

# FINAL REPORT:

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



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March 2023

Project # LHC0282

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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

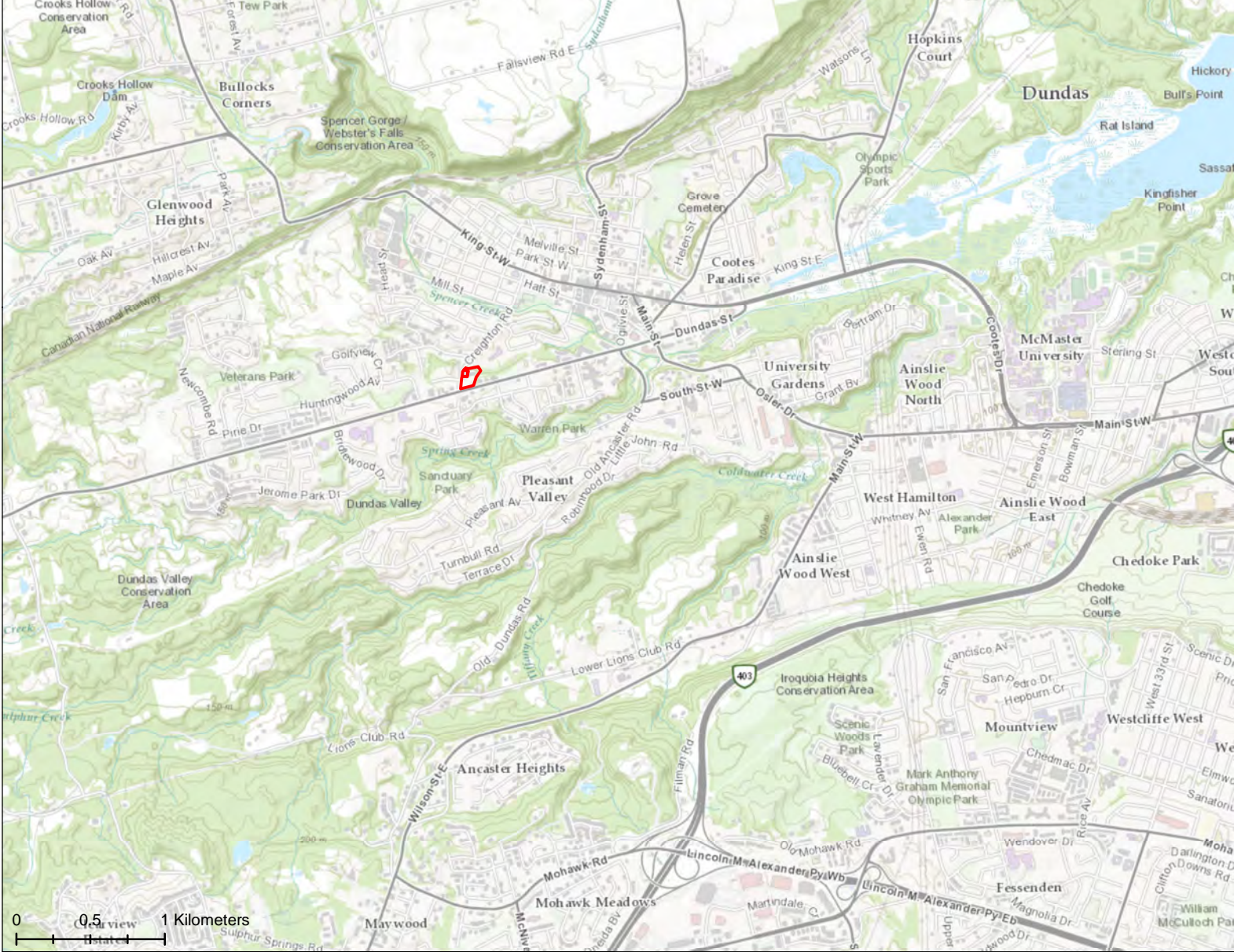
The Property is an irregularly shaped polygon lot with an area of approximately 3.15 acres (Figure 2). There are two buildings associated with the municipal address: a two-storey retirement home and a three-storey continuing care centre. The driveway extends from the centre of the Creighton Road frontage 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  
Cultural Heritage Impact Assessment,  
99-101 Creighton Road, Dundas, City of Hamilton, ON

PROJECT NO. LHC0282

CONSULTANT

YYYY-MM-DD 2022-02-24



PREPARED LHC

DESIGNED JG

FIGURE # 1



**Legend**

Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
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<b>TITLE</b> 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*.<sup>1</sup> 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.<sup>2</sup> 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,

<sup>1</sup> 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.

<sup>2</sup> 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**

<b>Requirement</b>	<b>Location</b>
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*<sup>3</sup> 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.

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<sup>3</sup> 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).<sup>4</sup>

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.<sup>5</sup> However, many park features in Ontario are designated as individual heritage properties or within heritage conservation districts.

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<sup>4</sup> 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).

<sup>5</sup> 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.”<sup>6</sup> 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.<sup>7</sup>

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.<sup>8</sup>

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

---

<sup>6</sup> MCM, “Designating Heritage Properties,”

[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_DHP\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf), 8.

<sup>7</sup> 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).

<sup>8</sup> 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.<sup>9</sup>

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.<sup>10</sup>

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.*

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

<sup>10</sup> 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.<sup>11</sup>

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.<sup>12</sup>

### 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.<sup>13</sup>

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<sup>11</sup> Province of Ontario, "The Provincial Policy Statement 2020."

<sup>12</sup> Province of Ontario, "The Provincial Policy Statement 2020," 51.

<sup>13</sup> 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.<sup>14</sup>

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.<sup>15</sup>

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.<sup>16</sup>

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.<sup>17</sup>

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<sup>14</sup> 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.

<sup>15</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

<sup>16</sup> Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

<sup>17</sup> 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.<sup>18</sup> 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.<sup>19</sup> Under Section 11 (3), lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.<sup>20</sup> 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.<sup>21</sup>

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

<sup>18</sup> Province of Ontario, "Municipal Act, 2001, S.O. 2001, c.25," last modified 1 January 2023, <https://www.ontario.ca/laws/statute/01m25>.

<sup>19</sup> Province of Ontario, "Municipal Act," 11.

<sup>20</sup> Province of Ontario, "Municipal Act," 11(3).

