: Heritage Permit Application HP2023-007: Exterior and interior renovations at 56 Charlton Avenue West, Hamilton (Ward 2) (By-law No. 15-152) - Page 2 of 2

Subject to the Following Conditions:

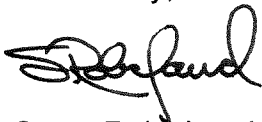
- a) That the final details regarding location of roof vents and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

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

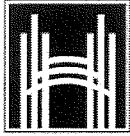
We wish you success with your project, and if you have any further questions, please feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Laurie Smith, Plans Examiner
Loren Kolar, Legislative Coordinator
Councillor Kroetsch, Ward 2



Hamilton

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Fax: 905-540-5611

FILE: HP2023-008

March 8, 2023

Melanie Huston
128 St. Clair Avenue
Hamilton, ON
L8M 2N7

**Re: Heritage Permit Application HP2023-008:
Construction of fence at 128 St. Clair Avenue, Hamilton (Ward 3) (St. Clair
Avenue Heritage Conservation District, By-law No. 86-125)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-008 is approved for the designated property at 128 St. Clair Avenue, in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of a 6 foot, 3-inch-high pressure-treated spruce privacy fence on the north side of the property, including:
 - 4 x 4 wood posts set in concrete; and,
 - A 4-foot wide gate at the front of the fence facing St. Clair Avenue.

Subject to the following conditions:

- a) That the final plans for the construction of the fence, including the location of the posts and concrete settings, demonstrate that the existing tree on the north side of the property will be conserved and protected, to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the fence installation be in accordance with the City of Hamilton's Fence By-law No. 10-142;
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

Re: Heritage Permit Application HP2023-008: Construction of fence at 128 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125) - Page 2 of 2

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

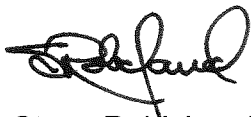
- d) That implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

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

We wish you success with your project, and if you have any further questions, please feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at Emily.Bent@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Nrinder Nann, Ward 3

Inventory & Research IRWG (IRWG)

Meeting Notes

January 23, 2023 (6:00pm-8:00pm)
City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Graham Carroll; Alissa Denham-Robinson; Lyn Lunsted; Dr. Sarah Sheehan; Julia Renaud

Staff Present: Alissa Golden (Project Lead, Cultural Heritage);
Emily Bent (Cultural Heritage Planner),
Meg Oldfield (Heritage Intern)

Regrets: Brian Kowalesicz; Raminder Saini; Chuck Dimitry; Ann Gillespie
Ken Coit (Manager, Heritage and Urban Design);
Lisa Christie (Cultural Heritage Planner)
Chloe Richer (Cultural Heritage Planner);

RECOMMENDATIONS

THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

N/a

NOTES

1. Chair's Remarks

Welcome to all.
Memoriam to Jim Charlton

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes

November 28, 2022 (as amended) - Approved by consensus with the following edit
Page 5 – Edit * should say Cooper Construction. Meeting notes to be revised to say “W. Cooper Construction – Builder”

4. Updates

A. Updated Markson Slides – Dr. Sarah Sheehan – Jerome Markson in Hamilton, Preliminary Research – Private Residences

For information only – the following updates have been provided:

1. 3 more slides, with the 3 additional properties identified and one summary slide
2. Subtitle updated to include the Cline Ave. institutional commission
3. 8 Mayfair Pl. – edited for privacy of current resident
4. Clarified re: alterations to 538 Scenic Dr. (plus new photo)

B. Update: 3 Main Street, Dundas (Osler Block / Former Dundas Masonic Hall)

For information only – an report update was provided to include comparative examples of architectural sheet-metalwork in Ontario, 1870 to 1890.

5. For Discussion – 90 Winston Avenue and 128 Cline Avenue South – Reconsideration to add Markson properties.

These properties have been added to the Inventory. Working Group to consider if these properties should be added to the Register. Most are stable as a residential use. Item to be carried forward for discussion at our next meeting.

6. For Discussion – Bill 23 (Alissa Golden)

- a) The presentation included a preliminary conversation and overview of Bill 23 and the changes to the Ontario Heritage Act and the municipal heritage planning process.
- b) A complete Staff Report will be coming forward at HMHC's February 2023 meeting including a proposed strategy for heritage planning moving forward. Alissa G. presented a draft proposal for feedback and comment.
- c) The following items were noted:
 - i. 2345 listed properties are on currently on the Municipal Register, 166 of these properties are on Designation Work Plan.
 - ii. On January 1, 2025 all properties must be designated or they will be removed from the Register (A new 2-year expiry).
 - iii. These properties can not be placed back on the Register for 5 years (A new 5-year restriction) and these properties will lose their 60 day interim protection from demolition. The Register is no longer a key heritage planning tool for conservation.
 - iv. Staff will need to look at those 166 properties on the Work Plan and prioritize designations. Currently 60 properties have been identified for designation as high-priority for work to be completed before Jan. 1, 2023.
 - v. Staff must look at new process related to a "Prescribed Event". Listing is now required prior to a "prescribed event".
 - vi. There are now new thresholds for determining heritage value or interest. Min. 2 criteria for Part IV designation and Min. 1 criteria for listing.
 - vii. Cultural Heritage Landscape – properties that collectively have value – no longer a long-term interim control tool. Heritage Conservation Districts (HCD) are one method of conservation and may need to be used.

- d) The role of the I&R WG will change with Bill 23, but could include the following:
 - i. Focus on assisting with property research for designations.
 - ii. Re-start Inventory Projects - There is still great value in the Inventory Work (Places of Worship and Places of Education projects can be reinstated)
 - iii. Pro-actively research properties on a Candidates list. There is value in looking at future candidates in other areas
- e) The Inventory will remain a heritage planning tool – to remain as-is
- f) Heritage Mapping will remain as-is.
- g) The City will now have to track a 2-year expiry and 5 year – Status will need to be tracked and updated on Mapping.

7. Preliminary Inventory & Research – 876 Main Street East (Jim Charlton’s Property)

Janice to work with Julia R. to review this property.

Alissa G. has some preliminary photos and resources from Jim Charlton. Alissa G. to forward to Janice and Julia for reference.

8. New Business:

a. **ACO Bill 23**

Janice attended a ACO Provincial Meeting and noted the following highlights:

- iv. Heritage Day Feb 21st – A meeting has been scheduled at Queens Park. ACO to meet with members of Provincial Parliament.
- v. A slide presentation prepared by Dan Schneider describes the key items to be asked:
 - 1. Step up and advise Municipalities on how to navigate these changes;
 - 2. Where is the tool kit? Existing documents are no longer useful
 - 3. Where is the money? Municipalities need resources. Heritage Planners can’t do it all

b. **Doors Open Hamilton 2023**

The event will be taking place on May 6th & 7th, 2023. More details to follow.

9. Meeting Adjourned: 7:40 PM

Next Meeting: Monday February 26, 2023 (6pm - 8pm)

HMHC Education and Communication Working Group

Meeting Notes

Wednesday July 6th, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Robin McKee, Kristen McLaughlin,

Regrets: Chuck Dimitry,

Also present: Ken Coit – Heritage & Urban Design Div.,

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

Meeting notes were approved by consensus.

1. January 5, 2022
2. January 19, 2022
3. February 2, 2022
4. March 2, 2022
5. April 6th, 2022

4. Public Outreach and Events:

1. Doors Open Hamilton 2022 (Verbal Update)

- .1 Alissa, Kristen and Janice provided a recap on HMHC's participation in the event during Doors Open weekend. HMHC hosted a table at the Lister Block (DOH Headquarters). Many visitors stopped by, especially on Saturday and helped themselves to handouts (colouring books, word puzzle books, post cards, bookmarks and posters)
- .2 All WG members shared their experiences volunteering at other sites throughout the successful event.

2. HMHC Heritage Recognition Awards 2022

- .1 The WG reviewed Nominations received to date.
- .2 The WG review the proposed schedule / related activities / deadlines / milestones. The following are suggested dates:
 - a. Nov. 2022 – Finalize Awards List
 - b. Feb. 2023 – Complete Video Presentation for Heritage Week (Feb 20-26, 2023)
 - c. May. 2023 – Host an In-Person Awards Event
- .3 The WG discussed the addition of a Category recognizing Craftsmanship.

"The Craftsmanship Award: recognizing the use of construction techniques and materials that are compatible to the building's original architectural qualities." (credit for text: Heritage Toronto)
- .4 Alissa to create a Share File Folder and make this accessible to WG Members & Staff; as a way to work together on this project.

5. Publications & Print Projects:

1. Heritage Word Search Puzzles

- .1 Distribution of existing puzzles was discussed. Janice informed the group that the Dundas Museum and Archives is interested in receiving some copies to have for their visitors. Alissa to provide copies to Janice. Janice to deliver to the Museum.

2. Heritage Colouring Pages

- .1 The group discussed options for a proposed New Vol.3 Colouring Booklet.
- .2 Janice suggested engaging with youth through a poster/colouring sheet-making contest. WG to review at a later date.

3. Existing Posters/Post Card Inventory

- .1 Currently HMHC has an inventory of the following items available for circulation and public outreach:
 - Doors of Hamilton (Large posters)
 - Doors of Hamilton (Small posters)
 - Doors of Hamilton (postcards)
 - Stone Terrace (poster)
 - Pigott Windows (1 of 2 poster)
 - Pigott Windows (2 of 2 poster)
- .2 WG members to look for opportunities to distribute materials at sites or for special occasions.

Education and Communication Working Group

Meeting Notes

July 6, 2022

6. Policy & Administration:

1. Plaquing Process Review and Recommendations

- .1 Ken Coit has offered to work with the WG to develop a new Plaquing Policy. At this time there is no active policy in-place for the plaquing of designated heritage properties.
- .2 The group will meet to layout a plan for this project review.
- .3 Meetings to take place every 3 weeks, beginning Tuesday Sept. 27, 2022.
- .4 Looking ahead, the goal will be to make a Presentation at Planning in Q1 2023. HMHC can delegate at Planning to present and show what work has been done.
- .5 Alissa to create a Share File Folder and make this accessible to WG Members & Staff; as a way to work together on this project.

7. New Business:

1. Ontario Heritage Conference 2022, held in Brockville, Ontario, June 16-18th, 2022 (Verbal Update)

- .1 The WG had an open discussion regarding potential education/communication items arising from this event. WG to review at a later date.

8. **Next Meeting:** Wednesday Sept. 7th, 2022 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Wednesday September 7th, 2022 (6:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Graham Carroll,

Regrets: Janice Brown, Kristen McLaughlin, Robin McKee, Chuck Dimitry,

Also present: Lisa Christie (Heritage Planner)

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

Meeting notes were approved by consensus.

1. July 6th, 2022

4. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2022

.1 Alissa has created a Share File Folder, accessible to WG Members & Staff;
as a way to work together on this project.

.2 Discussion tabled until next meeting.

5. Publications & Print Projects:

N/a

6. Policy & Administration:

N/a

7. New Business:

N/a

8. Next Meeting: Tuesday October 4th, 2022 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Monday December 6th, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Graham Carroll, Robin McKee,

Regrets: Janice Brown, Kristen McLaughlin, Chuck Dimitry,

Also present: Lisa Christie (Heritage Planner)

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

No copy

4. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2022

- .1 The WG reviewed the Nominations List, as vetted by Staff with comments.
- .2 The WG reviewed a list of suggested nominees for the Cultural Heritage Landscape Category.
- .3 Lisa informed the WG that she will be meeting with Michelle from the City's Communications Team on Dec. 7th to review available resources for Award Videos. At this time, the City is outsourcing videography services. This is no longer done in-house.
- .4 The WG reviewed the proposed schedule / related activities / deadlines / milestones.
- .5 Storyboard files uploaded to the Share File Folder are being updated – on-going.

Education and Communication Working Group

Meeting Notes

Dec. 6th, 2022

5. Publications & Print Projects:

N/a

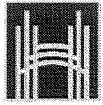
6. Policy & Administration:

N/a

7. New Business:

N/a

8. Next Meeting: Wednesday January 4th, 2023 at 6pm.



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name and Content. Fields include TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, and SIGNATURE.

RECOMMENDATION

That the City Clerk be directed to give notice of Council's intention to repeal By-law No. 83-183, being a by-law designating 14 Belvidere Avenue, Hamilton (Appendix "A" attached hereto to Report PED23038), and By-law No. 01-225, being a by-law designating 14 Mary Street, Hamilton (Appendix "B" attached hereto to Report PED23038), in accordance with the requirements of Section 31(3) of the Ontario Heritage Act, subject to the following:

- (a) For each property that receives no objections to the notice of intention to repeal in accordance with the Ontario Heritage Act, staff be directed to introduce the necessary by-law to repeal to City Council;
(b) For each property that receives any objection to the notice of intention to repeal in accordance with the Ontario Heritage Act, staff be directed to report back to Council through Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to repeal.

EXECUTIVE SUMMARY

This Report recommends that Council state its intention to repeal the designation by-laws for two vacant properties:

- 14 Belvidere Avenue, Hamilton (Bellevue) - Designated by By-law Number 83-183, demolished circa 2000 and located in Ward 8; and,
- 14 Mary Street, Hamilton (Century Theatre) - Designated by By-law Number 01-225, demolished circa 2010 and located in Ward 2.

The designated heritage buildings that were located on the two subject properties have been demolished and the properties retain no cultural heritage value or interest under the *Ontario Heritage Act*. This Report directs staff to issue notice of Council's intention to repeal the bylaws and, if no objections to the notice are received, directs staff to bring forward the necessary by-law to repeal for Council's consideration. If any objection is received, staff are directed to report back to City Council for their consideration of the objection.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: Section 31 of the *Ontario Heritage Act* sets out the process for Council to repeal a designation by-law under Part IV of the Act under its own initiative. Following consultation with the Municipal Heritage Committee, as per Section 31(2) of the Act, and a decision of Council to repeal, the clerk shall give notice of Council's intention to repeal a by-law. The notice must be served on the owner of the property and on the Ontario Heritage Trust and published in the newspaper in accordance with Sections 31(3) and 31(4) of the Act.

Objections

Any person who objects to the proposed repealing by-law can do so by serving notice of their objection on the clerk setting out their reasons for objection and relevant facts within 30 days after the publication of the notice of intention to repeal, as per Section 31(5) of the Act. If an objection is

received, Council must consider the objection and decide whether or not to withdraw their notice of intention to repeal, as per Section 31(6).

Passing of By-law to Repeal

If no objections are received within the 30-day objection period, Council may pass a by-law repealing the by-law designating a property and must subsequently serve notice of the repealing by-law on the owner and the Ontario Heritage Trust, and publish notice of the repealing by-law and appeal rights in the newspaper in accordance with Section 31(8) of the *Ontario Heritage Act*. If no appeals are received, the repealing by-law comes into force on the day following the last day of the appeal period and the clerk shall ensure a copy of the repealing by-law is registered against the properties affected by the repealing by-law in the appropriate land registry office and that a copy of the registered repealing by-law is served on the Ontario Heritage Trust. The clerk shall also delete any reference to the property from the register referred to in Section 27(1) of the Act.

HISTORICAL BACKGROUND

The property located at 14 Belvidere Avenue, Hamilton (Ward 8) was designated under Part IV of the *Ontario Heritage Act* by municipal By-law Number 81-183 (attached as Appendix "A" to Report PED23038). The reasons for designation in the By-law identify the circa 1850 two-storey stone dwelling, known as Bellevue, as being of architectural and historical significance. In 1999, the owner of the property applied for a Building Permit Application to demolish Bellevue. At the time, the provisions of the *Ontario Heritage Act* did not prevent demolition of designated properties; it only delayed demolition for 180 days. The Bellevue house was demolished circa 2000 and there are no extant built features remaining on the property.

The property located at 14 Mary Street, Hamilton (Ward 2) was designated under Part IV of the *Ontario Heritage Act* by municipal By-law Number 01-225 (attached as Appendix "B" to this Report). The reasons for designation in the By-law identify the circa 1914 building known as the Lyric / Century Theatre as being of architectural, historical and contextual value. The former theatre building was demolished in 2010 after falling into disrepair and being deemed unsafe, and there are no extant built features remaining on the property.

In January, 2023, a new owner took possession of 14 Belvidere Avenue, Hamilton, and advised staff of their desire to have the designation by-law be removed from title. Staff conducted a review of other vacant Part IV designated properties and determined that the designation by-law for 14 Mary Street, Hamilton, should also be repealed.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, including:

- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (Urban Hamilton Official Plan, Volume 1, B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act* (Urban Hamilton Official Plan, Volume 1, B.3.4.2.4).

RELEVANT CONSULTATION

External

- Property owners.

Internal

- Corporate Services Department, Legal Services Division, Legal and Risk Management Services;
- Ward Councillor Kroetsch, Ward 2; and,
- Ward Councillor Danko, Ward 8.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

14 Belvidere Avenue, Hamilton

The circa 1850 two-storey stone dwelling, known as Bellevue, that was previously located on the property was demolished circa 2000 and the property no longer retains any cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Staff recommend that By-law Number 83-183 be repealed in accordance with Section 31 of the Act.

14 Mary Street, Hamilton

The circa 1914 building, known as the Lyric / Century Theatre, that was previously located on the property was demolished circa 2010 and the property no longer retains any cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Staff

SUBJECT: Council Initiative to Repeal Designation By-laws under Section 31 the *Ontario Heritage Act* for Vacant Properties at 14 Belvidere Avenue and 14 Mary Street, Hamilton (PED23038) (Wards 2 and 8) - Page 5 of 5

recommend that By-law Number 01-225 be repealed in accordance with Section 31 of the Act.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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" to Report PED23038 - Designation By-law Number 83-183 for 14 Belvidere Avenue, Hamilton

Appendix "B" to Report PED23038 - Designation By-law Number 01-225 for 14 Mary Street, Hamilton

AG:sd

The Corporation of the City of Hamilton

BY-LAW NO. 83- 183

To Designate:

THE PROPERTY KNOWN AS "BELLEVUE"
LOCATED AT MUNICIPAL NO. 14 BELVIDERE AVENUE

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 3 of section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337;

AND WHEREAS the Conservation Review Board made a report as required by the said Act;

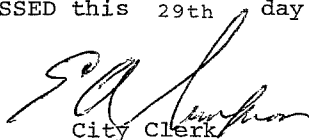
AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause (a) of subsection 14 of section 29 of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property known as "Bellevue", located at Municipal No. 14 Belvidere Avenue and more particularly described in schedule "A" hereto annexed, is hereby designated as property of historic and architectural value and interest.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in schedule "B", to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - (i) to cause a copy of this by-law, together with reasons for the designation to be served on the owners and The Ontario Heritage Foundation by personal service or by registered mail;
 - (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton, for three consecutive weeks.

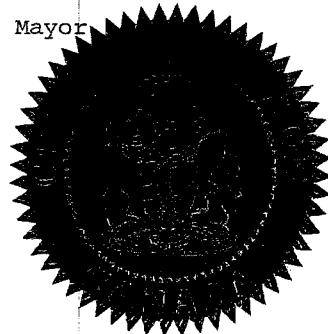
PASSED this 29th day of June

A.D. 1983.


City Clerk


Mayor

(1981) 24 R.P.R.C. 4, October 13
Approved, Parks and Recreation Committee,
June 16, 1983



SCHEDULE "A"

To

By-law No. 83-183

BELLEVUE14 Belvidere Avenue,
Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land, situate, lying and being composed of part of Lot Three (3), Registered Plan No. 457 (Grand View Survey) in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth, formerly in the County of Wentworth and Province of Ontario, containing an area of 10,924 square feet and more particularly described as follows:

PREMISING that bearings are astronomic and are referred to the Westerly limit of the said Registered Plan No. 457 as being North seventeen degrees and twenty-seven minutes and thirty seconds East (N.17°27'30"E.) and relating all bearings herein thereto;

COMMENCING at the most Easterly corner of the said Lot 3, Registered Plan No. 457;

THENCE North twenty-three degrees and forty-three minutes and thirty seconds West (N.23°43'30"W.) along the Southeasterly limit of the said Lot Three (3), fifty-five feet (55');

THENCE North seventeen degrees and twenty-nine minutes and thirty seconds East (N.17°29'30"E.) along the Easterly limit of the said Lot Three (3) eighty-three and six one-hundredths feet (83.06') to a point in the Southerly limit of the lands of the City of Hamilton as shown on their Plan SS-905A Surveys;

THENCE South eighty-six degrees and sixteen minutes and ten seconds West (S.86°16'10"W.) following the said Southerly limit, seventy-four and fifteen one-hundredths feet (74.15') to a point distant three and ninety-two one-hundredths feet (3.92') measured North eighty-six degrees and sixteen minutes and ten seconds East (N.86°16'10"E.) from an iron bar;

THENCE South seventeen degrees and twenty-seven minutes and thirty seconds West (S.17°27'30"W.) parallel to the Westerly limit of the said Registered Plan one hundred and sixty-five and ninety-seven one-hundredths feet (165.97') to a point in the Southerly limit of the said Lot and being in a curve having a radius of two hundred and seventy-seven feet (277.0').

THENCE following the said curve an arc distance of eighty-one and fifty-one one-hundredths feet (81.51') to the point of commencement.

SCHEDULE "B"

To

By-law No. 83-183

REASONS FOR DESIGNATION

BELLEVUE14 Belvidere Avenue,
Hamilton, Ontario

Located on Hamilton's mountain brow with a commanding view out over city and bay, Bellevue ranks among the city's finest examples of historic residential architecture. This gracious dwelling at 14 Belvidere Avenue was built of locally quarried limestone in 1848-50 by John Bradley and closely resembles the McQuesten homestead of Whitehern both in style and construction.

Along with the contemporary limestone mansions of Inglewood, Ballinahinch, Rock Castle and Whitehern, Bellevue marked an important initial step in Hamilton's rapid transition from pioneer settlement to cosmopolitan centre at the middle of the nineteenth century.

Architecturally, Bellevue's compact and symmetrical Classical Revival design displays a fine sense of proportion and scale. The masonry and interior trim attest to the competence of local builders Melville, Herald and White. Embellished with a belvedere in the late 1800's, after which the street is named, the residence was one of the first in the city's tradition of escarpment estates.

Of historical importance to Hamilton's pioneer era was the original owner of Bellevue, John Bradley, who contributed not only through his commercial success but also through his political leadership to the growth of the community. George Gillespie, a resident of 14 Belvidere Avenue in the 1860's and '70's, was a successful merchant and industrialist who did much to promote Hamilton financial institutions. Of special significance are the north, east and west facades, together with the stone chimneys and belvedere of the building known as Bellevue.

Authority: Item 16, Committee of the Whole
Report 01-023 (PD01116)
CM: July 10, 2001

Bill No. 225

City of Hamilton

BY-LAW NO. 01-225

To Designate:

LAND LOCATED AT MUNICIPAL NO. 14 MARY STREET

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 14 Mary Street, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.
2. The Corporate Counsel is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,
- (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;
 - (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 2nd day of October A.D. 2001



MAYOR



Acting CITY CLERK

Schedule "A"

To

By-law No. 01-225

Century Theatre
14 Mary Street, Hamilton, Ontario

PIN 17168 0055 (R)

All of Lot 22 on Registrar's Compiled Plan No. 1393, City of Hamilton

TOGETHER WITH the use of the ten foot alley lying between Lots 19 and 20 on Plan 1393 and the twelve foot alley lying between Lots 21 and 22 as shown on said Plan. Both alleys being part of Lot 13 Concession 2 in the Township of Barton.

AND TOGETHER WITH the use of right-of-way 12 feet in width lying to the south of Lot 22 running from Mary Street easterly to Walnut Street being the northerly 12 feet of Lots 1 to 11 inclusive, Lots 13 to 18 inclusive and Lot 23 on said Registrar's Compiled Plan No. 1393.

As in Instrument Number VM248790.

Schedule "B"

To

By-law No. 01-225

Century Theatre
14 Mary Street, Hamilton, Ontario

REASONS FOR DESIGNATION

Context

The former Century Theatre at 14 Mary Street is located directly behind the landmark 1881 Copp Block which spans the entire block from Mary to Walnut Street. The theatre building originally stood in the midst of a thriving retail and entertainment district in the downtown core, just steps away from the busy King Street East commercial thoroughfare. Tucked away on a narrow street, its impressive four-storey façade with a crowning cornice arching over the semi-circular sign bearing its original "Lyric Theatre" name was only ever visible to visitors approaching the theatre from King Street at the intersection of Mary Street because of the continuous row of three-storey commercial buildings lining King. Today the building is much more visible from the north than it would have been in the early 20th century as many commercial/ industrial buildings and houses along Mary Street and King William Street have since been demolished and the vacant land turned into parking lots. Even though the theatre building is vacant and in disrepair, its imposing five-storey brick and cast stone façade still maintains a commanding presence. The new owners of the former Century Theatre intend to convert it into residential units on the upper floors with commercial space on the ground floor, conserving and restoring as many of the original features on the Mary Street façade as possible.

History

Opened as a vaudeville theatre in 1913, the Lyric Theatre was hailed at the time to be the largest theatre in Hamilton with a seating capacity of over 2000. It was built for Dominion Theatres Limited to offer "top-class" Loews Vaudeville and moving pictures to the citizens of Hamilton. At a time when this form of entertainment was extremely popular, the Lyric Theatre was one of the seven largest and grandest theatres of its type to be built in Hamilton, three of which were located in the immediate vicinity: the Temple, the Capitol and the Palace. In 1914, the Lyric was sold to the Canadian United Theatre Company of London, Ontario, and became the Keith Vaudeville Circuit's permanent home in Hamilton. The theatre underwent extensive renovations in 1922, making it "one of the most palatial amusement centres in the Dominion". Purchased in 1940 by 20th Century Theatres it was fully modernized to serve as a state-of-the-art movie house. In 1967, the Century underwent yet another complete refurbishing and continued to operate until closing in 1989 when the new multi-theatre complex opened in Jackson Square. Today, the Century and the Tivoli on James Street North are the only two of Hamilton's grand early 20th century theatres to survive with their auditoriums.

The Corporation of the City of Hamilton

BY-LAW NO. 83- 183

To Designate:

THE PROPERTY KNOWN AS "BELLEVUE"
LOCATED AT MUNICIPAL NO. 14 BELVIDERE AVENUE

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 3 of section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337;

AND WHEREAS the Conservation Review Board made a report as required by the said Act;

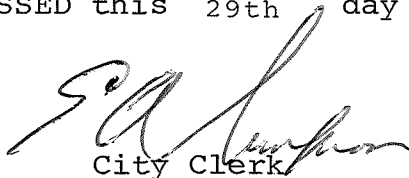
AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause (a) of subsection 14 of section 29 of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property known as "Bellevue", located at Municipal No. 14 Belvidere Avenue and more particularly described in schedule "A" hereto annexed, is hereby designated as property of historic and architectural value and interest.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in schedule "B", to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - (i) to cause a copy of this by-law, together with reasons for the designation to be served on the owners and The Ontario Heritage Foundation by personal service or by registered mail;
 - (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton, for three consecutive weeks.

PASSED this 29th day of June

A.D. 1983.


