

CORE URBAN INC.

CULTURAL HERITAGE IMPACT ASSESSMENT

309 JAMES STREET NORTH, CITY OF
HAMILTON

AUGUST 31, 2023

FINAL REPORT





CULTURAL HERITAGE IMPACT ASSESSMENT

309 JAMES STREET
NORTH, CITY OF
HAMILTON

CORE URBAN INC.

FINAL REPORT

PROJECT NO.: CA0006154.3202

DATE: AUGUST 31, 2023

WSP
582 LANCASTER STREET WEST
KITCHENER, ON N2K 1M3

T: +1 519 743 8777

WSP.COM

SIGNATURES

PREPARED BY



Lindsay Benjamin, MEAS, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

August 31, 2023

Date

REVIEWED BY



Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

August 31, 2023

Date

APPROVED¹ BY



Michael Teal, MES
Archaeology Team Lead

August 31, 2023

Date

WSP Canada Inc. ("WSP") prepared this report solely for the use of the intended recipient in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable

¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

CONTRIBUTORS

CLIENT

Contact Core Urban Inc.
Steve Kulakowsky
President

WSP

Project Manager Lindsay Benjamin, MEAS, RPP, MCIP, CAHP
Senior Cultural Heritage Specialist

Report Preparation Robert Pinchin, BA, CAHP Intern
Cultural Heritage Technician

Lindsay Benjamin

Mapping/GIS Bojan Radojevic, BA
GIS Analyst, Spatial Information Management and Digital
Design

Report Review Heidi Schopf, MES, CAHP
Cultural Heritage Team Lead

Report Approval Michael Teal, MES
Archaeology Team Lead

EXECUTIVE SUMMARY

WSP was retained by Core Urban Inc. to complete a Cultural Heritage Impact Assessment (CHIA) for 309 James Street North in the City of Hamilton (the subject property) in support of a Notice of Intention to Demolish and as required by the City of Hamilton (File No. FC-23-004). The building is proposed for demolition to accommodate a redevelopment project planned for the subject property and the contiguous property at 325 James Street North (the project location). The City has waived the requirement for a CHIA for 325 James Street North as the building will be retained and incorporated into the proposed development.

The project location is situated on the west side of James Street North with frontage on James Street North and Barton Street West. The subject property at 309 James Street North (Former International Hotel) is a two-and-a-half storey buff brick building, constructed ca. 1900 with a post-1964 addition. 325 James Street North (Former Harbour Mission) is a three-storey brick building, constructed ca. 1910. Both properties are included in the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties. In addition, the development is proposed in the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood.

The intent of the development plan is to consolidate the subject property and 325 James Street North into a single development parcel. The existing building at 325 James Street North is to be retained subject to interior renovations to facilitate mixed use with at grade commercial and residential units above. The building on the subject property is proposed to be demolished. The balance of the project location, primarily composed of a parking lot, will be developed into a 12-storey mixed use building.

This CHIA has evaluated the subject property against the criteria of *Ontario Regulation 9/06* (as amended by *Ontario Regulation 569/22*) and determined it possesses cultural heritage value or interest (CHVI) for its historical and associative value tied to Matt Hayes Jr. and the property's operation as a hotel for close to a century, and its contextual value and contribution to the 19th and 20th century "main street" commercial character of James Street North. As such, a Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes has been compiled as a mitigation strategy to help inform the future preparation of a symbolic conservation strategy for the proposed development.

Evaluating the proposed development plans against the SCHVI and list of heritage attributes, it was determined the new mixed-use development would have major direct impacts on the subject property, minor direct and positive impacts on 325 James Street North, and potential indirect impacts to adjacent heritage properties. In addition to the impact assessment, WSP assessed the compatibility of the proposed development to ensure it reflects a contemporary design that would respect and add to the character of the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood. The assessment determined the new structure provides an excellent balance of contemporary design with historical influences. The infill project will complete the commercial streetwall along this portion

of James Street North and will see the restoration of the existing early-20th century commercial façade of 325 James Street North.

The following alternatives, mitigation and conservation options were considered to avoid or reduce adverse impacts to the heritage attributes of the subject property:

- 1) Preserve and maintain the subject property as is with no further development.
- 2) Adaptively re-use the original extant brick building on the subject property, incorporating it into plans for the property's redevelopment.
- 3) Redevelop the subject property as proposed and demolish the extant building.

Based on a review of the alternatives, mitigation and conservation options analysis, Option 3, develop the subject property as proposed and demolish the extant building, was the recommended alternative. As no design or physical heritage attributes were identified for the subject property, impacts to its historical or associative and contextual CHVI could be partially mitigated through symbolic conservation in the new development using interpretive panels and salvaged building materials. In discussion with the City of Hamilton's Program Lead, Cultural Heritage, Alissa Golden, the required contents of a Documentation and Salvage Report have been incorporated into this report consistent with the City's *Cultural Heritage Assessment Guidelines for Documentation and Salvage Reports*. Recommendations have been provided to mitigate impacts resulting from the demolition of the building on the subject property, including a list of items to salvage for potential commemorative purposes.

The following recommendations are provided to guide the implementation of Option 3:

- 1 That the content of this report be considered by the City of Hamilton to also serve as a Documentation and Salvage Report that fulfills the requirements of the City's *Cultural Heritage Assessment Guidelines for Documentation and Salvage Reports* (2013b).
Relevant recommendations include:
 - a A reputable contractor with expertise in salvage should be contracted to salvage the identified building materials in accordance with guidance taken from the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), Section 4: Guidelines for Materials.
 - b The destination of salvaged material should be determined prior to the initiation of any salvage process.
 - c Consideration should be given to the incorporation of salvaged materials, such as brick, into the proposed development.
 - d The incorporation of salvaged materials into the proposed development should be accompanied by interpretation (i.e., a plaque or other commemoration device) so residents and visitors understand the provenance of the materials.
 - e The chosen contractor should propose an approach for the labelling and storage of materials salvaged until they can be incorporated into the proposed development or donated to an architectural salvage organization.

- f Materials should only be salvaged if they are suitable for re-use in other buildings or projects, (i.e., the material must be not irreparably damaged or infested).
 - g Materials should be extracted in a way that ensures they will not be irreparably damaged.
 - h Should any of the material be damaged during removal, donation to a teaching institution or museum (i.e. Willowbank, Algonquin College, etc.) should be considered to allow the material to provide an educational opportunity.
 - i Once finalized, a copy of this report should be submitted to the Local History and Archives section of the City of Hamilton Public Library.
- 2 That a symbolic conservation strategy, informed by the salvage results, be prepared for the new development.
 - 3 That a pre-construction survey and a Zone of Influence Construction Vibration Study be undertaken to monitor and mitigate vibration impacts to adjacent heritage properties during demolition and construction.
 - 4 That the contractor prepare a Construction Hoarding Plan to ensure there will be no direct or indirect impacts to adjacent built heritage resources as a result of construction activities or equipment.
 - 5 That the subject property be removed from the City of Hamilton's Register of Property of Cultural Heritage Value or Interest following its demolition.
 - 6 That if the proposed development plans are substantially revised, an update to this CHIA should be completed through an addendum.



TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	POLICY FRAMEWORK	6
2.1	Federal and International Heritage Guidelines.....	6
2.2	Planning Act and Provincial Policy Statement.....	6
2.3	Ontario Heritage Act	7
2.4	Ontario Regulation 9/06	8
2.5	Ministry of Citizenship and Multiculturalism Heritage Resources in Land Use Planning	8
2.6	Urban Hamilton Official Plan.....	10
2.6.1	Downtown Hamilton Secondary Plan.....	11
2.6.2	Cultural Heritage Impact Assessments.....	11
2.7	Downtown Hamilton Tall Buildings Guidelines.....	13
3	PROJECT METHODOLOGY	15
4	CONSULTATION	16
4.1	City of Hamilton.....	16
4.2	Federal and Provincial Review.....	17
5	HISTORICAL CONTEXT.....	18
5.1	Indigenous History	18
5.2	Wentworth County and City of Hamilton	22
5.2.1	James Street North	23
5.3	Subject Property History	24
6	EXISTING CONDITIONS	33
6.1	Subject Property: 309 James Street North	33
6.1.1	Exterior.....	33
6.1.2	Interior.....	42
6.2	325 James Street North	54
6.2.1.1	Exterior	54



TABLE OF CONTENTS

6.3	Context and Adjacent Cultural Heritage Resources	60
6.4	Architectural Style	63
6.4.1	Second Empire	63
6.5	Comparative Analysis	65
6.6	Discussion of Integrity	70
6.6.1	Results	75
7	CULTURAL HERITAGE EVALUATION	76
7.1	Evaluation Using Ontario Regulation 9/06	76
7.2	Results of the Cultural Heritage Evaluation	79
7.3	Statement of Cultural Heritage Value or Interest	79
7.3.1	Description of Historic Place	79
7.3.2	Heritage Value	79
7.3.3	List of Heritage Attributes	80
8	PROPOSED UNDERTAKING AND IMPACTS	81
8.1	Description of Proposed Undertaking	81
8.2	Rationale for Demolition of Subject Property	87
8.3	Potential Impacts	88
8.4	Assessment of Impacts	88
8.5	Assessment of Compatibility of the Proposed Development	95
8.6	Results of Impact Assessment	98
9	ALTERNATIVES OR MITIGATION MEASURES	99
9.1	Alternatives, Mitigation and Conservation Options Analysis	100
9.2	Results of Options Analysis	104
10	CONSERVATION STRATEGY	105
10.1	Mitigation Strategy	105



TABLE OF CONTENTS

10.2 Documentation and Salvage105
10.3 Implementation and Monitoring.....107
11 CONCLUSIONS AND RECOMMENDATIONS
..... 108
12 QUALIFICATIONS OF AUTHOR 110
13 CITED MATERIALS 111

TABLES

TABLE 1: CONSULTATION FOR CULTURAL
HERITAGE IMPACT ASSESSMENT 17
TABLE 2: COMPARATIVE ANALYSIS OF HERITAGE
PROPERTIES OF A SIMILAR AGE,
STYLE AND/OR TYPOLOGY66
TABLE 3: HERITAGE INTEGRITY ANALYSIS FOR THE
SUBJECT PROPERTY.....71
TABLE 4: O. REG. 9/06 EVALUATION OF 309 JAMES
STREET NORTH.....76
TABLE 5: IMPACT GRADING.....88
TABLE 6: EVALUATION OF IMPACTS TO THE
SUBJECT PROPERTY.....90
TABLE 7: EVALUATION OF IMPACTS TO 325 JAMES
STREET NORTH.....91
TABLE 8: EVALUATION OF IMPACTS TO ADJACENT
BUILT HERITAGE RESOURCES AND
CULTURAL HERITAGE
LANDSCAPES.....93
TABLE 9: ASSESSMENT OF THE COMPATIBILITY OF
THE PROPOSED DEVELOPMENT ..96
TABLE 10: ALTERNATIVES, MITIGATION AND
CONSERVATION OPTIONS.....100
TABLE 11: IMPLEMENTATION SCHEDULE107

FIGURES

FIGURE 1: PROJECT LOCATION MAP4
FIGURE 2: AERIAL PHOTOGRAPH SHOWING
PROJECT LOCATION.....5
FIGURE 3: PAGE & SMITH'S 1875 ATLAS OF
WENTWORTH COUNTY SHOWING
PROJECT LOCATION.....28



TABLE OF CONTENTS

FIGURE 4: GOAD'S 1898 FIRE INSURANCE MAP
SHOWING PROJECT LOCATION29

FIGURE 5: GOAD'S 1911 FIRE INSURANCE MAP
SHOWING PROJECT LOCATION30

FIGURE 6: 1909 AND 1952 TOPOGRAPHIC MAP
SHOWING PROJECT LOCATION31

FIGURE 7: 1934, 1950, 1954 & 1964 AERIAL
PHOTOGRAPH SHOWING PROJECT
LOCATION32

APPENDICES

A EXISTING SITE PLANS

B DEVELOPMENT SITE PLANS,
ELEVATIONS & RENDERINGS

C SUN SHADOW STUDY

D LETTER FROM LINTACK
ARCHITECTS INC.

E DESIGNATION BY-LAW

1 INTRODUCTION

WSP was retained by Core Urban Inc. (the Client) to complete a Cultural Heritage Impact Assessment (CHIA) for 309 James Street North in the City of Hamilton (the subject property) in support of a Notice of Intention to Demolish and as required by the City of Hamilton (File No. FC-23-004). The building is proposed for demolition to accommodate a redevelopment project planned for the subject property and the contiguous property at 325 James Street North (the project location). The City has waived the requirement for a CHIA for 325 James Street North as the building will be retained and incorporated into the proposed development.

The project location is situated on the west side of James Street North with frontage on James Street North and Barton Street West (Figure 1 and Figure 2). The subject property at 309 James Street North (Former International Hotel) is a two-and-a-half storey buff brick building, constructed ca. 1900 with a post-1964 addition. 325 James Street North (Former Harbour Mission) is a three-storey brick building, constructed ca. 1910. Both properties are included in the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties. In addition, the development is located in the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood.