<sup>21</sup> 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.<sup>22</sup>

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 Policies<sup>23</sup>

Policy	Policy Text
<b>B3.4.2.1</b>	<p>The City of Hamilton shall, in partnership with others where appropriate:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ul>

<sup>22</sup> 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>.

<sup>23</sup> 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.
<b>B3.4.2.2</b>	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.
<b>B3.4.2.9</b>	<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"> <li>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;</li> <li>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;</li> <li>c) Architectural, engineering, landscape design, physical, craft, or artistic value;</li> <li>d) Scenic amenity with associated views and vistas that provide a recognizable sense of position or place;</li> <li>e) Contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,</li> <li>f) Landmark value.</li> </ul>
<b>B3.4.2.10</b>	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.
<b>B3.4.2.12</b>	<p>A cultural heritage impact assessment:</p> <ul style="list-style-type: none"> <li>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"> <li>i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;</li> <li>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;</li> </ul> </li> </ul>

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>
<b>B3.4.2.13</b>	<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>
<b>B3.4.2.14</b>	<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>
<b>B3.4.4</b>	<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>
<b>B3.4.5.2</b>	<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>
<b>B3.4.5.3</b>	<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"> <li>a) retention of the building in its original location and its original use; or,</li> <li>b) retention of the building in its original location, but adaptively reused.</li> </ul>
<b>B3.4.5.4</b>	<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"> <li>a) relocation of the building within the area of development; or,</li> <li>b) relocation of the building to a sympathetic site.</li> </ul>
<b>B3.4.5.5</b>	<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"> <li>a) preserving and displaying of fragments of the former buildings' features and landscaping;</li> <li>b) marking the traces of former locations, shapes, and circulation lines;</li> <li>c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and,</li> <li>d) generally, reflect the former architecture and use in the design of the new development, where appropriate.</li> </ul>
<b>F3.2.6.1</b>	<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"> <li>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;</li> <li>b) a description of the proposed development or site alteration and alternative forms of the development or site alteration;</li> <li>c) a description of all cultural heritage resource(s) to be affected by the development and its alternative forms;</li> <li>d) a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,</li> <li>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).</li> </ul>

### 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.<sup>24</sup>

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.<sup>25</sup>

The area covered by the Iroquois Plain contains a significant portion of the province's population.<sup>26</sup> 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.<sup>27</sup> 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.<sup>28</sup> The proximity of Lake Ontario produces some climatic influences and the area has very fertile soil.<sup>29</sup> Moreover, offshore areas of sand and long-lasting sandbars act as aquifers, providing freshwater to many farms and villages.<sup>30</sup> 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.<sup>31</sup>

### 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.<sup>32</sup> 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.<sup>33</sup> 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

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<sup>24</sup> L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (2<sup>nd</sup> edition), (Toronto: university of Toronto Press, 1973), 324.

<sup>25</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 326.

<sup>26</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 335.

<sup>27</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

<sup>28</sup> City of Hamilton, "Hamilton Agricultural Profile 2008," 2.14.

<sup>29</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

<sup>30</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

<sup>31</sup> Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

<sup>32</sup> 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.

<sup>33</sup> 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.<sup>34</sup>

#### 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.<sup>35</sup>

#### 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).<sup>36</sup> The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier cooking.<sup>37</sup> 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).<sup>38</sup> 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).<sup>39</sup>

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<sup>34</sup> EMCWFT, "Chapter 3: The First Nations."

<sup>35</sup> EMCWFT, "Chapter 3: The First Nations."

<sup>36</sup> EMCWFT, "Chapter 3: The First Nations."

<sup>37</sup> EMCWFT, "Chapter 3: The First Nations."

<sup>38</sup> EMCWFT, "Chapter 3: The First Nations."

<sup>39</sup> 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.<sup>40</sup> 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.<sup>41</sup>

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.<sup>42</sup> 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.<sup>43</sup>

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<sup>40</sup> 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>.

<sup>41</sup> William C. Noble, "The Neutral Confederacy," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/neutral>.

<sup>42</sup> John C. Weaver, "Hamilton," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

<sup>43</sup> 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>.

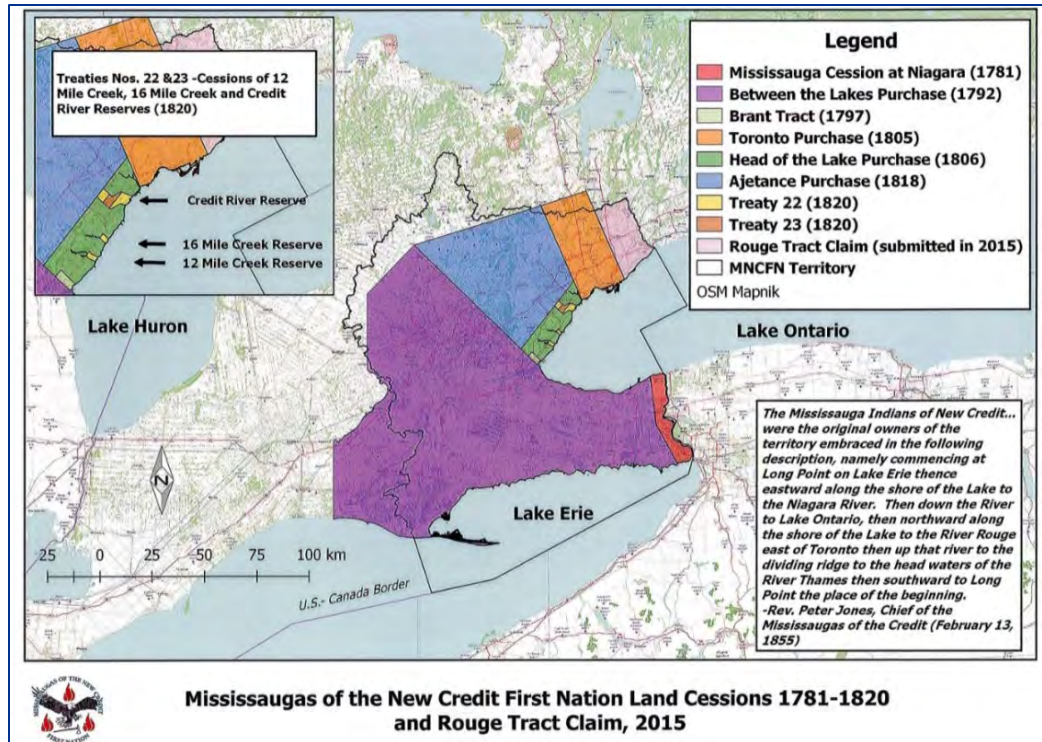


Figure 3: Mississaugas of the Credit First Nation Land Cessions<sup>44</sup>

#### 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.<sup>45</sup> 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.<sup>46</sup> The military road of the same name was constructed in 1794-95 from Cootes Paradise to the Thames River.<sup>47</sup> 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.<sup>48</sup>

Located along two of the oldest major roadways in Ontario (York Road and Governor's Road, also known as Dundas Street<sup>49</sup>) and Spencer Creek, Dundas grew rapidly and became a popular

<sup>44</sup> Mississaugas of the New Credit First Nation Land Cessions, "1781-1820 and Rouge Tract Claim."