City Clerk


Mayor

(1981) 24 R.P.R.C. 4, October 13
Approved, Parks and Recreation Committee,
June 16, 1983



SCHEDULE "A"

To

By-law No. 83-183

BELLEVUE14 Belvidere Avenue,
Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land, situate, lying and being composed of part of Lot Three (3), Registered Plan No. 457 (Grand View Survey) in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth, formerly in the County of Wentworth and Province of Ontario, containing an area of 10,924 square feet and more particularly described as follows:

PREMISING that bearings are astronomic and are referred to the Westerly limit of the said Registered Plan No. 457 as being North seventeen degrees and twenty-seven minutes and thirty seconds East (N.17°27'30"E.) and relating all bearings herein thereto;

COMMENCING at the most Easterly corner of the said Lot 3, Registered Plan No. 457;

THENCE North twenty-three degrees and forty-three minutes and thirty seconds West (N.23°43'30"W.) along the Southeasterly limit of the said Lot Three (3), fifty-five feet (55');

THENCE North seventeen degrees and twenty-nine minutes and thirty seconds East (N.17°29'30"E.) along the Easterly limit of the said Lot Three (3) eighty-three and six one-hundredths feet (83.06') to a point in the Southerly limit of the lands of the City of Hamilton as shown on their Plan SS-905A Surveys;

THENCE South eighty-six degrees and sixteen minutes and ten seconds West (S.86°16'10"W.) following the said Southerly limit, seventy-four and fifteen one-hundredths feet (74.15') to a point distant three and ninety-two one-hundredths feet (3.92') measured North eighty-six degrees and sixteen minutes and ten seconds East (N.86°16'10"E.) from an iron bar;

THENCE South seventeen degrees and twenty-seven minutes and thirty seconds West (S.17°27'30"W.) parallel to the Westerly limit of the said Registered Plan one hundred and sixty-five and ninety-seven one-hundredths feet (165.97') to a point in the Southerly limit of the said Lot and being in a curve having a radius of two hundred and seventy-seven feet (277.0').

THENCE following the said curve an arc distance of eighty-one and fifty-one one-hundredths feet (81.51') to the point of commencement.

SCHEDULE "B"

To

By-law No. 83-183

REASONS FOR DESIGNATION

BELLEVUE14 Belvidere Avenue,
Hamilton, Ontario

Located on Hamilton's mountain brow with a commanding view out over city and bay, Bellevue ranks among the city's finest examples of historic residential architecture. This gracious dwelling at 14 Belvidere Avenue was built of locally quarried limestone in 1848-50 by John Bradley and closely resembles the McQuesten homestead of Whitehern both in style and construction.

Along with the contemporary limestone mansions of Inglewood, Ballinahinch, Rock Castle and Whitehern, Bellevue marked an important initial step in Hamilton's rapid transition from pioneer settlement to cosmopolitan centre at the middle of the nineteenth century.

Architecturally, Bellevue's compact and symmetrical Classical Revival design displays a fine sense of proportion and scale. The masonry and interior trim attest to the competence of local builders Melville, Herald and White. Embellished with a belvedere in the late 1800's, after which the street is named, the residence was one of the first in the city's tradition of escarpment estates.

Of historical importance to Hamilton's pioneer era was the original owner of Bellevue, John Bradley, who contributed not only through his commercial success but also through his political leadership to the growth of the community. George Gillespie, a resident of 14 Belvidere Avenue in the 1860's and '70's, was a successful merchant and industrialist who did much to promote Hamilton financial institutions. Of special significance are the north, east and west facades, together with the stone chimneys and belvedere of the building known as Bellevue.

Authority: Item 16, Committee of the Whole
Report 01-023 (PD011116)
CM: July 10, 2001

Bill No. 225

City of Hamilton

BY-LAW NO. 01-225

To Designate:

LAND LOCATED AT MUNICIPAL NO. 14 MARY STREET

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 14 Mary Street, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.
2. The Corporate Counsel is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,
- (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;
 - (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 2nd day of October A.D. 2001



MAYOR



Acting CITY CLERK

Schedule "A"

To

By-law No. 01-225

Century Theatre
14 Mary Street, Hamilton, Ontario

PIN 17168 0055 (R)

All of Lot 22 on Registrar's Compiled Plan No. 1393, City of Hamilton

TOGETHER WITH the use of the ten foot alley lying between Lots 19 and 20 on Plan 1393 and the twelve foot alley lying between Lots 21 and 22 as shown on said Plan. Both alleys being part of Lot 13 Concession 2 in the Township of Barton.

AND TOGETHER WITH the use of right-of-way 12 feet in width lying to the south of Lot 22 running from Mary Street easterly to Walnut Street being the northerly 12 feet of Lots 1 to 11 inclusive, Lots 13 to 18 inclusive and Lot 23 on said Registrar's Compiled Plan No. 1393.

As in Instrument Number VM248790.

Schedule "B"

To

By-law No. 01-225

Century Theatre
14 Mary Street, Hamilton, Ontario

REASONS FOR DESIGNATION

Context

The former Century Theatre at 14 Mary Street is located directly behind the landmark 1881 Copp Block which spans the entire block from Mary to Walnut Street. The theatre building originally stood in the midst of a thriving retail and entertainment district in the downtown core, just steps away from the busy King Street East commercial thoroughfare. Tucked away on a narrow street, its impressive four-storey façade with a crowning cornice arching over the semi-circular sign bearing its original "Lyric Theatre" name was only ever visible to visitors approaching the theatre from King Street at the intersection of Mary Street because of the continuous row of three-storey commercial buildings lining King. Today the building is much more visible from the north than it would have been in the early 20th century as many commercial/ industrial buildings and houses along Mary Street and King William Street have since been demolished and the vacant land turned into parking lots. Even though the theatre building is vacant and in disrepair, its imposing five-storey brick and cast stone façade still maintains a commanding presence. The new owners of the former Century Theatre intend to convert it into residential units on the upper floors with commercial space on the ground floor, conserving and restoring as many of the original features on the Mary Street façade as possible.

History

Opened as a vaudeville theatre in 1913, the Lyric Theatre was hailed at the time to be the largest theatre in Hamilton with a seating capacity of over 2000. It was built for Dominion Theatres Limited to offer "top-class" Loews Vaudeville and moving pictures to the citizens of Hamilton. At a time when this form of entertainment was extremely popular, the Lyric Theatre was one of the seven largest and grandest theatres of its type to be built in Hamilton, three of which were located in the immediate vicinity: the Temple, the Capitol and the Palace. In 1914, the Lyric was sold to the Canadian United Theatre Company of London, Ontario, and became the Keith Vaudeville Circuit's permanent home in Hamilton. The theatre underwent extensive renovations in 1922, making it "one of the most palatial amusement centres in the Dominion". Purchased in 1940 by 20th Century Theatres it was fully modernized to serve as a state-of-the-art movie house. In 1967, the Century underwent yet another complete refurbishing and continued to operate until closing in 1989 when the new multi-theatre complex opened in Jackson Square. Today, the Century and the Tivoli on James Street North are the only two of Hamilton's grand early 20th century theatres to survive with their auditoriums.

Architecture

The Lyric Theatre was originally built with a four storey wrap-around brick masonry façade designed in a Renaissance Revival style. It featured six pilasters with cast stone capitals supporting a cast stone moulding that was originally surmounted by an elaborate crowning cornice (almost certainly fabricated of galvanized iron) with a central round arched section framing a semi-circular metal sign panel. The symmetrical front façade was divided by four brick pilasters into three window bays. The wood-framed sash windows originally provided natural light for the offices located on the three floors at the front of the building.

In 1922, the building was extensively remodeled with an "elaborate new entrance, modern balcony and beautiful mezzanine floor". In 1940, the building underwent more major changes, which most likely included the fifth floor addition at the front. The architects, Kaplan and Sprachman of Toronto, reputedly designed many outstanding pictures houses across Canada. Claimed to be the first theatre in Canada to have the modern convenience of year-round air conditioning, it was decorated with sensational new fluorescent carpet never before seen in Canadian theatres. Fluorescent paint was applied to the ceiling and wall panels in modernistic designs and illuminated with black lighting. The entrance was again altered to include a new marquee, stainless steel box office, vitrolite cladding and neon lighting. Many of these elements were lost when the theatre was again renovated in 1967. The only decorative feature of the 1940 interior to survive was a series of identical abstract Art Deco panels painted on the side walls of the auditorium, which are now faded but still visible.

Today, the upper façade retains its original brick masonry facing and cast-stone trim, and its original window openings with some of the wood sash windows (now hidden behind metal cladding) and cast-stone lintels. Although the decorative cornice has been removed, the painted metal "Lyric Theatre" sign has survived, now badly faded but with the lettering still just discernible. The only surviving original feature of the street level façades is the cast stone lower cornice which wraps around the sides of the building, where it is still visible and partially intact. The front section may be intact, or partially, behind the aluminum fascia panel. Even in its neglected condition, the former Lyric/ Century Theatre continues to stand as a significant example of Hamilton's early 20th century theatre architecture.

Designated Features

Important to the preservation of the former Lyric/ Century Theatre is the west (front) façade and the 20-foot sections of the north and south walls which echo the architectural treatment of the front façade. Included are the six brick pilasters; the cast stone capitals, sills, upper string course and surviving sections of the lower cornice; the semi-circular metal sign panel; the original window openings and any surviving wood sash windows. Also included are the 1940 painted panels in the auditorium.

FINAL REPORT:

Cultural Heritage Impact Assessment
99 – 101 Creighton Road, Dundas
City of Hamilton, ON



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March 2023

Project # LHC0282

LHC

This page has been left blank deliberately

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RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Owner'. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings, and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owners and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Qualifications. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Due to the ongoing COVID-19 pandemic, access to archives were limited.

Archaeological potential has not been assessed as part of this CHIA.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained 15 November 2021 by Elite Developments (**the "Client"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 99-101 Creighton Road (**the "Property"**) in the community of Dundas in the City of Hamilton (**the "City"**), Ontario.

The Client is proposing to remove the extant retirement residence and the continuing care centre.

This CHIA is being prepared to evaluate the cultural heritage value of the Property, outline heritage planning constraints, assess potential adverse impacts on the cultural heritage value and heritage attributes of the property and surrounding area, and identify mitigation measures and alternatives to avoid or lessen impacts. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's *Cultural Heritage Impact Assessment Guidelines* (2020).

In LHC's professional opinion, the property municipally known as 99-101 Creighton Road **does not meet** the criteria of *O. Reg. 9/06* (amended by *O. Reg. 569/22*) and removal will not result in adverse impacts related to cultural heritage value or interest. In addition, no potential adverse impacts were identified for the adjacent cultural heritage resources. Given that no impacts were identified, alternatives and mitigation measures were not explored.

The scope of this CHIA addresses only the proposed demolition. Future development of the Property may require an update or new CHIA to address potential impacts of redevelopment on adjacent heritage properties.

It is recommended that interpretive plaquing be explored and incorporated into the development to recognize the property's history.

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1.0 INTRODUCTION

LHC was retained 15 November 2021 by Elite Developments (**the "Client"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for the property located at 99-101 Creighton Road (**the "Property"**) in the community of Dundas in the City of Hamilton (**the "City"**), Ontario.

The Client is proposing to remove the extant retirement residence at 99 Creighton Road and the continuing care centre at 101 Creighton Road. This CHIA is being prepared to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints affected by the proposal. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's 2020 *Cultural Heritage Impact Assessment Guidelines (CHIA ToR)*.

1.1 Property Location

The Property is located on the northeast corner of Creighton Road and Governor's Road in the community of Dundas in the City of Hamilton, Ontario (Figure 1).

1.2 Property Description

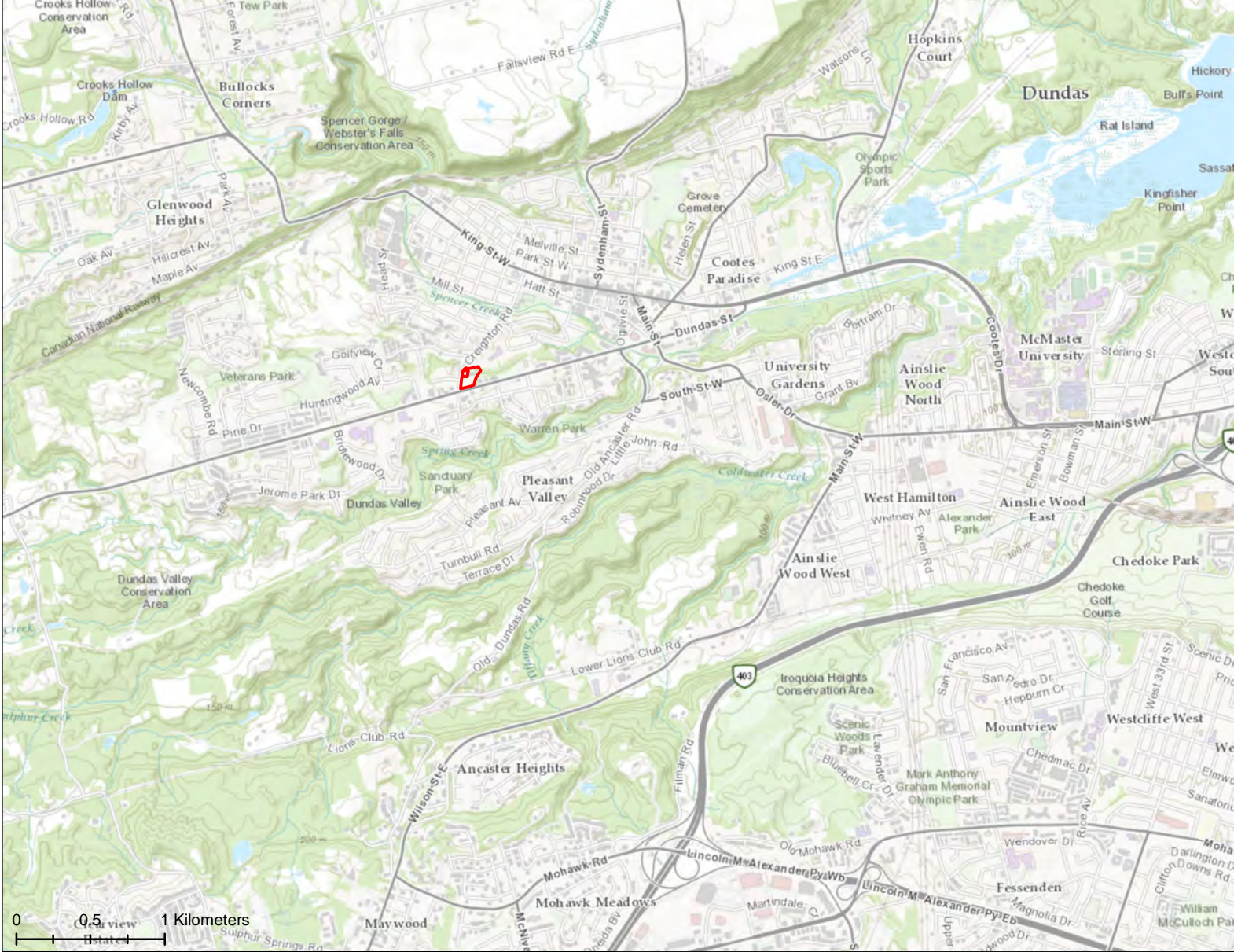
The Property is an irregularly shaped polygon lot with an area of approximately 3.15 acres (Figure 2). There are two buildings associated with the municipal address: a two-storey retirement home and a three-storey continuing care centre. The driveway extends from the centre of the Creighton Road frontage to the front of the three-storey building. Parking is located at the southern portion of the property.

1.3 Current Owner

The current owner is 2631533 Ontario Inc. at 102-3410 South Service Road, Brampton, ON, L7N 3T2.

1.4 Property Heritage Status

The retirement home located at 99 Creighton Road is currently included on the Municipal Register under *Section 27 Part IV* of the *Ontario Heritage Act* as a non-designated property. The continuing care centre, located at 101 Creighton Road, is not included in the register description and is not subject to heritage recognition.



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE
Location of Property

CLIENT
Elite Developments

PROJECT PROJECT NO. LHC0282
Cultural Heritage Impact Assessment,
99-101 Creighton Road, Dundas, City of Hamilton, ON

CONSULTANT

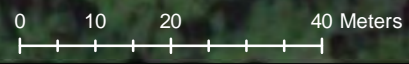
YYYY-MM-DD 2022-02-24



PREPARED LHC

DESIGNED JG

FIGURE # 1



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
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TITLE Study Area	
CLIENT Elite Developments	
PROJECT	PROJECT NO. LHC0282
Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	
CONSULTANT	YYYY-MM-DD 2022-02-24
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada* and *MCM Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit*, *Heritage Resources in the Land Use Planning Process*, *Information Sheet #5*, *Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.² The HIA includes recommendations for design and heritage conservation to guide interventions to the Properties.

2.1 City of Hamilton Cultural Heritage Impact Assessment Guidelines (2020)

According to the City's Cultural Heritage Impact Assessment (CHIA) Guidelines, a CHIA:

...shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- Properties that are included in the City of Hamilton's Municipal Heritage Register or adjacent to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been prepared; or,

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," *Ontario Heritage Tool Kit*, 18.

² MCM, "Heritage Resources in the Land Use Planning Process," *Ontario Heritage Tool Kit*.

- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal Heritage Register.

Requirements of a CHIA submitted to the City include the following:

Table 1: City of Hamilton's Cultural Heritage Impact Assessment Guidelines Requirements

Requirement	Location
Location Plan showing and describing the contextual location of the site.	Figure 1
Existing site plan including current floor plans of built structures, where appropriate.	Figure 2
Concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (i.e.. National Historic Site, Municipal Designation, etc.).	Section 5.0
Concise written and visual description of the context including adjacent properties and their recognition and any yet unidentified potential cultural heritage resource(s).	Section 5.0
Present owner and contact information.	Section 1.3
Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual (for the subject property).	Sections 4.0 through 6.0
Development history of the site including original construction, additions, and alterations with substantiated dates of construction (for the subject property).	Section 4.0
Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc. (for the subject property).	Section 4.0, Appendix C and Appendix D
Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value (for adjacent properties).	Section 5.2
Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This	Section 6.1.1

Requirement	Location
statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i> . The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.	
Written and visual description of the proposed development or site alteration, including a proposed site plan, proposed building elevations, and proposed interior plans, where applicable.	Section 7.0
Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the Ontario Heritage Tool Kit, including but not limited to destruction of significant heritage attributes or features; alteration that is not sympathetic or is incompatible; shadows that alter the appearance of heritage attributes or change in the viability of associated natural features; isolation of a heritage attribute from its surrounding environment, context or a significant relationship; direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; change in land use where the change in use negates the property's cultural heritage value; and, land disturbances that adversely affects a cultural heritage resource.	Section 8.0
Description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s) including the means by which the existing cultural heritage resources shall be integrated and the manner in which commemoration of cultural heritage resources to be removed shall be incorporated.	N/A
The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to, a mitigation strategy, a conservation scope of work, an implementation and monitoring plan, recommendations	Section 8.2

Requirement	Location
for additional studies/plans, and referenced conservation principles and precedents.	
A detailed list of cited materials including any photographic records, maps, or other documentary materials	Section 10.0

2.2 Legislation and Policy Review

The CHIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.3 Historical Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Library and Archives Canada;
- Hamilton Maps;
- Ancestry;
- McMaster University Digital Archives;
- OnLand;
- Archives of Ontario; and,
- Hamilton Public Library.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.4 Site Visit

A site visit was conducted by Colin Yu on 10 December 2021. The primary objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included a documentation of the surrounding area and exterior and interior views of the structures.

2.5 Impact Assessment

The MHSTCI's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*³ outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- a) **Destruction** of any part of any significant heritage attribute or features;
- b) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- c) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- d) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- e) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- f) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- g) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 5.2.

³ MCM "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (Queen's Printer for Ontario, 2006).

3.0 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement (PPS)*, and the *Ontario Heritage Act (OHA)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *Ontario Heritage Act, R.S.O. 1990, c. O.18*

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The Act is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *Ontario Heritage Act* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).⁴

The *OHA* (consolidated 1 January 2023) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.⁵ However, many park features in Ontario are designated as individual heritage properties or within heritage conservation districts.

⁴ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

⁵ Province of Ontario, "Ontario Heritage Act R.S.O. 1990, c. O. 18," last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90o18>.

As identified in the *Ontario Heritage Tool Kit* document entitled *Designating Heritage Properties*, “careful research and an evaluation of the candidate property must be done before a property can be recommended for designation.”⁶ Properties proposed for designation under Part IV, Section 29 of the *OHA* must meet the requirements established in *O. Reg. 9/06* as amended by *O. Reg. 569/22*, which outlines the criteria for determining cultural value or interest and is used to create a Statement of Cultural Heritage Value or Interest (SCHVI). An SCHVI includes a description of the property – so that it can be readily ascertained, a statement of cultural heritage value or interest for the property—which identifies the property’s heritage significance—and a description of heritage attributes—which outlines features that should be protected.

If a property has been determined to meet two of the criteria of *O. Reg 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which designation must occur. Municipal council may or may not choose to protect a property determined to be significant under the *OHA*.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice which may include an HIA.

3.1.2 *Planning Act, R.S.O. 1990*

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This Act sets the context for provincial interest in heritage. It states under Part I Section 2 (d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁷

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.⁸

Under Part 1, Section 3 (5) of *The Planning Act*:

⁶ MCM, “Designating Heritage Properties,”

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf, 8.

⁷ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁸ Province of Ontario, “Planning Act,” Part 1 S.3 (1).

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.⁹

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.3 Provincial Policy Statement (2020)

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.¹⁰

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

⁹ Province of Ontario, "Planning Act," Part I S. 3 (5).

¹⁰ Province of Ontario, "The Provincial Policy Statement 2020," last modified 1 May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

- 2.6.3 Planning authorities shall not permit development and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.¹¹

The *Provincial Policy Statement* recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

As defined in the *PPS*, significant means:

in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.¹²

3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹³

¹¹ Province of Ontario, "The Provincial Policy Statement 2020."

¹² Province of Ontario, "The Provincial Policy Statement 2020," 51.

¹³ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified 1 June 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Properties are located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹⁴

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹⁵

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁶

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁷

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 28 August 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁶ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁷ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 47.

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Municipal Act, 2001, S.O. 2001, c. 25

The *Municipal Act* was consolidated on 1 January 2023 and enables municipalities to be responsible and accountable governments within their jurisdiction.¹⁸ The *Municipal Act* authorizes powers and duties for providing good government and is administered by the Ministry of Municipal Affairs and Housing.

Amongst the many powers enabled by the *Municipal Act* is the power to create by-laws within the municipality's sphere of jurisdiction.¹⁹ Under Section 11 (3), lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.²⁰ This enables municipalities to adopt a by-law or a resolution by Council to protect heritage.

3.1.7 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Framework

3.2.1 Urban Hamilton Official Plan (2012)

The *Urban Hamilton Official Plan (UHOP)* was approved by Council on 27 September 2006, approved by the Ministry of Municipal Affairs and Housing on 24 December 2008, and came into effect on 7 March 2012. The *UHOP* guides the management of the city, land use change, and physical development to 2042.²¹

Section 3.4 of Chapter B is dedicated to cultural heritage as indicated in the following section goal:

3.4.1.2 Encourage a city-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive environmental, economic, and

¹⁸ Province of Ontario, "Municipal Act, 2001, S.O. 2001, c.25," last modified 1 January 2023, <https://www.ontario.ca/laws/statute/01m25>.

¹⁹ Province of Ontario, "Municipal Act," 11.

²⁰ Province of Ontario, "Municipal Act," 11(3).

²¹ City of Hamilton, "Chapter A – Introduction", accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chaptera-intro-nov2022.pdf>.

social strategy, where cultural heritage resources contribute to achieving sustainable, healthy, and prosperous communities.²²

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by Section 3.4 of Chapter B and Section 3.2.6 of Chapter F of the *UHOP*. Policies most relevant to the Property and proposal have been included in Table 2 below.

Table 2: Urban Hamilton Official Plan Relevant Policies²³

Policy	Policy Text
B3.4.2.1	<p>The City of Hamilton shall, in partnership with others where appropriate:</p> <ul style="list-style-type: none"> a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations. c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's cultural heritage resources. d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential. e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners and provide guidance on sound conservation practices. g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals. h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas. i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies

²² City of Hamilton, "Chapter B – Communities", accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chapterb-communities-nov2022.pdf>.

²³ City of Hamilton, "Chapter B – Communities"; City of Hamilton, "Chapter F – Implementation," accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chapterf-implementation-nov2022.pdf>.

Policy	Policy Text
	in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.
B3.4.2.2	The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.
B3.4.2.9	<p>For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:</p> <ul style="list-style-type: none"> a) Prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City; b) Prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City; c) Architectural, engineering, landscape design, physical, craft, or artistic value; d) Scenic amenity with associated views and vistas that provide a recognizable sense of position or place; e) Contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and, f) Landmark value.
B3.4.2.10	Any property that fulfills one or more of the foregoing criteria listed in Policy B3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.
B3.4.2.12	<p>A cultural heritage impact assessment:</p> <ul style="list-style-type: none"> a) Shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption: <ul style="list-style-type: none"> i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act; ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;

Policy	Policy Text
	<p>b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources that are included in, or adjacent to cultural heritage resources included in, the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.</p>
B3.4.2.13	<p>Cultural heritage impact assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.4 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of cultural heritage impact assessment.</p>
B3.4.2.14	<p>Where cultural heritage resources are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.</p>
B3.4.4	<p>The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.</p>
B3.4.5.2	<p>The City shall encourage the retention and conservation of significant built heritage resources in their original locations. In considering planning applications under the Planning Act and heritage permit applications under the Ontario Heritage Act, there shall be a presumption in favour of retaining the built heritage resource in its original location.</p>
B3.4.5.3	<p>Relocation of built heritage resources shall only be considered where it is demonstrated by a cultural heritage impact assessment that the following options, in order of priority, have been assessed:</p> <ul style="list-style-type: none"> a) retention of the building in its original location and its original use; or, b) retention of the building in its original location, but adaptively reused.
B3.4.5.4	<p>Where it has been demonstrated that retention of the built heritage resource in its original location is neither appropriate nor viable the following options, in order of priority, shall be considered:</p> <ul style="list-style-type: none"> a) relocation of the building within the area of development; or, b) relocation of the building to a sympathetic site.
B3.4.5.5	<p>Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the</p>

Policy	Policy Text
	<p>following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:</p> <ul style="list-style-type: none"> a) preserving and displaying of fragments of the former buildings' features and landscaping; b) marking the traces of former locations, shapes, and circulation lines; c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and, d) generally, reflect the former architecture and use in the design of the new development, where appropriate.
F3.2.6.1	<p>Where the City requires a proponent to prepare a cultural heritage impact assessment it shall be undertaken 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, and shall contain the following:</p> <ul style="list-style-type: none"> a) identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation; b) a description of the proposed development or site alteration and alternative forms of the development or site alteration; c) a description of all cultural heritage resource(s) to be affected by the development and its alternative forms; d) a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and, e)) 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).

3.2.2 Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *UHOP* policies, the City has committed to identifying and conserving cultural heritage resources including archaeological resources. An HIA is required when a proposed development is on or adjacent to a recognized heritage property.