The project location is surrounded by identified cultural heritage resources. The following properties designated under Part IV of the *Ontario Heritage Act* are adjacent to the project location:

- 256-262 MacNab Street North (MacNab Terrace) (By-law 89-176, Appendix E).

The following properties listed on the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties are adjacent to the project location [within 50 m, as per the City's *Urban Hamilton Official Plan* (UHOP) (2013a)]:

- 300 James Street North
- 302 James Street North
- 305 James Street North (Former Canadian Imperial Bank of Commerce)
- 306 James Street North
- 308 James Street North
- 310-312 James Street North
- 314 James Street North
- 316 James Street North
- 318-320 James Street North
- 322-324 James Street North
- 326 James Street North
- 328 James Street North
- 329 James Street North
- 330 James Street North
- 331 James Street North
- 332 James Street North
- 333 James Street North
- 334 James Street North
- 337 James Street North
- 341 James Street North
- 342 James Street North
- 344 James Street North
- 345 James Street North
- 346 James Street North
- 252 MacNab Street North
- 254 MacNab Street North

Additionally, the project location is located adjacent (within 50 m, as per the City's UHOP) to the following properties included on the City's Heritage Inventory:

- 340 James Street North
- 21 Barton Street West (All Souls Roman Catholic Church) – Places of Worship Inventory
- 16 Barton Street West
- 18 Barton Street West
- 11 Murray Street West
- 13 Murray Street West
- 15 Murray Street West
- 21 Murray Street West
- 23 Murray Street West

The intent of the development plan is to consolidate the project location into a single development parcel. The existing building at 325 James Street North (Former Harbour Mission) is to be retained subject to interior renovations to facilitate mixed use with at grade commercial and residential units above. The building on the subject property is proposed to be demolished. The balance of the project location, primarily composed of a parking lot, will be developed into a 12-storey mixed use building.

The contact information for the property owner's representative is as follows:

Steve Kulakowsky, President
Core Urban
(905) 543-1579
steve@coreud.com

This CHIA will assess the impact of the proposed development on the identified and perceived cultural heritage value or interest (CHVI) of the subject property, 325 James Street North, and adjacent heritage properties.

This CHIA has been structured to adhere to the guidelines of the *City of Hamilton: Cultural Heritage Impact Assessment Guidelines (2018a)*, as well as the feedback provided in the City's Cultural Heritage Comments related to the development dated January 5, 2023, and guidance provided in the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process (2006)*, the *Ontario Heritage Act (OHA)*, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement (2020)*, and Section B3.4 of the *Urban Hamilton Official Plan (UHOP) (2013a)*.

This document will provide:

- A background on the project and introduction to the subject property and project location;
- A description of the methodology used to investigate and evaluate the proposed development of the project location;
- A summary of the history of the City of Hamilton and downtown Hamilton and the subject property;
- An assessment of existing conditions (photographic and textual documentation) for the project location and the adjacent heritage resources, with interior documentation provided for the subject property only;

- An evaluation of the subject property's CHVI using the criteria set out in *Ontario Regulation 9/06*, including the physical/design, historical/associative and contextual value;
- A description of the proposed development and a summary of potentially adverse impacts, including the consideration of impacts to the subject property, 325 James Street North and adjacent properties designated under Part IV of the OHA, included on the Municipal Heritage Register and the City's Heritage Inventory;
- An assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the CHVI of the subject property, 325 James Street North and adjacent heritage properties, if applicable, including a review of the compatibility of the proposed development's design; and
- Conservation methods and proposed strategies, as required, including commemoration, and documentation and salvage recommendations.



LEGEND
 PROJECT LOCATION



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 2. BASE MAP: ESRI, HERE, GARMIN, FAO, NOAA, USGS, EPA, NPS, AAFC, NRCAN, MCMMASTER UNIVERSITY, CITY OF HAMILTON, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCAN
 3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT
 CORE URBAN INC.

PROJECT
 CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309
 JAMES STREET NORTH, HAMILTON

TITLE
**LOCATION OF 309 AND 325 JAMES STREET NORTH,
 HAMILTON**

CONSULTANT	YYYY-MM-DD	2023-06-20
	DESIGNED	LB
	PREPARED	BR
	REVIEWED	---
	APPROVED	---



PROJECT NO. CA0006154.3202	CONTROL 0001	REV. A	FIGURE 1
-------------------------------	-----------------	-----------	-------------

PATH: S:\Clients\City of Hamilton\309-325 James Street North\159 - PROJ\CA0006154-3202 - Corr\UrbanInc - H\Map_PROD\0001 - CH\CA0006154-3202-0001-FC-0001.aprx PRINTED ON: AT: 10:08:39 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI A



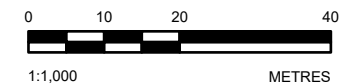
KEY MAP



SCALE: 1:2,500,000

LEGEND

- PROJECT LOCATION
- ROADWAY
- TOWNSHIP, CONCESSION AND LOT



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN. THIS WORK IS LICENSED UNDER THE ESRI MASTER LICENSE AGREEMENT.VIEW SUMMARY | VIEW TERMS OF USEIMPORTANT NOTE: THIS ITEM IS IN MATURE SUPPORT AS OF JANUARY 2022 AND IS NO LONGER UPDATED. PAST VERSIONS OF WORLD IMAGERY, INCLUDING THE IMAGERY FOUND IN THIS ITEM, CAN BE FOUND IN WORLD IMAGERY WAYBACK.EXPORT: THIS LAYER IS NOT INTENDED TO BE USED TO EXPORT TILES FOR OFFLINE. DATA COLLECTION AND EDITING: THIS LAYER MAY BE USED IN VARIOUS ARCGIS APPS TO SUPPORT DATA COLLECTION AND EDITING, WITH THE RESULTS USED INTERNALLY OR SHARED WITH OTHERS, AS DESCRIBED FOR THESE USE CASES.
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CORE URBAN INC.

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

TITLE

AERIAL PHOTOGRAPH SHOWING LOCATION OF 309 AND 325 JAMES STREET NORTH, HAMILTON

CONSULTANT

YYYY-MM-DD 2023-06-16

DESIGNED LB

PREPARED BR

REVIEWED ---

APPROVED ---

PROJECT NO.
CA0006154.3202

CONTROL
0001

REV.
A

FIGURE
2



2 POLICY FRAMEWORK

2.1 FEDERAL AND INTERNATIONAL HERITAGE GUIDELINES

In addition to municipal and provincial policies and guidelines, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), hereafter referred to as the *Standards and Guidelines*, provides appropriate conservation treatments for cultural heritage resources across Canada. The International Council on Monuments and Sites (ICOMOS) of United Nations Educational, Scientific and Cultural Organization (UNESCO) from the World Heritage Convention of January of 2011 also provides guidance on assessing the magnitude of the impact development may have on cultural heritage resources.

2.2 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning "shall be consistent with" the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical, or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating, and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS:

- Section 2.6.1 – "Significant built heritage resources and significant heritage landscapes shall be conserved"; and,
- Section 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."

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

Built heritage resources (BHR) are defined as "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."

Conserved is defined as "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.”

Cultural heritage landscapes (CHL) “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.”

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).”

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.”

2.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* (OHA) gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA against

demolition or unsympathetic alteration as are designated properties but are acknowledged under Section 2 of the PPS (MMAH 2020).

2.4 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by Ontario Regulation 9/06 (O. Reg 9/06; as amended by O. Reg. 569/22), which provides nine criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include design/physical value, historical/associative value and contextual value.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
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.
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.
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 community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resource is found to meet any one of these criteria, it can then be considered an identified resource. If two criteria are met, it is eligible for designation under Part IV of the OHA.

2.5 MINISTRY OF CITIZENSHIP AND MULTICULTURALISM HERITAGE RESOURCES IN LAND USE PLANNING

The Ministry of Citizenship and Multiculturalism's (MCM) *Heritage Resources in Land Use Planning Process* (2006) identifies heritage impact assessments, such as CHIAs, as important tools to

evaluate cultural heritage resources and to determine appropriate conservation options. In this resource, the MCM defines a heritage impact assessment as:

A study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended. The document identifies what a CHIA should contain and any specific municipal requirements.

Advice on how to organize such reports is provided in the MCM document, however, many municipalities have their own guidelines or terms of reference for heritage impact assessments, such as the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2018a). To determine the effect a proposed development or site alteration may have on a significant cultural heritage resource, the MCM's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

- **Direct Impacts:**
 - **Destruction** of any, or part of any, significant heritage attributes or features;
 - **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Indirect Impacts:**
 - **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - **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;
 - **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;
 - **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The MCM's *Eight Guiding Principles in the Conservation of Historic Properties* (1997), provides guiding principles for the development of appropriate conservation or mitigation measures:

1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.

2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. Respect for historical material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. Respect for original fabric

Repair with like materials, to return the resource to its prior condition without altering its integrity.

5. Respect for the building's history

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

6. Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. Legibility

New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

2.6 URBAN HAMILTON OFFICIAL PLAN

The City's heritage policies are outlined in the *Urban Hamilton Official Plan, Volume 1*, (UHOP) adopted by Council in 2009 and put into effect in 2013. The UHOP defines cultural heritage resources as:

Tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources represent intangible heritage, such as customs, ways-of-life, values, and activities. The resources may represent local, regional, provincial or national heritage interests and values.

Cultural heritage resources are discussed in Section B.3.4 of the UHOP and relevant policies include:

- B.3.4.1.3 Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.

- B.3.4.2.1(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.
- B.3.4.2.1(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 within the City.
- B. 3.4.3.6 The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.
- B.3.4.5.2 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*, R.S.O., 1990 c. P.13 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.

2.6.1 DOWNTOWN HAMILTON SECONDARY PLAN

The *Downtown Hamilton Secondary Plan*, "Putting People First: The New Land Use Plan for Downtown Hamilton" was the first formal plan for the Downtown core, approved in 2001 and updated in 2019. The following sections of the Secondary Plan apply to the subject properties:

- 6.1.3.1(a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.
- 6.1.3.1(b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.

2.6.2 CULTURAL HERITAGE IMPACT ASSESSMENTS

Section B3.4.2.11 to B3.4.2.14 of the *Urban Hamilton Official Plan* (UHOP) identifies the requirements for when the City may require Cultural Heritage Impact Assessments and the contents and conditions of approval on any planning application:

- B 3.4.2.11 A cultural heritage impact assessment: (OPA 57 and OPA 64)
- a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 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:
 - i. Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;

- ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
 - iii. A registered or known archaeological site or areas of archaeological potential;
 - iv. Any area for which a cultural heritage conservation plan statement has been prepared; or,
 - v. Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.
- b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the *Planning Act*, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.

B 3.4.2.12 Cultural heritage impact assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.3 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of cultural heritage impact assessment.

B 3.4.2.13 Where cultural heritage resources are to be affected, the City may impose conditions of approval on any *Planning Act*, R.S.O., 1990 c. P.13 application to ensure their continued protection prior to site alteration or soil disturbance. 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, and heritage features salvaged, where feasible or appropriate, at the expense of the applicant prior to demolition. (OPA 167)

B 3.4.2.14 Prior to site alteration or soil disturbance relating to a Planning Act, R.S.O., 1990 c. P.13 Application, any required cultural heritage impact assessment must be approved, in writing by the City, indicating that there are no further cultural heritage concerns with the property or concurring with the final resource management strategy to be implemented. The City may also require a higher standard of conservation, care and protection for cultural heritage resources based on prevailing conditions and circumstances within the City. (OPA 167)

Section B.3.4.5.5 outlines built heritage resource policies related to commemoration:

3.4.5.5 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 following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

- a) preserving and displaying of fragments of the former buildings' features and landscaping;

- b) marking the traces of former locations, shapes, and circulation lines;
- c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures;
- d) incorporation of salvaged material in the design of the new development; and,
- e) generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3 – Urban Design Policies.

The City's *Cultural Heritage Impact Assessment Guidelines* identifies that disturbances caused by new development, site alteration or redevelopment may include:

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest;
- Disruption of the setting, context, landscape or layout of the cultural heritage resource; and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property's cultural heritage attributes.

In addition, Section 6.1.11.1 b) of the *Downtown Hamilton Secondary Plan* states that "cultural heritage landscapes shall be protected by retaining major characteristics through the review of *Planning Act* applications. The Downtown cultural heritage landscapes are identified on Appendix B-1 – Downtown Hamilton Secondary Plan – Cultural Heritage Landscape." The subject property is located within the James Street North Streetscape – York Boulevard/Wilson Street to Murray Street cultural heritage landscape.