<sup>45</sup> Ken Cruikshank, "Dundas," *The Canadian Encyclopedia*, accessed 3 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/dundas>.

<sup>46</sup> Hamilton Public Library, "Historical Dundas," accessed 3 March 2022, <https://www.hpl.ca/articles/historical-dundas>.

<sup>47</sup> Cruikshank, "Dundas."

<sup>48</sup> Cruikshank, "Dundas.,"; Hamilton Public Library, "Historical Dundas."

<sup>49</sup> 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.<sup>50</sup> The introduction of the canal also spurred industrial success in distilling, brewing, tanning, furniture, textiles, and foundries.<sup>51</sup>

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.<sup>52</sup> Despite this shift in urban focus, the introduction of the railway did result in some industrial success of Dundas during the 19<sup>th</sup> and early 20<sup>th</sup> centuries in the form of foundry production of machine tools, boilers, and marine steam engines for Great Western.<sup>53</sup> In addition, the transportation routes connecting Dundas and Hamilton caused Dundas to grow as a residential area for Hamilton workers and prominent citizens.<sup>54</sup> In 2001, Dundas, along with other local areas like Ancaster and Flamborough, amalgamated with the City of Hamilton.<sup>55</sup>

#### 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.<sup>56</sup> On 5 January 1818, the whole lot was sold to Richard Hatt then passed to his son Samuel in 1834.<sup>57</sup> The lot was then sold as smaller parcels. Hugh Bennet and Robert Somerville purchased one of these parcels on 27 November 1841 for £200.<sup>58</sup> The property was then mortgaged to Ralph Leeming for £650 in 1842.<sup>59</sup> In 1854, Ralph Leeming sold the property to John Gordon for £2000.<sup>60</sup> John Gordon then mortgaged it to Ralph Leeming<sup>61</sup>, who sold it to Eliza Spiner in 1863.<sup>62</sup> A few days later, Eliza Spiner sold the property to John Tucker.<sup>63</sup>

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

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<sup>50</sup> Hamilton Public Library, "Historical Dundas."

<sup>51</sup> Cruikshank, "Dundas."; Kyles, "Dundas (1780-2007)."

<sup>52</sup> Kyles, "Dundas (1780-2007)."; Hamilton Public Library, "Historical Dundas."

<sup>53</sup> Cruikshank, "Dundas."

<sup>54</sup> Kyles, "Dundas (1780-2007)."

<sup>55</sup> Hamilton Public Library, "Historical Dundas."

<sup>56</sup> Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), West Flamborough, Book 365, Concession 1; Lot 11 to 29, Instrument No. Patent.

<sup>57</sup> LRO 62, Instrument No. TR 227, M 1374; LRO 62, Instrument No. H 869.

<sup>58</sup> LRO 62, Instrument No. N 251.

<sup>59</sup> LRO 62, Instrument No. N 516.

<sup>60</sup> LRO 62, Instrument No. B/2 300.

<sup>61</sup> LRO 62, Instrument No. B/2 301; LRO 62, Instrument No. C 530.

<sup>62</sup> LRO 62, Instrument No. D 12.

<sup>63</sup> LRO 62, Instrument No. D 13.



land registry records of Timothy Greening leasing a property from James Chegrin in 1869<sup>64</sup>; however, there is a gap in the succession of the property. James Chegrin purchased property from Sarah Creighton in 1865<sup>65</sup>, who purchased numerous parcels from Francis Bypold and Constance Buchanon in 1865.<sup>66</sup> 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.<sup>67</sup>

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.<sup>68</sup> 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.<sup>69</sup> 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.<sup>70</sup> The 1889 directory also lists Timothy Greening as living on Concession 1 Lot 13.<sup>71</sup> In 1896-1897, Timothy Greening is listed as living on Hatt Street, but there is no mention of his manufacturing facility.<sup>72</sup>

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.<sup>73</sup> 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.

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<sup>64</sup> LRO 62, Instrument No. 671.

<sup>65</sup> LRO 62, Instrument No. 617.

<sup>66</sup> LRO 62, Instrument No. 615; LRO 62, Instrument No. 619.

<sup>67</sup> Land Registry Office 62 [LRO 62], Hamilton Wentworth (62), Hamilton, Book H238, Plan 1461, Instrument No. 153821 AB.

<sup>68</sup> Mitchell & Co., *County of Wentworth Hamilton City Directory, 1865-1866* (Toronto: Mitchell & Co, 1864), 322, 327.

<sup>69</sup> 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).

<sup>70</sup> W.H. Irwin & Co., *City of Hamilton Directory for the Year March 1885 to March 1886* (Hamilton: W.H. Irwin & Co., 1886), 375.

<sup>71</sup> Ancestry.com, *Canada, City and Area Directories, 1819-1906* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

<sup>72</sup> Henry Vernon, *Vernon's Hamilton Classified Business and Niagara District Directory for the Year 1896 to May 1897* (Hamilton: Henry Vernon, 1896), 42.

<sup>73</sup> 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.<sup>74</sup> Timothy and Nathan were sons of his second wife while Benjamin was a son of his first wife.<sup>75</sup> The wire business was the occupation of several Greening family members including those of Greening & Rylands wire works in England.<sup>76</sup> 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.<sup>77</sup>

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.

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<sup>74</sup> 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.

<sup>75</sup> 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](https://canadianheadstones.ca/wp/headstone-vendor/?wpda_search_column_idperson=737350).

<sup>76</sup> *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](https://archive.org/details/cihm_90225/page/n5/mode/2up?q=greening), 3-5.