4.0 RESEARCH AND ANALYSIS

4.1 Physiographic Context

The Property is located on the Iroquois Plain physiographic region, bordering western Lake Ontario that once formed the body of water known as Lake Iroquois. Lake Iroquois was formed during the last glacial recession.²⁴

The Iroquois Plain includes, but is not limited to, portions of Toronto, Scarborough, and the Niagara fruit belt and varies in its physiographic composition. The City of Hamilton is largely within the Ontario Lakehead portion of the Iroquois Plain and, as such, is highly suited to the development of ports and the formation of urban centers such as Dundas, Burlington, and Hamilton.²⁵

The area covered by the Iroquois Plain contains a significant portion of the province's population.²⁶ It is also an area of specialized farming. For example, the Niagara Fruit Belt produces the majority of the province's tender fruit crop, and the same area contains a variety of vineyards.²⁷ As of 2008, major specialized agricultural sectors among the western lakehead of Lake Ontario include, among others, horse and pony ranches, mushroom farms, and a variety (and substantial quantity) of greenhouse vegetable operations.²⁸ The proximity of Lake Ontario produces some climatic influences and the area has very fertile soil.²⁹ Moreover, offshore areas of sand and long-lasting sandbars act as aquifers, providing freshwater to many farms and villages.³⁰ Deposits of gravel have been essential sources for roadbuilding, while the recession of the old lakebed has resulted in sources of clay for brick manufacture.³¹

4.2 Early Indigenous History

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³² During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.³³ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small

²⁴ L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (2nd edition), (Toronto: university of Toronto Press, 1973), 324.

²⁵ Chapman and Putnam, *The Physiography of Southern Ontario*, 326.

²⁶ Chapman and Putnam, *The Physiography of Southern Ontario*, 335.

²⁷ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

²⁸ City of Hamilton, "Hamilton Agricultural Profile 2008," 2.14.

²⁹ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁰ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³¹ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³² Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

³³ EMCWTF, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002), <http://www.trca.on.ca/dotAsset/37523.pdf>.

groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³⁴

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³⁵

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁶ The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier cooking.³⁷ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period, people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).³⁸ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites, which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).³⁹

³⁴ EMCWFT, "Chapter 3: The First Nations."

³⁵ EMCWFT, "Chapter 3: The First Nations."

³⁶ EMCWFT, "Chapter 3: The First Nations."

³⁷ EMCWFT, "Chapter 3: The First Nations."

³⁸ EMCWFT, "Chapter 3: The First Nations."

³⁹ Six Nations Elected Council, "About," *Six Nations of the Grand River*, accessed March 5, 2022, <https://www.sixnations.ca/about>; University of Waterloo, "Land acknowledgment," *Faculty Association*, accessed March 5, 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

4.3 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.⁴⁰ Many of the Attiwandaron merged with Haudenosaunee groups to the west and south. More than forty Attiwandaron settlements have been identified by archaeologists within 40 km of the City of Hamilton. These settlements were large, fenced-in villages; however, their influence and settlement extended across southwestern Ontario.⁴¹

In the eighteenth century, the Mississauga moved into the Attiwandaron's territory and established Lake Ontario as a French fur trading post. Following the Battle of the Plains of Abraham in 1759, the British gained control of the area and began to purchase large sections of land from the Mississaugas.⁴² Hamilton, as well as a large portion of southwestern Ontario, was one of these sections of land that was purchased in the Between the Lakes Purchase of 1792.⁴³

⁴⁰ Mississaugas of the Credit First Nation, "About," accessed 5 March 2022, <http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D>.

⁴¹ William C. Noble, "The Neutral Confederacy," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/neutral>.

⁴² John C. Weaver, "Hamilton," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

⁴³ Mississaugas of the New Credit First Nation Land Cessions, "1781-1820 and Rouge Tract Claim," accessed 5 March 2022, <http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg>.

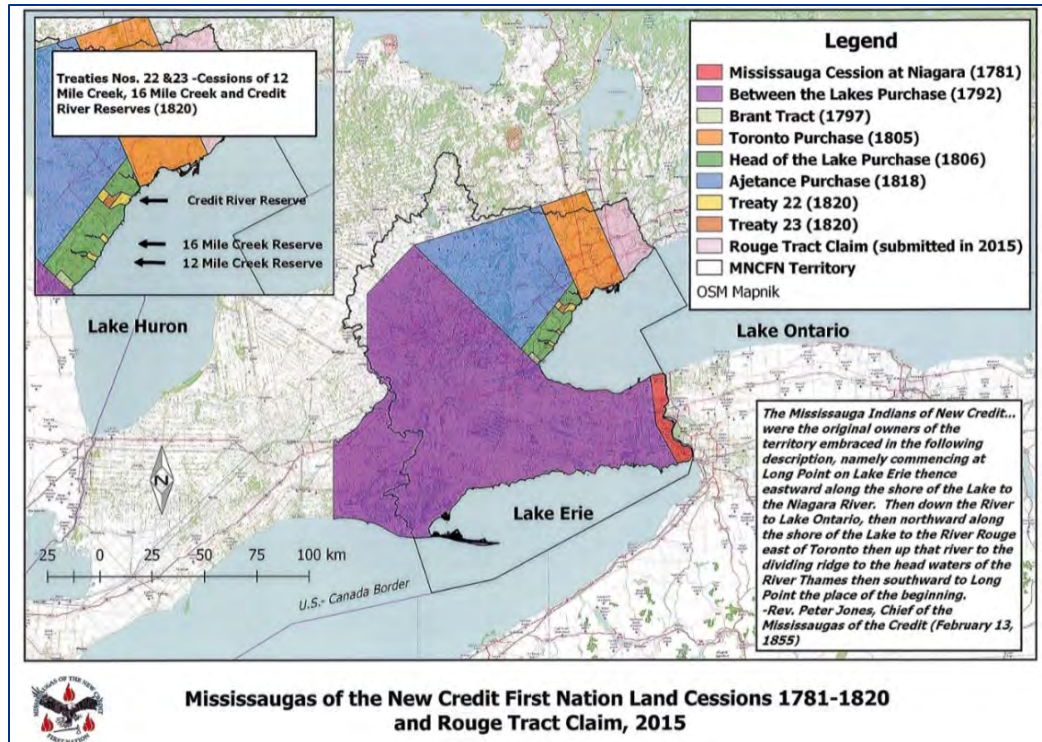


Figure 3: Mississaugas of the Credit First Nation Land Cessions⁴⁴

4.4 Dundas

Dundas is one of the oldest communities at the head of Lake Ontario that began as a small hunting community known as Cootes Paradise. The community was named after Captain Thomas Coote, a military officer stationed at Fort George, who often traveled to the area by way of Spencer's Creek with his fellow officers to hunt waterfowl. The first settlers arrived in 1787.⁴⁵ In 1797, the area along Spencer's Creek was surveyed and the section of Cootes Paradise located at the end of the marsh was renamed Dundas.⁴⁶ The military road of the same name was constructed in 1794-95 from Cootes Paradise to the Thames River.⁴⁷ Both the road and the community were named in honour of the Viscount of Melville Henry Dundas, who was Secretary of State for the Home Department from 1791 until 1801.⁴⁸

Located along two of the oldest major roadways in Ontario (York Road and Governor's Road, also known as Dundas Street⁴⁹) and Spencer Creek, Dundas grew rapidly and became a popular

⁴⁴ Mississaugas of the New Credit First Nation Land Cessions, "1781-1820 and Rouge Tract Claim."

⁴⁵ Ken Cruikshank, "Dundas," *The Canadian Encyclopedia*, accessed 3 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/dundas>.

⁴⁶ Hamilton Public Library, "Historical Dundas," accessed 3 March 2022, <https://www.hpl.ca/articles/historical-dundas>.

⁴⁷ Cruikshank, "Dundas."

⁴⁸ Cruikshank, "Dundas.,"; Hamilton Public Library, "Historical Dundas."

⁴⁹ Shannon Kyles, "Dundas (1780-2007)," *Ontario Architecture*, accessed 3 March 2022, <http://www.ontarioarchitecture.com/Dundas.htm>.

location for mills. The construction of the Desjardins Canal (1826-1837) connecting Hamilton Harbour (formerly known as Burlington Bay) to Spencer Creek and, therefore Dundas, furthered the area's growth resulting in Dundas' incorporation as a town in 1847.⁵⁰ The introduction of the canal also spurred industrial success in distilling, brewing, tanning, furniture, textiles, and foundries.⁵¹

In 1855, the Great Western Railway constructed a corridor from Toronto to London with a station in Dundas that was located on the escarpment. The location of the station was not conducive for industry in Dundas resulting in Dundas' decline as a shipping hub and Hamilton's rise as the main urban centre in the area.⁵² Despite this shift in urban focus, the introduction of the railway did result in some industrial success of Dundas during the 19th and early 20th centuries in the form of foundry production of machine tools, boilers, and marine steam engines for Great Western.⁵³ In addition, the transportation routes connecting Dundas and Hamilton caused Dundas to grow as a residential area for Hamilton workers and prominent citizens.⁵⁴ In 2001, Dundas, along with other local areas like Ancaster and Flamborough, amalgamated with the City of Hamilton.⁵⁵

4.5 Property History

The property is part of Concession 1 Lot 13, which was granted by crown patent to Michael Showers Sons on 11 November 1817.⁵⁶ On 5 January 1818, the whole lot was sold to Richard Hatt then passed to his son Samuel in 1834.⁵⁷ The lot was then sold as smaller parcels. Hugh Bennet and Robert Somerville purchased one of these parcels on 27 November 1841 for £200.⁵⁸ The property was then mortgaged to Ralph Leeming for £650 in 1842.⁵⁹ In 1854, Ralph Leeming sold the property to John Gordon for £2000.⁶⁰ John Gordon then mortgaged it to Ralph Leeming⁶¹, who sold it to Eliza Spiner in 1863.⁶² A few days later, Eliza Spiner sold the property to John Tucker.⁶³

The 1875 Illustrated Atlas of Wentworth County indicates that the T. Greening Wire Works was located just south of the bend in Creighton Road and north of the northeast corner of the intersection of Governor's Road and Creighton Road (Figure 4). There is a transaction in the

⁵⁰ Hamilton Public Library, "Historical Dundas."

⁵¹ Cruikshank, "Dundas."; Kyles, "Dundas (1780-2007)."

⁵² Kyles, "Dundas (1780-2007)."; Hamilton Public Library, "Historical Dundas."

⁵³ Cruikshank, "Dundas."

⁵⁴ Kyles, "Dundas (1780-2007)."

⁵⁵ Hamilton Public Library, "Historical Dundas."

⁵⁶ Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), West Flamborough, Book 365, Concession 1; Lot 11 to 29, Instrument No. Patent.

⁵⁷ LRO 62, Instrument No. TR 227, M 1374; LRO 62, Instrument No. H 869.

⁵⁸ LRO 62, Instrument No. N 251.

⁵⁹ LRO 62, Instrument No. N 516.

⁶⁰ LRO 62, Instrument No. B/2 300.

⁶¹ LRO 62, Instrument No. B/2 301; LRO 62, Instrument No. C 530.

⁶² LRO 62, Instrument No. D 12.

⁶³ LRO 62, Instrument No. D 13.

land registry records of Timothy Greening leasing a property from James Chegrin in 1869⁶⁴; however, there is a gap in the succession of the property. James Chegrin purchased property from Sarah Creighton in 1865⁶⁵, who purchased numerous parcels from Francis Bypold and Constance Buchanon in 1865.⁶⁶ Although the Property is part of the James Chegrin survey and it makes sense that Chegrin's ownership would be a part of the Property's history, it is unclear how the property passed from John Tucker to Constance Buchanon, making it difficult to confirm. The gap in the land registry documents extends to the late 1960s when the Estate of Mary E. Howard granted the property to Donald and Lorraine Blackadar.⁶⁷

The Hamilton City Directories (Appendix D) confirms that Captain John Gordon lived on the north side of Governor's Road in 1865 to 1866. Timothy Greening was living on the corner of Matilda and Hatt Streets at this time and running the Dundas Wire Works, which shared the location of his residence.⁶⁸ By 1875, Timothy Greening is listed as living at Concession 1 Lot 13; however, the Dundas Wire Works or T. Greening Wire Works is not mentioned in 1875 or 1880-1881.⁶⁹ The 1885-1886 directory mentions Greening & Sons wire weavers as being located in Dundas although it does not specify a location beyond the town name.⁷⁰ The 1889 directory also lists Timothy Greening as living on Concession 1 Lot 13.⁷¹ In 1896-1897, Timothy Greening is listed as living on Hatt Street, but there is no mention of his manufacturing facility.⁷²

A previously completed Cultural Heritage Value Analysis report includes an excerpt from what appears to be an unpublished manuscript sourced from the Dundas Museum & Archives. This excerpt indicates that the concrete factory - constructed on the Property by Timothy and Nathan Greening - was converted into two residences by John Maw in 1904. Although the city directories indicate that John Maw lived in Dundas along Governor's Road, the gap in the land registry documents makes this detail difficult to confirm.⁷³ Census research was also not able to confirm this detail.

It is important to note that there are two wire works companies that use the Greening name: one in Hamilton and one in Dundas. Genealogical research indicates that Timothy and Nathan Greening, the founders of the Dundas Wire Works, and Benjamin Greening, the founder of B.

⁶⁴ LRO 62, Instrument No. 671.

⁶⁵ LRO 62, Instrument No. 617.

⁶⁶ LRO 62, Instrument No. 615; LRO 62, Instrument No. 619.

⁶⁷ Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), Hamilton, Book H238, Plan 1461, Instrument No. 153821 AB.

⁶⁸ Mitchell & Co., *County of Wentworth Hamilton City Directory, 1865-1866* (Toronto: Mitchell & Co, 1864), 322, 327.

⁶⁹ McAlpine Everet & Co., *McAlpine's Hamilton City and County of Wentworth Directory, 1875* (Hamilton: McAlpine Everet & Co., 1875); W.H. Irwin & Co., *City of Hamilton Directory for 1875-76* (W.H. Irwin & Co., 1875).

⁷⁰ W.H. Irwin & Co., *City of Hamilton Directory for the Year March 1885 to March 1886* (Hamilton: W.H. Irwin & Co., 1886), 375.

⁷¹ Ancestry.com, *Canada, City and Area Directories, 1819-1906* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

⁷² Henry Vernon, *Vernon's Hamilton Classified Business and Niagara District Directory for the Year 1896 to May 1897* (Hamilton: Henry Vernon, 1896), 42.

⁷³ Mitchell, *County of Wentworth and Hamilton City Directory, 1865-1866*, 331; Henry Vernon, *Vernon's City of Hamilton Directory for the Year 1905* (Hamilton: Henry Vernon, 1905), 390.

Greening and Co. in Hamilton, were half-brothers. Their father was Nathaniel Greening Senior, who remarried after the death of his first wife.⁷⁴ Timothy and Nathan were sons of his second wife while Benjamin was a son of his first wife.⁷⁵ The wire business was the occupation of several Greening family members including those of Greening & Rylands wire works in England.⁷⁶ The excerpt of the unpublished manuscript suggests that the Dundas Wire Works / Greening Wire Works / Greening and Sons was in operation in Dundas from 1853 until 1894 when the company moved to Chatham. On the other hand, B. Greening & Co. was established in 1858 and remained in operation in Hamilton until at least the early 1900s.⁷⁷

An analysis of historic and topographic maps as well as aerial photographs suggests that the current structure is not the Greening Wire Works factory. The 1875 atlas map indicates that the location of the factory was further south than the current structure (Figure 4). The 1909 topographic map indicates no structures along Creighton Road within the Property – although it does depict a brick or stone building along Governor’s Road (Figure 6). A residence is depicted in a similar location to the extant building on the 1919, 1923, and 1938 topographic maps, but no structures are depicted within the property in 1963 (Figure 6). BY 1972, however, a new structure was added (Figure 6).

The aerial photographs create a slightly different narrative. There does appear to be a structure in the 1951, 1963, 1969, and 1995 aerial images in a similar location as the current structure; however, the shape of the historic structure is markedly different than the existing structure and does not resemble the size or massing of a former factory (Figure 6). This is most evident in a comparison of the 1999 and 2002 air photos (Figure 4) with a T-plan single detached dwelling being present in 1999 and additions having been constructed by 2002 to form the current building. This suggests that the present structure is not the converted Greening factory.

⁷⁴ Ancestry.com. *England, Select Marriages, 1538-1973* [database on-line] (Lehi, UT, USA: Ancestry.com Operations, Inc., 2014), Film Number 2262981.; Ancestry.com. *England, Select Marriages, 1538-1973*, Film Number 1068922.

⁷⁵ Ancestry.com. *England, Select Births and Christenings, 1538-1975* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2014), Film Number 1468986.; Ancestry.com. *England, Select Births and Christenings, 1538-1975*, Film Number 1468988.; Canadian Headstones, “Results Page,” accessed 9 March 2022, https://canadianheadstones.ca/wp/headstone-vendor/?wpda_search_column_idperson=737350.

⁷⁶ *Wire: Its Manufacture, Antiquity and Relation to Modern Uses* (Hamilton: 1889), accessed on 9 March 2022 from https://archive.org/details/cihm_90225/page/n5/mode/2up?q=greening, 3-5.

⁷⁷ *Wire*, 4.; Diana J. Middleton and David F. Walker, “Manufacturers and Industrial Development Policy in Hamilton, 1890-1910,” *Urban History Review* 8(3): 20-46, <https://doi.org/10.7202/1019361ar>, 31.



Figure 4: Air Photos of the Property in 1999 (left) and 2002 (right)⁷⁸


⁷⁸ City of Hamilton, *Interactive Cultural Heritage Mapping*, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>.



Legend
 Property

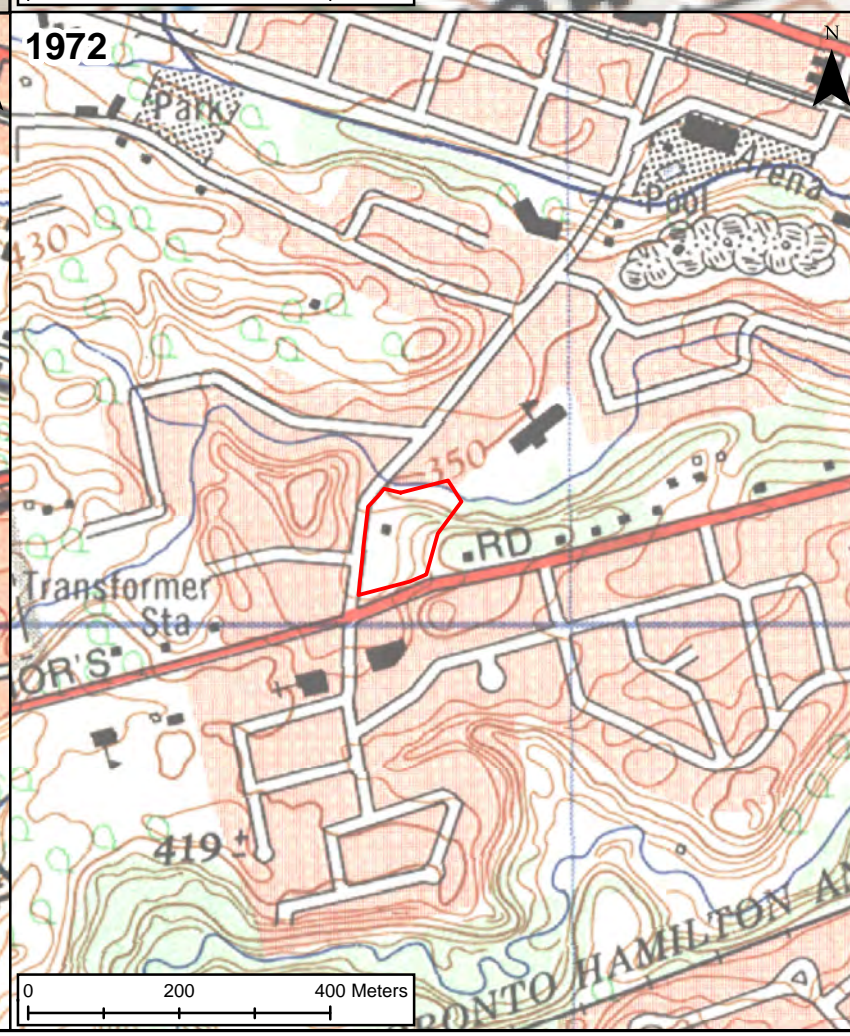
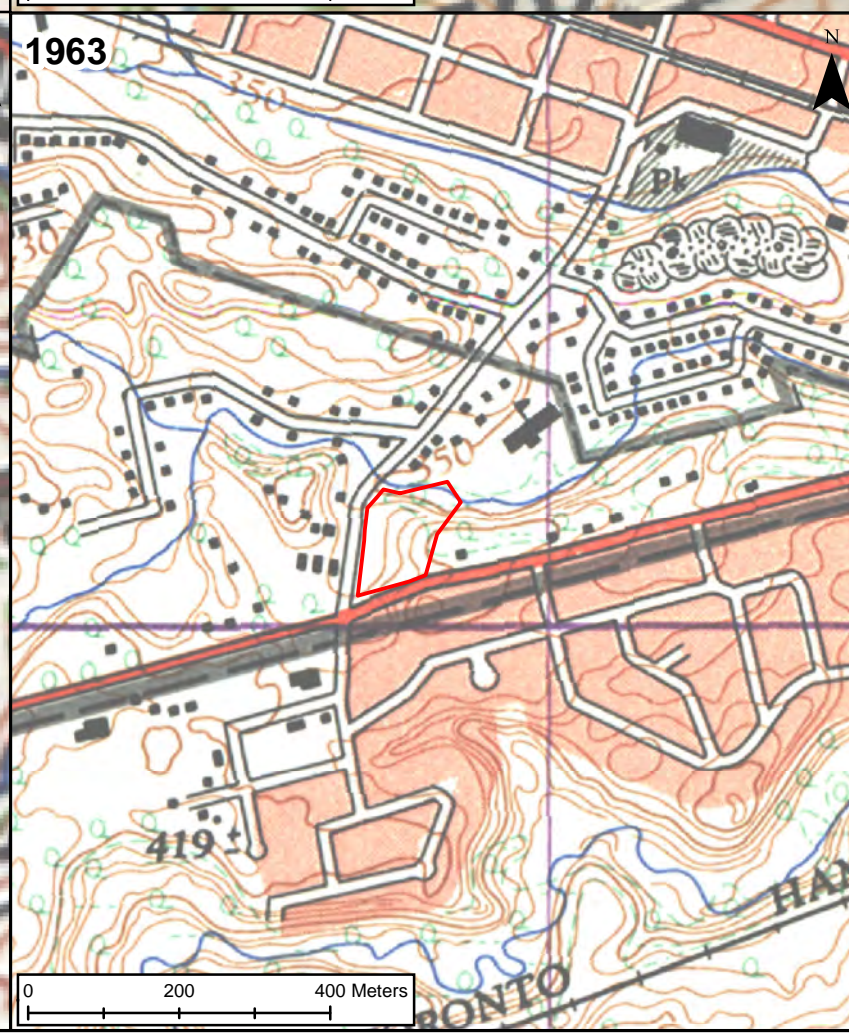
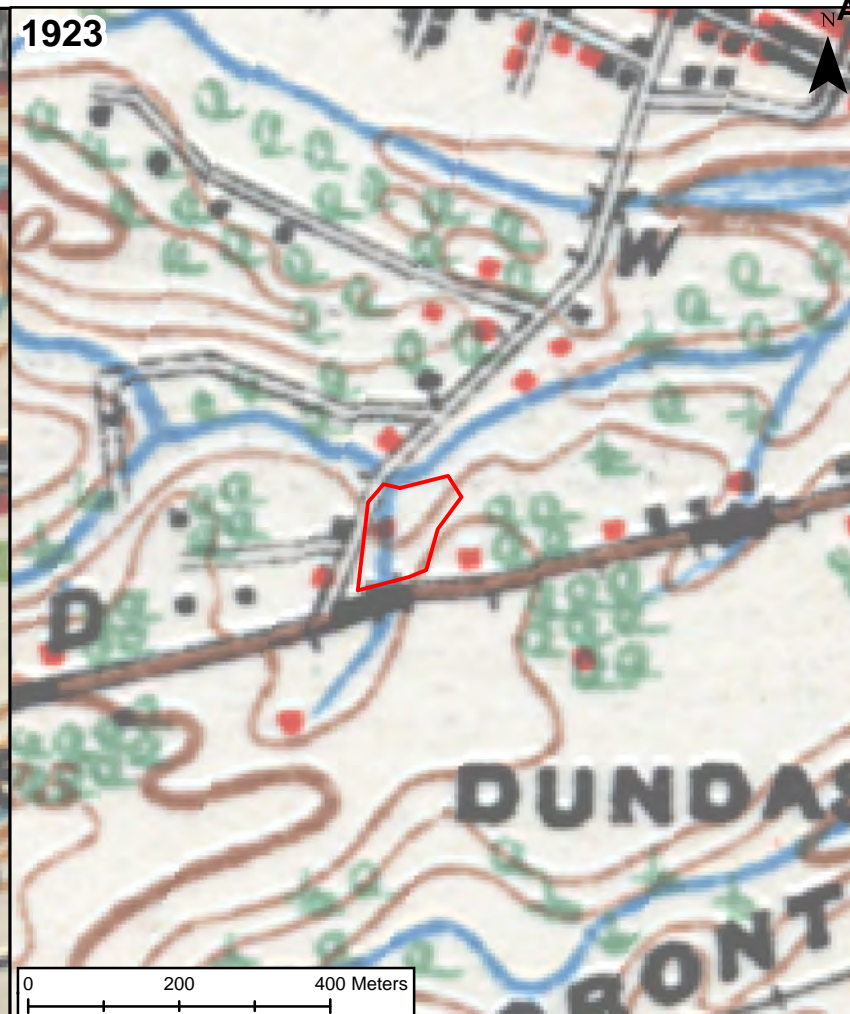
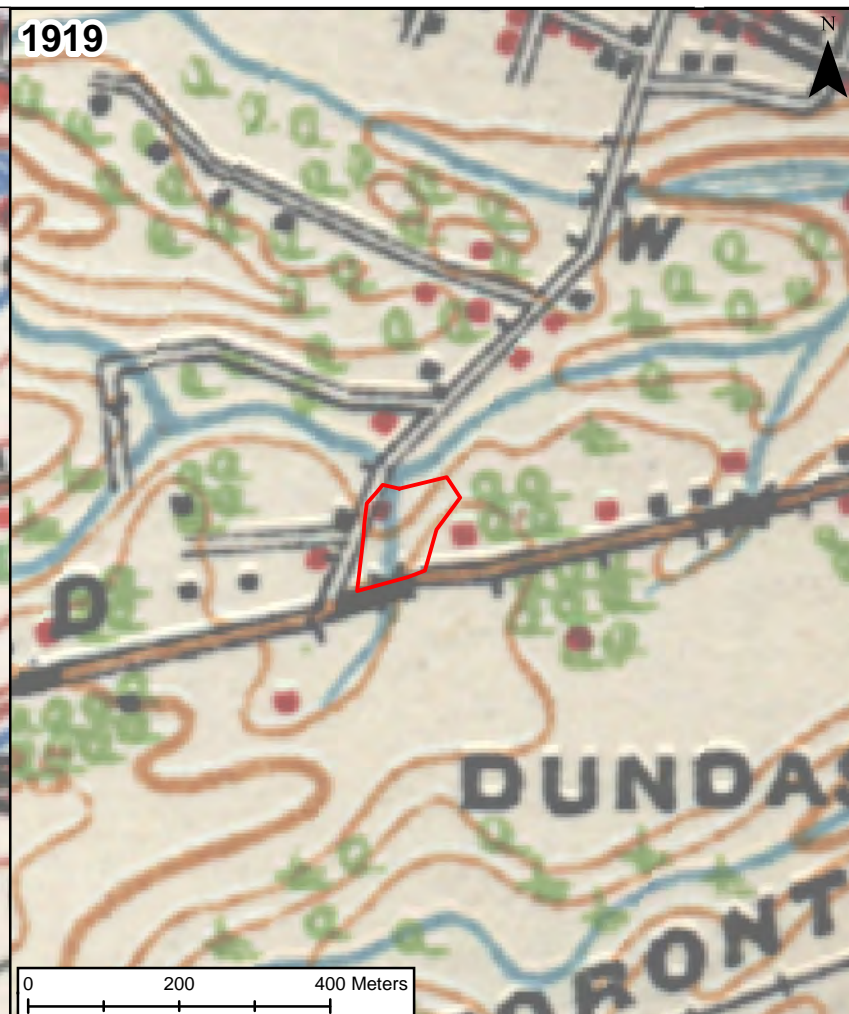
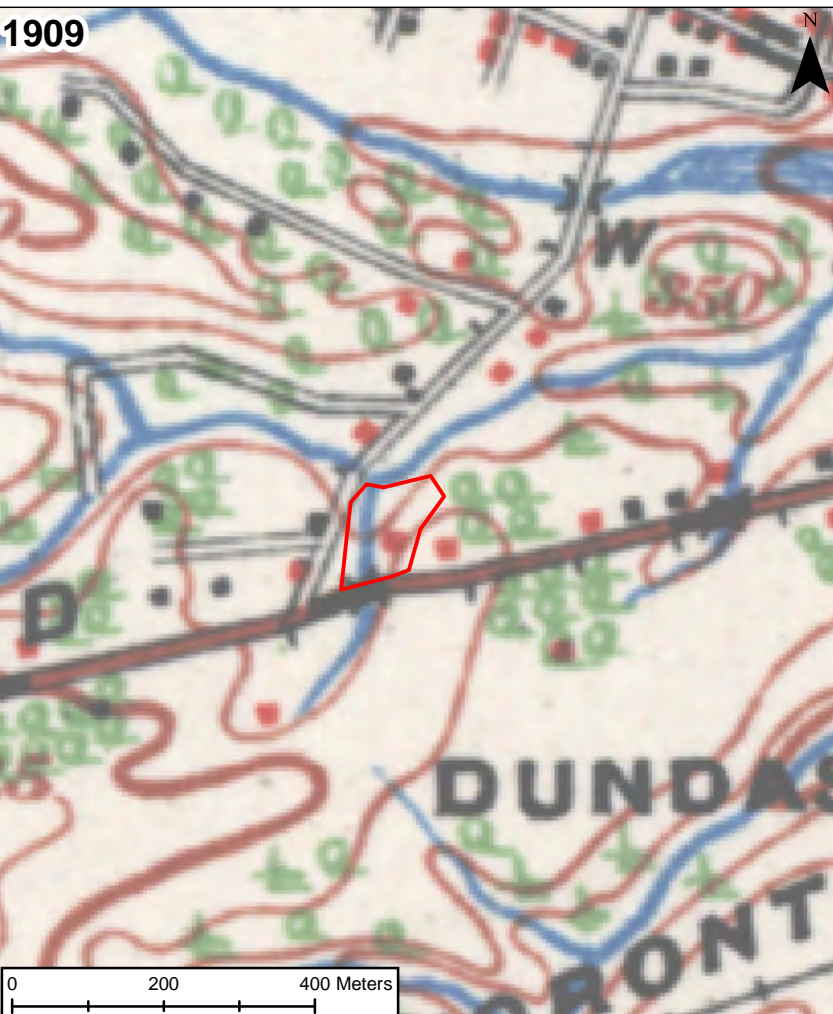
NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Surtees, R. "Map of the County of Wentworth Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed February 24, 2022), digitized map, Hamilton: Hardy Gregory, 1859.
 2. Page & Smith, "Town of Dundas Wentworth County Ont.", in: Page & Smith, "Illustrated Historical Atlas of the County of Wentworth Ont." (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed February 24, 2022), digitized map, Toronto: Page & Smith, 1875.
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TITLE Historic Maps Showing the Property	
CLIENT Elite Developments	
PROJECT Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	
PROJECT NO. LHC0282	
CONSULTANT	YYYY-MM-DD 2022-02-25
	PREPARED LHC
	DESIGNED JG
	FIGURE # 5