2.7 DOWNTOWN HAMILTON TALL BUILDINGS GUIDELINES

The *Downtown Hamilton Tall Buildings Guidelines* (2018b) provides guidance for the design of tall buildings in Hamilton's Downtown and the subject property is located within the Prime Retail Streets – James Street & King Street Character Area. Guidelines specific to new development adjacent to heritage properties include:

3.1 Heritage Conservation

- a. Conservation and retention of existing cultural heritage resources should be a priority;
- b. Building bases should respect the grain and scale of the surrounding historic fabric;
- c. When an existing building is adapted/incorporated into the base of a tall building, the size and shape of the original window openings and entrances should be maintained;
- d. Symmetry features of original design and construction should be maintained;
- e. Vertical and/or horizontal demarcation devices should be maintained where possible;
- f. New buildings should demonstrate similar proportions and massing of adjacent heritage structures and continue the rhythm of the traditional street façade; further, the streetscape rhythm may be maintained and defined by respecting the existing historic vertical fabric, horizontal bays and materiality;

- g. Tall buildings should not visually impede the setting or view of listed/ designated heritage buildings, including the concentration of heritage buildings around the Gore; and,
- h. Modern approaches to building design are a suitable option as long as they respect and enhance the existing historic character of adjacent buildings.

3 PROJECT METHODOLOGY

A CHIA evaluates the proposed impact of development on the heritage attributes of a property of CHVI. This CHIA is guided by the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* and the MCM's *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process*.

To address the requirements of a CHIA, WSP will:

- Summarize the history of the immediate context, with a specific focus on the subject property, informed by a review of archival sources and historical maps;
- Exterior and interior photographic documentation of the subject property, and exterior photographic documentation of 325 James Street North and the surrounding context;
- A written description of the existing conditions and context of the subject property;
- An evaluation of the subject property according to O. Reg. 9/06;
- Preparation of a Statement of Cultural Heritage Value or Interest and list of heritage attributes, if applicable;
- A review of the proposed intervention;
- Identification of impacts;
- The identification and analysis of mitigation opportunities, as required;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resources; and
- A summary statement and conservation recommendations.

4 CONSULTATION

4.1 CITY OF HAMILTON

In response to the application (FC-23-004), the City of Hamilton's former Cultural Heritage Planner, Chloe Richer, provided the following comments regarding the CHIA, dated January 5, 2023:

Staff are of the opinion that the subject application has the potential to adversely affect the cultural heritage value of the subject properties with the proposed demolition of the existing building at 309 James Street North (Former International Hotel) and adjacent cultural heritage resources. Both 309 and 325 James Street North are listed on the Register and have been identified as Character-Defining Resources along James Street North. As such, the preferred approach would be to retain and integrate both structures into the proposed redevelopment.

As per Section B.3.4.2.12 of the Urban Hamilton Official Plan, Volume 1, staff require that a Cultural Heritage Impact Assessment (CHIA) be submitted with any future application. CHIAs are used to evaluate potential development and site alteration of cultural heritage resources and demonstrate how the heritage attributes of the on-site and adjacent heritage resources will be conserved through mitigative measures and/or alternative development approaches as required. The CHIA should demonstrate why it is not feasible/possible to integrate 309 James Street North into the proposed development and provide alternatives for mitigating the impact of the proposed demolition.

CHIA reports shall be prepared in conformity with the City's Heritage Impact Assessment guidelines and shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

Any recommendations for alternatives or mitigative measures coming out of the Cultural Heritage Impact Assessment shall be included as conditions of future development applications.

Staff have no further comment on the application as circulated.

The results of additional, CHIA-specific, consultation with the City of Hamilton are summarized in Table 1.

Table 1: Consultation for Cultural Heritage Impact Assessment

Contact	Date of Correspondence	Response
<p>City of Hamilton, Alissa Golden, Program Lead, Cultural Heritage</p> <p>City of Hamilton, Caylee MacPherson, Assistant Cultural Heritage Planner</p>	<p>Email: June 25, 2023 Phone: July 4, 2023 Meeting: July 6, 2023 Meeting: July 12, 2023</p> <p>Email: June 23, 2023</p>	<p>Alissa Golden shared that the scope of the CHIA will be determined by the type of application the report is supporting (Notice of Intention to Demolish, and/or <i>Planning Act</i> application). She confirmed there is no intention to designate the subject property and no municipal heritage easement. Ms. Golden noted that subject to the PPS and the City's UHOP, the Part IV designated MacNab Street North properties (MacNab Terraces) are adjacent to the subject property. She added that retention and integration of 309 James Street North into the redevelopment is preferred and should be reflected in the alternatives explored in the CHIA. The City is supportive of the retention of 325 James Street North as proposed.</p> <p>An additional meeting was held with City staff and the Client's Planner and it was confirmed the CHIA will be scoped to support a Notice of Intention to Demolish the subject property at 309 James Street North. Impacts to adjacent cultural heritage resources, including 325 James Street North, should be addressed in the CHIA and documentation and salvage recommendations should be included in a dedicated section of the report. A CHIA has been waived for 325 James Street North through previous staff review.</p> <p>Caylee MacPherson shared a number of archival resources related to the subject property and adjacent cultural heritage resources.</p>

4.2 FEDERAL AND PROVINCIAL REVIEW

The list of Heritage Conservation Districts located in the province was reviewed. The subject property was not found to be located within a designated district (OHT 2020). The Ontario Heritage Trust (OHT) plaque database was searched, as was the Federal Canadian Heritage Database. The subject property is not commemorated with an OHT plaque, recognized with a federal heritage designation, not does it appear to be subject to an OHT conservation easement.

5 HISTORICAL CONTEXT

5.1 INDIGENOUS HISTORY

The pre-contact period in Ontario has been reconstructed, primarily, from the archaeological record and interpretations made by archaeologists through an examination of material culture and site settlement patterns. Technological and temporal divisions of the pre-contact period have been defined by archaeologists based on changes to natural, cultural, and political environments that are observable in the archaeological record. It is pertinent to state that although these divisions provide a generalized framework for understanding the broader events of the pre-contact period, they are not an accurate reflection of the fluidity and intricacies of cultural practices that spanned thousands of years. The following presents a sequence of Indigenous land-use from the earliest human occupation following deglaciation to the more recent past based on the following periods as defined by archaeologists:

- The Paleo Period
- The Archaic Period
- The Woodland Period
- The Post-Contact Period

PALEO PERIOD

Paleo period populations were the first to occupy what is now southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP). The first Paleo period populations to occupy southern Ontario are referred to by archaeologists as Early Paleo (Ellis & Deller 1990).

Early Paleo period groups are identified by their distinctive projectile point morphological types, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden shaft). These Early Paleo group projectile point types include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis & Deller 1990). By approximately 10,400 BP, Paleo projectile points transitioned to various unfluted varieties, such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These tool types were used by Late Paleo period groups (Ellis & Deller 1990). Both Early and Late Paleo period populations were highly mobile, participating in the hunting of large game animals. Paleo period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis & Deller 1990).

ARCHAIC PERIOD

By approximately 8,000 BP, climatic warming supported the growth of deciduous forests in southern Ontario. These forests introduced new flora and faunal resources, which resulted in subsistence shifts and a number of cultural adaptations. This change is reflected in the archaeological record by new tool-kits that are reflective of a shift in subsistence strategies and has been categorized as the Archaic period.

The Archaic period in southern Ontario is sub-divided into the Early Archaic (ca. 10,000 to 8,000 BP), Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) periods. Generally, in North America, the Archaic period represents a transition from big game hunting to broader, more generalized subsistence strategies based on local resource availability. This period is characterized by the following traits:

- An increase in stone tool variation and reliance on local stone sources,
- The emergence of notched and stemmed projectile point types,
- A reduction in extensively flaked tools,
- The use of native copper,
- The use of bone tools for hooks, gorges, and harpoons,
- An increase in extensive trade networks, and
- The production of ground stone tools and an increase in larger, less portable tools

The Archaic period is also marked by population growth with archaeological evidence suggesting that, by the end of the Middle Archaic period (ca. 4,500 BP), populations had steadily increased in size (Ellis et al. 1990).

Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories and were shifting to more seasonal encampments. From the spring into the fall, settlements were focused in lakeshore/riverine locations where a variety of different resources could be exploited. Settlement in the late fall and winter months moved to interior sites where the focus shifted to deer hunting and the foraging of wild plants (Ellis et al. 1990:114). The steady increase in population size and the adoption of a more localized seasonal subsistence strategy led to the transition into the Woodland period.

EARLY AND MIDDLE WOODLAND PERIODS

The beginning of the Woodland period is defined by the emergence of ceramic technology. Similar to the Archaic period, the Woodland period is separated into three timeframes: the Early Woodland (ca. 2,800 to 2,000 BP), the Middle Woodland (ca. 2,000 to 1,200 BP), and the Late Woodland (ca. 1,200 to 350 BP) (Spence et al. 1990; Fox 1990).

The Early Woodland period is represented in southern Ontario by two cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decoration. These early ceramics exhibit cord impressions, which are likely the result of the techniques used during manufacture rather than decoration (Spence et al. 1990).

The Middle Woodland period has been differentiated from the Early Woodland period by changes in lithic tool forms (e.g. projectile points, expedient tools), and the increased decorative elaboration of ceramic vessels (Spence et al. 1990). Additionally, archaeological evidence suggests the rudimentary use of maize (corn) horticulture by the end of the Middle Woodland Period (Warrick 2000).

In southern Ontario, the Middle Woodland has been divided into three different complexes based on regional cultural traditions: the Point Peninsula Complex, the Couture Complex, and the Saugeen Complex. These groups are differentiated by sets of characteristics that are unique to regions within the province, specifically regarding ceramic decorations.

The Point Peninsula Complex extends from south-central and eastern Ontario into southern Quebec. The northernmost borders of the complex can be found along the Mattawa and French Rivers. Ceramics are coil constructed with conical bases, outflaring rims, and flat, rounded, or pointed lips. The interior surfaces of vessels are often channelled with a comb-like implement, creating horizontal striations throughout. The exterior is smoothed, or brushed, and decoration generally includes pseudo-scallop stamps or dentate impressions. Occasionally, ceramics will have been treated with a red ochre wash (Spence et al. 1990).

The Saugeen Complex is found generally in south-central Ontario and along the eastern shores of Lake Huron. The Saugeen Complex ceramics are similar in style to Point Peninsula Complex; however, the vessels tended to be cruder than their Point Peninsula counterparts. They were characterized by coil construction with thick walls, wide necks, and poorly defined shoulders. Usually, the majority of the vessel was decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al. 1990).

LATE WOODLAND PERIOD

There is much debate as to whether a transitional phase between the Middle and Late Woodland Periods is present in Ontario, but it is generally agreed that the Late Woodland period of occupation begins around 1,100 BP. The Late Woodland period in southern Ontario can be divided into three cultural sub-phases: The early, middle, and late Late Woodland periods. The early Late Woodland is characterized by the Glen Meyer and Pickering cultures and the middle Late Woodland is characterized by the Uren and Middleport cultures. These groups are ancestral to the Iroquoian-speaking Neutral-Erie (Neutral), the Huron-Wendat (Huron), and Petun Nations that inhabited southern Ontario during the late Late Woodland period (Smith 1990:285).

The Pickering and Glen Meyer cultures co-existed within southern Ontario during the early Late Woodland period (ca. 1250-700 BP). Pickering territory is understood to encompass the area north of Lake Ontario to Georgian Bay and Lake Nipissing (Williamson 1990). Glen Meyer is centred around Oxford and Norfolk counties, but also includes the southeastern Huron basin and the western extent is demarcated by the Ekfrid Clay Plain southwest of London, Ontario (Noble 1975). Villages of either tradition were generally smaller in size (~1 ha) and composed of smaller oval structures, which were later replaced by larger structures in the Late Woodland period. Archaeological evidence suggested a mixed economy where hunting and gathering played an important role, but small-scale horticulture was present, indicating a gradual shift from hunting-gathering to a horticultural economy (Williamson 1990).

The first half of the middle Late Woodland period is represented by the Uren culture (700-650 BP) and the second half by the Middleport (650-600 BP). Uren and Middleport sites of the middle Late Woodland share a similar distribution pattern across much of southwestern and south-central Ontario. (Dodd et al. 1990). Significant changes in material culture and settlement-subsistence patterns are noted during this short time. Iroquois Linear, Ontario Horizontal, and Ontario Oblique

pottery types are the most well-represented ceramic assemblages of the middle Late Woodland period (Dodd et al., 1990). At Middleport sites, material culture changes included an increase in the manufacture and use of clay pipes as well as bone tools and adornments (Dodd et al. 1990; Ferris & Spence 1995).

The appearance of evidence of small year-round villages, secondary ossuary burials, and what are thought to be semi-subterranean sweat lodges suggest a marked increase in sedentism in southern Ontario during the Uren and Middleport cultures (Ferris & Spence 1995). The increasing permanency of settlements resulted in the development of small-scale cultivation and a subsequent increased reliance on staple crops such as maize, beans, and squash (Dodd et al. 1990; Warrick 2000; Ferris & Spence 1995).