<sup>77</sup> *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)<sup>78</sup>

<sup>78</sup> City of Hamilton, *Interactive Cultural Heritage Mapping*,  
<https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>.

1859



1875



**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.

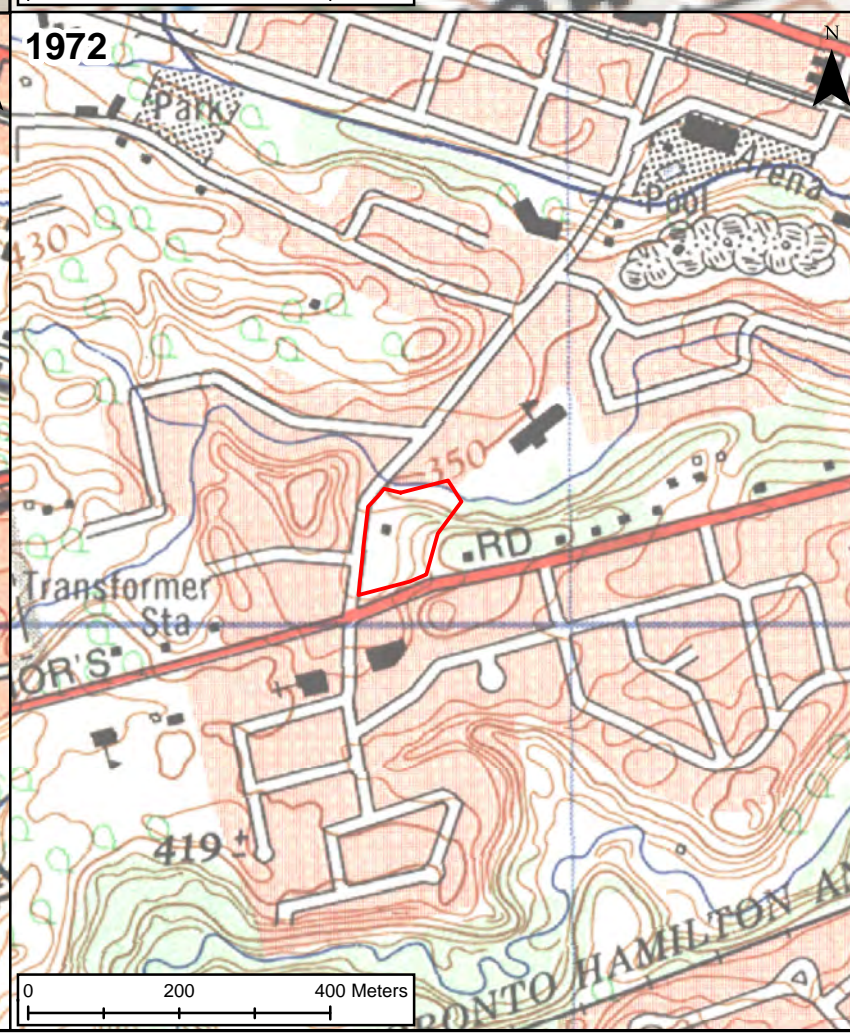
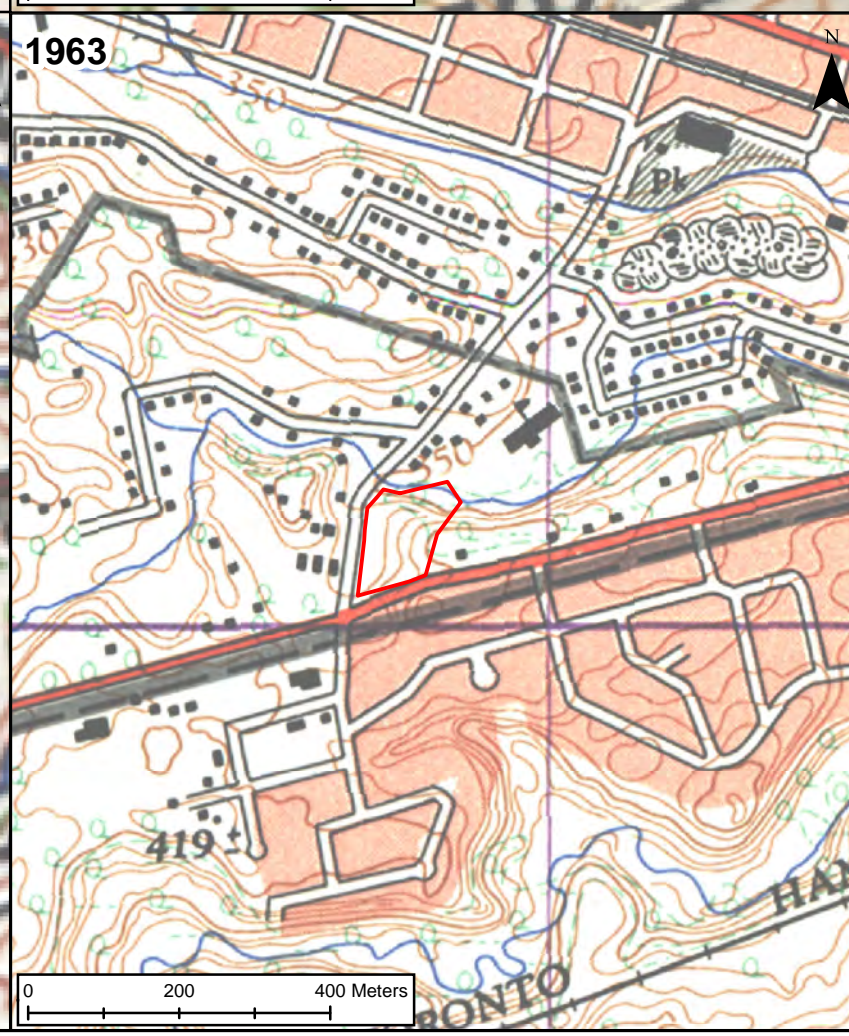
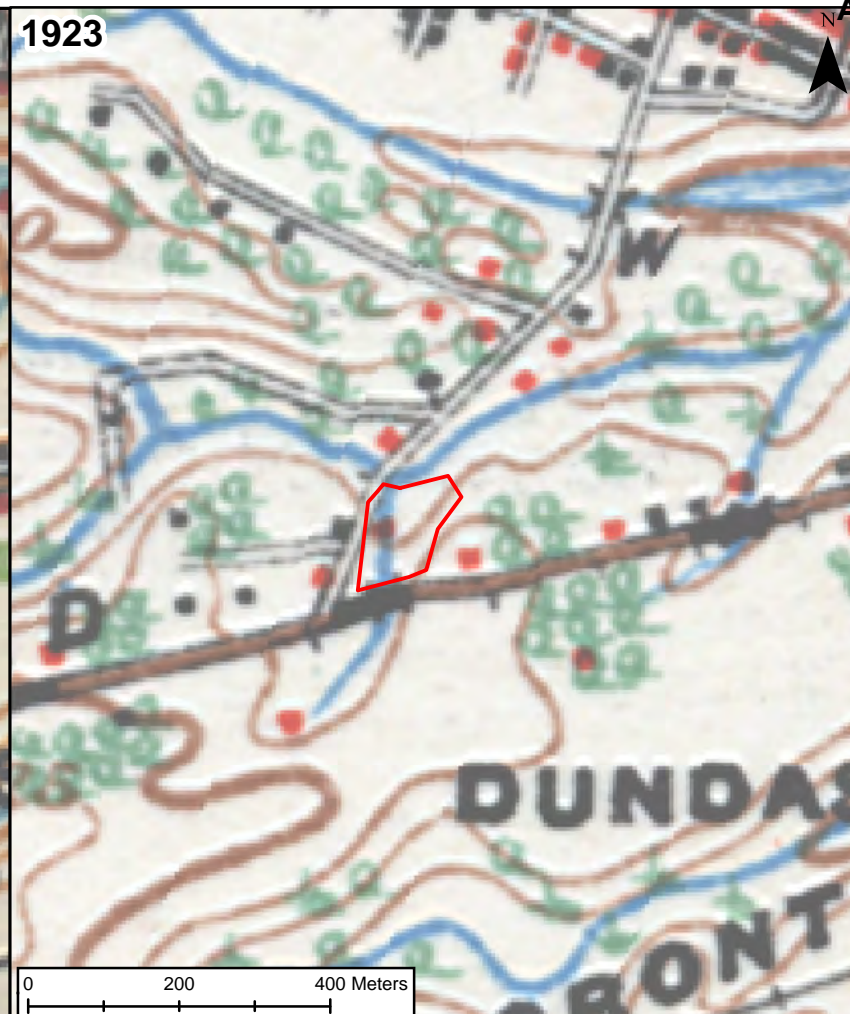