CLIENT
 Elite Developments
 PROJECT
 Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON PROJECT NO. LHC0282

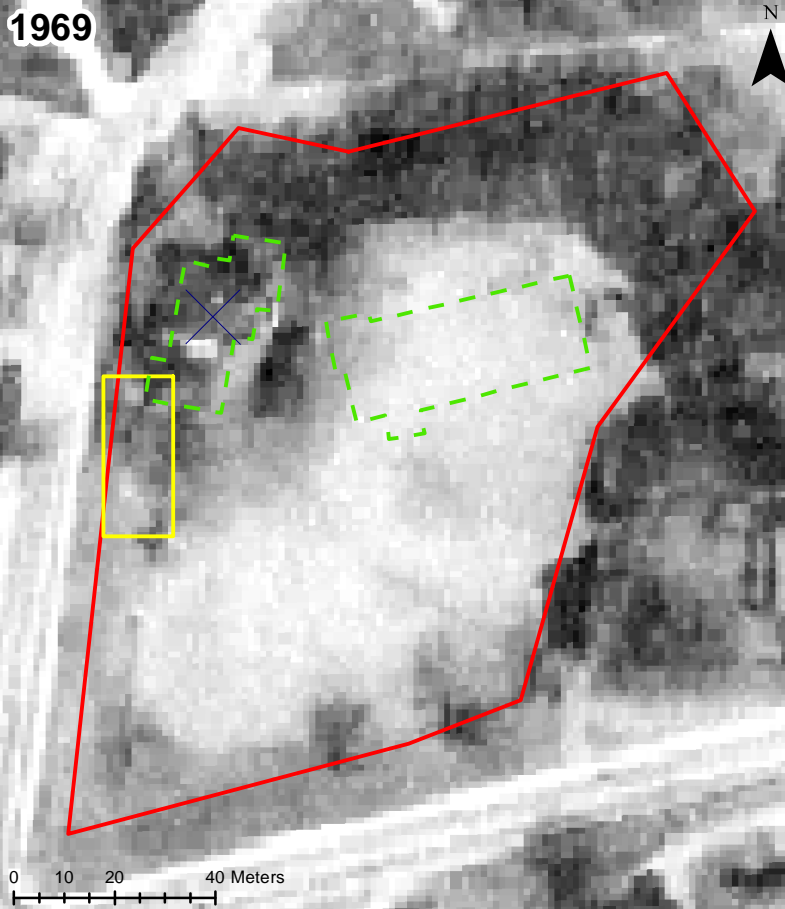
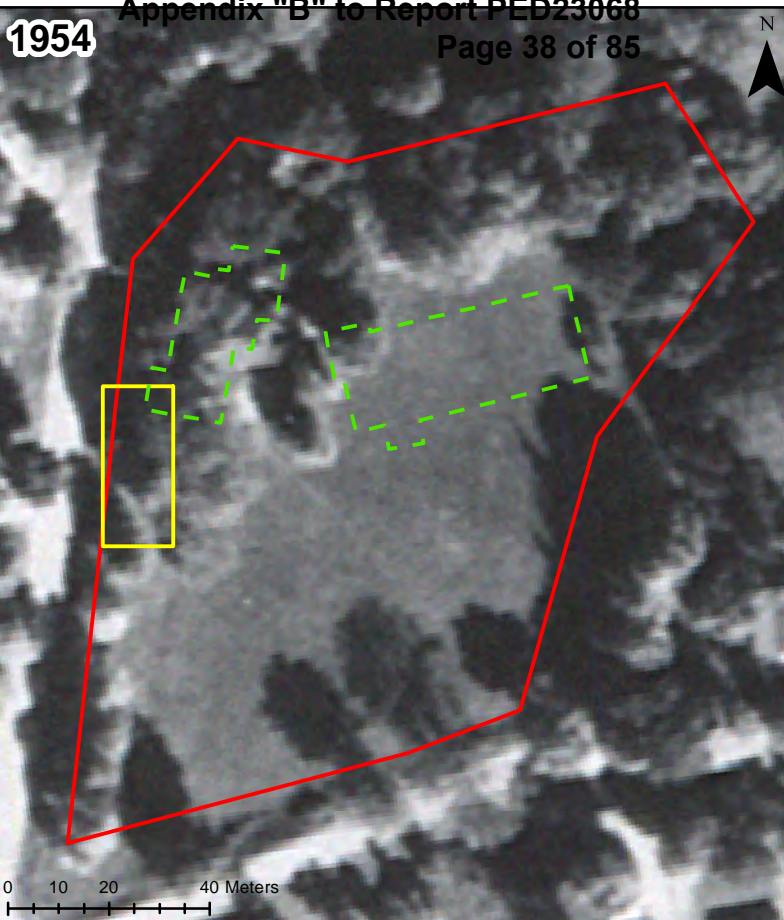
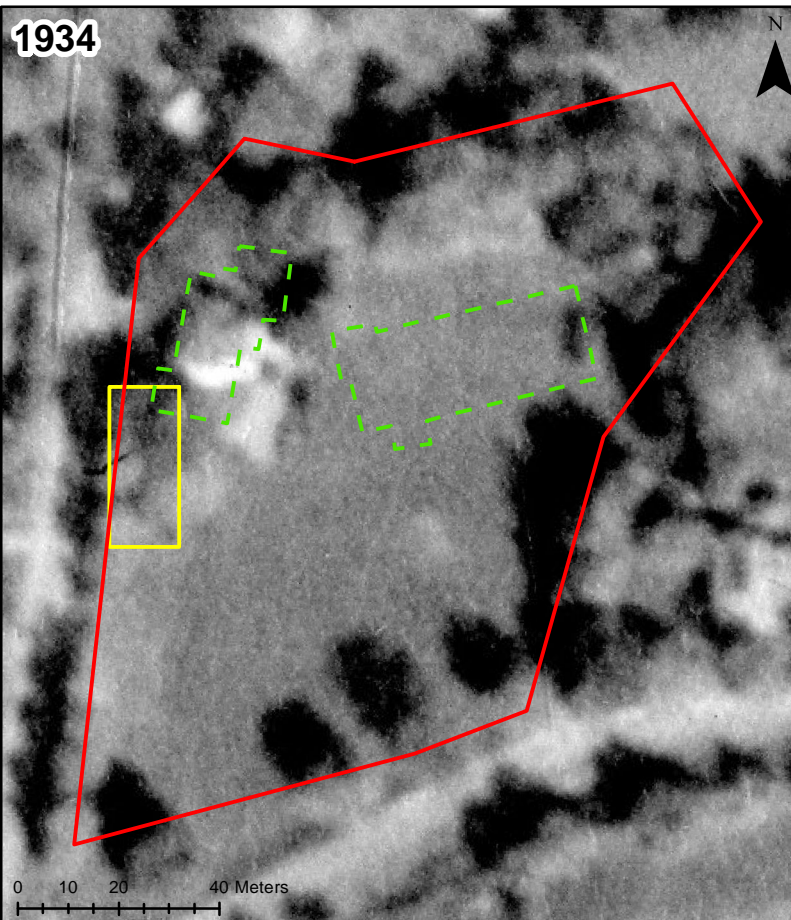
Legend
 Property



NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Geographical Section, General Staff No. 2197, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:63,360, sheet 30 m/5, 1909.
 2. Department of Militia and Defence, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:63,360, sheet 30 m/5, 1919.
 3. Department of National Defence, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:63,360, sheet 30 m/5, 1923.
 4. Department of National Defence, Geographical Section General Staff, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, 1963
 5. Army Survey Establishment, R.C.E., "Dundas, Ontario", (http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, 1963
 6. Department of Energy, Mines, and Resources, Surveys and Mapping Branch, "Dundas, Ontario", (http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, Ottawa: Department of Energy, Mines, and Resources, 1972.
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CONSULTANT	YYYY-MM-DD	2022-03-08
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



Legend
Current Buildings Footprint
Factory Location on 1875 Atlas
Study Area Outline

TITLE 20th Century Air Photos Showing the Property	
CLIENT Elite Developments	
PROJECT Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	PROJECT NO. LHC0282
NOTE(S) 1. All locations are approximate.	

REFERENCE(S) 1. National Air Photo Library. A4808-063. Scale 1:15,000. A4808 Line 16W Photo 63. 1934. 2. National Air Photo Library. A9240-069. Scale 1:20,000. A9240 Line 12W Photo 69. 1945. 3. McMaster Digital Archive, "[Hamilton Metropolitan Area, 1951-04-13] : [Photo 1C]", (https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A72282: accessed February 24, 2022), scale 1:4800. 1951. 4. McMaster Digital Archive, "[Part of West Hamilton to West Flamborough, 1963] : [Photo 222]", (https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A77235: accessed February 24, 2022), scale 1:12,000. 1963. 5. National Air Photo Library, "A19504-045", (https://madgic.trentu.ca/airphoto/: accessed February 24, 2022), Scanned and georeferenced by the Maps, Data and Government Information Centre at Trent University, scale 1:30,000, A19504 12W photo 45, Ottawa, Ontario: Department of Energy, Mines and Resources, 1969. © Her Majesty the Queen in Right of Canada 1969. 6. National Air Photo Library. A22899-144. Scale 25,000. A22899 Line 8E Photo 144. 1972. 7. National Air Photo Library. A26888-054. Scale 1:25,000. A26888 Line 3W Photo 54. 1986. 8. City of Hamilton, "1995 Airphoto", (https://lhcheritage.maps.arcgis.com/home/item.html?id=9afda2dcbcb847f29603300552c5e3d1: accessed February 25, 2022), tile layer, 1995. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.
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CONSULTANT	YYYY-MM-DD	2022-03-15
LHC	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

5.0 EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southeastern Ontario northwest of the City of Hamilton and southwest of Dundas. It is approximately 2.13 kilometres (km) from the west shore of the Desjardins Canal, approximately 5.94 km from the west shore of Hamilton Harbour (formerly known as Burlington Bay), approximately 7.64 km northwest of downtown Hamilton, and approximately 841.52 metres (m) southwest of downtown Dundas.

The topography of the area is sloped in a variety of different directions (some gently, some more steeply) and is defined by the Niagara Escarpment (Figure 16) and the creek just north of the Property that runs partially underground. The open-air portions of the creek are lined with mature trees (Figure 12 and Figure 13). The vegetation of the area consists of young and mature deciduous and coniferous trees and landscaped yards fronting residential, commercial and institutional properties (Figure 9 to Figure 10, and Figure 17 to Figure 19).

The Property is bounded by Governor's Road to the south, Creighton Road to the west and northwest, and tree covered open spaces to the north and east (Figure 16). Governor's Road is a Provincially maintained arterial road connecting Brantford and Dundas. It is a two-lane road flanked by sidewalks and curbs on both sides of the street and streetlights on the south side of the street (Figure 17 and Figure 19). Creighton Road is a collector road connecting residential roads to downtown Dundas and Governor's Road. It is a two-lane road flanked by sidewalks and curbs on both sides of the street and streetlights on the east side of the street (Figure 9 to Figure 11). The intersection of Creighton Road and Governor's Road is traffic light controlled (Figure 8 and Figure 20).

The surrounding area is mainly comprised of residential properties with some commercial and institutional properties. Residential properties are primarily one to two storeys in height with moderate to deep setbacks. There are blocks of townhouses on Governor's Road, west of the Property, and blocks of apartment buildings across Creighton Road that are much larger in massing compared to the detached houses. The commercial plaza on the southeast corner of Creighton Road and Governor's Road has a one-storey platform with commercial space and a two-storey residential building in the centre of the platform. The institutional building on the southwest corner of the intersection is a split-level structure with a two-storey administration section fronting Governor's Road and a one-storey church on the hill to the rear of the building. Building materials primarily consist of brick with some wood and some more modern materials like vinyl siding (Figure 9 to Figure 11, Figure 14 to Figure 15, and Figure 17 to Figure 20).



Figure 8: View of the intersection of Creighton Road and Governor's Road from the Property



Figure 9: View north along Creighton Road from the ring-road driveway



Figure 10: View south along Creighton Road from between the ring-road driveway entrances



Figure 11: View north along Creighton Road from just south of the creek



Figure 12: View of the northwest portion of the creek



Figure 13: View of the northeast portion of the creek, just north of the Property



Figure 14: View south from the northwest corner of Creighton Road and Ann Street



Figure 15: View west along Ann Street



Figure 16: View of the Property from the northeast corner of Creighton and Governor's Roads



Figure 17: View east along Governor's Road from the northeast corner of Creighton and Governor's Roads

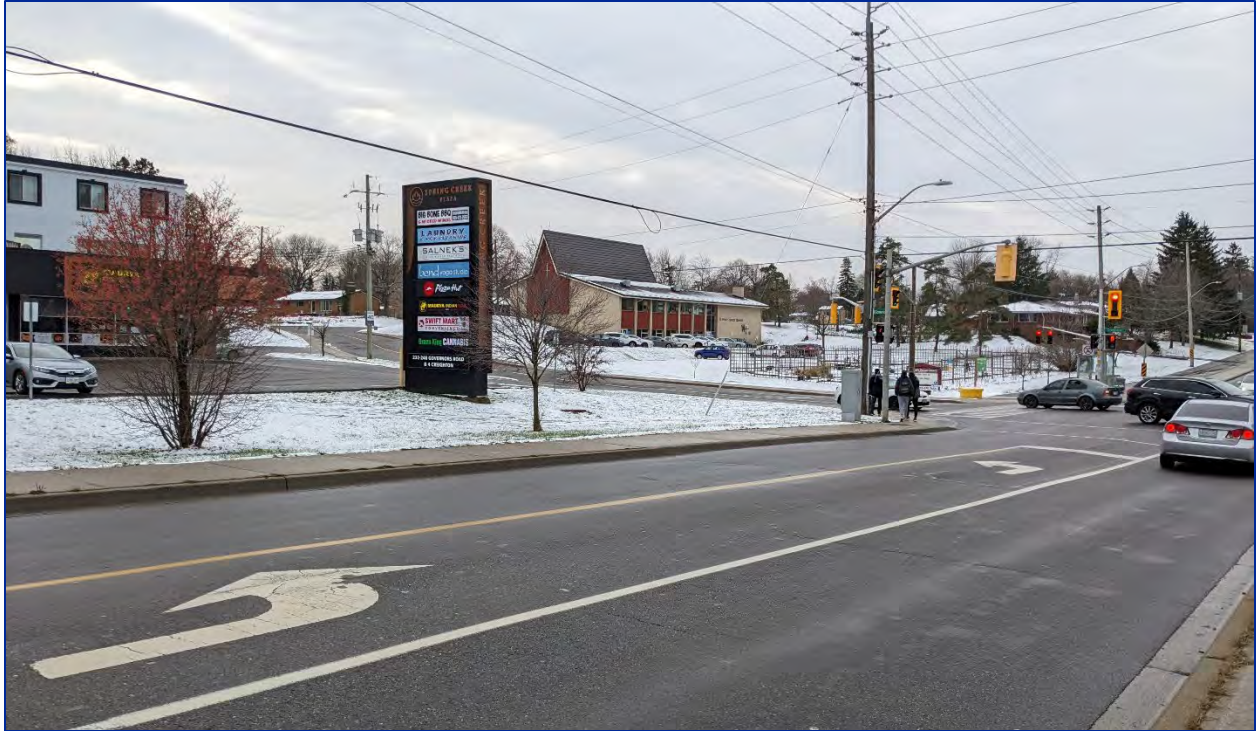


Figure 18: View southwest from just east of the intersection of Creighton and Governor's Roads



Figure 19: View west along Governor's Road from the northeast corner of the intersection



Figure 20: View of the intersection of Creighton Road and Governor's Road from east of the intersection

5.2 Adjacent Heritage Properties

The Urban Hamilton Official Plan (UHOP) has a definition for adjacency with respect to cultural heritage. Chapter G defines adjacent as “in regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property.”⁷⁹ The *PPS* defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”.⁸⁰

According to the UHOP, a protected heritage property is defined as:

property designated under Parts IV, V or VI of the Ontario Heritage Act;
 property subject to a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties;
 property protected under federal legislation, and UNESCO World Heritage Sites.⁸¹

⁷⁹ City of Hamilton, “Chapter G – Glossary,” accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-02/uhop-volume1-chapterg-glossary-nov2022-1.pdf>.




⁸⁰ Province of Ontario, “Provincial Policy Statement,” 39.

⁸¹ City of Hamilton, “Chapter G,” 16.

Based on the definitions above, there are no adjacent heritage properties. However, there are three nearby heritage properties.

Table 3 presents nearby heritage properties along Creighton Road and Governor's Road in an approximately 50 m area surrounding the Property. All nearby heritage properties are either listed on the Municipal Heritage Register as non-designated properties under Section 27, Part IV of the *Ontario Heritage Act* or are listed on the City of Hamilton's *Heritage Inventory*.

Table 3: Nearby Heritage Properties

Address	Heritage Recognition	Notes ⁸²	Image
92 Creighton Road	Inventoried	c. 1840	
100 Creighton Road	Inventoried	c. 1860; It is believed to be an early example of its architectural style.	
223 Governor's Road	Listed under Section 27 Part IV of the OHA (2022)	Known as "Starfield", the first part of the red brick building was constructed c. 1865. The later (and larger) two-storey addition characterises the property with its hipped roof, end chimneys, and wide central doorway flanked by bay windows and overall simplified Italianate influences. It is the former home of A. Crosby, John Maw, and	

⁸² City of Hamilton, *Interactive Cultural Heritage Mapping*.

Address	Heritage Recognition	Notes ⁸²	Image
		J.H. Wilson and overlooks the former location of the T. Greening Wireworks factory. ⁸³	

5.3 99-101 Creighton Road

The property municipally known as 99-101 Creighton Road is comprised of an irregular plan, two-storey, vernacular retirement residence on a concrete foundation (Figure 25) and a detached, rectangular plan, two-storey, rear continuing care centre with a three-storey section on the northeast corner and a concrete foundation (Figure 31). The property is accessed from Creighton Road by the ring road driveway extending from the south side of the two-storey retirement residence to the north side of the retirement residence (Figure 24). The interior of the structure has been extensively modified and is modern in design (Figure 29).

The retirement residence is constructed of concrete covered in stucco with a medium-pitch hip roof and overhanging eaves (Figure 23). The building can be accessed through a main, single door entrance slightly offset to the east side located on the south elevation of the northeast corner's projecting bay with its shed roof porch, decorative wood detailing, and octagonal decorative turret atop the roof. The door is contemporary with a central nine-pane window on the top half and two decorative panels on the bottom half. A small sign that reads "Blackadar Entrance" is just to the west of the door (Figure 27). The building can also be accessed from a single contemporary door with a nine-paned window and two decorative panels in the projecting bay of the north elevation (Figure 25); a single contemporary door with a nine-paned window and two decorative panels at the northern end of the west elevation (Figure 26); a central, single contemporary door with a nine-paned window and two decorative panels on the south elevation (Figure 22); and a double sliding glass door on the south elevation of the northwest corner's projecting, octagonal sunroom (Figure 26). All entrances on the south and west elevations open onto the wraparound porch with its shallow shed roof, decorative wood detailing, and octagonal decorative turret atop the porch roof on the southeast corner (Figure 22 and Figure 23). Windows are found on all elevations.

The north elevation of the northeast corner's projecting bay has two flat-headed casement windows with decorative shutters, decorative grills, and slip sills on the first storey and a central flat-headed casement window with decorative shutters, decorative grills, and slip sills on the second storey. The east and west elevations of the projecting entrance with a shallow gable roof situated on the north elevation of the northeast corner's projecting bay each has a central, small, rectangular sliding window with slip sills (Figure 25). The north elevation of the main section of the building has two fixed, sixteen-paned, flat-headed windows flanked by flat-

⁸³ Inventory & Research Working Group, *Built Heritage Inventory Form*, <https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=311764>.

headed casement windows with decorative grills and slip sills on the first storey and a single flat-headed nine-over-nine sash window with decorative shutters and slip sills that is slightly offset to the west side on the second storey. All elevations of the northwest corner's octagonal projecting bay consist of flat-headed casement windows with decorative grills and slip sills (Figure 24).

The east elevation of the northeast corner's projecting bay has three flat-headed casement windows with decorative shutters, decorative grills, and slip sills on the first storey, and two flat-headed casement windows with decorative shutters, decorative grills and slip sills on the second storey (Figure 27). The east elevation of the main section of the building is comprised of a flat-headed, rectangular, four-paned, fixed window with decorative shutters and a slip sill on the first storey near the main entrance, and flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the remainder of the first storey as well as the entirety of the second storey (Figure 21). The windows in the sunken sections of the east elevation are also flat-headed, nine-over-nine sash windows with slip sills; however, there is only one decorative shutter on the south side of each window (Figure 28).

The south elevation has a single, central, flat-headed, nine-over-nine sash window with a slip sill and decorative shutters on the second storey (Figure 22). The west elevation consists of four flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the first storey, and six flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the second storey (Figure 23).

The continuing care centre is constructed of concrete with a stuccoed projecting bay on the south elevation and a flat roof. The structure can be accessed through a main single glass door entrance on the southwest corner and a single glass door entrance with an eastern sidelight on the south elevation of the stuccoed projecting bay. The west elevation has flat-headed sliding windows with slip sills on the northern end of all three storeys. The north and south elevations have a combination of two designs of flat-headed sliding windows divided into a larger top section and a smaller bottom section with slip sills (top sliding window with bottom fixed window or bottom sliding window with top fixed window) on both storeys. The stuccoed projecting bay features large picture windows divided into a larger top section and a smaller bottom section on both storeys (Figure 30 and Figure 31).



Figure 21: View of the east elevation of the retirement residence



Figure 22: View of the south elevation of the retirement residence



Figure 23: View of the west elevation of the retirement residence



Figure 24: View of the north elevation of the retirement residence from Creighton Road



Figure 25: View of the north elevation of the retirement residence from the ring-road driveway



Figure 26: View of the sliding glass door entrance into the sunroom



Figure 27: View of the main entrance on the east elevation with its small sign



Figure 28: View of the windows in the sunken section of the east elevation



Figure 29: View of the interior of the retirement residence



Figure 30: View of the west elevation of the continuing care centre



Figure 31: View of the south elevation of the continuing care centre



Figure 32: View of the north elevation of the continuing care centre

6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 99-101 Creighton Road was evaluated against *O. Reg. 9/06* (as amended by *O. Reg. 569/22*) under the OHA using research and analysis presented in Section 4.0 and 5.0 of this CHIA.