Archaeological evidence from the middle Late Woodland sites also documents increases in population size, community organization and village fissioning, and the expansion of trade networks. The development of trade networks with northern Algonquian peoples has also been inferred from findings at Middleport sites along the northern parts of southwestern and south-central Ontario. These changes resulted in the more organized and complex social structures observed in the late Late Woodland period.

During the Late Woodland period, village size significantly increased as did the complexity of community and political systems. Villages were often fortified with palisade walls and ranged in size from a few longhouses to over 100 longhouses observed in large villages. Larger longhouses oriented differently than others in the village have been associated with primary familial groups and it has been suggested that longhouses that were located outside of palisade walls may have been for visiting groups for the purposes of trade or social gatherings (Ramsden 1990). More recent research has indicated that smaller, temporary camp or cabin sites were often used seasonally for the tending of agricultural fields or as fishing camps (Ramsden 1990). By this time, large-scale agriculture had taken hold, making year-round villages even more practical as a result of the ability to store large crop yields over winter.

The villages in the vicinity of the project location were typically associated with the Huron-Wendat nations who occupied areas as far east as the Trent River and as far west as the Niagara Escarpment. They typically inhabited each village for several decades until the agricultural land was exhausted, and communities moved to more fertile areas. Throughout the fifteenth and sixteenth century, community movement often included northern migrations and the incorporation of multiple smaller villages into larger coalescent villages.

The Huron-Wendat eventually dispersed from the Toronto area in the seventeenth century, during the period of French contact, to settle in their historic homeland of Wendake, which included territory in present-day Simcoe and Grey Counties. Today, "Wendake" is the name of the Huron-Wendat reserve located in Quebec, Ontario, which was formerly known as the village of Huronia. This coalescence and subsequent movement northward was thought to be the result of a number of socio-political factors, including increased conflict with the Haudenosaunee, an increased complexity in political organization, stronger trade relations with northern Algonquian groups, and interactions with early European traders (Ramsden 1990; Ferris & Spence 1995).

Oral histories of the Michi Saagiig (Mississauga Anishinaabeg) reflect increasing levels of inter-community relationships, integration, and trade between different groups. For example, these oral histories speak to the arrival of, and relationships with, the Huron “corn growers” (Migizi & Kapyrka 2015:127-136). In addition to archaeological interpretations, oral histories also provide a valuable contribution to our understanding of the occupation and movement of Indigenous peoples in Ontario.

Early contact with European settlers at the end of the Late Woodland period resulted in extensive changes to the traditional lifestyles of most populations inhabiting Ontario including settlement size, population distribution, and material culture. The introduction of European-borne diseases significantly increased mortality rates, resulting in a drastic drop in population size (Warrick 2000).

5.2 WENTWORTH COUNTY AND CITY OF HAMILTON

After the Toronto Purchase of 1787, present-day southern Ontario was included in the old Province of Quebec which was divided into four political districts: Lunenburg, Mechlenburg, Nassau and Hesse. These became part of the Province of Upper Canada in 1791 and were respectively renamed Eastern, Midland, Home and Western Districts. The project location is situated within the former Nassau District, which later became the Home District.

Gore District was established in 1816 from parts of the Home District and Niagara District (Armstrong 1985) and was composed of Halton County and Wentworth County (Page & Smith 1875). The earliest settlers to the County were United Empire Loyalists. The first sawmill and grist mill were built in the present-day town of Ancaster in 1791 (Mika & Mika 1983:624). In 1816, the County of Wentworth was created within the Gore District from southwest portions of York County in the Home District and the west portion of the Niagara District.

Incorporated as a Town in 1833, Hamilton, named for early merchant George Hamilton, was the primary town for the Gore District. Hamilton was considered strategically located at the head of Lake Ontario. William Henry Smith noted in the 1846 Canadian Gazetteer that, “The rapid growth of Hamilton, the district town, seems to have given an impetus to the rest of the district, and it has increased in wealth faster, during the last few years than any other portion of the province” (Smith 1846:65). By 1845, the population for the Town of Hamilton was 6475 and supported many professions and trades, a stone jail and courthouse, a brick market house and eleven places of worship. Daily stagecoach and steamboat services to other major towns in southern Ontario and the US were also available (Smith 1846:75-76). By 1847, the Burlington Dry Dock and Ship-Building Company was established (Page & Smith 1875). The City of Hamilton was also an educational centre with school construction and attendance increasing rapidly from 1812 onwards. By 1875, the City boasted the best educational system in the province (Page & Smith 1875). The first Board of Police was established in 1833, and by 1875, the Barton Street penitentiary was established. Development was also sparked by the opening of the Great Western Railway line from Hamilton to Niagara Falls in the 1853 which increased the availability of produce and trade goods within the city (Page & Smith 1875).

Hamilton’s history of industry and expansion was turbulent. Two housing crises, a cholera epidemic, debt accrued by the City Council, and rapid expansion and industry resulted in times of

growth and prosperity being punctuated by periods of poverty and disease (Page & Smith 1875). However, Hamilton established itself at the Head of the Lakes as a locus for trade, industry, and community development.

Hamilton continued to grow in the first half of the 20th century and played a vital role in supporting the war effort during the First and Second World Wars. Hamilton's textile industry shrank in the 1960s and in the 1980s significant manufacturing and steel plant employers were forced mass layoffs. The Regional Municipality of Hamilton-Wentworth and its six lower-tier municipalities were amalgamated into the City of Hamilton in 2001.

5.2.1 JAMES STREET NORTH

The subject property is located along the central commercial artery of James Street North in the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood. James Street North is the principal north/south thoroughfare in the City of Hamilton and historically constituted part of King's Highway 6. James Street's importance was derived from its original role in connecting two of the earliest communities in Hamilton. When the Gore District was established in 1816, Hamilton was named as the district town where the district's judiciary and jail would be located. In the early 19th century, a farmers market was established in close proximity to the new courthouse to serve the families of the administrative staff of the courthouse and jail. From these beginnings, other satellite industries such as inns, law offices, and distilleries were built and a small community emerged along James Street, initially called Lake Street, at the foot of the Niagara Escarpment (Weaver 1982).

A second early community emerged in the area when the Burlington Bay beach strip canal was dredged in 1827. The creation of this canal allowed larger boats to access Hamilton than the small bateaux that were previously used. Large shipping boats gaining access to Hamilton from Lake Ontario led to a boon in trade between Hamilton's hinterland and Toronto, Upper Canada, and Europe. This increase in trade facilitated the development of wharves, warehouses, taverns, and inns along the waterfront (Weaver 1982). The community here developed independently from the courthouse community and the two were separated by thick marshes that ran through the new city.

As the marshes were filled in throughout the 19th century, James Street emerged as an important transportation link between the warehouses of the north end port and the markets of downtown Hamilton, south on James Street. Today, James Street North is one of the two remaining original commercial areas in downtown Hamilton, with King Street East being the other (HWPDD 1984). The area is architecturally and historically significant, home to fine examples of period architecture dating between the mid-1800s to mid-1900s. During this same period, James Street North served as the City's civic centre in addition to functioning as the major north-south downtown retail street (HWPDD 1984:2). During the late 1950s and 1960s, Hamilton retail trade boomed due to the rising economy and growing industrial and commercial activity. As a result, many buildings with commercial storefronts were opened on James Street North and renovated or expanded with an eye to modernity and as an alternative to shopping malls (i.e., Jackson Square) and large department stores (HWPDD 1984:22). Although the nature of retailing has changed and the civic functions of the area have been relocated, many of the original structures remain, resulting in a concentration of significant built heritage resources along James Street North (HWPDD 1984).

5.3 SUBJECT PROPERTY HISTORY

The subject property was historically located on Lot 15, Concession 1, Barton Township, Wentworth County. Recorded Euro-Canadian ownership of the Lot began in 1801 when the Crown granted John Askin Sr. a patent to the Lot's 200 acres on July 10 (Ontario Land Registry 1998). However, it has been noted an "R. Clench" occupied the land before John Askin Sr. took possession. This was most likely Ralfe Clench, a British soldier who served in the American Revolutionary War before settling in Niagara District where he served in various administrative judicial positions (Wilson 1987). From Askin Sr., the property was sold to Nathaniel Hughson in 1805. Hughson sold the Lot to Benjamin Lockwood in 1809. Lockwood sold it to John Springer in 1810 and in 1816 Springer sold the entire 200-acre Lot for £437 to George Hamilton, the eponymous founder of the City of Hamilton. From Hamilton, the entire Lot was sold to David Beasley in 1823. Coinciding with the increase in shipping traffic and growth of the north end port in the 1830s, it was under Beasley that the Lot was subdivided for the first time. In 1833, part of the Lot was sold to the notable Hamilton political and economic figure Allan Napier MacNab for £5600 and in 1834 a part of the Lot was sold to a J.E. & J.W. Ritchie for the much smaller amount of £60 (Ontario Land Registry 1998). Before his career in politics, MacNab was an enthusiastic land speculator and developer who actively bought land around Hamilton for the sole purpose of developing residential and commercial lots (Bailey 1981).

Land records are unavailable between 1834 and 1911, however the records beginning in 1911 indicate the Lot had been thoroughly subdivided into many small urban properties. This is supported by Page and Smith's 1875 Atlas of Wentworth County, which shows the subject property on an urban block subdivided into many lots (Figure 3). The existing street alignment remained, with the subject property fronting James Street North and Barton Street West, however building footprints are not illustrated.

Archival research provided by the City of Hamilton indicates Richard Quinn was the first proprietor of the structure constructed at 309 James Street North. He is listed as owning a grocery store at the same address in the 1880-1881 Hamilton City Directory. By 1883, the property is listed as a hotel, potentially indicating the era of construction of the subject building. By 1891, Matthew Hayes Sr. (1859-1929) was the proprietor. The two may have been friends or social acquaintances, as Hayes was the pallbearer at Quinn's sister's funeral in 1909 (*Hamilton Evening Times* 1909:8).

Based on the Fire Insurance Plans for 1898 and 1911 (Figure 4 and Figure 5, respectively), the hotel appears to have been significantly renovated between 1898 and 1911, though there is no mention of a builder or architect or that renovations occurred in available contemporary records. By 1911, the hotel had been extended to the west, representing the existing footprint of the early block of the building. Topographic maps dating to 1909 and 1952 offer little additional information on the expansion of these structures as the urban context does not indicate detailed building footprints (Figure 6).

Matt Hayes Sr. operated the hotel until 1929, when Matthew Hayes Jr. (1894-1943), his son, inherited it following Sr.'s death. Hayes Jr. was listed as a clerk at the hotel in 1920. Beginning in 1935, the hotel is referred to as the International Hotel or the International House (Plate 3) in the Hamilton City Directory, when previously it had been listed as the Hayes Hotel (Plate 1 and Plate

2). Hayes Jr. sold the hotel in 1941. Aerial photographs from 1934, 1950, 1954 and 1964 depict the footprint of the hotel prior to the construction of the north addition (Figure 7).

Based on available documentation, attributing the property to an architect or builder has not been possible. The north end of Hamilton does not appear to have been a particularly affluent area during the late-19th and early/mid-20th centuries. The hotel is rarely mentioned in contemporary newspapers, aside from when the barn burnt down in 1893, and when a bar patron attempted to shoot Hayes Sr. for refusing to serve him more liquor in 1905 (*Hamilton Evening Times* 1905:8).



Plate 1: International Hotel, 1976 (City of Hamilton n.d.a)



Plate 2: International Hotel, ca. pre-1970s (City of Hamilton, n.d.b)

The subject property's most significant historical association is with Matt Hayes Jr., who operated the hotel between 1929 and 1941 (Plate 3 and Plate 4). Hayes' main source of income did not come from the hotel, but rather his work as a bookmaker. Hayes was known for taking on large bets other locals were not able to manage, and taking bets through telegrams from the United States and elsewhere abroad. Through his bookmaking business, Hayes funded his lavish lifestyle, keeping an apartment across from the hotel on the top floor of the Bank of Hamilton building and throwing extravagant parties during the Great Depression. Hayes was widely known throughout the north end of Hamilton as a Robin Hood-esque figure. According to Margaret Houghton in her book *The Hamiltonians: 100 Fascinating Lives*, Hayes had a "unique system of scouts" that would alert him to families struggling to afford food or fuel. Families in need would find baskets of goods arriving anonymously on their doorsteps, though it was known the source was Hayes (Houghton 2003: 74-75). In his 1943 obituary, it was reported he was known to post bail for north enders who got in trouble on Saturday nights so they could spend Sunday dinner with their families (*Hamilton Evening Times* 1943:7). Hayes was also a supporter of the Tiger Football Club (now the Hamilton Tiger-Cats), giving his waiters Saturday afternoons off so they could attend games. He was also a close friend of Frank J. Bruen, one-time general manager of Madison Square Garden in New York City (*Hamilton Evening Times* 1943:11). Hayes died in 1943 at the age of 49.