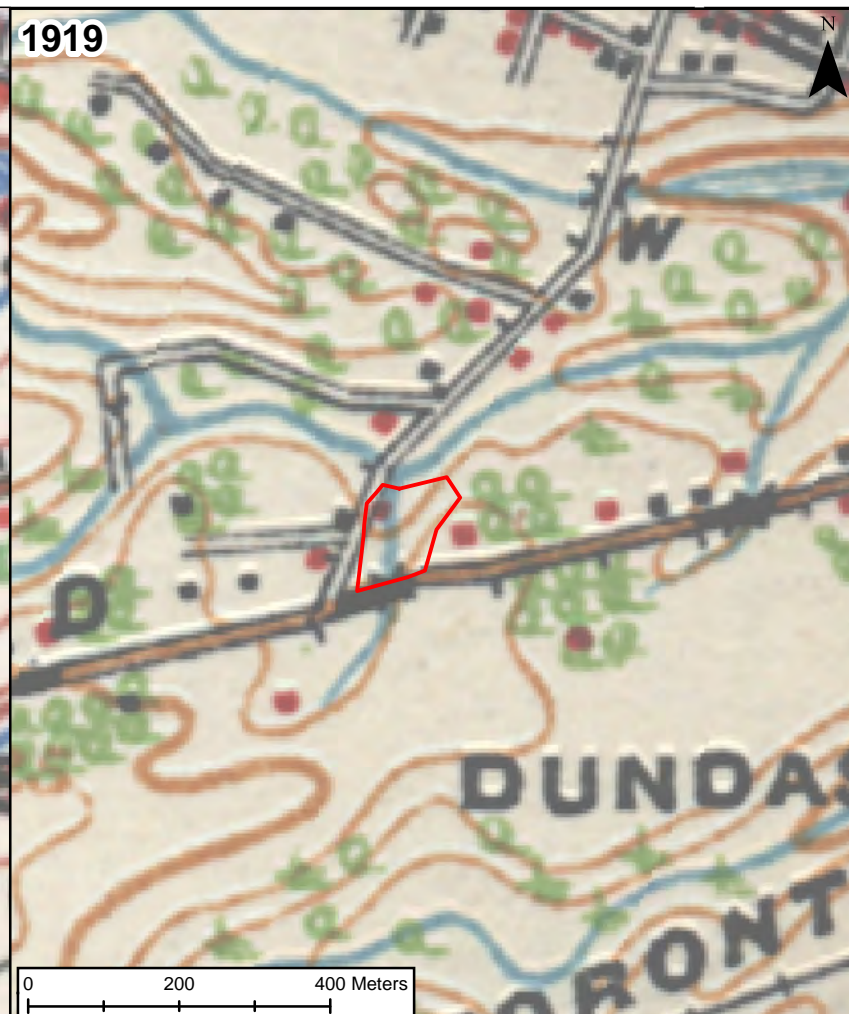
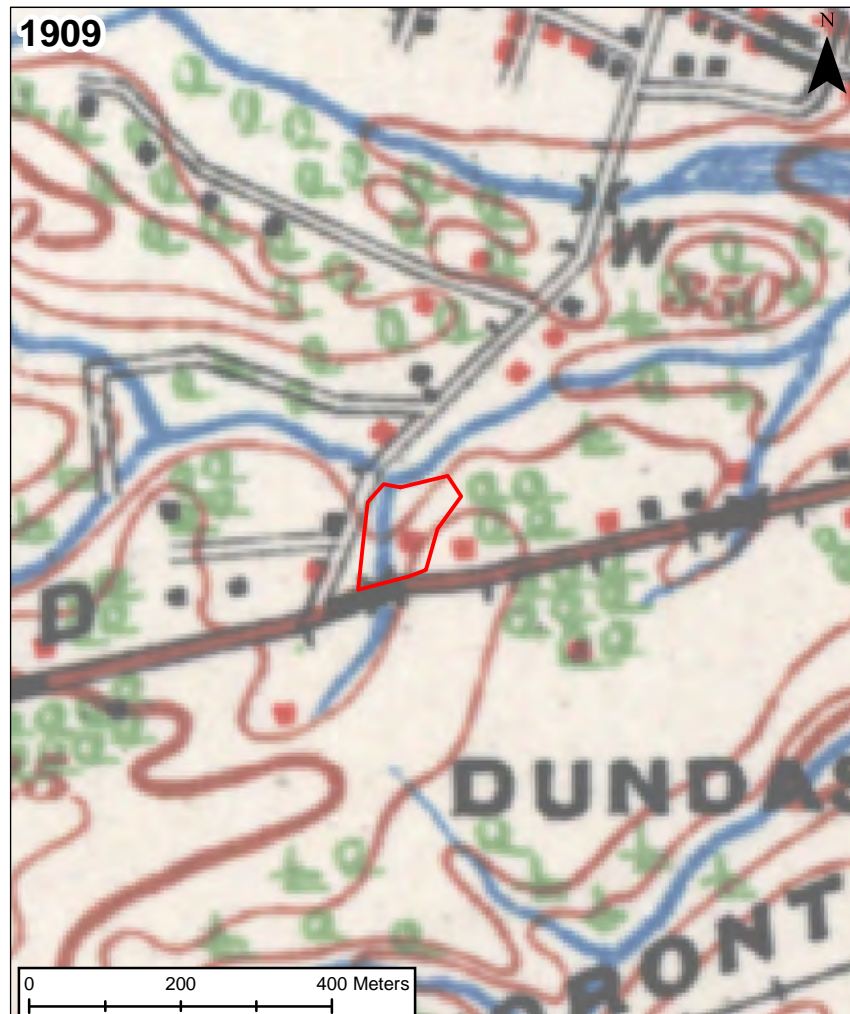
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<b>TITLE</b> Historic Maps Showing the Property	
<b>CLIENT</b> Elite Developments	
<b>PROJECT</b> Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	
<b>PROJECT NO.</b> LHC0282	
<b>CONSULTANT</b>	YYYY-MM-DD 2022-02-25
	PREPARED LHC
	DESIGNED JG
	<b>FIGURE #</b> 5