Table 4: *Ontario Regulation 9/06* Evaluation for 99-101 Creighton Road

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
<p>1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.</p>	<p>N</p>	<p>The property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Although seemingly a traditional architectural style, this is a vernacular and contemporary structure that attempts to mimic a traditional style through decorative woodwork and a stuccoed exterior.</p> <p>The Greening Wire Works factory formerly located on this property is reported to be the first concrete building in Dundas. Based on an aerial image and historic and topographic map analysis (Section 4.5), the current structure does not appear to be the same structure as the Greening Wire Works factory.</p> <p>It appears that the extant building incorporates some of a previous residential structure that occupied the Property. However, in its current iteration, the Property is not representative of a specific style of residential architecture, nor is a previous form, style or massing easily discernable or legible.</p>
<p>2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>N</p>	<p>There is no evidence that the structure was constructed with a higher degree of craftsmanship or artistic merit than a standard contemporary vernacular building at the time.</p>
<p>3. The property has design or physical value because it demonstrates a high</p>	<p>N</p>	<p>There is no evidence that the structure demonstrates a higher degree of technical or scientific achievement than a standard</p>

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
degree of technical or scientific achievement.		contemporary vernacular building at the time.
4. The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	<p>The property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.</p> <p>The parcel of land has direct associations with Timothy and Nathan Greening and Greening Wire Works; however, the structure that is directly associated with them appears to have been removed. In addition, the Property is directly associated with the Blackadar Retirement Residence, the Blackadar Continuing Care Centre and Donald and Lorraine Blackadar; however, the minimal amount of information that is available for the institution and its previous owners suggests that the association is not significant. Therefore, the Property does not have any direct associations that are significant to the community in its current state.</p>
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	<p>The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to indicate that this property meets this criterion.</p>
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a	N	<p>This property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The current iteration of the building provides few clues to the original form, style or massing of the previous residence which may have been incorporated into the current structure. There</p>

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
community.		is no evidence to suggest that this property meets this criterion.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,	N	<p>The property is not important in defining, maintaining, or supporting the character of the area.</p> <p>The surrounding streetscape is comprised of mainly residential properties of one to two storeys with moderate to deep setbacks primarily constructed of brick on Creighton and Governor's Road; one-storey commercial properties with moderate setbacks on the corner of Creighton Road and Governor's Road; and a two-storey institutional property with a deep setback on the corner. The Property is a large, clear lot with two distinct buildings and a variety of setbacks.</p> <p>The Property has a character of its own defined by its former use. The buildings are oriented internally, and it is separated from Creighton and Governor's Roads by the various building setbacks.</p>
8. The property has contextual value because it is physical, functionally, visually or historically linked to its surroundings, or	N	The property is not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this property has any links to its surroundings.
9. The property has contextual value because it is a landmark.	N	This property is not a landmark. Although it is prominent and unique in its context, there is no indication that this property is a marker in the community. In addition, its partial obstruction from Governor's Road (due to the mature trees at the southern end of the retirement residence) as well as its partial obstruction from north of the property on Creighton Road (due to the bend in the road and the mature tree growth along the creek)

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
		makes it difficult to use this property as a landmark.

6.1 Summary of Evaluation

In LHC’s professional opinion, the property municipally known as 99-101 Creighton Road does not meet *O. Reg. 9/06* criteria.

7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development concept is to remove the extant two-storey stuccoed retirement residence fronting onto Creighton Road and to remove the extant two-storey continuing care centre located behind the retirement residence and fronting onto the parking lot. The removal of both buildings is proposed in preparation for a future development.

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

As 99-101 Creighton Road was not found to meet *O. Reg. 9/06*, it will not be assessed for potential impacts. However, as the Property is located next to two inventoried properties and one listed property, potential impacts on adjacent properties have been considered (Table 5).

8.1 Potential Impacts to Adjacent Properties

Table 5: Impact assessment of adjacent properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
92 Creighton Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The extant buildings are visually separated from this property as a result of the mature tree growth along the creek.
100 Creighton Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The proposed demolition will be partially obscured from this property as a result of the thick line of trees and landscaping that surrounds this property.
223 Governor's Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The Property is visually separated from this property from the thick line of trees that surrounds it.

8.2 Summary of Potential Impacts

Potential impacts to adjacent heritage properties related to the proposed demolition were explored in Table 5. Potential adverse impacts were not identified for any adjacent cultural heritage resources. Therefore, alternatives and mitigation measures are not required. However, given the history of the property and its association with the Greening Wire Works factory, the Property has potential for interpretive plaquing to be integrated into future development. It is recommended that this potential be explored further.

9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained 15 November 2021 by Elite Developments to undertake a CHIA for the property located at 99-101 Creighton Road in the community of Dundas in the City of Hamilton, Ontario.

The Client is proposing to remove the extant retirement residence and continuing care centre. This CHIA was prepared to evaluate the Property and to outline heritage planning constraints affected by the demolition. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's *Cultural Heritage Impact Assessment Guidelines* (2020).

In LHC's professional opinion, the property municipally known as 99-101 Creighton Road **does not meet** the criteria of *O. Reg. 9/06* and removal will not result in adverse impacts related to cultural heritage value or interest. In addition, no potential adverse impacts were identified for the adjacent cultural heritage resources. Given that no impacts were identified, alternatives and mitigation measures were not explored.

It is recommended that interpretive plaquing be explored and incorporated into the development to recognize the property's history.

The scope of this CHIA addresses only the proposed demolition. Future development of the Property may require an update or new CHIA to address potential impacts of redevelopment on adjacent heritage properties.

SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, M.A, CAHP
Principal, Manager Heritage Consulting Services

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APPENDIX A: PROJECT PERSONNEL

Christienne Uchiyama, MA, CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Lisa Coles, MA – Intermediate Heritage Planner

Lisa Coles is a Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years, starting out as a historic interpreter at a museum in Kingsville in 2016. Since then, she has acquired additional experience through various positions in museums and public sector heritage planning. Lisa is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over fifteen cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

Jordan Greene, BA – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning

Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), and the *Urban Hamilton Official Plan* (**UHOP**).

Adaptive Reuse means the adaptation of an existing building or site for another land use (**UHOP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property (**UHOP**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**).

Area of Archaeological Potential a defined geographical area with the potential to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, this Plan and the City’s Archaeological Management Plan. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**).

Built Heritage Resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (**PPS**, 2005). These resources may be identified through inclusion in the City’s Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions (**UHOP**).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (**PPS**).

Conserve means the identification, protection, use and/or management of cultural heritage and archaeological resources (**UHOP**).

Conserved in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (*UHOP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

Cultural Heritage Impact Assessment A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate (*UHOP*).

Cultural Heritage Landscape 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, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value (*UHOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Conservation Plan Statement A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a statement of cultural heritage value, interest, merit or significance accompanied by guidelines as required by the policies of this Plan. A cultural heritage conservation plan statement shall be considered a conservation plan as including in the PPS (2005) definition of conserved (above) (*UHOP*).

Cultural Heritage Properties are properties that contain cultural heritage resources (*UHOP*)

Cultural Heritage Resources Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities (*UHOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain infrastructure used by a public body and authorized under an environmental assessment process; or
- b) Works subject to the Drainage Act; or
- c) The carrying out of agricultural practices on land that was being used for agriculture on or before December 16, 2004, unless the development entails the construction of buildings or structures. (Greenbelt, 2005, amended) (*UHOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Historic means a time period, starting approximately 200 years ago, during which European settlement became increasingly widespread in the Hamilton area and for which a written (or 'historic') record has been kept (*UHOP*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property). (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*OHA*)

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the

Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS, UHOP*)

Significant in regard to cultural heritage and archaeology, means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*UHOP*).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

APPENDIX C: LAND REGISTRY RECORDS FOR THE PROPERTY

March 2023

LHC Heritage Planning & Archaeology Inc.

LHC0282

Table 6: 99-101 Creighton Road Ownership

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	11 Nov 1817		The Crown	Michael Showers Sons		All
TR 227 M 1374	B + S	5 Jan 1818	2 Feb 1818	Michael Showers et al Attorney at law of Michael Showers	Richard Hatt		All
H 869	Q.C.	31 May 1834	14 July 1834	Samuel Hatt, son of Richard Hatt	John O. Hatt	£250	All
N 251	B + S	27 Nov 1841	27 Nov 1841	William Hatt	Hugh Bennet and Robert Somerville	£200	Pt
N 516	Mortgage	5 June 1842	7 July 1842	Robert Somerville	Ralph Leeming et ux	£650	Pt; Dis
P 314	B + S	21 Nov 1845	21 Nov 1845	Ralph Leeming et ux	Thomas Hatt	£1000	Pt.
P 315	B + S	21 Nov 1845	21 Nov 1845	Thomas Hatt	Ralph Leeming	£1000	Pt.
B/2 300	B + S	19 Aug 1854	29 Aug 1854	Ralph Leeming and wife	John Gordon	£2000	Pt.
B/2 301	Mortgage	19 Aug 1854	29 Aug 1854	John Gordon et ux	Ralph Leeming	£445.15	Pt.; Dis
C 530	Release	21 Feb 1861	25 Feb 1861	Ralph Leeming	John Gordon		Pt.; Mtg 301 B/2
Gap							
5825 AB	Pt. Dis.	5 Jan 1966	7 Mar 1966	Hartley Chappel	Donald Blackadar and Lorraine	2.00 + val con	Pt. mge. 302617 HL

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
					Blackadar, his wife		
5829 AB	Grant	7 Jan 1966	7 Mar 1966	Donald W. Blackadar and Lorraine Blackadar, his wife	The Corporation of the Town of Dundas	1.00 + val con	As in 5825 AB; R.O.W. over lands herein until required for road widening purposes
142130 AB	Mortgage	16 June 1969	14 Aug 1969	Lorraine Blackadar and Donald W. Blackadar	Industrial Development Bank	25,000	Discharged by No. 272167 AB
153821 AB	Q/C	31 Oct 1969	27 Nov 1969	Estate of Mary E. Howard	Donald W. Blackadar and Lorraine Blackadar, his wife, joint tenants	Consent Minister of Revenue	As in 142130 AB Probate 20108
272167 AB	Discharge	6 Nov 1972	20 Nov 1972	Industrial Development Bank	Blackadar Nursing Home		Mortgage 142103 AB
276471 AB	Cert.	12 Dec 1972	28 Dec 1972	Minister of Revenue	Re: Arabella Maw		
277800 AB	Grant	29 Dec 1972	9 Jan 1973	Estate of Arabella Maw and Estate of Frank G. Maw	Blackadar Nursing Home Limited	1.00 + val	Lands in 276471 AB; 32037 + 276476 AB
62R1149							See Deposit Reference Plan – Part 5: 2.8 acres #277800 AB

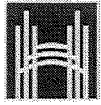
No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
62R6174	Reg. Plan		8 Mar 1982				Part 1, 2 & 3 (Property is Part 3)

APPENDIX D: CITY DIRECTORIES

Table 7: Hamilton City Directory Research

Directory	Year	Text
Mitchell's County of Wentworth and Hamilton City Directory	1865-1866	<ul style="list-style-type: none"> • Dundas Wire Works, Timothy Greening, proprietor, Hatt, cor Matilda • Gordon, Capt. John, n s Governor's Road • Greening, Timothy, proprietor, Dundas Wire works, and manufacturer of wire cloth, Hatt, cor Matilda • Maw, John, machinist, John Gartshore
McAlpine's Hamilton City Directory	1875	<ul style="list-style-type: none"> • Greening B & Co, wire workers, 3 to 7 Peter (Hamilton) • Greening Benjamin of B Greening & Co, h Peter cor Hess (Hamilton) • Greening Nathan, wire works, bds King, n s (Dundas) • Maw John, manager tool and machine works, h Governor's Road (Dundas) • Greening T, Con 1, Lot 13 (West Flamboro)
Irwin's Hamilton City Directory	1875-1876	<ul style="list-style-type: none"> • Greening Benj, wire manufact'r, 1 Peter (Hamilton) • Greening Thos, wire worker, 1 Peter (Hamilton) • No Greenings in Dundas or Flamboro West • No Gordons in Dundas • Maw John, manager, Dundas Tool Company (Dundas) • No mention of Greening Wire Works in business directory or advertisements
Irwin's Hamilton City Directory	1880-1881	<ul style="list-style-type: none"> • Greening S. wire manfr, 43 Queen n, h 59 Queen n (Hamilton) • No Greenings in Dundas or West Flamboro • No Maws in Dundas or West Flamboro • No mention of Greening Wire Works in business directory or advertisements
Irwin's Hamilton City Directory	1885-1886	<ul style="list-style-type: none"> • Greening & Sons, wire weavers • No mention of the Greenings or the Maws in Dundas or West Flamboro • The Greenings of B Greening & Co in Hamilton are mentioned
Vernon's Hamilton and Niagara District Directory	1896-1897	<ul style="list-style-type: none"> • Greening, Timothy, wireworks, Hatt • No mention of Maw

Directory	Year	Text
Vernon's Hamilton City Directory	1905	<ul style="list-style-type: none"><li data-bbox="656 241 1338 275">• Maw, John, supt B Greening Wire Co, res Dundas



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name and Content. Fields include TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, and SIGNATURE.

RECOMMENDATION

That the non-designated property located at 99 Creighton Road, Dundas, be removed from the Municipal Heritage Register.

EXECUTIVE SUMMARY

This Report recommends removing 99 Creighton Road, Dundas from the Municipal Heritage Register (Register) in response to the submission of a Cultural Heritage Impact Assessment (CHIA) proposing demolition of the non-designated building.

Alternatives for Consideration – See Page 5

SUBJECT: Notice of Intention to Demolish the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) - Page 2 of 5

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: Owners of non-designated properties listed on the City's Municipal Heritage Register under Section 27 (3) of the *Ontario Heritage Act* are required to give Council 60 days' notice of their intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to removing a property from the Register under Section 27 (4) of the *Act*.

HISTORICAL BACKGROUND

The property located at 99 Creighton Road, Dundas (see location map attached as Appendix "A" to Report PED23068) is a two-storey concrete building constructed circa 1895 and heavily modified circa 1999-2000. On November 10, 2021, the subject property was listed on the Register as a non-designated property of cultural heritage value or interest following a review and recommendation by the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee (HMHC). The preliminary evaluation of the property, conducted in accordance with *Ontario Regulation 9/06*, identified it as having potential cultural heritage value or interest due to:

- Its association with the Greening Wire Works, which by the mid-twentieth century had become one of Hamilton's major industries;
- Its potential association with John Maw, who is believed to have developed two residential units on the property. John Maw was employed by Greening Wire Works as superintendent and was a prominent Dundas entrepreneur; and,
- It supporting the character of the area, due to the late-nineteenth century construction of the building and the sympathetic design of its contemporary addition, despite its substantial alteration.

The Inventory and Research Working Group classified the property as a Character-Supporting Resources and recommended it be listed on the Register but did not recommend the property be reviewed for designation under Part IV of the *Ontario Heritage Act*.

In April 2021, a Formal Consultation Application (FC-21-067) was submitted by the agent for the owner that proposed the existing building on the property be demolished to

SUBJECT: Notice of Intention to Demolish the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) - Page 3 of 5

facilitate its redevelopment. Cultural Heritage Planning staff commented on the application and required that a Cultural Heritage Impact Assessment be submitted with any future application.

On January 11, 2023, Cultural Heritage Planning staff received notice of the proposed sewer and water disconnection for the property and advised the agent for the owner of the requirement to provide a Notice of Intention to Demolish (NOID) any building or structure on the property listed under Section 27 (3) of the *Ontario Heritage Act*. Staff had follow-up conversations with the agent for the owner and recommended that a Cultural Heritage Impact Assessment be submitted to assist with the staff review of a notice of demolition.

On February 7, 2023, staff received a Cultural Heritage Impact Assessment, prepared by LHC Heritage Planning and Archaeology, serving as the Notice of Intention to Demolish under Section 27(9) of the *Ontario Heritage Act*. The 60-day period following receipt of the NOID will be reached on April 8, 2023.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is consistent with Provincial and Municipal legislation, policy and direction, including the following relevant policies from the Urban Hamilton Official Plan, Volume 1:

- Identifying 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));
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4);
- Requiring a cultural heritage impact assessment be submitted as part of the *Planning Act* application process where the proposed development, site alteration or redevelopment has the potential to adversely affect properties listed on the Municipal Heritage Register (B.3.4.2.11 (a)(ii)); and,
- Requiring a cultural heritage resource to be thoroughly documented for archival purposes in the event that rehabilitation and reuse of the resource is not viable as part of a *Planning Act* application process (B.3.4.2.13).

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Notice of Intention to Demolish the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) - Page 4 of 5

RELEVANT CONSULTATION

External

- Inventory and Research Working Group of the Hamilton Municipal Heritage Committee; and,
- Agent for the owner.

Internal

- Ward 13 Councillor.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Listing a property on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest provides 60 days interim protection from demolition. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage properties, like those identified as candidates for designation, the 60-day delay could allow Council time to consider issuing a notice of intention to designate the property to prevent demolition.

Cultural Heritage Impact Assessment

Staff received a revised Cultural Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology, dated March 2023 (attached as Appendix "B" to Report PED23068), which addressed a few minor corrections pointed out by staff. The key findings of the revised CHIA are that the subject property has been extensively modified from its original design, with contemporary additions including a veranda and expansion to the original building circa 2000. The original Greening Wire Works factory that was believed to be located on the subject property no longer exists. The extant building is instead believed to be a circa 1895 dwelling that was extensively removed circa 1999-2000 when it was converted into a retirement home. The removal of the building will not impact the historical and associative value of the property and its connection to the Greening Wire Works factory.

Staff note that the CHIA recommends commemoration of the history of the site through an interpretive plaque, which staff will address as part of future *Planning Act* Applications for its redevelopment.

SUBJECT: Notice of Intention to Demolish the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) - Page 5 of 5

Conclusion:

It has been determined that 99 Creighton Road, Dundas, does have cultural heritage value or interest (CHVI) for its association with the Greening Wire Works, one of Hamilton's major industries, however, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. Staff believe that the building has been sufficiently documented and recommend that the property be removed from the Municipal Heritage Register to facilitate its demolition.

ALTERNATIVES FOR CONSIDERATION

Direct Staff to Designate the Property

HMHC may recommend that Council direct staff to designate the subject property under Part IV of the *Ontario Heritage Act*. Staff are of the opinion that the subject property does not warrant Part IV designation and this alternative is not being recommended.

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

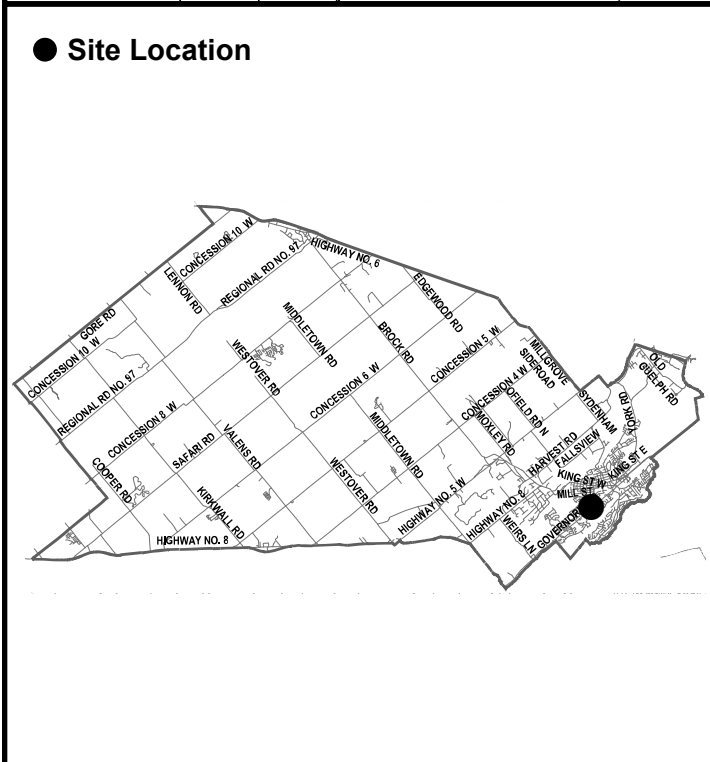
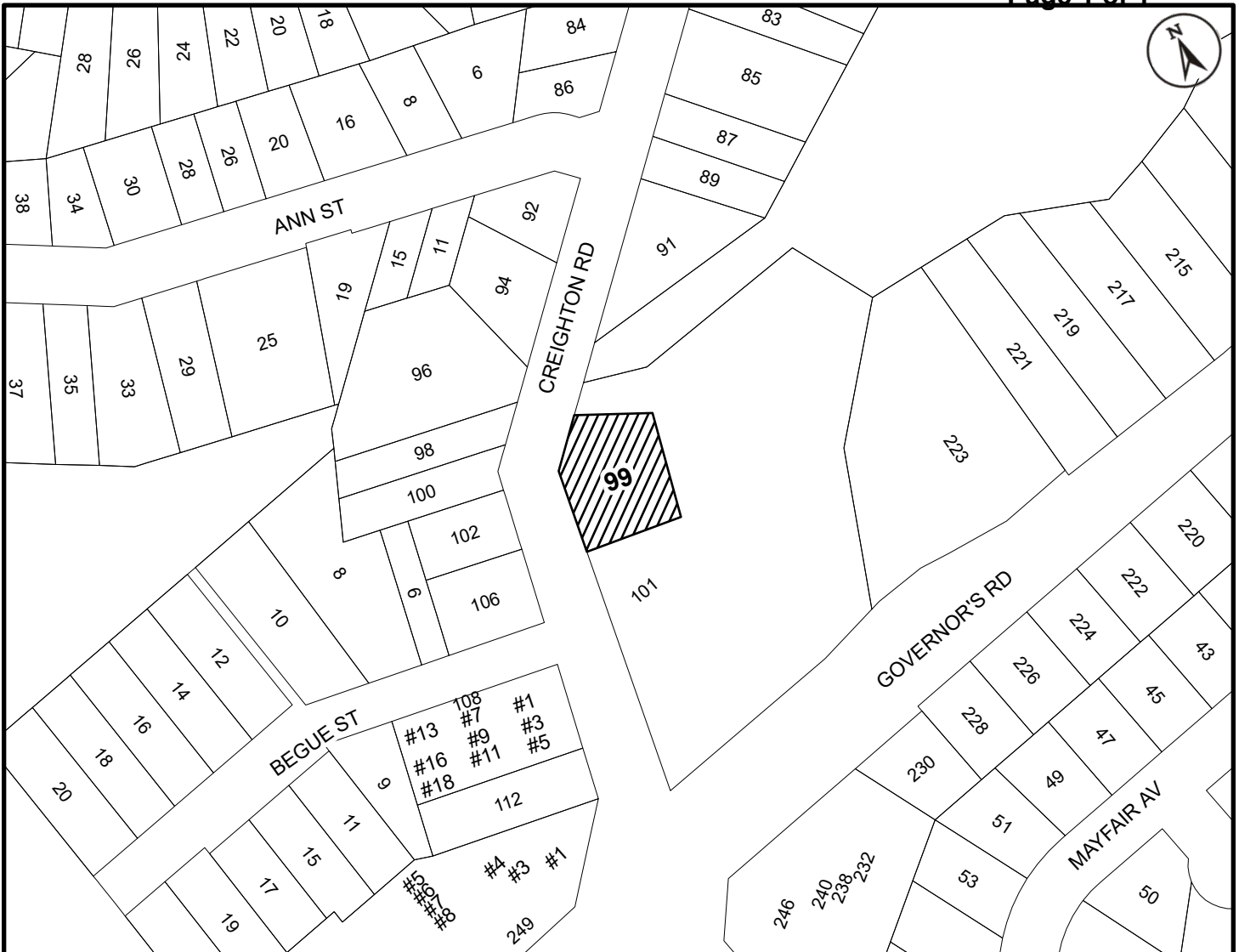
Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23068 – Location Map

Appendix "B" to Report PED23068 – Cultural Heritage Impact Assessment

CR:sd



Key Map - Ward 13



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
99 Creighton Rd


Date:
February 16, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/NB

Subject Property

 99 Creighton Road, Dundas
(Ward 13)

FINAL REPORT:

Cultural Heritage Impact Assessment
99 – 101 Creighton Road, Dundas
City of Hamilton, ON



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March 2023

Project # LHC0282

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Qualifications. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Due to the ongoing COVID-19 pandemic, access to archives were limited.

Archaeological potential has not been assessed as part of this CHIA.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained 15 November 2021 by Elite Developments (**the "Client"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 99-101 Creighton Road (**the "Property"**) in the community of Dundas in the City of Hamilton (**the "City"**), Ontario.

The Client is proposing to remove the extant retirement residence and the continuing care centre.

This CHIA is being prepared to evaluate the cultural heritage value of the Property, outline heritage planning constraints, assess potential adverse impacts on the cultural heritage value and heritage attributes of the property and surrounding area, and identify mitigation measures and alternatives to avoid or lessen impacts. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's *Cultural Heritage Impact Assessment Guidelines* (2020).

In LHC's professional opinion, the property municipally known as 99-101 Creighton Road **does not meet** the criteria of *O. Reg. 9/06* (amended by *O. Reg. 569/22*) and removal will not result in adverse impacts related to cultural heritage value or interest. In addition, no potential adverse impacts were identified for the adjacent cultural heritage resources. Given that no impacts were identified, alternatives and mitigation measures were not explored.

The scope of this CHIA addresses only the proposed demolition. Future development of the Property may require an update or new CHIA to address potential impacts of redevelopment on adjacent heritage properties.

It is recommended that interpretive plaquing be explored and incorporated into the development to recognize the property's history.

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1.0 INTRODUCTION

LHC was retained 15 November 2021 by Elite Developments (**the "Client"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for the property located at 99-101 Creighton Road (**the "Property"**) in the community of Dundas in the City of Hamilton (**the "City"**), Ontario.

The Client is proposing to remove the extant retirement residence at 99 Creighton Road and the continuing care centre at 101 Creighton Road. This CHIA is being prepared to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints affected by the proposal. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's 2020 *Cultural Heritage Impact Assessment Guidelines (CHIA ToR)*.

1.1 Property Location

The Property is located on the northeast corner of Creighton Road and Governor's Road in the community of Dundas in the City of Hamilton, Ontario (Figure 1).