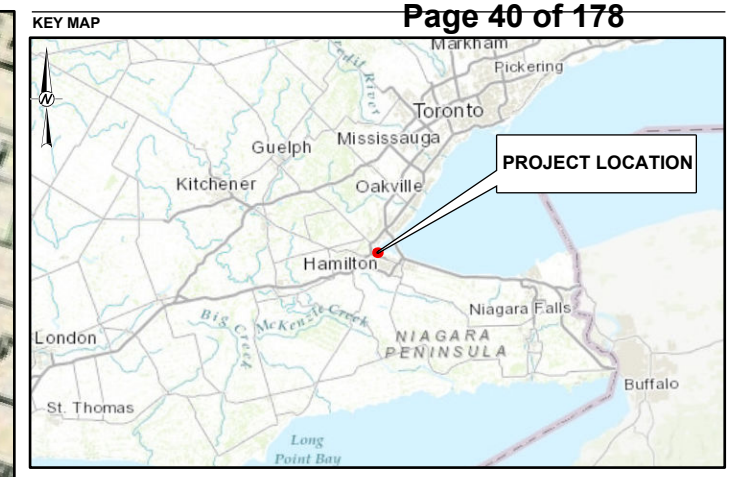
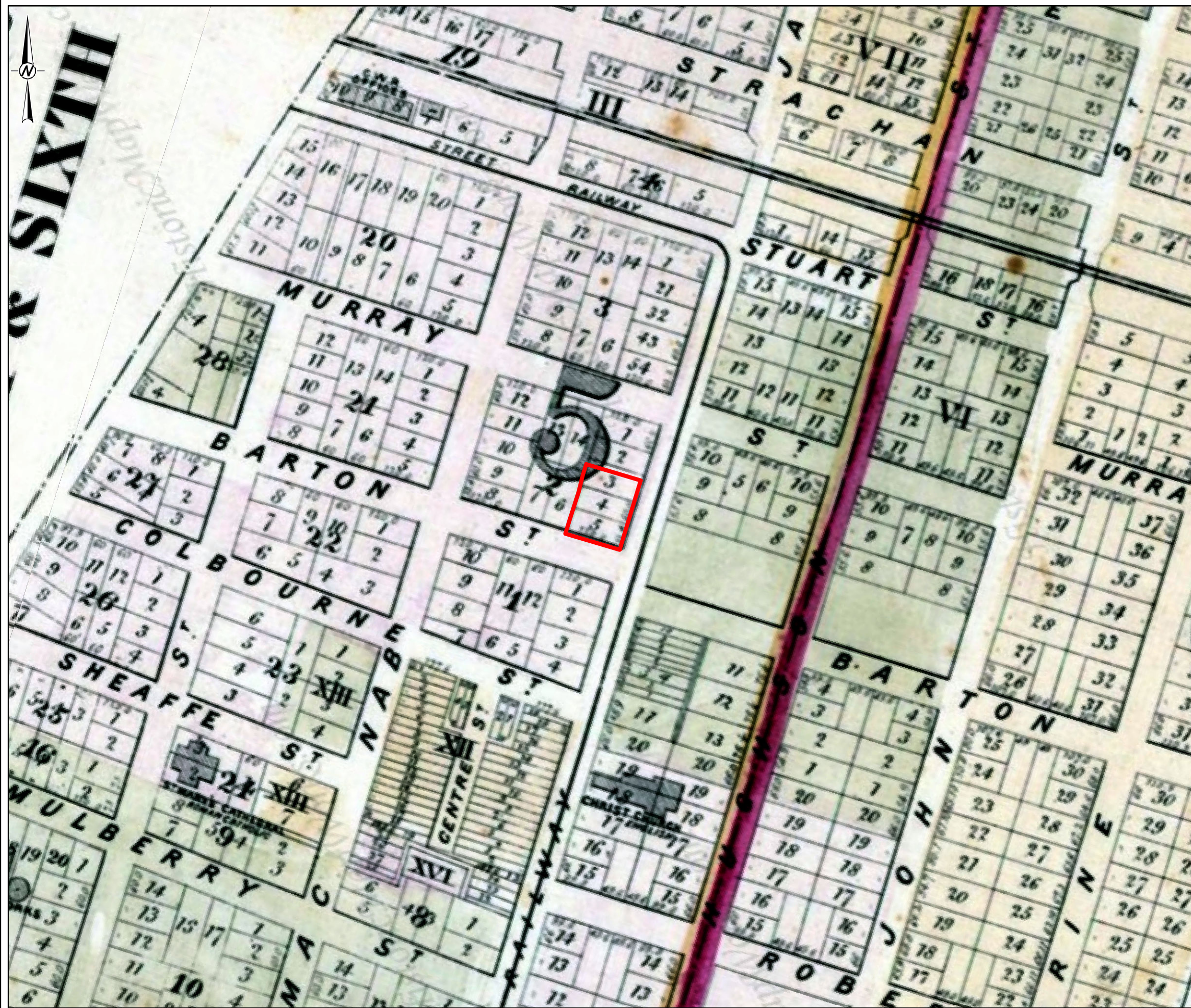
Plate 3: Matt Hayes Jr. in a sled with unidentified children, ca. 1930s (Hamilton Public Library 2014a)



Plate 4: Matt Hayes Jr. (centre) with two unidentified acquaintances, ca. 1930s (Hamilton Public Library 2014b)

Based on a review of archival images, it appears the International Hotel (or House) remained in operation until at least 1976 (see Plate 1) and a one-storey addition was constructed to the north and east elevations sometime between 1964 and 1976.

In 1956, Enos Beringer, a farmer in Hamilton, helped rehabilitate a young man in his home (Mission Services 2023). The encounter encouraged him to create a place where men experiencing homelessness, addiction, and mental illness could access food, shelter, and social and emotional support. He sold his farm and used the profits to purchase a former candy factory on James Street North and opened Mission Services, a men's emergency shelter, with the assistance of volunteers and local congregations (Mission Services 2023). The history published on the Mission Services website indicates the old candy factory as the subject property at 309 James Street North. However, research can not confirm the property operated as a candy factory following the closure of the International Hotel. Mission Services continued to operate out of the subject property until July 2023, carrying on the community-focused tradition that Matt Hayes Jr. began in Hamilton's north end in the mid-19th century.



SCALE: 1:2,500,000

LEGEND

PROJECT LOCATION



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. HAMILTON CITY - WARDS 5, 6. FROM WENTWORTH COUNTY 1875, ONTARIO. PUBLISHED BY PAGE AND SMITH IN 1875
 2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 3. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CORE URBAN INC.

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

TITLE

PAGE & SMITH'S 1875 ATLAS OF WENTWORTH COUNTY SHOWING THE PROJECT LOCATION

CONSULTANT



YYYY-MM-DD	2023-06-16
DESIGNED	LB
PREPARED	BR
REVIEWED	---
APPROVED	---

PROJECT NO. CA0006154.3202

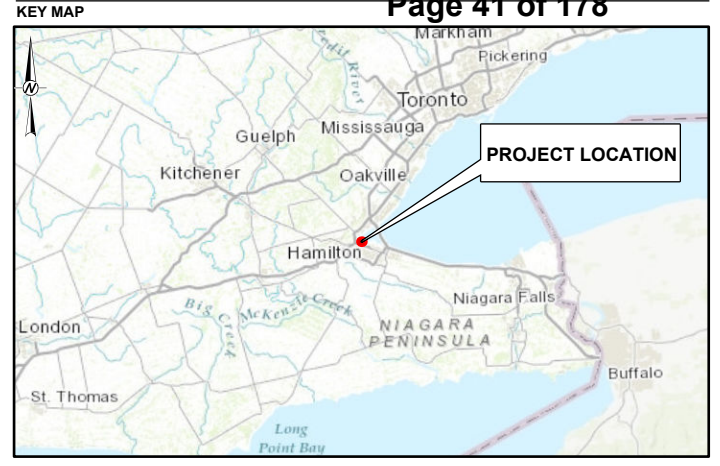
CONTROL 0001

REV. A

FIGURE 3

P:\15 - Clients\City of Hamilton\309_305 James Street North\99_PROJECT\CA0006154-3202-0001-HC-0001.mxd, PRINTED ON: AT: 1:28:54 PM

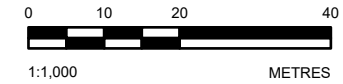
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B 22mm



SCALE: 1:2,500,000

LEGEND

PROJECT LOCATION



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. 1898 INSURANCE PLAN OF THE CITY OF HAMILTON, ONTARIO, CANADA : [SHEET] 22, CHAS E. GOAD
2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
3. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN
4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CORE URBAN INC.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

TITLE
GOAD'S 1898 FIRE INSURANCE MAP SHOWING THE PROJECT LOCATION

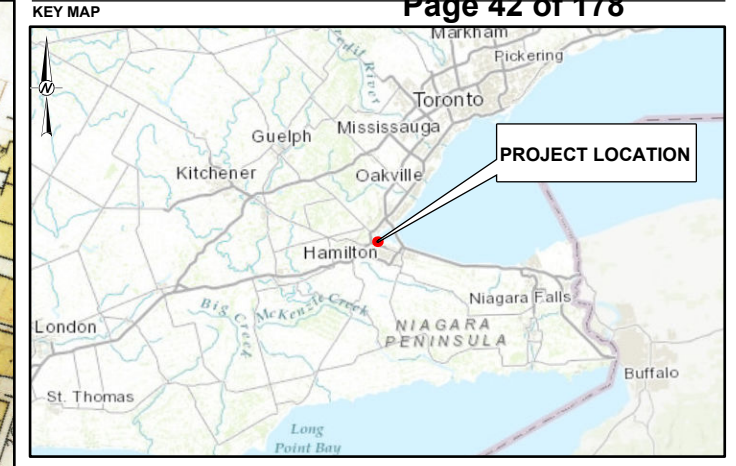
CONSULTANT	YYYY-MM-DD	2023-06-16
	DESIGNED	LB
	PREPARED	BR
	REVIEWED	---
	APPROVED	---



PROJECT NO. CA0006154.3202 CONTROL 0001 REV. A FIGURE 4

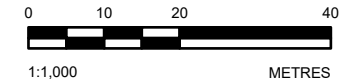
P:\1715 - Client\City of Hamilton\309_325_James_Street_North\1715_309_325_James_Street_North\1715_309_325_James_Street_North\1715_309_325_James_Street_North\1715_309_325_James_Street_North.dwg, PRINTED ON: AT 2:37:51 PM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



LEGEND

PROJECT LOCATION



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. 1911 INSURANCE PLAN OF THE CITY OF HAMILTON, ONTARIO, CANADA : [SHEET] 22, CHAS E. GOAD

2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO

3. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN

4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CORE URBAN INC.