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

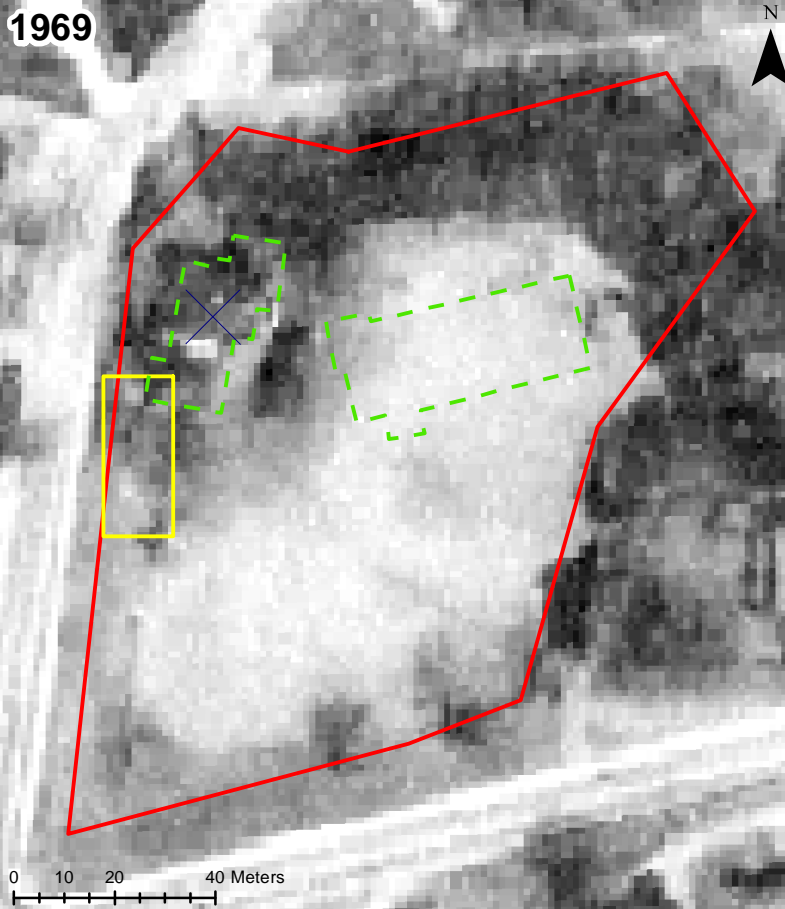
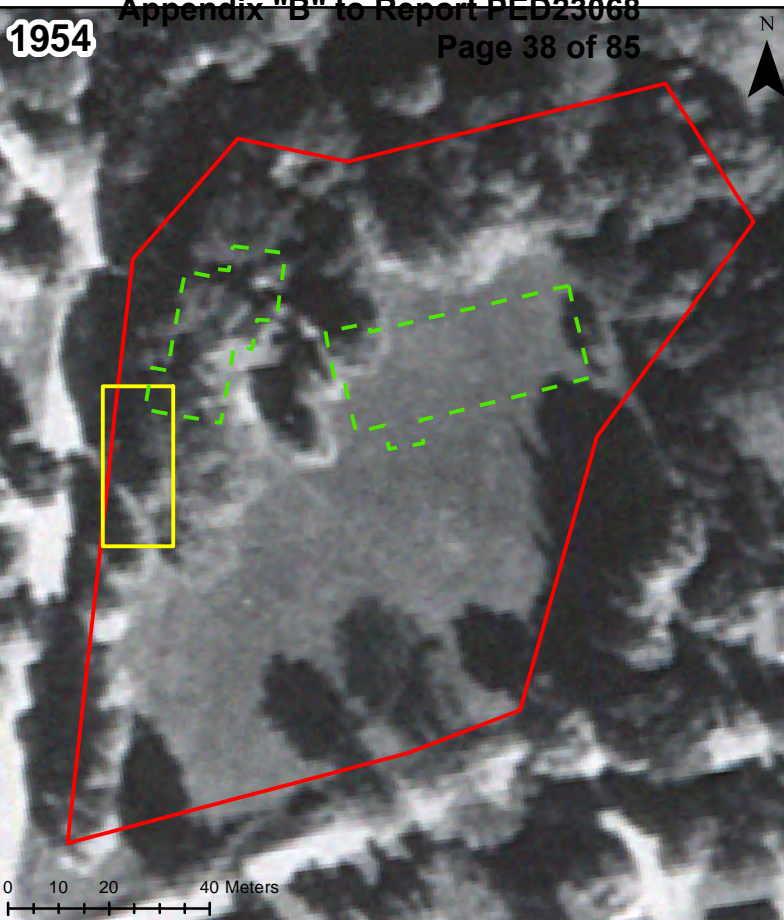
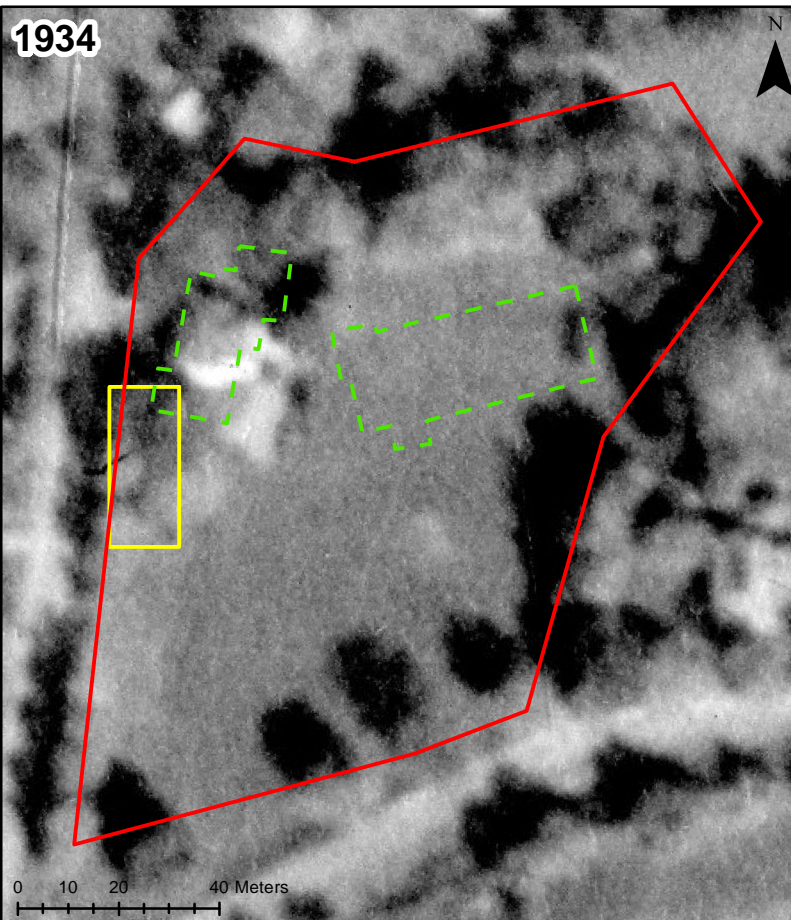
**Legend**  
 Property