1.2 Property Description

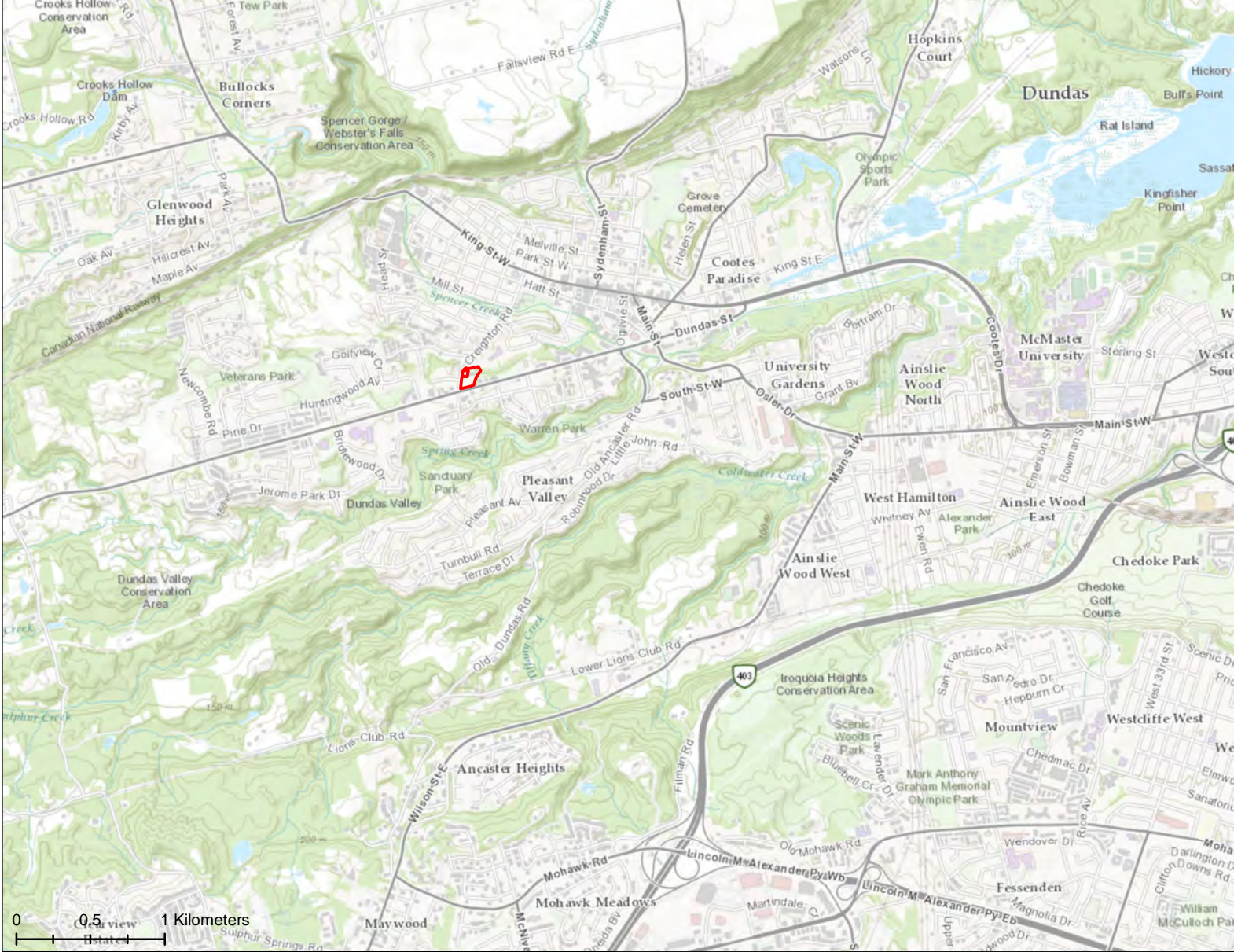
The Property is an irregularly shaped polygon lot with an area of approximately 3.15 acres (Figure 2). There are two buildings associated with the municipal address: a two-storey retirement home and a three-storey continuing care centre. The driveway extends from the centre of the Creighton Road frontage to the front of the three-storey building. Parking is located at the southern portion of the property.

1.3 Current Owner

The current owner is 2631533 Ontario Inc. at 102-3410 South Service Road, Brampton, ON, L7N 3T2.

1.4 Property Heritage Status

The retirement home located at 99 Creighton Road is currently included on the Municipal Register under *Section 27 Part IV* of the *Ontario Heritage Act* as a non-designated property. The continuing care centre, located at 101 Creighton Road, is not included in the register description and is not subject to heritage recognition.



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE
Location of Property

CLIENT
Elite Developments

PROJECT PROJECT NO. LHC0282
Cultural Heritage Impact Assessment,
99-101 Creighton Road, Dundas, City of Hamilton, ON

CONSULTANT

YYYY-MM-DD 2022-02-24



PREPARED LHC

DESIGNED JG

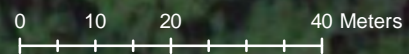
FIGURE # 1



BEGUE STREET

CREIGHTON ROAD

GOVERNORS ROAD



<p>Legend</p> <p> Property</p>	<p>TITLE Study Area</p>	
	<p>CLIENT Elite Developments</p>	
<p>NOTE(S) 1. All locations are approximate.</p> <p>REFERENCE(S) 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	<p>PROJECT Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON</p>	
	<p>CONSULTANT</p>	<p>PROJECT NO. LHC0282</p>
	<p>YYYY-MM-DD 2022-02-24</p>	
	<p>PREPARED LHC</p>	
<p>DESIGNED JG</p>		
<p>FIGURE #</p>		<p>2</p>



2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada* and *MCM Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit*, *Heritage Resources in the Land Use Planning Process*, *Information Sheet #5*, *Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.² The HIA includes recommendations for design and heritage conservation to guide interventions to the Properties.

2.1 City of Hamilton Cultural Heritage Impact Assessment Guidelines (2020)

According to the City's Cultural Heritage Impact Assessment (CHIA) Guidelines, a CHIA:

...shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- Properties that are included in the City of Hamilton's Municipal Heritage Register or adjacent to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been prepared; or,

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," *Ontario Heritage Tool Kit*, 18.

² MCM, "Heritage Resources in the Land Use Planning Process," *Ontario Heritage Tool Kit*.

- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal Heritage Register.

Requirements of a CHIA submitted to the City include the following:

Table 1: City of Hamilton's Cultural Heritage Impact Assessment Guidelines Requirements

Requirement	Location
Location Plan showing and describing the contextual location of the site.	Figure 1
Existing site plan including current floor plans of built structures, where appropriate.	Figure 2
Concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (i.e.. National Historic Site, Municipal Designation, etc.).	Section 5.0
Concise written and visual description of the context including adjacent properties and their recognition and any yet unidentified potential cultural heritage resource(s).	Section 5.0
Present owner and contact information.	Section 1.3
Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual (for the subject property).	Sections 4.0 through 6.0
Development history of the site including original construction, additions, and alterations with substantiated dates of construction (for the subject property).	Section 4.0
Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc. (for the subject property).	Section 4.0, Appendix C and Appendix D
Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value (for adjacent properties).	Section 5.2
Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This	Section 6.1.1

Requirement	Location
statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i> . The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.	
Written and visual description of the proposed development or site alteration, including a proposed site plan, proposed building elevations, and proposed interior plans, where applicable.	Section 7.0
Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the Ontario Heritage Tool Kit, including but not limited to destruction of significant heritage attributes or features; alteration that is not sympathetic or is incompatible; shadows that alter the appearance of heritage attributes or change in the viability of associated natural features; isolation of a heritage attribute from its surrounding environment, context or a significant relationship; direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; change in land use where the change in use negates the property's cultural heritage value; and, land disturbances that adversely affects a cultural heritage resource.	Section 8.0
Description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s) including the means by which the existing cultural heritage resources shall be integrated and the manner in which commemoration of cultural heritage resources to be removed shall be incorporated.	N/A
The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to, a mitigation strategy, a conservation scope of work, an implementation and monitoring plan, recommendations	Section 8.2

Requirement	Location
for additional studies/plans, and referenced conservation principles and precedents.	
A detailed list of cited materials including any photographic records, maps, or other documentary materials	Section 10.0

2.2 Legislation and Policy Review

The CHIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.3 Historical Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Library and Archives Canada;
- Hamilton Maps;
- Ancestry;
- McMaster University Digital Archives;
- OnLand;
- Archives of Ontario; and,
- Hamilton Public Library.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.4 Site Visit

A site visit was conducted by Colin Yu on 10 December 2021. The primary objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included a documentation of the surrounding area and exterior and interior views of the structures.

2.5 Impact Assessment

The MHSTCI's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*³ outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- a) **Destruction** of any part of any significant heritage attribute or features;
- b) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- c) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- d) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- e) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- f) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- g) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 5.2.

³ MCM "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (Queen's Printer for Ontario, 2006).

3.0 POLICY AND LEGISLATION CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement (PPS)*, and the *Ontario Heritage Act (OHA)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *Ontario Heritage Act, R.S.O. 1990, c. O.18*

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The Act is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *Ontario Heritage Act* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).⁴

The *OHA* (consolidated 1 January 2023) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.⁵ However, many park features in Ontario are designated as individual heritage properties or within heritage conservation districts.

⁴ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

⁵ Province of Ontario, "Ontario Heritage Act R.S.O. 1990, c. O. 18," last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90o18>.

As identified in the *Ontario Heritage Tool Kit* document entitled *Designating Heritage Properties*, “careful research and an evaluation of the candidate property must be done before a property can be recommended for designation.”⁶ Properties proposed for designation under Part IV, Section 29 of the *OHA* must meet the requirements established in *O. Reg. 9/06* as amended by *O. Reg. 569/22*, which outlines the criteria for determining cultural value or interest and is used to create a Statement of Cultural Heritage Value or Interest (SCHVI). An SCHVI includes a description of the property – so that it can be readily ascertained, a statement of cultural heritage value or interest for the property—which identifies the property’s heritage significance—and a description of heritage attributes—which outlines features that should be protected.

If a property has been determined to meet two of the criteria of *O. Reg 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which designation must occur. Municipal council may or may not choose to protect a property determined to be significant under the *OHA*.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice which may include an HIA.

3.1.2 *Planning Act, R.S.O. 1990*

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This Act sets the context for provincial interest in heritage. It states under Part I Section 2 (d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁷

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.⁸

Under Part 1, Section 3 (5) of *The Planning Act*:

⁶ MCM, “Designating Heritage Properties,”

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf, 8.

⁷ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁸ Province of Ontario, “Planning Act,” Part 1 S.3 (1).

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.⁹

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.3 Provincial Policy Statement (2020)

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.¹⁰

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

⁹ Province of Ontario, "Planning Act," Part I S. 3 (5).

¹⁰ Province of Ontario, "The Provincial Policy Statement 2020," last modified 1 May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

- 2.6.3 Planning authorities shall not permit development and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.¹¹

The *Provincial Policy Statement* recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

As defined in the *PPS*, significant means:

in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.¹²

3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹³

¹¹ Province of Ontario, "The Provincial Policy Statement 2020."

¹² Province of Ontario, "The Provincial Policy Statement 2020," 51.

¹³ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified 1 June 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Properties are located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹⁴

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹⁵

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁶

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁷

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 28 August 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁶ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁷ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 47.

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Municipal Act, 2001, S.O. 2001, c. 25

The *Municipal Act* was consolidated on 1 January 2023 and enables municipalities to be responsible and accountable governments within their jurisdiction.¹⁸ The *Municipal Act* authorizes powers and duties for providing good government and is administered by the Ministry of Municipal Affairs and Housing.

Amongst the many powers enabled by the *Municipal Act* is the power to create by-laws within the municipality's sphere of jurisdiction.¹⁹ Under Section 11 (3), lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.²⁰ This enables municipalities to adopt a by-law or a resolution by Council to protect heritage.

3.1.7 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Framework

3.2.1 Urban Hamilton Official Plan (2012)

The *Urban Hamilton Official Plan (UHOP)* was approved by Council on 27 September 2006, approved by the Ministry of Municipal Affairs and Housing on 24 December 2008, and came into effect on 7 March 2012. The *UHOP* guides the management of the city, land use change, and physical development to 2042.²¹

Section 3.4 of Chapter B is dedicated to cultural heritage as indicated in the following section goal:

3.4.1.2 Encourage a city-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive environmental, economic, and

¹⁸ Province of Ontario, "Municipal Act, 2001, S.O. 2001, c.25," last modified 1 January 2023, <https://www.ontario.ca/laws/statute/01m25>.

¹⁹ Province of Ontario, "Municipal Act," 11.

²⁰ Province of Ontario, "Municipal Act," 11(3).

²¹ City of Hamilton, "Chapter A – Introduction", accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chaptera-intro-nov2022.pdf>.

social strategy, where cultural heritage resources contribute to achieving sustainable, healthy, and prosperous communities.²²

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by Section 3.4 of Chapter B and Section 3.2.6 of Chapter F of the *UHOP*. Policies most relevant to the Property and proposal have been included in Table 2 below.

Table 2: Urban Hamilton Official Plan Relevant Policies²³

Policy	Policy Text
B3.4.2.1	<p>The City of Hamilton shall, in partnership with others where appropriate:</p> <ul style="list-style-type: none"> a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations. c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's cultural heritage resources. d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential. e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners and provide guidance on sound conservation practices. g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals. h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas. i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies

²² City of Hamilton, "Chapter B – Communities", accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chapterb-communities-nov2022.pdf>.

²³ City of Hamilton, "Chapter B – Communities"; City of Hamilton, "Chapter F – Implementation," accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-01/uhop-volume1-chapterf-implementation-nov2022.pdf>.

Policy	Policy Text
	in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.
B3.4.2.2	The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.
B3.4.2.9	<p>For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:</p> <ul style="list-style-type: none"> a) Prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City; b) Prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City; c) Architectural, engineering, landscape design, physical, craft, or artistic value; d) Scenic amenity with associated views and vistas that provide a recognizable sense of position or place; e) Contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and, f) Landmark value.
B3.4.2.10	Any property that fulfills one or more of the foregoing criteria listed in Policy B3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.
B3.4.2.12	<p>A cultural heritage impact assessment:</p> <ul style="list-style-type: none"> a) Shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption: <ul style="list-style-type: none"> i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act; ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;

Policy	Policy Text
	<p>b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources that are included in, or adjacent to cultural heritage resources included in, the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.</p>
B3.4.2.13	<p>Cultural heritage impact assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.4 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of cultural heritage impact assessment.</p>
B3.4.2.14	<p>Where cultural heritage resources are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.</p>
B3.4.4	<p>The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.</p>
B3.4.5.2	<p>The City shall encourage the retention and conservation of significant built heritage resources in their original locations. In considering planning applications under the Planning Act and heritage permit applications under the Ontario Heritage Act, there shall be a presumption in favour of retaining the built heritage resource in its original location.</p>
B3.4.5.3	<p>Relocation of built heritage resources shall only be considered where it is demonstrated by a cultural heritage impact assessment that the following options, in order of priority, have been assessed:</p> <ul style="list-style-type: none"> a) retention of the building in its original location and its original use; or, b) retention of the building in its original location, but adaptively reused.
B3.4.5.4	<p>Where it has been demonstrated that retention of the built heritage resource in its original location is neither appropriate nor viable the following options, in order of priority, shall be considered:</p> <ul style="list-style-type: none"> a) relocation of the building within the area of development; or, b) relocation of the building to a sympathetic site.
B3.4.5.5	<p>Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the</p>

Policy	Policy Text
	<p>following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:</p> <ul style="list-style-type: none"> a) preserving and displaying of fragments of the former buildings' features and landscaping; b) marking the traces of former locations, shapes, and circulation lines; c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and, d) generally, reflect the former architecture and use in the design of the new development, where appropriate.
F3.2.6.1	<p>Where the City requires a proponent to prepare a cultural heritage impact assessment it shall be undertaken 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, and shall contain the following:</p> <ul style="list-style-type: none"> a) identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation; b) a description of the proposed development or site alteration and alternative forms of the development or site alteration; c) a description of all cultural heritage resource(s) to be affected by the development and its alternative forms; d) a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and, e)) 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).

3.2.2 Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *UHOP* policies, the City has committed to identifying and conserving cultural heritage resources including archaeological resources. An HIA is required when a proposed development is on or adjacent to a recognized heritage property.

4.0 RESEARCH AND ANALYSIS

4.1 Physiographic Context

The Property is located on the Iroquois Plain physiographic region, bordering western Lake Ontario that once formed the body of water known as Lake Iroquois. Lake Iroquois was formed during the last glacial recession.²⁴

The Iroquois Plain includes, but is not limited to, portions of Toronto, Scarborough, and the Niagara fruit belt and varies in its physiographic composition. The City of Hamilton is largely within the Ontario Lakehead portion of the Iroquois Plain and, as such, is highly suited to the development of ports and the formation of urban centers such as Dundas, Burlington, and Hamilton.²⁵

The area covered by the Iroquois Plain contains a significant portion of the province's population.²⁶ It is also an area of specialized farming. For example, the Niagara Fruit Belt produces the majority of the province's tender fruit crop, and the same area contains a variety of vineyards.²⁷ As of 2008, major specialized agricultural sectors among the western lakehead of Lake Ontario include, among others, horse and pony ranches, mushroom farms, and a variety (and substantial quantity) of greenhouse vegetable operations.²⁸ The proximity of Lake Ontario produces some climatic influences and the area has very fertile soil.²⁹ Moreover, offshore areas of sand and long-lasting sandbars act as aquifers, providing freshwater to many farms and villages.³⁰ Deposits of gravel have been essential sources for roadbuilding, while the recession of the old lakebed has resulted in sources of clay for brick manufacture.³¹

4.2 Early Indigenous History

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³² During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.³³ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small

²⁴ L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (2nd edition), (Toronto: university of Toronto Press, 1973), 324.

²⁵ Chapman and Putnam, *The Physiography of Southern Ontario*, 326.

²⁶ Chapman and Putnam, *The Physiography of Southern Ontario*, 335.

²⁷ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

²⁸ City of Hamilton, "Hamilton Agricultural Profile 2008," 2.14.

²⁹ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁰ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³¹ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³² Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

³³ EMCWTF, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002), <http://www.trca.on.ca/dotAsset/37523.pdf>.

groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³⁴

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³⁵

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁶ The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier cooking.³⁷ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period, people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).³⁸ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites, which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).³⁹

³⁴ EMCWFT, "Chapter 3: The First Nations."

³⁵ EMCWFT, "Chapter 3: The First Nations."

³⁶ EMCWFT, "Chapter 3: The First Nations."

³⁷ EMCWFT, "Chapter 3: The First Nations."

³⁸ EMCWFT, "Chapter 3: The First Nations."

³⁹ Six Nations Elected Council, "About," *Six Nations of the Grand River*, accessed March 5, 2022, <https://www.sixnations.ca/about>; University of Waterloo, "Land acknowledgment," *Faculty Association*, accessed March 5, 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

4.3 Seventeenth- and Eighteenth-Century Historic Context (1600s and 1700s)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.⁴⁰ Many of the Attiwandaron merged with Haudenosaunee groups to the west and south. More than forty Attiwandaron settlements have been identified by archaeologists within 40 km of the City of Hamilton. These settlements were large, fenced-in villages; however, their influence and settlement extended across southwestern Ontario.⁴¹

In the eighteenth century, the Mississauga moved into the Attiwandaron's territory and established Lake Ontario as a French fur trading post. Following the Battle of the Plains of Abraham in 1759, the British gained control of the area and began to purchase large sections of land from the Mississaugas.⁴² Hamilton, as well as a large portion of southwestern Ontario, was one of these sections of land that was purchased in the Between the Lakes Purchase of 1792.⁴³

⁴⁰ Mississaugas of the Credit First Nation, "About," accessed 5 March 2022, <http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D>.

⁴¹ William C. Noble, "The Neutral Confederacy," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/neutral>.

⁴² John C. Weaver, "Hamilton," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

⁴³ Mississaugas of the New Credit First Nation Land Cessions, "1781-1820 and Rouge Tract Claim," accessed 5 March 2022, <http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg>.

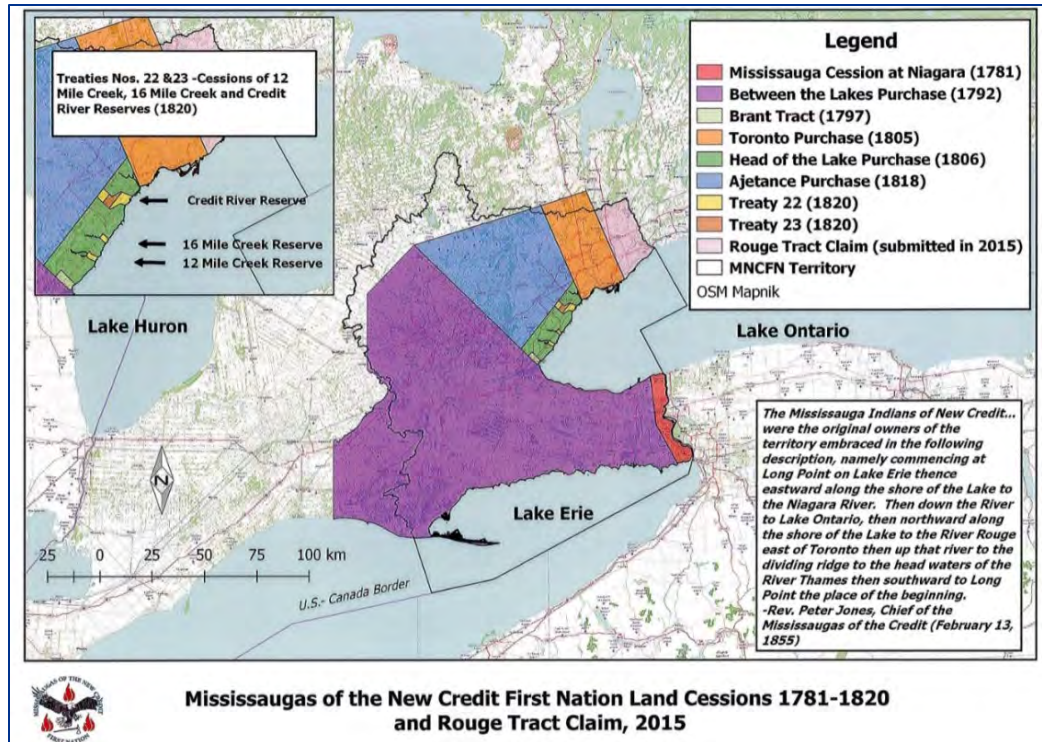


Figure 3: Mississaugas of the Credit First Nation Land Cessions⁴⁴

4.4 Dundas

Dundas is one of the oldest communities at the head of Lake Ontario that began as a small hunting community known as Cootes Paradise. The community was named after Captain Thomas Coote, a military officer stationed at Fort George, who often traveled to the area by way of Spencer's Creek with his fellow officers to hunt waterfowl. The first settlers arrived in 1787.⁴⁵ In 1797, the area along Spencer's Creek was surveyed and the section of Cootes Paradise located at the end of the marsh was renamed Dundas.⁴⁶ The military road of the same name was constructed in 1794-95 from Cootes Paradise to the Thames River.⁴⁷ Both the road and the community were named in honour of the Viscount of Melville Henry Dundas, who was Secretary of State for the Home Department from 1791 until 1801.⁴⁸

Located along two of the oldest major roadways in Ontario (York Road and Governor's Road, also known as Dundas Street⁴⁹) and Spencer Creek, Dundas grew rapidly and became a popular

⁴⁴ Mississaugas of the New Credit First Nation Land Cessions, "1781-1820 and Rouge Tract Claim."

⁴⁵ Ken Cruikshank, "Dundas," *The Canadian Encyclopedia*, accessed 3 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/dundas>.

⁴⁶ Hamilton Public Library, "Historical Dundas," accessed 3 March 2022, <https://www.hpl.ca/articles/historical-dundas>.

⁴⁷ Cruikshank, "Dundas."

⁴⁸ Cruikshank, "Dundas.,"; Hamilton Public Library, "Historical Dundas."

⁴⁹ Shannon Kyles, "Dundas (1780-2007)," *Ontario Architecture*, accessed 3 March 2022, <http://www.ontarioarchitecture.com/Dundas.htm>.

location for mills. The construction of the Desjardins Canal (1826-1837) connecting Hamilton Harbour (formerly known as Burlington Bay) to Spencer Creek and, therefore Dundas, furthered the area's growth resulting in Dundas' incorporation as a town in 1847.⁵⁰ The introduction of the canal also spurred industrial success in distilling, brewing, tanning, furniture, textiles, and foundries.⁵¹

In 1855, the Great Western Railway constructed a corridor from Toronto to London with a station in Dundas that was located on the escarpment. The location of the station was not conducive for industry in Dundas resulting in Dundas' decline as a shipping hub and Hamilton's rise as the main urban centre in the area.⁵² Despite this shift in urban focus, the introduction of the railway did result in some industrial success of Dundas during the 19th and early 20th centuries in the form of foundry production of machine tools, boilers, and marine steam engines for Great Western.⁵³ In addition, the transportation routes connecting Dundas and Hamilton caused Dundas to grow as a residential area for Hamilton workers and prominent citizens.⁵⁴ In 2001, Dundas, along with other local areas like Ancaster and Flamborough, amalgamated with the City of Hamilton.⁵⁵

4.5 Property History

The property is part of Concession 1 Lot 13, which was granted by crown patent to Michael Showers Sons on 11 November 1817.⁵⁶ On 5 January 1818, the whole lot was sold to Richard Hatt then passed to his son Samuel in 1834.⁵⁷ The lot was then sold as smaller parcels. Hugh Bennet and Robert Somerville purchased one of these parcels on 27 November 1841 for £200.⁵⁸ The property was then mortgaged to Ralph Leeming for £650 in 1842.⁵⁹ In 1854, Ralph Leeming sold the property to John Gordon for £2000.⁶⁰ John Gordon then mortgaged it to Ralph Leeming⁶¹, who sold it to Eliza Spiner in 1863.⁶² A few days later, Eliza Spiner sold the property to John Tucker.⁶³

The 1875 Illustrated Atlas of Wentworth County indicates that the T. Greening Wire Works was located just south of the bend in Creighton Road and north of the northeast corner of the intersection of Governor's Road and Creighton Road (Figure 4). There is a transaction in the

⁵⁰ Hamilton Public Library, "Historical Dundas."

⁵¹ Cruikshank, "Dundas."; Kyles, "Dundas (1780-2007)."

⁵² Kyles, "Dundas (1780-2007)."; Hamilton Public Library, "Historical Dundas."

⁵³ Cruikshank, "Dundas."

⁵⁴ Kyles, "Dundas (1780-2007)."

⁵⁵ Hamilton Public Library, "Historical Dundas."

⁵⁶ Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), West Flamborough, Book 365, Concession 1; Lot 11 to 29, Instrument No. Patent.

⁵⁷ LRO 62, Instrument No. TR 227, M 1374; LRO 62, Instrument No. H 869.

⁵⁸ LRO 62, Instrument No. N 251.

⁵⁹ LRO 62, Instrument No. N 516.

⁶⁰ LRO 62, Instrument No. B/2 300.

⁶¹ LRO 62, Instrument No. B/2 301; LRO 62, Instrument No. C 530.

⁶² LRO 62, Instrument No. D 12.

⁶³ LRO 62, Instrument No. D 13.

land registry records of Timothy Greening leasing a property from James Chegrin in 1869⁶⁴; however, there is a gap in the succession of the property. James Chegrin purchased property from Sarah Creighton in 1865⁶⁵, who purchased numerous parcels from Francis Bypold and Constance Buchanon in 1865.⁶⁶ Although the Property is part of the James Chegrin survey and it makes sense that Chegrin's ownership would be a part of the Property's history, it is unclear how the property passed from John Tucker to Constance Buchanon, making it difficult to confirm. The gap in the land registry documents extends to the late 1960s when the Estate of Mary E. Howard granted the property to Donald and Lorraine Blackadar.⁶⁷

The Hamilton City Directories (Appendix D) confirms that Captain John Gordon lived on the north side of Governor's Road in 1865 to 1866. Timothy Greening was living on the corner of Matilda and Hatt Streets at this time and running the Dundas Wire Works, which shared the location of his residence.⁶⁸ By 1875, Timothy Greening is listed as living at Concession 1 Lot 13; however, the Dundas Wire Works or T. Greening Wire Works is not mentioned in 1875 or 1880-1881.⁶⁹ The 1885-1886 directory mentions Greening & Sons wire weavers as being located in Dundas although it does not specify a location beyond the town name.⁷⁰ The 1889 directory also lists Timothy Greening as living on Concession 1 Lot 13.⁷¹ In 1896-1897, Timothy Greening is listed as living on Hatt Street, but there is no mention of his manufacturing facility.⁷²

A previously completed Cultural Heritage Value Analysis report includes an excerpt from what appears to be an unpublished manuscript sourced from the Dundas Museum & Archives. This excerpt indicates that the concrete factory - constructed on the Property by Timothy and Nathan Greening - was converted into two residences by John Maw in 1904. Although the city directories indicate that John Maw lived in Dundas along Governor's Road, the gap in the land registry documents makes this detail difficult to confirm.⁷³ Census research was also not able to confirm this detail.