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

TITLE

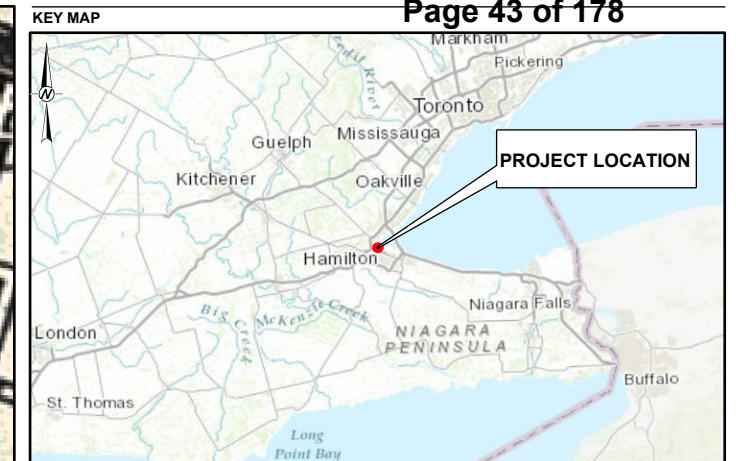
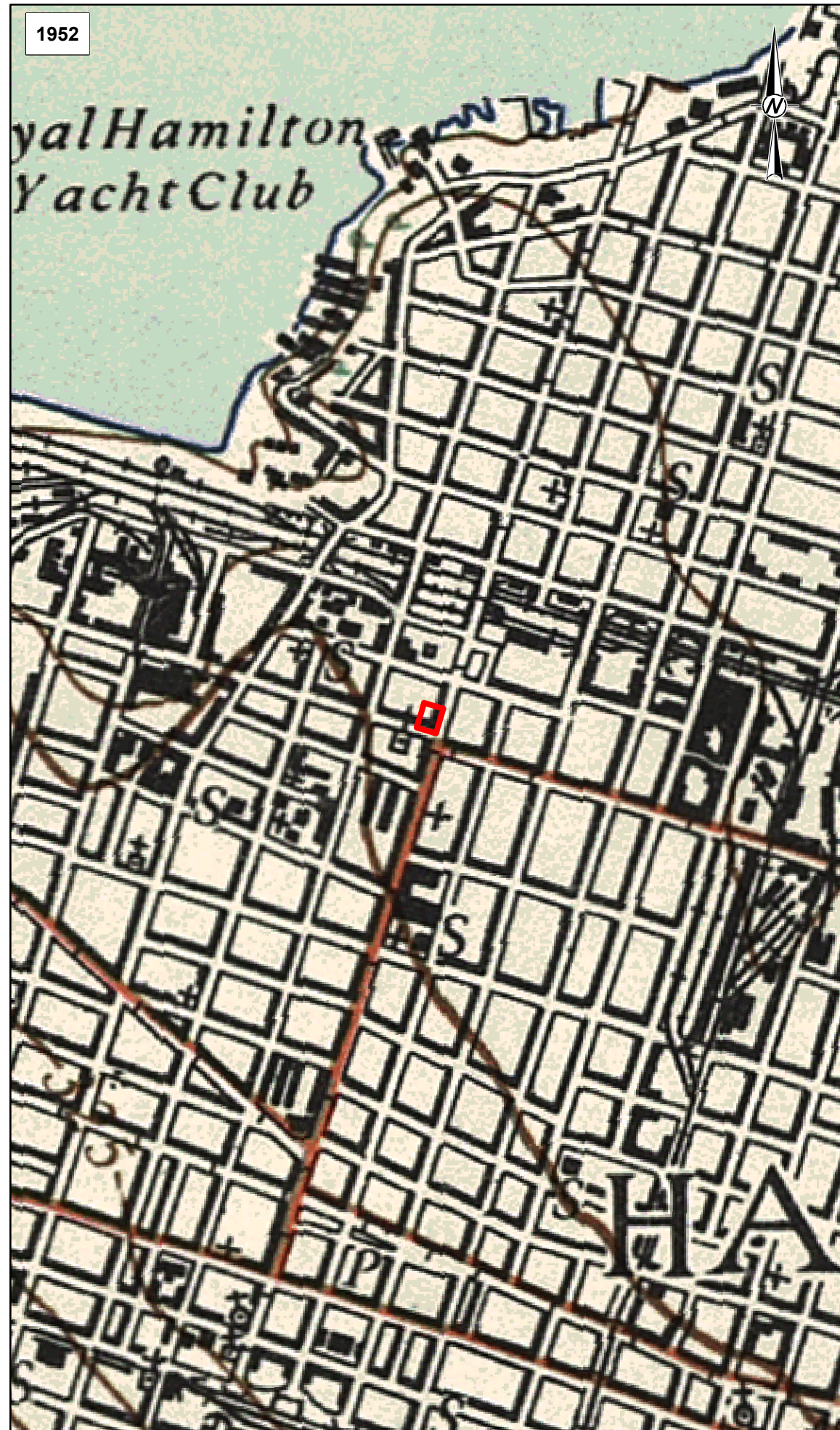
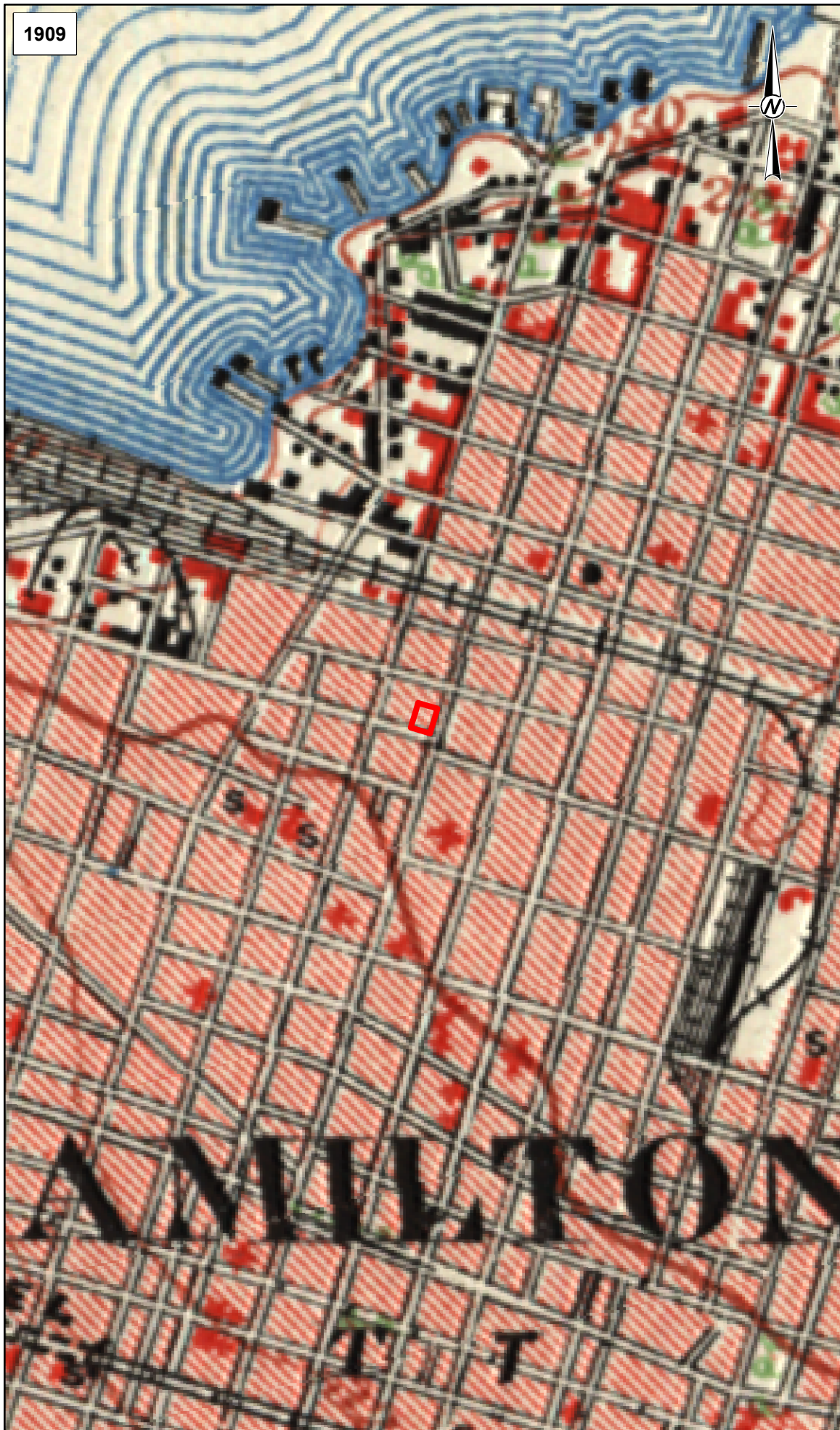
GOAD'S 1911 FIRE INSURANCE MAP SHOWING THE PROJECT LOCATION

CONSULTANT	YYYY-MM-DD	2023-06-16
DESIGNED	LB	
PREPARED	BR	
REVIEWED	---	
APPROVED	---	

PROJECT NO. CA0006154.3202 CONTROL 0001 REV. A FIGURE 5

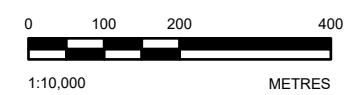
PATH: S:\Clients\CA_0006154_3202\James_Street_North\199_PROJ\CA0006154_3202_Comet\Images_HAM\0_PROJ\0001_CHAS\0006154-3202-001-HC-001.mxd. PRINTED ON: AT 2:39:30 PM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



SCALE: 1:2,500,000

LEGEND
 PROJECT LOCATION



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. HAMILTON, ONTARIO. 1:63,360. MAP SHEET 030M05, [ED. 1], 1909, SURVEY DIVISION, DEPARTMENT OF MILITIA AND DEFENCE
 2. HAMILTON (WEST) ONTARIO. 1:50,000. MAP SHEET 030M05, ED. 4, 1952, NATURAL RESOURCES CANADA (NRCAN) / MINISTÈRE DES RESSOURCES NATURELLES CANADA (RNCAN)
 3. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 4. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
 CORE URBAN INC.

PROJECT
 CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

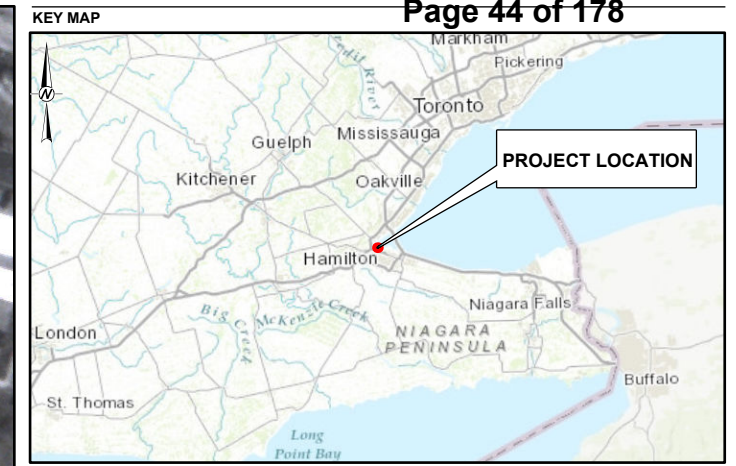
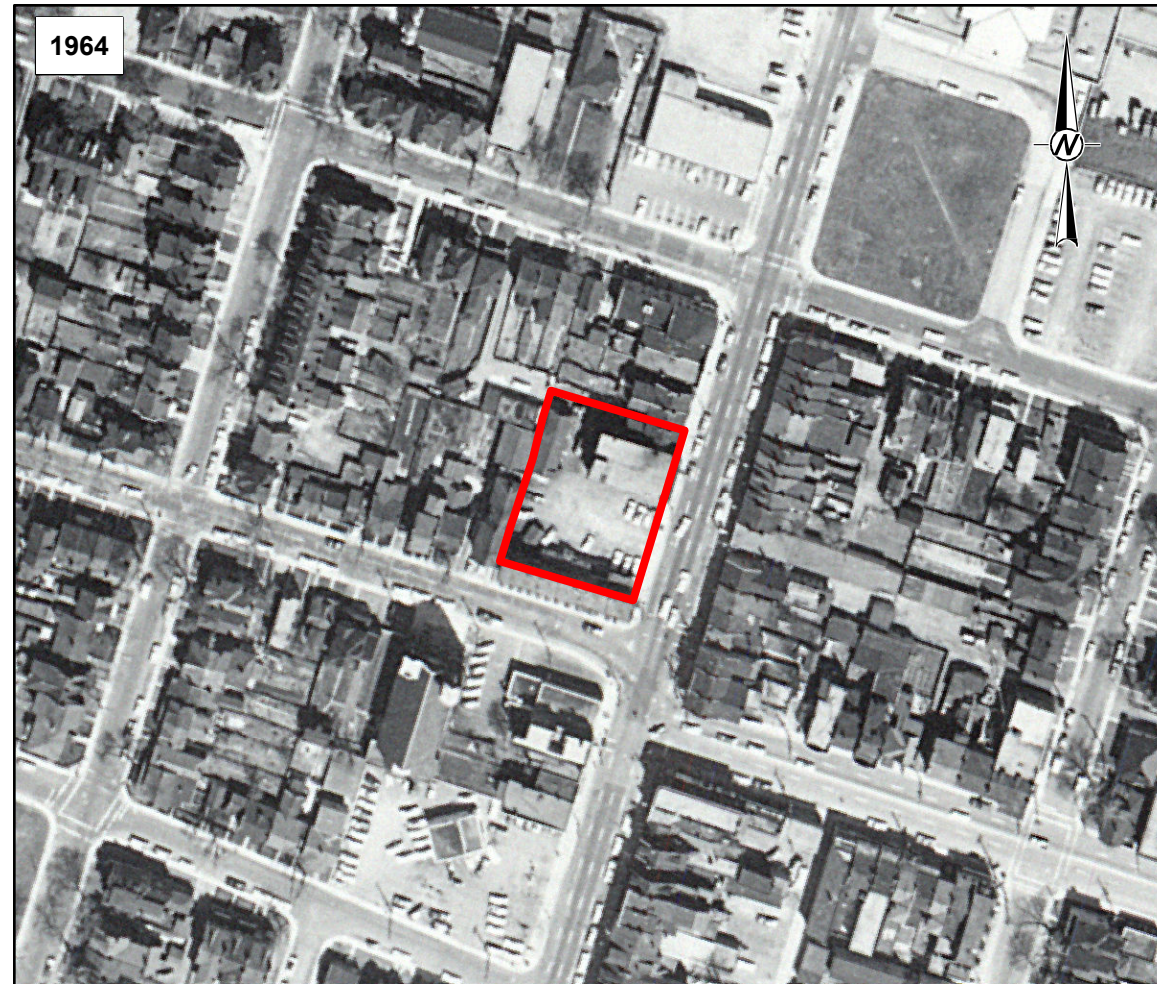
TITLE
 1909 AND 1952 TOPOGRAPHIC MAP SHOWING THE PROJECT LOCATION

CONSULTANT	YYYY-MM-DD	2023-06-16
DESIGNED	LB	
PREPARED	BR	
REVIEWED	---	
APPROVED	---	

PROJECT NO. CA0006154.3202 CONTROL 0001 REV. A FIGURE 6

P:\115 - Client\City of Hamilton\309_305 James Street North\1909_PROJECT\CA0006154-3202_Correl\Interim_HAM0_PROJECT\0001_Correl\Interim_HAM0_PROJECT\0001-HC-001.apr PRINTED ON: AT 2:23:01 PM

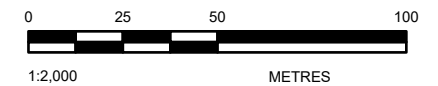
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



SCALE: 1:2,500,000

LEGEND

 PROJECT LOCATION



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. 1934 AIR PHOTO - GREATER HAMILTON AREA, FROM CALEDONIA TO VINELAND, 1934-11-03, FLIGHTLINE A4871-PHOTO 14
2. 1950 AIR PHOTO - HAMILTON AREA, 1950-06-07, FLIGHTLINE A12511-PHOTO 131
3. 1954 AIR PHOTO - REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH AND SURROUNDING AREA, 1954, FLIGHTLINE 4312-PHOTO 142
4. 1964 AIR PHOTO - CITY OF HAMILTON, 1964, FLIGHTLINE J2620-PHOTO 16
5. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
6. BASE MAP: ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, FAO, USGS, EPA, NPS, AAFC, NRCAN4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CORE URBAN INC.