**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.  
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CONSULTANT	YYYY-MM-DD	2022-03-08
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6



<b>Legend</b>
Current Buildings Footprint
Factory Location on 1875 Atlas
Study Area Outline

<b>TITLE</b> 20th Century Air Photos Showing the Property	
<b>CLIENT</b> Elite Developments	
<b>PROJECT</b> Cultural Heritage Impact Assessment, 99-101 Creighton Road, Dundas, City of Hamilton, ON	<b>PROJECT NO.</b> LHC0282
<b>NOTE(S)</b> 1. All locations are approximate.	

<b>REFERENCE(S)</b> 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
<b>LHC</b>	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

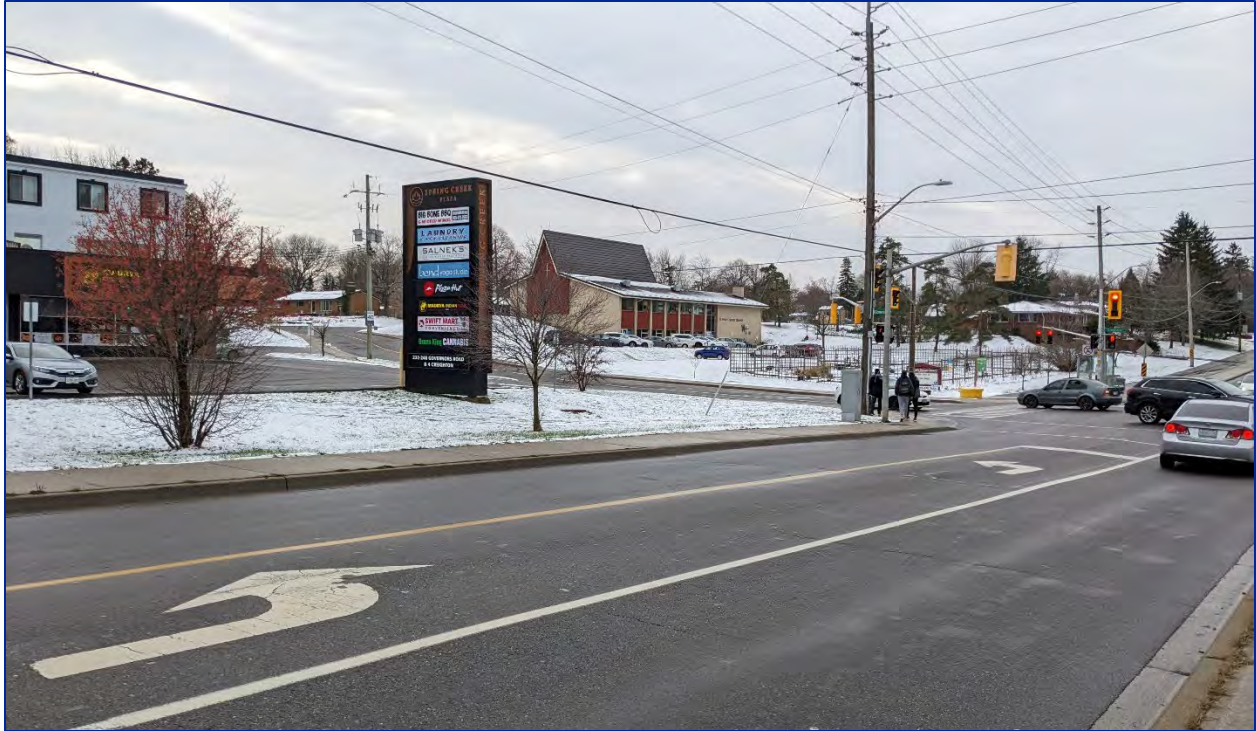


Figure 18: View southwest from just east of the intersection of Creighton and Governor's Roads



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.”<sup>79</sup> The *PPS* defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”.<sup>80</sup>

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.<sup>81</sup>

<sup>79</sup> 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>.