It is important to note that there are two wire works companies that use the Greening name: one in Hamilton and one in Dundas. Genealogical research indicates that Timothy and Nathan Greening, the founders of the Dundas Wire Works, and Benjamin Greening, the founder of B.

⁶⁴ LRO 62, Instrument No. 671.

⁶⁵ LRO 62, Instrument No. 617.

⁶⁶ LRO 62, Instrument No. 615; LRO 62, Instrument No. 619.

⁶⁷ Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), Hamilton, Book H238, Plan 1461, Instrument No. 153821 AB.

⁶⁸ Mitchell & Co., *County of Wentworth Hamilton City Directory, 1865-1866* (Toronto: Mitchell & Co, 1864), 322, 327.

⁶⁹ McAlpine Everet & Co., *McAlpine's Hamilton City and County of Wentworth Directory, 1875* (Hamilton: McAlpine Everet & Co., 1875); W.H. Irwin & Co., *City of Hamilton Directory for 1875-76* (W.H. Irwin & Co., 1875).

⁷⁰ W.H. Irwin & Co., *City of Hamilton Directory for the Year March 1885 to March 1886* (Hamilton: W.H. Irwin & Co., 1886), 375.

⁷¹ Ancestry.com, *Canada, City and Area Directories, 1819-1906* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

⁷² Henry Vernon, *Vernon's Hamilton Classified Business and Niagara District Directory for the Year 1896 to May 1897* (Hamilton: Henry Vernon, 1896), 42.

⁷³ Mitchell, *County of Wentworth and Hamilton City Directory, 1865-1866*, 331; Henry Vernon, *Vernon's City of Hamilton Directory for the Year 1905* (Hamilton: Henry Vernon, 1905), 390.

Greening and Co. in Hamilton, were half-brothers. Their father was Nathaniel Greening Senior, who remarried after the death of his first wife.⁷⁴ Timothy and Nathan were sons of his second wife while Benjamin was a son of his first wife.⁷⁵ The wire business was the occupation of several Greening family members including those of Greening & Rylands wire works in England.⁷⁶ The excerpt of the unpublished manuscript suggests that the Dundas Wire Works / Greening Wire Works / Greening and Sons was in operation in Dundas from 1853 until 1894 when the company moved to Chatham. On the other hand, B. Greening & Co. was established in 1858 and remained in operation in Hamilton until at least the early 1900s.⁷⁷

An analysis of historic and topographic maps as well as aerial photographs suggests that the current structure is not the Greening Wire Works factory. The 1875 atlas map indicates that the location of the factory was further south than the current structure (Figure 4). The 1909 topographic map indicates no structures along Creighton Road within the Property – although it does depict a brick or stone building along Governor’s Road (Figure 6). A residence is depicted in a similar location to the extant building on the 1919, 1923, and 1938 topographic maps, but no structures are depicted within the property in 1963 (Figure 6). BY 1972, however, a new structure was added (Figure 6).

The aerial photographs create a slightly different narrative. There does appear to be a structure in the 1951, 1963, 1969, and 1995 aerial images in a similar location as the current structure; however, the shape of the historic structure is markedly different than the existing structure and does not resemble the size or massing of a former factory (Figure 6). This is most evident in a comparison of the 1999 and 2002 air photos (Figure 4) with a T-plan single detached dwelling being present in 1999 and additions having been constructed by 2002 to form the current building. This suggests that the present structure is not the converted Greening factory.

⁷⁴ Ancestry.com. *England, Select Marriages, 1538-1973* [database on-line] (Lehi, UT, USA: Ancestry.com Operations, Inc., 2014), Film Number 2262981.; Ancestry.com. *England, Select Marriages, 1538-1973*, Film Number 1068922.

⁷⁵ Ancestry.com. *England, Select Births and Christenings, 1538-1975* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2014), Film Number 1468986.; Ancestry.com. *England, Select Births and Christenings, 1538-1975*, Film Number 1468988.; Canadian Headstones, “Results Page,” accessed 9 March 2022, https://canadianheadstones.ca/wp/headstone-vendor/?wpda_search_column_idperson=737350.

⁷⁶ *Wire: Its Manufacture, Antiquity and Relation to Modern Uses* (Hamilton: 1889), accessed on 9 March 2022 from https://archive.org/details/cihm_90225/page/n5/mode/2up?q=greening, 3-5.

⁷⁷ *Wire*, 4.; Diana J. Middleton and David F. Walker, “Manufacturers and Industrial Development Policy in Hamilton, 1890-1910,” *Urban History Review* 8(3): 20-46, <https://doi.org/10.7202/1019361ar>, 31.



Figure 4: Air Photos of the Property in 1999 (left) and 2002 (right)⁷⁸

⁷⁸ City of Hamilton, *Interactive Cultural Heritage Mapping*, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>.



Legend
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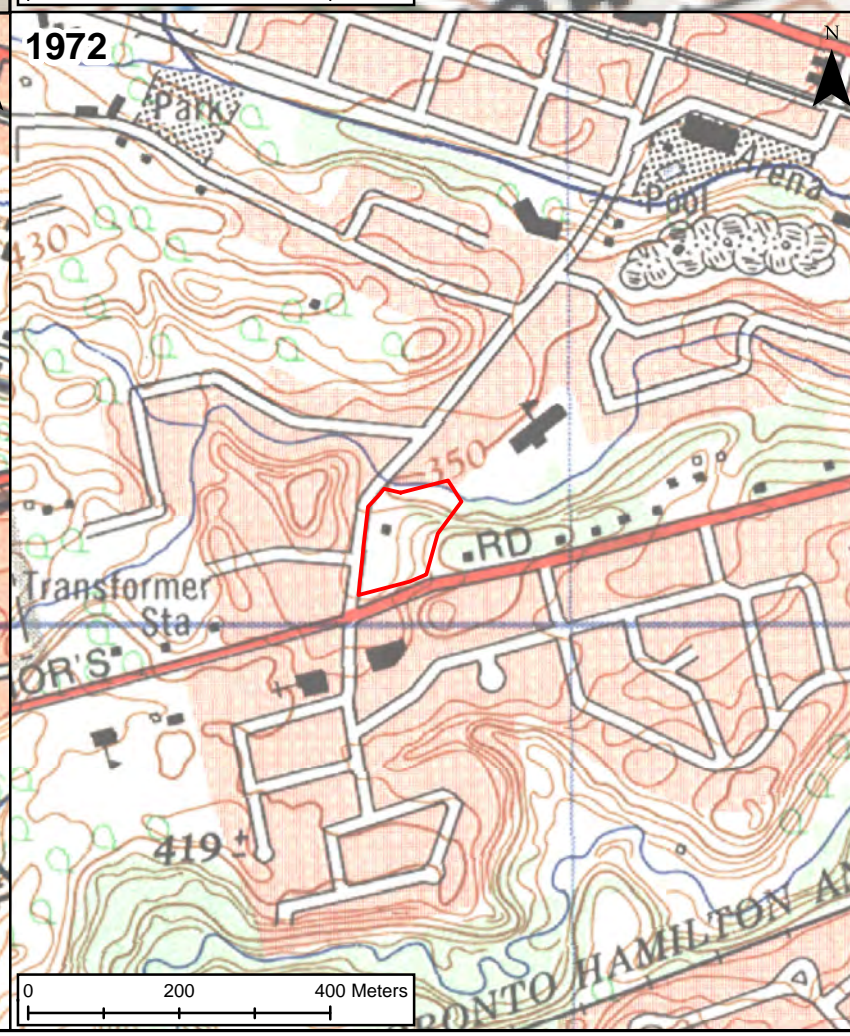
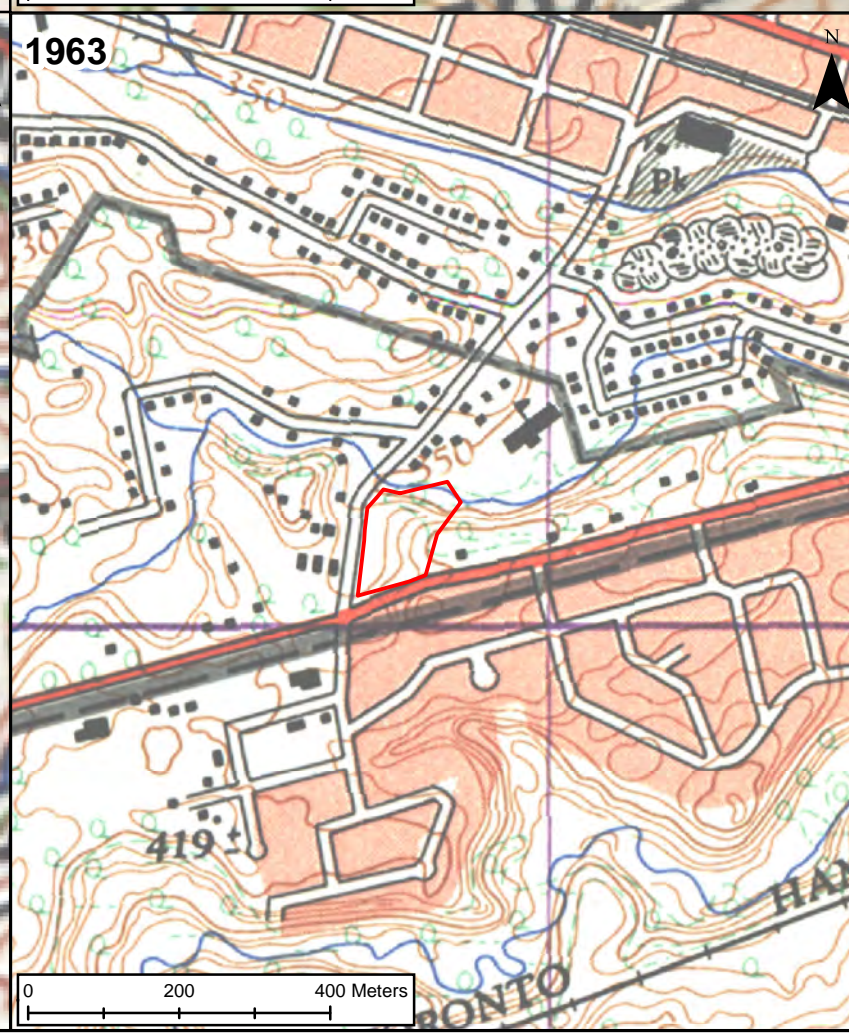
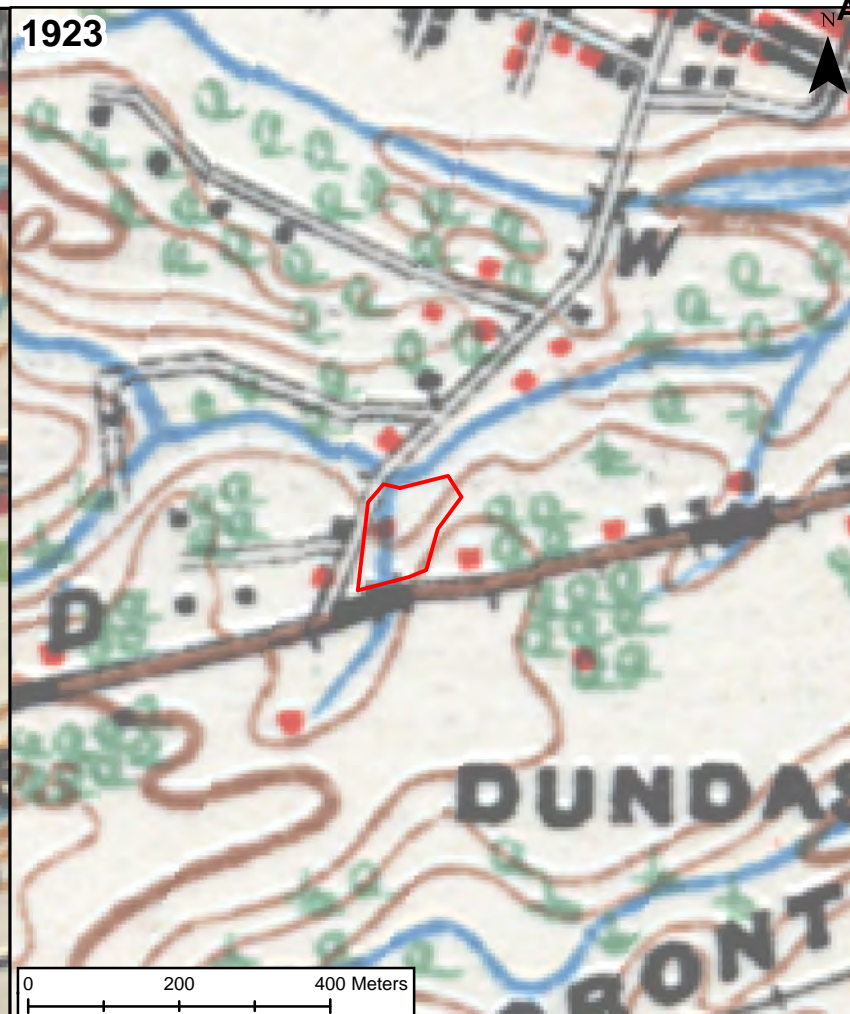
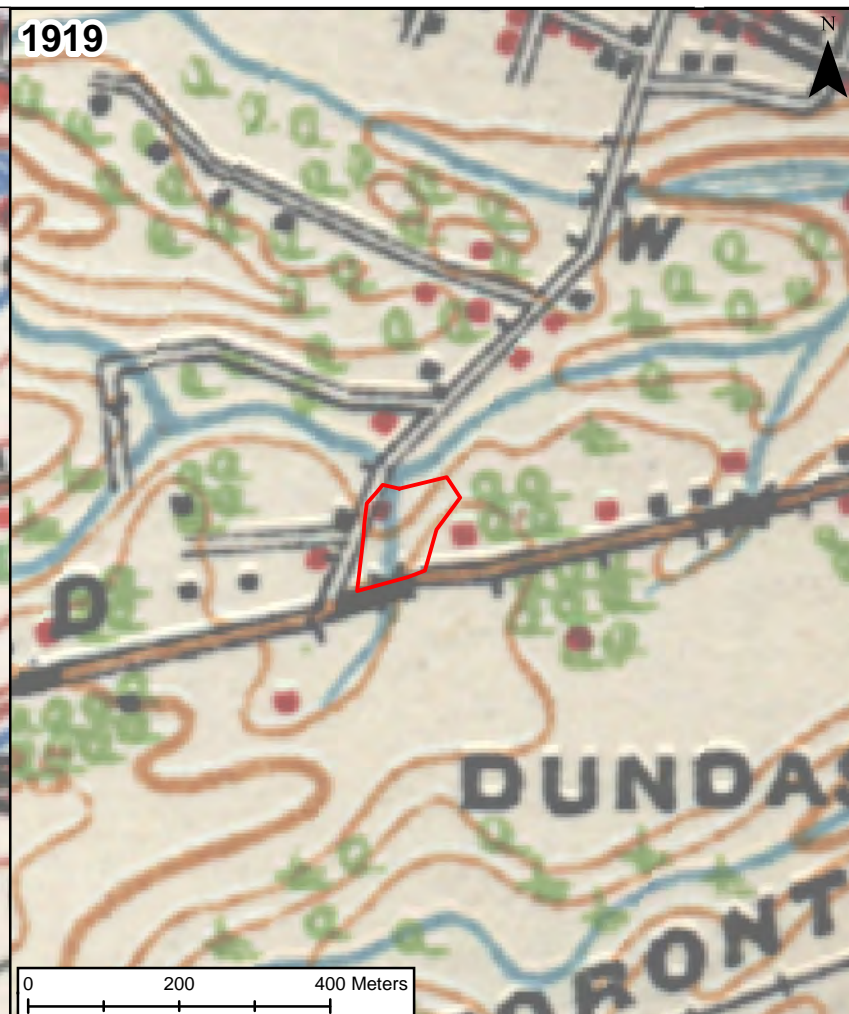
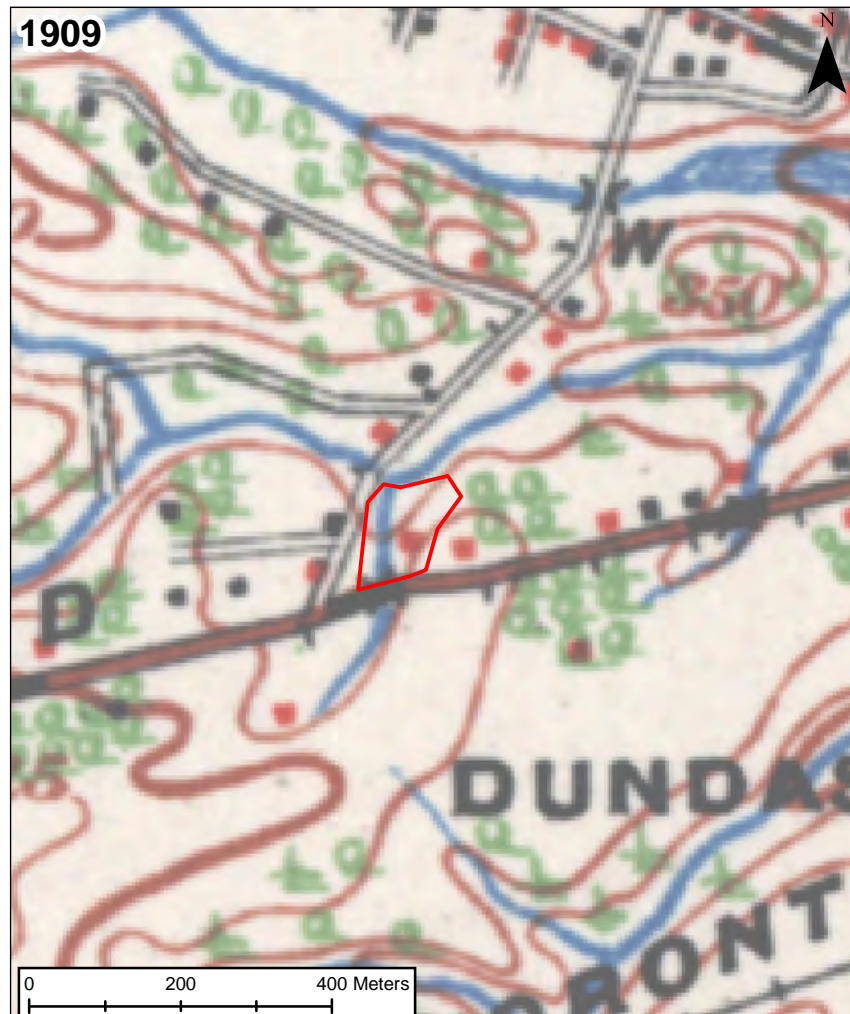
NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. Surtees, R. "Map of the County of Wentworth Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed February 24, 2022), digitized map, Hamilton: Hardy Gregory, 1859.
 2. Page & Smith, "Town of Dundas Wentworth County Ont.", in: Page & Smith, "Illustrated Historical Atlas of the County of Wentworth Ont." (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed February 24, 2022), digitized map, Toronto: Page & Smith, 1875.
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TITLE Historic Maps Showing the Property	
CLIENT Elite Developments	
PROJECT Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	
PROJECT NO. LHC0282	
CONSULTANT	YYYY-MM-DD 2022-02-25
	PREPARED LHC
	DESIGNED JG
	FIGURE # 5


CLIENT
 Elite Developments
 PROJECT
 Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON PROJECT NO. LHC0282

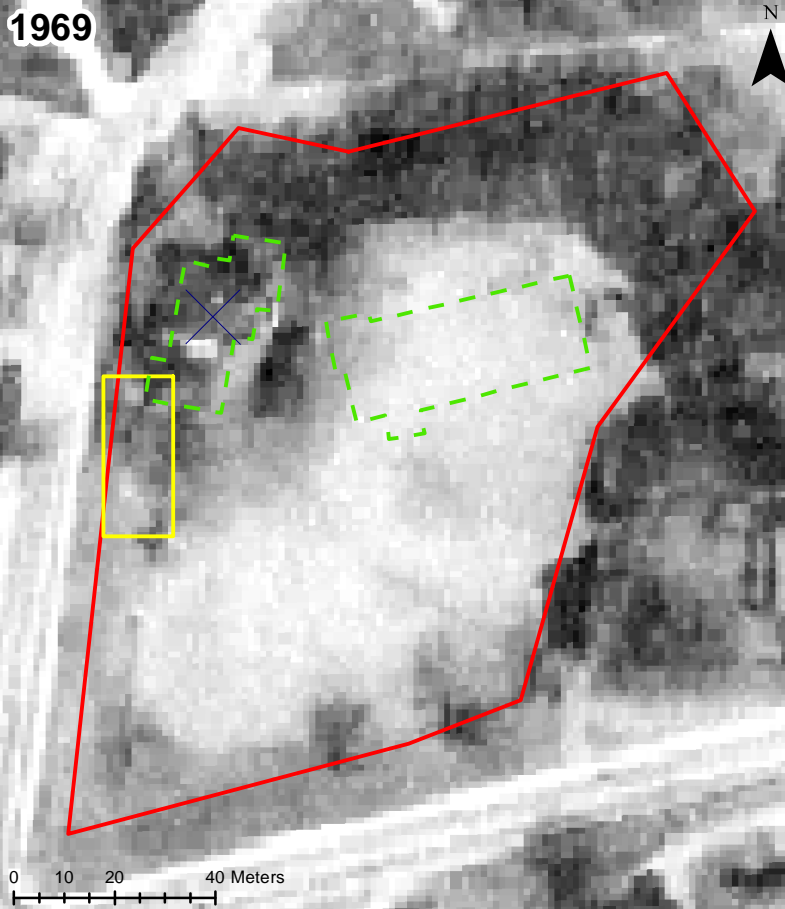
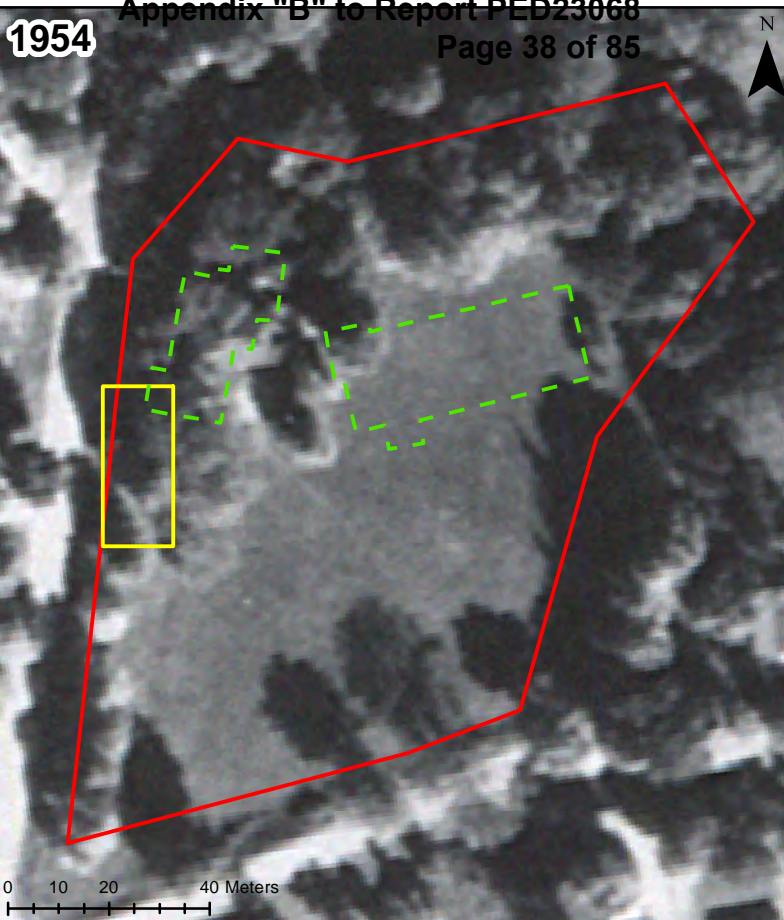
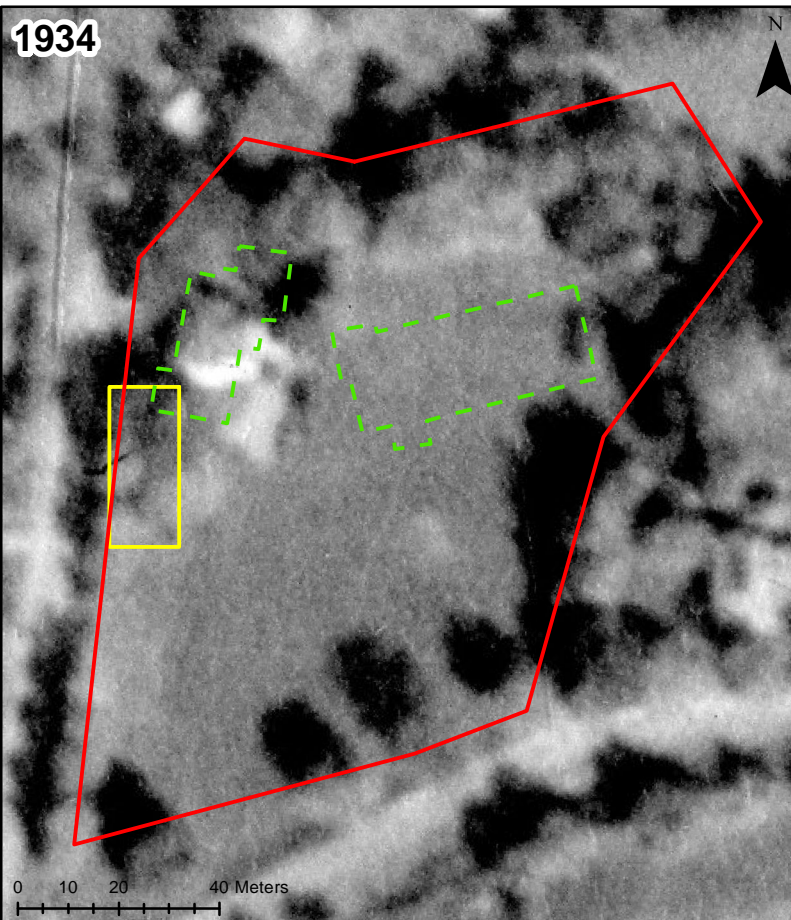
Legend
 Property



NOTE(S) 1. All locations are approximate.