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT FOR 309 JAMES STREET NORTH, HAMILTON

TITLE

1934, 1950, 1954 & 1964 AERIAL PHOTOGRAPHS SHOWING THE PROJECT LOCATION

CONSULTANT

YYYY-MM-DD	2023-06-16
DESIGNED	LB
PREPARED	BR
REVIEWED	---
APPROVED	---

PROJECT NO. CA0006154.3202	CONTROL 0001	REV. A	FIGURE 7
-------------------------------	-----------------	-----------	-------------



6 EXISTING CONDITIONS

The following description of the subject property is based on a site visit conducted on June 13, 2023 by Senior Cultural Heritage Specialist, Lindsay Benjamin, and Cultural Heritage Technician, Robert Pinchin, as well as an additional site visit completed by Lindsay Benjamin on July 31, 2023. The building was occupied by Mission Services during the first site visit and vacant during the second visit. Over the course of both site visits, access to the entire property, including the building interior, was granted by the property owner. Documentation also included 325 James Street North and adjacent cultural heritage resources from the public-right-of-way.

6.1 SUBJECT PROPERTY: 309 JAMES STREET NORTH

The structure on the subject property fronts Barton Street West and James Street North and consists of a late 19th/early 20th century two-and-a-half storey main block with a one-storey mid-20th century addition to the north (see the site plans in Appendix B; Image 1 to Image 99). The eastern portion of the main block was constructed in the late 19th century and expanded westward by 1911. The transition between the eastern and western portion of the main block is indiscernible from the exterior, aside from the transition from decorative to plain keystones, but is evidenced through exposed construction materials in the basement and historical mapping. A contemporary one-storey addition and a three-storey enclosed staircase addition were added to the north elevation post-1964. Significant portions of the original exterior detailing have been re-clad or replaced with contemporary materials and almost all original interior material has been replaced. The south and east elevations of the main block exhibit elements of the Second Empire architectural style including a mansard roof clad in scalloped slate tiles and gabled dormers.

The structure occupies most of the lot, which is accessed by a shared driveway to the north and a row of surface parking along the north side of the building. Little vegetation remains on the property aside from some mature trees growing along the south and east property lines.

The exterior of the structure at 309 James Street North will be described beginning with the south elevation then moving clockwise around the building.

6.1.1 EXTERIOR

South Elevation

The south elevation (Image 1 to Image 22) is clad in a buff brick veneer (Image 2) approximately a half inch in depth, likely placed over the original red brick construction as evidenced by the exposed red brick at the foundation level and on the west elevation (Image 5 and Image 6). Archival photos also show evidence that at one point the building was clad in plaster (see Plate 1 and Plate 2). The structure's architectural details reflective of the Second Empire style are primarily located on the south and east elevation.

The concave mansard roof clad in scalloped slate tiles features 11 dormer windows with gable ends, typifying the Second Empire style (Image 7 and Image 8). The windows are rectangular vinyl

replacements with a fixed pane and an awning window below. The mansard roof overhangs slightly above a simple concave panelled cornice that runs along the length of the south elevation and wraps around the building to the east elevation. The west end of the roof features a firewall.

The fenestration on the ground and upper level of the south elevation includes a mixture of styles of vinyl window replacements, however all feature segmentally arched openings with keystones, sills and brick veneer lintels (Image 9 to Image 12). From east to west, the ground level features a single six-over-one single hung window, two sets of paired four-over-one single hung windows, two sets of paired six-over-one single hung windows, and one pair of semicircular fixed windows. Many of the ground level window sills display a faux rusticated concrete finish (Image 13) and others are smooth concrete (Image 14). A number of window openings on the ground level have been enclosed with brick, or made smaller, and the lintels have been covered with a brick veneer (Image 15). The keystones appear to remain unchanged (Image 16). The upper level fenestration consists of 13 fixed pane windows with an awning window below with tooled concrete sills and keystones. The keystones in the three easternmost bays (the earliest portion of the building) are more decorative and feature a recessed pattern (Image 17).

A one-storey portico extends east of the centre of the building (Image 18 to Image 20). Based on a review of archival images, this was likely one of the original main entrances, along with the recessed door located in the chamfered southwest corner of the main block (Image 1). The portico is supported by two square wood pillars on concrete bases with engaged columns where the portico meets the building (Image 20). The portico features a simple, moulded wood cornice that sits below a concave mansard roof clad in scalloped slate tiles (Image 19). A contemporary doorway is located beneath the portico, with double glass doors, a side light and transom. Two metal hatch doors are located in the ground below the portico and likely provide access to the basement.

Terminating at the portico, a thick moulded cornice spans the east side of the south elevation at the top of the ground level and wraps around the east elevation (Image 21).

West Elevation

The west elevation is clad in red brick and was once attached to an earlier Second Empire structure at 308 Barton Street West (City of Hamilton 2020:3). As such, the elevation is blank and closely abuts the neighbouring property at 12 Barton Street West, which obscures much of the elevation (Image 22). The west elevation features the projecting firewall above the roofline and a simple bracket at the cornice.

North Elevation

The north elevation of the main block does not retain any decorative detailing and includes a one-storey addition to the east and a three storey staircase addition to the west, with a five by four glass brick, fixed window and two fixed, single-pane windows (Image 23 to Image 25). The north elevation is clad in stucco and has a flat roof (Image 26). The elevation is largely blank aside from five contemporary windows and steel door access via a fire escape on the upper level (Image 28) and two ground floor entrances, one to the stairwell and another to the rear (west side) of the building (Image 27).

The north elevation of the one-storey addition also has a flat roof, accessed by the fire escape between the addition and the projecting stairwell. The addition is clad in concrete masonry units (CMUs). Both the CMUs and stucco are painted to match the buff brick veneer of the main block. The north elevation features a contemporary glass and aluminum doorway offset to the east and three nine-over-one single hung vinyl windows (Image 29). A moulded wood cornice spans the addition below the roofline and wraps around to the east elevation (Image 30).

East Elevation

The east elevation is clad with the same materials as the south and north elevations including stucco, brick veneer and a parged CMU foundation (Image 32 to Image 35; Image 38). The fenestration and roof design of the main block is reflective of the south elevation, with a concave mansard roof clad in scalloped slate tiles and two dormer windows with gable ends and replacement vinyl windows (Image 33). The upper storey features three evenly spaced segmentally arched window openings with veneer brick lintels, tooled concrete sills and decorative keystones with a recessed pattern similar to the easternmost bays of the south elevation (Image 34). The windows are fixed pane with an awning window below. A steel tie rod is located in the centre of the upper storey. The ground level of the main block has been altered by the one-storey addition, with all original details removed aside from the recessed, chamfered doorway (Image 35).

The east elevation of the one-storey addition to the north includes four sets of paired six-over-one single hung vinyl windows (Image 36). Above each window pairing the stucco has been shaped to simplify the segmental archway and keystones above the windows on the second storey and the south elevation (Image 37). A rectangular panel of moulded wood is located beneath each window and a moulded cornice spans the top of the ground level elevation below the roofline.



Image 1: Southeast corner of subject property



Image 2: Brick veneer on south elevation, to left note replacement material over enclosed window opening



Image 3: Detail of recessed entrance in southeast corner of subject property



Image 4: South elevation of subject property



Image 5: Foundation at east side of south elevation



Image 6: Detail of exposed red brick foundation and brick veneer on east side of south elevation



Image 7: Detail of concave mansard roof with scalloped slate tiles and dormer windows



Image 8: Detail of mansard roof with dormer windows



Image 9: Detail of fenestration on west side of south elevation



Image 10: Detail of fenestration on centre of south elevation



Image 11: Detail of fenestration on east side of south elevation



Image 12: Detail of segmentally arched window openings on ground level of south elevation



Image 13: Detail of faux etched concrete window sill on main level of south elevation



Image 14: Detail of smooth concrete finish of window sill on ground level of south elevation



Image 15: Detail of brick-enclosed window opening on ground level of south elevation



Image 16: Detail of keystone on lower and upper storey window on south elevation



Image 17: Detail of tooled stone window sill and keystone on upper level of south elevation



Image 18: Detail of portico on south elevation



Image 19: Slate tile mansard roof of portico on south elevation looking west



Image 20: Detail of portico pillars and concrete support base



Image 21: Detail of arched window opening and cornice on east side of south elevation



Image 22: Southwest corner of subject property, note firewall and exposed portion of west elevation



Image 23: North elevation of subject property



Image 24: West side of north elevation of subject property



Image 25: East side of north elevation of subject property



Image 26: Detail of stucco cladding on north elevation of original block



Image 27: Detail of steel doors in west side of north elevation



Image 28: Detail of fire escape on north elevation



Image 29: Detail of vinyl windows in north elevation of addition



Image 30: Detail of CMU construction and cornice of north addition



Image 31: Northeast corner of subject property



Image 32: East elevation of subject property



Image 33: Detail of upper storey fenestration of east elevation



Image 34: Detail of upper storey window on east elevation



Image 35: Detail of east elevation, note addition and contemporary cladding



Image 36: View of windows, cladding and cornice on east elevation of north addition



Image 37: Detail of cornice and contemporary window detailing on east elevation



Image 38: Detail of CMU foundation of north addition

6.1.2 INTERIOR

The interior of the building at 309 James Street North was not observed to retain any original architectural detailing aside from some elements indicative of its early construction in the basement. The structure had been significantly renovated to accommodate its most recent use as Mission Services.

Ground Level

The ground level of the structure consists of a communal dining area comprising most of the northern addition and east portion of the main block (Image 39 to Image 45), and a kitchen in the west half of the building (Image 46 to Image 49). An original entrance to the main block, from the south, is located in the dining area (Image 42). The interior of the ground level has been altered with contemporary, utilitarian construction materials including vinyl flooring, drop panel ceiling tiles, drywall, glass, and metal (Image 43). The dining area is open and support beams remain indicating the northern extent of the original portion of the building (Image 44), which is also observed as the wall travelling through the kitchen. The kitchen has been divided into a number of rooms to meet functional purposes such as cold and dry storage, preparation and cooking. Delivery access was provided via steel double doors in the west extent of the north wall (Image 49).

Second Storey

A stairwell, located in the projecting addition from the north elevation, provides access to the second and third-storey (Image 50 to Image 53) where private residential rooms were located along a hallway that travels from east to west the entire length of the structure. Similar to the ground level, the second and third-storeys have been renovated with contemporary materials. The second floor is composed of eight bedrooms, one bathroom, one janitors closet, one storage room, one kitchenette, and one common room. All of the rooms are accessed from the south side of the hallway (Image 54 and Image 55), aside from the common room which is accessed at the east end of the hall (Image 70 and Image 72). An emergency exit and the stairwell access is provided on opposite ends of the north side of the hallway. The ceiling in the hallway is a drop ceiling (Image

56) and the floors are clad in vinyl (Image 57). There is some rise, fall and tilt to the hallway floor, evidence of warping over time. A chair rail has been added to both sides of the hallway, with the areas above and below painted different colours (Image 58). The bedrooms do not contain a closet or any other built-in features (Image 59 and Image 60). One window is located in each bedroom (Image 61). The windows either have no surrounds or a simple veneer sill. The walls and ceilings are drywall and the floor is clad in vinyl (Image 62). The baseboards and quarter round is simple unpainted wood (Image 63). The doors are steel or solid wood and the door surrounds are painted steel (Image 64). These materials are reflected in all other rooms on the floor. The bathroom (Image 65 and Image 66), janitor's closet (Image 67), and kitchenette (Image 68 and Image 69) also feature contemporary materials. The bathroom and janitor's closet have tiled floors.