<sup>80</sup> Province of Ontario, “Provincial Policy Statement,” 39.

<sup>81</sup> 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 <sup>82</sup>	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	

<sup>82</sup> City of Hamilton, *Interactive Cultural Heritage Mapping*.

Address	Heritage Recognition	Notes <sup>82</sup>	Image
		J.H. Wilson and overlooks the former location of the T. Greening Wireworks factory. <sup>83</sup>	

### 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-

<sup>83</sup> 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
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.	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>
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.	N	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.
3. The property has design or physical value because it demonstrates a high	N	There is no evidence that the structure demonstrates a higher degree of technical or scientific achievement than a standard

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
<b>92 Creighton Road</b>	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.
<b>100 Creighton Road</b>	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.
<b>223 Governor's Road</b>	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*).

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**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 &amp; 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
<b>TR 227 M 1374</b>	B + S	5 Jan 1818	2 Feb 1818	Michael Showers et al Attorney at law of Michael Showers	Richard Hatt		All
<b>H 869</b>	Q.C.	31 May 1834	14 July 1834	Samuel Hatt, son of Richard Hatt	John O. Hatt	£250	All
<b>N 251</b>	B + S	27 Nov 1841	27 Nov 1841	William Hatt	Hugh Bennet and Robert Somerville	£200	Pt
<b>N 516</b>	Mortgage	5 June 1842	7 July 1842	Robert Somerville	Ralph Leeming et ux	£650	Pt; Dis
<b>P 314</b>	B + S	21 Nov 1845	21 Nov 1845	Ralph Leeming et ux	Thomas Hatt	£1000	Pt.
<b>P 315</b>	B + S	21 Nov 1845	21 Nov 1845	Thomas Hatt	Ralph Leeming	£1000	Pt.
<b>B/2 300</b>	B + S	19 Aug 1854	29 Aug 1854	Ralph Leeming and wife	John Gordon	£2000	Pt.
<b>B/2 301</b>	Mortgage	19 Aug 1854	29 Aug 1854	John Gordon et ux	Ralph Leeming	£445.15	Pt.; Dis
<b>C 530</b>	Release	21 Feb 1861	25 Feb 1861	Ralph Leeming	John Gordon		Pt.; Mtg 301 B/2
<b>Gap</b>							
<b>5825 AB</b>	Pt. Dis.	5 Jan 1966	7 Mar 1966	Hartley Chappel	Donald Blackadar and Lorraine	2.00 + val con	Pt. mge. 302617 HL



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No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
					Blackadar, his wife		
<b>5829 AB</b>	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
<b>142130 AB</b>	Mortgage	16 June 1969	14 Aug 1969	Lorraine Blackadar and Donald W. Blackadar	Industrial Development Bank	25,000	Discharged by No. 272167 AB
<b>153821 AB</b>	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
<b>272167 AB</b>	Discharge	6 Nov 1972	20 Nov 1972	Industrial Development Bank	Blackadar Nursing Home		Mortgage 142103 AB
<b>276471 AB</b>	Cert.	12 Dec 1972	28 Dec 1972	Minister of Revenue	Re: Arabella Maw		
<b>277800 AB</b>	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
<b>62R1149</b>							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
<b>Mitchell's County of Wentworth and Hamilton City Directory</b>	1865-1866	<ul style="list-style-type: none"> <li>• Dundas Wire Works, Timothy Greening, proprietor, Hatt, cor Matilda</li> <li>• Gordon, Capt. John, n s Governor's Road</li> <li>• Greening, Timothy, proprietor, Dundas Wire works, and manufacturer of wire cloth, Hatt, cor Matilda</li> <li>• Maw, John, machinist, John Gartshore</li> </ul>
<b>McAlpine's Hamilton City Directory</b>	1875	<ul style="list-style-type: none"> <li>• Greening B &amp; Co, wire workers, 3 to 7 Peter (Hamilton)</li> <li>• Greening Benjamin of B Greening &amp; Co, h Peter cor Hess (Hamilton)</li> <li>• Greening Nathan, wire works, bds King, n s (Dundas)</li> <li>• Maw John, manager tool and machine works, h Governor's Road (Dundas)</li> <li>• Greening T, Con 1, Lot 13 (West Flamboro)</li> </ul>
<b>Irwin's Hamilton City Directory</b>	1875-1876	<ul style="list-style-type: none"> <li>• Greening Benj, wire manufact'r, 1 Peter (Hamilton)</li> <li>• Greening Thos, wire worker, 1 Peter (Hamilton)</li> <li>• No Greenings in Dundas or Flamboro West</li> <li>• No Gordons in Dundas</li> <li>• Maw John, manager, Dundas Tool Company (Dundas)</li> <li>• No mention of Greening Wire Works in business directory or advertisements</li> </ul>
<b>Irwin's Hamilton City Directory</b>	1880-1881	<ul style="list-style-type: none"> <li>• Greening S. wire manfr, 43 Queen n, h 59 Queen n (Hamilton)</li> <li>• No Greenings in Dundas or West Flamboro</li> <li>• No Maws in Dundas or West Flamboro</li> <li>• No mention of Greening Wire Works in business directory or advertisements</li> </ul>
<b>Irwin's Hamilton City Directory</b>	1885-1886	<ul style="list-style-type: none"> <li>• Greening &amp; Sons, wire weavers</li> <li>• No mention of the Greenings or the Maws in Dundas or West Flamboro</li> <li>• The Greenings of B Greening &amp; Co in Hamilton are mentioned</li> </ul>
<b>Vernon's Hamilton and Niagara District Directory</b>	1896-1897	<ul style="list-style-type: none"> <li>• Greening, Timothy, wireworks, Hatt</li> <li>• No mention of Maw</li> </ul>

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</li></ul>