REFERENCE(S)
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 2. Department of Militia and Defence, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:63,360, sheet 30 m/5, 1919.
 3. Department of National Defence, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:63,360, sheet 30 m/5, 1923.
 4. Department of National Defence, Geographical Section General Staff, "Ontario, Hamilton Sheet", (http://geo1.scholarsportal.info/#/details/_uri=@=564032357&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, 1963
 5. Army Survey Establishment, R.C.E., "Dundas, Ontario", (http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, 1963
 6. Department of Energy, Mines, and Resources, Surveys and Mapping Branch, "Dundas, Ontario", (http://geo1.scholarsportal.info/#/details/_uri=@=847590539&_add:true: accessed February 24, 2022), digitized map, scale 1:25,000, sheet 30 m/5d, Ottawa: Department of Energy, Mines, and Resources, 1972.
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CONSULTANT	YYYY-MM-DD	2022-03-08
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



Legend
Current Buildings Footprint
Factory Location on 1875 Atlas
Study Area Outline

TITLE 20th Century Air Photos Showing the Property	PROJECT NO. LHC0282
CLIENT Elite Developments	
PROJECT Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	
NOTE(S) 1. All locations are approximate.	

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CONSULTANT	YYYY-MM-DD	2022-03-15
LHC	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

5.0 EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southeastern Ontario northwest of the City of Hamilton and southwest of Dundas. It is approximately 2.13 kilometres (km) from the west shore of the Desjardins Canal, approximately 5.94 km from the west shore of Hamilton Harbour (formerly known as Burlington Bay), approximately 7.64 km northwest of downtown Hamilton, and approximately 841.52 metres (m) southwest of downtown Dundas.

The topography of the area is sloped in a variety of different directions (some gently, some more steeply) and is defined by the Niagara Escarpment (Figure 16) and the creek just north of the Property that runs partially underground. The open-air portions of the creek are lined with mature trees (Figure 12 and Figure 13). The vegetation of the area consists of young and mature deciduous and coniferous trees and landscaped yards fronting residential, commercial and institutional properties (Figure 9 to Figure 10, and Figure 17 to Figure 19).

The Property is bounded by Governor's Road to the south, Creighton Road to the west and northwest, and tree covered open spaces to the north and east (Figure 16). Governor's Road is a Provincially maintained arterial road connecting Brantford and Dundas. It is a two-lane road flanked by sidewalks and curbs on both sides of the street and streetlights on the south side of the street (Figure 17 and Figure 19). Creighton Road is a collector road connecting residential roads to downtown Dundas and Governor's Road. It is a two-lane road flanked by sidewalks and curbs on both sides of the street and streetlights on the east side of the street (Figure 9 to Figure 11). The intersection of Creighton Road and Governor's Road is traffic light controlled (Figure 8 and Figure 20).

The surrounding area is mainly comprised of residential properties with some commercial and institutional properties. Residential properties are primarily one to two storeys in height with moderate to deep setbacks. There are blocks of townhouses on Governor's Road, west of the Property, and blocks of apartment buildings across Creighton Road that are much larger in massing compared to the detached houses. The commercial plaza on the southeast corner of Creighton Road and Governor's Road has a one-storey platform with commercial space and a two-storey residential building in the centre of the platform. The institutional building on the southwest corner of the intersection is a split-level structure with a two-storey administration section fronting Governor's Road and a one-storey church on the hill to the rear of the building. Building materials primarily consist of brick with some wood and some more modern materials like vinyl siding (Figure 9 to Figure 11, Figure 14 to Figure 15, and Figure 17 to Figure 20).



Figure 8: View of the intersection of Creighton Road and Governor's Road from the Property



Figure 9: View north along Creighton Road from the ring-road driveway



Figure 10: View south along Creighton Road from between the ring-road driveway entrances



Figure 11: View north along Creighton Road from just south of the creek



Figure 12: View of the northwest portion of the creek



Figure 13: View of the northeast portion of the creek, just north of the Property



Figure 14: View south from the northwest corner of Creighton Road and Ann Street



Figure 15: View west along Ann Street



Figure 16: View of the Property from the northeast corner of Creighton and Governor's Roads



Figure 17: View east along Governor's Road from the northeast corner of Creighton and Governor's Roads

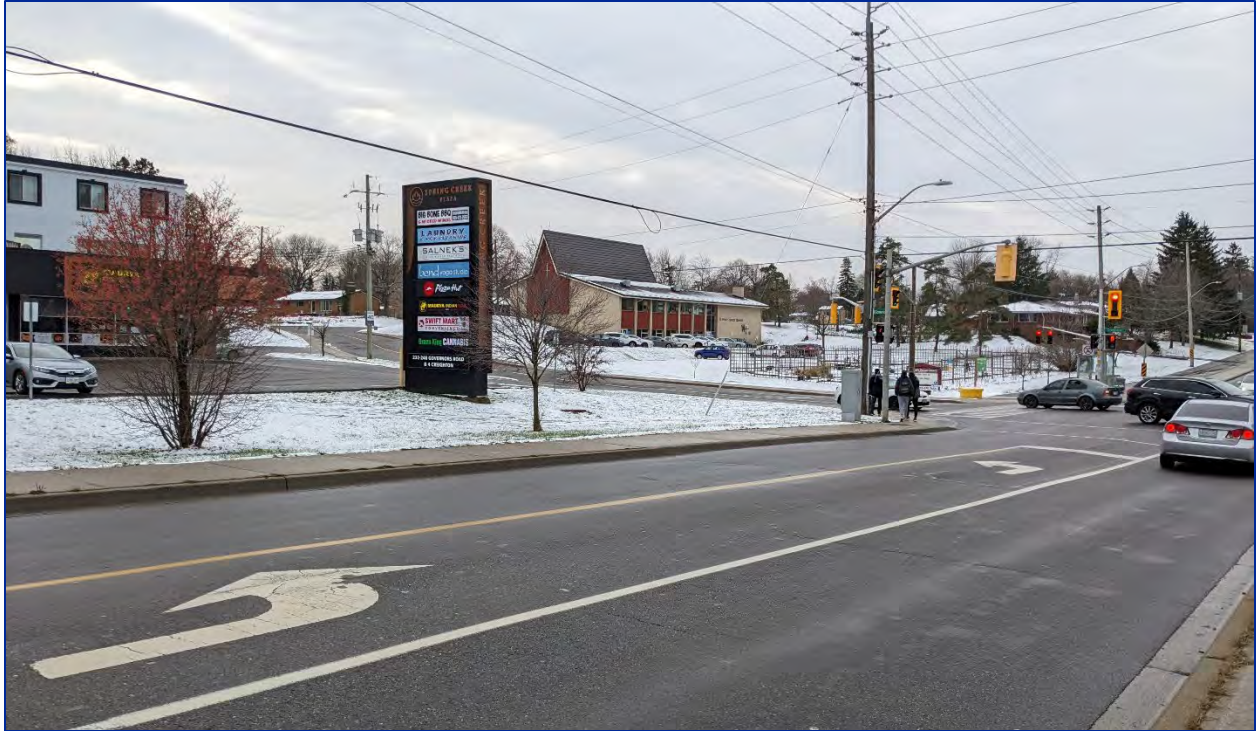


Figure 18: View southwest from just east of the intersection of Creighton and Governor's Roads



Figure 19: View west along Governor's Road from the northeast corner of the intersection



Figure 20: View of the intersection of Creighton Road and Governor's Road from east of the intersection

5.2 Adjacent Heritage Properties

The Urban Hamilton Official Plan (UHOP) has a definition for adjacency with respect to cultural heritage. Chapter G defines adjacent as “in regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property.”⁷⁹ The *PPS* defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”.⁸⁰

According to the UHOP, a protected heritage property is defined as:

property designated under Parts IV, V or VI of the Ontario Heritage Act;
property subject to a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties;
property protected under federal legislation, and UNESCO World Heritage Sites.⁸¹

⁷⁹ City of Hamilton, “Chapter G – Glossary,” accessed 18 February 2022, <https://www.hamilton.ca/sites/default/files/2023-02/uhop-volume1-chapterg-glossary-nov2022-1.pdf>.




⁸⁰ Province of Ontario, “Provincial Policy Statement,” 39.

⁸¹ City of Hamilton, “Chapter G,” 16.

Based on the definitions above, there are no adjacent heritage properties. However, there are three nearby heritage properties.

Table 3 presents nearby heritage properties along Creighton Road and Governor's Road in an approximately 50 m area surrounding the Property. All nearby heritage properties are either listed on the Municipal Heritage Register as non-designated properties under Section 27, Part IV of the *Ontario Heritage Act* or are listed on the City of Hamilton's *Heritage Inventory*.

Table 3: Nearby Heritage Properties

Address	Heritage Recognition	Notes ⁸²	Image
92 Creighton Road	Inventoried	c. 1840	
100 Creighton Road	Inventoried	c. 1860; It is believed to be an early example of its architectural style.	
223 Governor's Road	Listed under Section 27 Part IV of the OHA (2022)	Known as "Starfield", the first part of the red brick building was constructed c. 1865. The later (and larger) two-storey addition characterises the property with its hipped roof, end chimneys, and wide central doorway flanked by bay windows and overall simplified Italianate influences. It is the former home of A. Crosby, John Maw, and	

⁸² City of Hamilton, *Interactive Cultural Heritage Mapping*.

Address	Heritage Recognition	Notes ⁸²	Image
		J.H. Wilson and overlooks the former location of the T. Greening Wireworks factory. ⁸³	

5.3 99-101 Creighton Road

The property municipally known as 99-101 Creighton Road is comprised of an irregular plan, two-storey, vernacular retirement residence on a concrete foundation (Figure 25) and a detached, rectangular plan, two-storey, rear continuing care centre with a three-storey section on the northeast corner and a concrete foundation (Figure 31). The property is accessed from Creighton Road by the ring road driveway extending from the south side of the two-storey retirement residence to the north side of the retirement residence (Figure 24). The interior of the structure has been extensively modified and is modern in design (Figure 29).

The retirement residence is constructed of concrete covered in stucco with a medium-pitch hip roof and overhanging eaves (Figure 23). The building can be accessed through a main, single door entrance slightly offset to the east side located on the south elevation of the northeast corner's projecting bay with its shed roof porch, decorative wood detailing, and octagonal decorative turret atop the roof. The door is contemporary with a central nine-pane window on the top half and two decorative panels on the bottom half. A small sign that reads "Blackadar Entrance" is just to the west of the door (Figure 27). The building can also be accessed from a single contemporary door with a nine-paned window and two decorative panels in the projecting bay of the north elevation (Figure 25); a single contemporary door with a nine-paned window and two decorative panels at the northern end of the west elevation (Figure 26); a central, single contemporary door with a nine-paned window and two decorative panels on the south elevation (Figure 22); and a double sliding glass door on the south elevation of the northwest corner's projecting, octagonal sunroom (Figure 26). All entrances on the south and west elevations open onto the wraparound porch with its shallow shed roof, decorative wood detailing, and octagonal decorative turret atop the porch roof on the southeast corner (Figure 22 and Figure 23). Windows are found on all elevations.

The north elevation of the northeast corner's projecting bay has two flat-headed casement windows with decorative shutters, decorative grills, and slip sills on the first storey and a central flat-headed casement window with decorative shutters, decorative grills, and slip sills on the second storey. The east and west elevations of the projecting entrance with a shallow gable roof situated on the north elevation of the northeast corner's projecting bay each has a central, small, rectangular sliding window with slip sills (Figure 25). The north elevation of the main section of the building has two fixed, sixteen-paned, flat-headed windows flanked by flat-

⁸³ Inventory & Research Working Group, *Built Heritage Inventory Form*, <https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=311764>.

headed casement windows with decorative grills and slip sills on the first storey and a single flat-headed nine-over-nine sash window with decorative shutters and slip sills that is slightly offset to the west side on the second storey. All elevations of the northwest corner's octagonal projecting bay consist of flat-headed casement windows with decorative grills and slip sills (Figure 24).

The east elevation of the northeast corner's projecting bay has three flat-headed casement windows with decorative shutters, decorative grills, and slip sills on the first storey, and two flat-headed casement windows with decorative shutters, decorative grills and slip sills on the second storey (Figure 27). The east elevation of the main section of the building is comprised of a flat-headed, rectangular, four-paned, fixed window with decorative shutters and a slip sill on the first storey near the main entrance, and flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the remainder of the first storey as well as the entirety of the second storey (Figure 21). The windows in the sunken sections of the east elevation are also flat-headed, nine-over-nine sash windows with slip sills; however, there is only one decorative shutter on the south side of each window (Figure 28).

The south elevation has a single, central, flat-headed, nine-over-nine sash window with a slip sill and decorative shutters on the second storey (Figure 22). The west elevation consists of four flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the first storey, and six flat-headed, nine-over-nine sash windows with slip sills and decorative shutters on the second storey (Figure 23).

The continuing care centre is constructed of concrete with a stuccoed projecting bay on the south elevation and a flat roof. The structure can be accessed through a main single glass door entrance on the southwest corner and a single glass door entrance with an eastern sidelight on the south elevation of the stuccoed projecting bay. The west elevation has flat-headed sliding windows with slip sills on the northern end of all three storeys. The north and south elevations have a combination of two designs of flat-headed sliding windows divided into a larger top section and a smaller bottom section with slip sills (top sliding window with bottom fixed window or bottom sliding window with top fixed window) on both storeys. The stuccoed projecting bay features large picture windows divided into a larger top section and a smaller bottom section on both storeys (Figure 30 and Figure 31).



Figure 21: View of the east elevation of the retirement residence



Figure 22: View of the south elevation of the retirement residence



Figure 23: View of the west elevation of the retirement residence



Figure 24: View of the north elevation of the retirement residence from Creighton Road



Figure 25: View of the north elevation of the retirement residence from the ring-road driveway



Figure 26: View of the sliding glass door entrance into the sunroom



Figure 27: View of the main entrance on the east elevation with its small sign



Figure 28: View of the windows in the sunken section of the east elevation



Figure 29: View of the interior of the retirement residence



Figure 30: View of the west elevation of the continuing care centre



Figure 31: View of the south elevation of the continuing care centre



Figure 32: View of the north elevation of the continuing care centre

6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 99-101 Creighton Road was evaluated against *O. Reg. 9/06* (as amended by *O. Reg. 569/22*) under the OHA using research and analysis presented in Section 4.0 and 5.0 of this CHIA.

Table 4: *Ontario Regulation 9/06* Evaluation for 99-101 Creighton Road

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
<p>1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.</p>	N	<p>The property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Although seemingly a traditional architectural style, this is a vernacular and contemporary structure that attempts to mimic a traditional style through decorative woodwork and a stuccoed exterior.</p> <p>The Greening Wire Works factory formerly located on this property is reported to be the first concrete building in Dundas. Based on an aerial image and historic and topographic map analysis (Section 4.5), the current structure does not appear to be the same structure as the Greening Wire Works factory.</p> <p>It appears that the extant building incorporates some of a previous residential structure that occupied the Property. However, in its current iteration, the Property is not representative of a specific style of residential architecture, nor is a previous form, style or massing easily discernable or legible.</p>
<p>2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	N	<p>There is no evidence that the structure was constructed with a higher degree of craftsmanship or artistic merit than a standard contemporary vernacular building at the time.</p>
<p>3. The property has design or physical value because it demonstrates a high</p>	N	<p>There is no evidence that the structure demonstrates a higher degree of technical or scientific achievement than a standard</p>

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
degree of technical or scientific achievement.		contemporary vernacular building at the time.
4. The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	<p>The property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.</p> <p>The parcel of land has direct associations with Timothy and Nathan Greening and Greening Wire Works; however, the structure that is directly associated with them appears to have been removed. In addition, the Property is directly associated with the Blackadar Retirement Residence, the Blackadar Continuing Care Centre and Donald and Lorraine Blackadar; however, the minimal amount of information that is available for the institution and its previous owners suggests that the association is not significant. Therefore, the Property does not have any direct associations that are significant to the community in its current state.</p>
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	<p>The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to indicate that this property meets this criterion.</p>
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a	N	<p>This property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The current iteration of the building provides few clues to the original form, style or massing of the previous residence which may have been incorporated into the current structure. There</p>

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
community.		is no evidence to suggest that this property meets this criterion.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,	N	<p>The property is not important in defining, maintaining, or supporting the character of the area.</p> <p>The surrounding streetscape is comprised of mainly residential properties of one to two storeys with moderate to deep setbacks primarily constructed of brick on Creighton and Governor's Road; one-storey commercial properties with moderate setbacks on the corner of Creighton Road and Governor's Road; and a two-storey institutional property with a deep setback on the corner. The Property is a large, clear lot with two distinct buildings and a variety of setbacks.</p> <p>The Property has a character of its own defined by its former use. The buildings are oriented internally, and it is separated from Creighton and Governor's Roads by the various building setbacks.</p>
8. The property has contextual value because it is physical, functionally, visually or historically linked to its surroundings, or	N	The property is not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this property has any links to its surroundings.
9. The property has contextual value because it is a landmark.	N	This property is not a landmark. Although it is prominent and unique in its context, there is no indication that this property is a marker in the community. In addition, its partial obstruction from Governor's Road (due to the mature trees at the southern end of the retirement residence) as well as its partial obstruction from north of the property on Creighton Road (due to the bend in the road and the mature tree growth along the creek)

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
		makes it difficult to use this property as a landmark.

6.1 Summary of Evaluation

In LHC’s professional opinion, the property municipally known as 99-101 Creighton Road does not meet *O. Reg. 9/06* criteria.

7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development concept is to remove the extant two-storey stuccoed retirement residence fronting onto Creighton Road and to remove the extant two-storey continuing care centre located behind the retirement residence and fronting onto the parking lot. The removal of both buildings is proposed in preparation for a future development.

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

As 99-101 Creighton Road was not found to meet *O. Reg. 9/06*, it will not be assessed for potential impacts. However, as the Property is located next to two inventoried properties and one listed property, potential impacts on adjacent properties have been considered (Table 5).

8.1 Potential Impacts to Adjacent Properties

Table 5: Impact assessment of adjacent properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
92 Creighton Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The extant buildings are visually separated from this property as a result of the mature tree growth along the creek.
100 Creighton Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The proposed demolition will be partially obscured from this property as a result of the thick line of trees and landscaping that surrounds this property.
223 Governor's Road	No	The property's potential cultural heritage value and heritage attributes will not be affected. The Property is visually separated from this property from the thick line of trees that surrounds it.

8.2 Summary of Potential Impacts

Potential impacts to adjacent heritage properties related to the proposed demolition were explored in Table 5. Potential adverse impacts were not identified for any adjacent cultural heritage resources. Therefore, alternatives and mitigation measures are not required. However, given the history of the property and its association with the Greening Wire Works factory, the Property has potential for interpretive plaquing to be integrated into future development. It is recommended that this potential be explored further.

9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained 15 November 2021 by Elite Developments to undertake a CHIA for the property located at 99-101 Creighton Road in the community of Dundas in the City of Hamilton, Ontario.

The Client is proposing to remove the extant retirement residence and continuing care centre. This CHIA was prepared to evaluate the Property and to outline heritage planning constraints affected by the demolition. This CHIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the City of Hamilton's *Cultural Heritage Impact Assessment Guidelines (2020)*.

In LHC's professional opinion, the property municipally known as 99-101 Creighton Road **does not meet** the criteria of *O. Reg. 9/06* and removal will not result in adverse impacts related to cultural heritage value or interest. In addition, no potential adverse impacts were identified for the adjacent cultural heritage resources. Given that no impacts were identified, alternatives and mitigation measures were not explored.

It is recommended that interpretive plaquing be explored and incorporated into the development to recognize the property's history.

The scope of this CHIA addresses only the proposed demolition. Future development of the Property may require an update or new CHIA to address potential impacts of redevelopment on adjacent heritage properties.

SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, M.A, CAHP
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APPENDIX A: PROJECT PERSONNEL

Christienne Uchiyama, MA, CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Lisa Coles, MA – Intermediate Heritage Planner

Lisa Coles is a Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years, starting out as a historic interpreter at a museum in Kingsville in 2016. Since then, she has acquired additional experience through various positions in museums and public sector heritage planning. Lisa is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over fifteen cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

Jordan Greene, BA – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning

Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), and the *Urban Hamilton Official Plan* (**UHOP**).

Adaptive Reuse means the adaptation of an existing building or site for another land use (**UHOP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property (**UHOP**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**).

Area of Archaeological Potential a defined geographical area with the potential to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, this Plan and the City’s Archaeological Management Plan. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**).

Built Heritage Resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (**PPS**, 2005). These resources may be identified through inclusion in the City’s Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions (**UHOP**).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (**PPS**).

Conserve means the identification, protection, use and/or management of cultural heritage and archaeological resources (**UHOP**).

Conserved in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (*UHOP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

Cultural Heritage Impact Assessment A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate (*UHOP*).

Cultural Heritage Landscape 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, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value (*UHOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Conservation Plan Statement A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a statement of cultural heritage value, interest, merit or significance accompanied by guidelines as required by the policies of this Plan. A cultural heritage conservation plan statement shall be considered a conservation plan as including in the PPS (2005) definition of conserved (above) (*UHOP*).

Cultural Heritage Properties are properties that contain cultural heritage resources (*UHOP*)

Cultural Heritage Resources Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities (*UHOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain infrastructure used by a public body and authorized under an environmental assessment process; or
- b) Works subject to the Drainage Act; or
- c) The carrying out of agricultural practices on land that was being used for agriculture on or before December 16, 2004, unless the development entails the construction of buildings or structures. (Greenbelt, 2005, amended) (*UHOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Historic means a time period, starting approximately 200 years ago, during which European settlement became increasingly widespread in the Hamilton area and for which a written (or 'historic') record has been kept (*UHOP*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property). (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*OHA*)

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the

Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS, UHOP*)

Significant in regard to cultural heritage and archaeology, means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*UHOP*).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

APPENDIX C: LAND REGISTRY RECORDS FOR THE PROPERTY

March 2023

LHC Heritage Planning & Archaeology Inc.

LHC0282

Table 6: 99-101 Creighton Road Ownership

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	11 Nov 1817		The Crown	Michael Showers Sons		All
TR 227 M 1374	B + S	5 Jan 1818	2 Feb 1818	Michael Showers et al Attorney at law of Michael Showers	Richard Hatt		All
H 869	Q.C.	31 May 1834	14 July 1834	Samuel Hatt, son of Richard Hatt	John O. Hatt	£250	All
N 251	B + S	27 Nov 1841	27 Nov 1841	William Hatt	Hugh Bennet and Robert Somerville	£200	Pt
N 516	Mortgage	5 June 1842	7 July 1842	Robert Somerville	Ralph Leeming et ux	£650	Pt; Dis
P 314	B + S	21 Nov 1845	21 Nov 1845	Ralph Leeming et ux	Thomas Hatt	£1000	Pt.
P 315	B + S	21 Nov 1845	21 Nov 1845	Thomas Hatt	Ralph Leeming	£1000	Pt.
B/2 300	B + S	19 Aug 1854	29 Aug 1854	Ralph Leeming and wife	John Gordon	£2000	Pt.
B/2 301	Mortgage	19 Aug 1854	29 Aug 1854	John Gordon et ux	Ralph Leeming	£445.15	Pt.; Dis
C 530	Release	21 Feb 1861	25 Feb 1861	Ralph Leeming	John Gordon		Pt.; Mtg 301 B/2
Gap							
5825 AB	Pt. Dis.	5 Jan 1966	7 Mar 1966	Hartley Chappel	Donald Blackadar and Lorraine	2.00 + val con	Pt. mge. 302617 HL

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
					Blackadar, his wife		
5829 AB	Grant	7 Jan 1966	7 Mar 1966	Donald W. Blackadar and Lorraine Blackadar, his wife	The Corporation of the Town of Dundas	1.00 + val con	As in 5825 AB; R.O.W. over lands herein until required for road widening purposes
142130 AB	Mortgage	16 June 1969	14 Aug 1969	Lorraine Blackadar and Donald W. Blackadar	Industrial Development Bank	25,000	Discharged by No. 272167 AB
153821 AB	Q/C	31 Oct 1969	27 Nov 1969	Estate of Mary E. Howard	Donald W. Blackadar and Lorraine Blackadar, his wife, joint tenants	Consent Minister of Revenue	As in 142130 AB Probate 20108
272167 AB	Discharge	6 Nov 1972	20 Nov 1972	Industrial Development Bank	Blackadar Nursing Home		Mortgage 142103 AB
276471 AB	Cert.	12 Dec 1972	28 Dec 1972	Minister of Revenue	Re: Arabella Maw		
277800 AB	Grant	29 Dec 1972	9 Jan 1973	Estate of Arabella Maw and Estate of Frank G. Maw	Blackadar Nursing Home Limited	1.00 + val	Lands in 276471 AB; 32037 + 276476 AB
62R1149							See Deposit Reference Plan – Part 5: 2.8 acres #277800 AB

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
62R6174	Reg. Plan		8 Mar 1982				Part 1, 2 & 3 (Property is Part 3)

APPENDIX D: CITY DIRECTORIES

Table 7: Hamilton City Directory Research

Directory	Year	Text
Mitchell's County of Wentworth and Hamilton City Directory	1865-1866	<ul style="list-style-type: none"> • Dundas Wire Works, Timothy Greening, proprietor, Hatt, cor Matilda • Gordon, Capt. John, n s Governor's Road • Greening, Timothy, proprietor, Dundas Wire works, and manufacturer of wire cloth, Hatt, cor Matilda • Maw, John, machinist, John Gartshore
McAlpine's Hamilton City Directory	1875	<ul style="list-style-type: none"> • Greening B & Co, wire workers, 3 to 7 Peter (Hamilton) • Greening Benjamin of B Greening & Co, h Peter cor Hess (Hamilton) • Greening Nathan, wire works, bds King, n s (Dundas) • Maw John, manager tool and machine works, h Governor's Road (Dundas) • Greening T, Con 1, Lot 13 (West Flamboro)
Irwin's Hamilton City Directory	1875-1876	<ul style="list-style-type: none"> • Greening Benj, wire manufact'r, 1 Peter (Hamilton) • Greening Thos, wire worker, 1 Peter (Hamilton) • No Greenings in Dundas or Flamboro West • No Gordons in Dundas • Maw John, manager, Dundas Tool Company (Dundas) • No mention of Greening Wire Works in business directory or advertisements
Irwin's Hamilton City Directory	1880-1881	<ul style="list-style-type: none"> • Greening S. wire manfr, 43 Queen n, h 59 Queen n (Hamilton) • No Greenings in Dundas or West Flamboro • No Maws in Dundas or West Flamboro • No mention of Greening Wire Works in business directory or advertisements
Irwin's Hamilton City Directory	1885-1886	<ul style="list-style-type: none"> • Greening & Sons, wire weavers • No mention of the Greenings or the Maws in Dundas or West Flamboro • The Greenings of B Greening & Co in Hamilton are mentioned
Vernon's Hamilton and Niagara District Directory	1896-1897	<ul style="list-style-type: none"> • Greening, Timothy, wireworks, Hatt • No mention of Maw

Directory	Year	Text
Vernon's Hamilton City Directory	1905	<ul style="list-style-type: none"><li data-bbox="656 241 1339 275">• Maw, John, supt B Greening Wire Co, res Dundas