Third Storey

The layout of the third floor is very similar to the second and is comprised of ten bedrooms (Image 75 and Image 76), one bathroom (Image 77 to Image 79), one storage closet, one storage room, and one common room (Image 80 to Image 83). All of the rooms are accessed from the south side of the hallway (Image 73 and Image 74), aside from the common room which is accessed at the east end of the hall. The ceilings in the east and south side of the third floor are slightly vaulted and the window wells are deep to accommodate the structure's mansard roof and dormer windows (Image 82). An emergency exit and the stairwell access is provided on opposite ends of the north side of the hallway. The doors on this floor are a mixture of steel and solid wood (Image 84), and all other interior materials are the same as the second floor. Like the second storey, there is some rise, fall and tilt to the hallway floor, further evidence of warping.

Basement

The basement is accessed from the main floor via an internal staircase with concrete steps (Image 85). The basement is composed of six rooms beneath the original block (Image 89 to Image 99) and one large room flanked by seven smaller rooms beneath the addition (Image 86 to Image 88). The basement beneath the addition has been renovated with contemporary materials such as tile flooring, drop ceilings, drywall, and steel doors and surrounds (Image 86 to Image 87). The development of the main block and construction of the northern addition can be observed through the construction materials visible in the basement's exposed foundation. The northern addition is built using CMUs and utilizes concrete support pillars (Image 88). In contrast, as a common practice throughout the 19th century, much of the main block's foundation is constructed of limestone, fieldstone and mortar (Image 92). Typical of late-19th and early-20th century construction, some of the main block's foundation is built with brick as well. A coal chute is located in a brick foundation wall on the south side of the basement (Image 93). The basement has a poured concrete floor (Image 94). Large, machine cut pieces of dimensional timbers are used for the ground level floor joists with smaller pieces of dimensional timbers running across and providing additional support (Image 95 and Image 96). Wood plank subflooring can be observed between the floor joists. A five panel wooden door (Image 97) with metal hardware (Image 98) provides access to a former walk-in cold storage space (Image 99).



Image 39: View across the communal dining area on the main floor, looking south



Image 40: View across the communal dining area, note beams marking division between original block and addition



Image 41: View across the communal dining area on the main floor, looking north



Image 42: View to the entrance to communal dining area from Barton Street West



Image 43: Representative example of a door and surround on main level



Image 44: Representative example of flooring and baseboards on main level

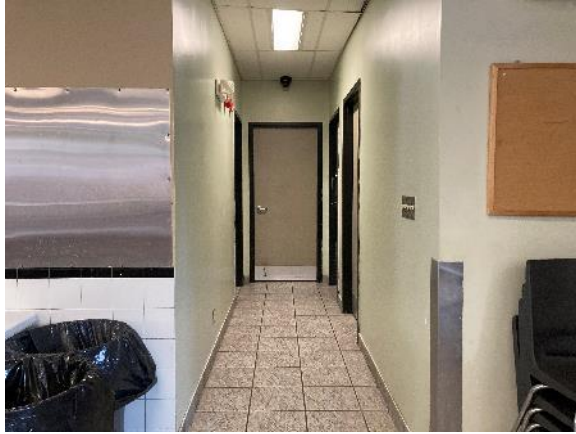


Image 45: View to hallway leading from communal dining area to kitchen



Image 46: Serving area between dining room and kitchen



Image 47: View across the kitchen, looking east



Image 48: Recessed window opening in south wall of kitchen

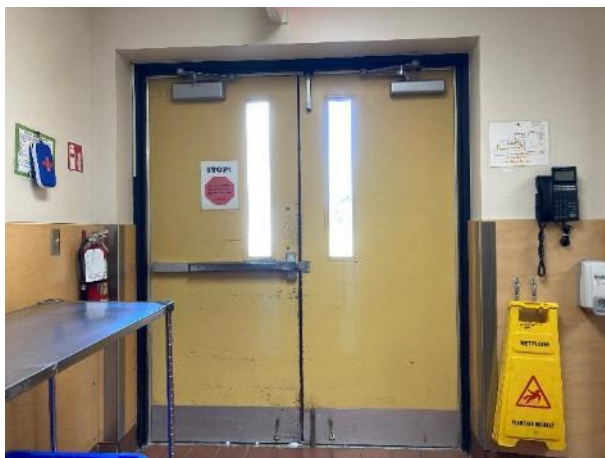


Image 49: Steel double doors in north wall of kitchen

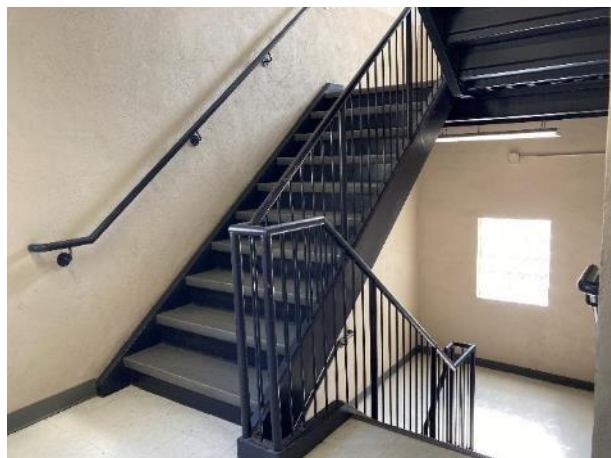


Image 50: View of the staircase addition leading to the upper floors



Image 51: Detail of CMU construction of stairwell



Image 52: Detail of plaster cladding of stairwell walls



Image 53: Detail of contemporary construction material in stairwell



Image 54: View down second floor hallway, looking east



Image 55: View down second floor hallway, looking west



Image 56: Detail of drop ceiling in upper floor hallway



Image 57: Detail of vinyl flooring and simple baseboards in upper floor hallway



Image 58: Chair rail and baseboards in second floor hallway



Image 59: Representative view of a second floor bedroom looking southwest



Image 60: Representative view of a second floor bedroom looking northeast



Image 61: View down upper floor hallway, looking west



Image 62: Vinyl flooring in second floor bedroom



Image 63: Representative baseboard and quarter round in second floor bedroom



Image 64: Representative solid wood door with simple surrounds in second floor bedroom



Image 65: Second floor bathroom looking southwest



Image 66: Detail of tile flooring in second floor bathroom



Image 67: Detail of janitors closet on second floor



Image 68: Second floor kitchenette looking southeast



Image 69: Detail of flooring, baseboard and window casing in second floor kitchenette



Image 70: Second floor common room looking southwest



Image 71: Second floor common room looking northeast



Image 72: Detail of window in south wall of second floor common room



Image 73: Third floor hallway looking west



Image 74: Third floor hallway looking east



Image 75: Representative view of a third floor bedroom looking south, note vaulted ceiling



Image 76: Representative view of a third floor bedroom looking north



Image 77: Third floor bathroom looking west

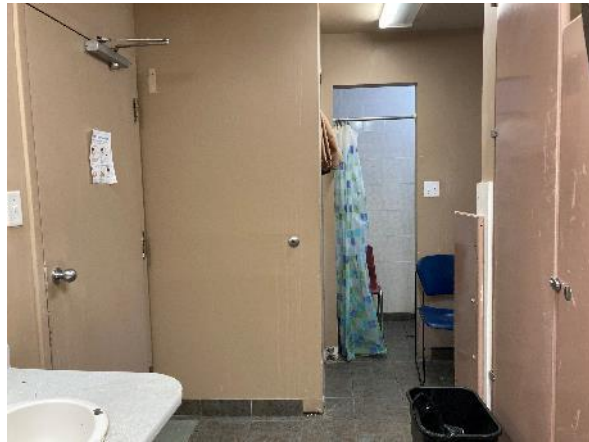


Image 78: Third floor bathroom looking east



Image 79: Detail of tile flooring in third floor bathroom

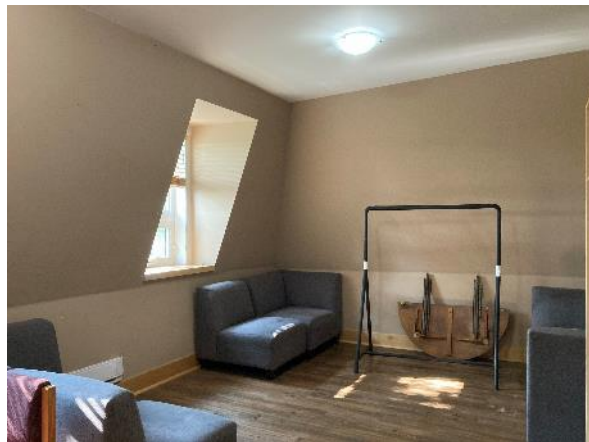


Image 80: Third floor common room, looking southwest



Image 81: Third floor common room, looking east



Image 82: Recessed window in south wall of third floor common room, looking south



Image 83: Detail of baseboard and window casing in third floor common room



Image 84: Representative door and casing on third floor

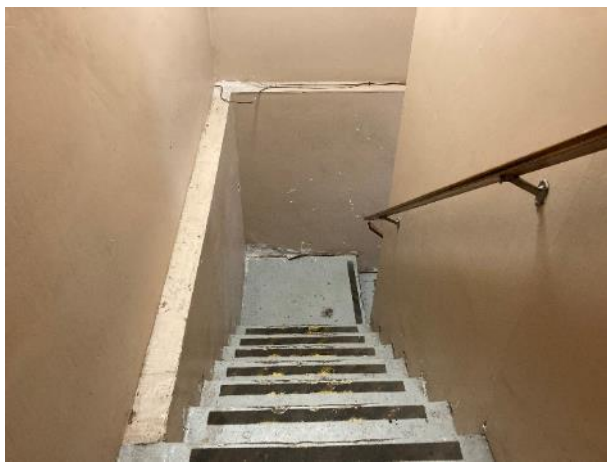


Image 85: View of staircase to basement



Image 86: View of basement access hallway



Image 87: View of basement office space beneath addition



Image 88: View of concrete column and concrete board formed ceiling in basement of addition



Image 89: Detail of brick segmentally arched door opening in brick wall in basement



Image 90: View of exposed stone foundation in basement



Image 91: View of unfinished basement room with exposed stone foundation and trusses



Image 92: Detail of limestone and fieldstone foundation



Image 93: Coal chute in bricked portion of foundation



Image 94: Detailed view of concrete floor in basement



Image 95: View of dimensional timber floor joists and wood plank subflooring



Image 96: Detail of timber support beam



Image 97: Wood panel door leading to walk-in cold storage



Image 98: Detailed view of cold storage door hardware



Image 99: View of concrete cold storage room

6.2 325 JAMES STREET NORTH

The project location is comprised of two contiguous properties, 309 James Street North and 325 James Street North, both listed as non-designated properties in the City's Register of Property of Cultural Heritage Value or Interest. Given the inclusion of 325 James Street North in the proposed development, a description of its existing conditions is provided below to assist in better understanding potential impacts. As noted in the introduction, the City has waived the requirement for a CHIA for this property as the building will be retained and incorporated into the proposed development.

The structure at 325 James Street North fronts James Street North and consists of a three-storey red brick building constructed ca. 1910 in a style reflective of Italianate commercial architecture (Image 100 to Image 121). The structure has a flat roof and a limestone and fieldstone foundation. The exterior of the structure will be described beginning with the east elevation then moving clockwise around the building.

6.2.1.1 EXTERIOR

East Elevation

The original entrance to 325 James Street North fronts the street and features many design elements typical of an 19th century Italianate commercial block. The structure's Italianate elements are most intact on the symmetrical east elevation (façade) (Image 100 to Image 107).

The ground level of the east elevation has been altered and is clad in what appears to be a brick veneer added in the mid to late-20th century (Image 101). Any original plate glass windows have been removed and two pairs of four-over-one single hung windows and two doorways have been added on the ground level, all of which are contemporary replacements (Image 102). Rusticated cut stone blocks form quoins on each side of the south elevation (Image 103) as well as a central decorative column (Image 104). The quoins and central column only extend to the top of the ground level where they meet a projecting, moulded, dentilated cornice (Image 105).

The second and third-storey of the south elevation are clad in red brick arranged in a Flemish bond pattern (Image 106). Two bands of rusticated stone runs horizontally across the east elevation, delineating the second and third storeys. The rusticated stone bands also form the window sills of each level's respective fenestration. The second-storey features four pairs of six-over-one single hung, flat arched, vinyl windows (Image 107). An arched, recessed, brick drip mould composed of header bricks with a keystone is located above each pair of windows. Within the arch of each drip mould, brick and stone has been used to form a diamond pattern. The third storey features four evenly spaced square window openings. The two south windows are a pair of four-over-one single hung vinyl windows and the two north windows are single-pane fixed vinyl units. Between each window and the edge of the building, corbelled brick has been used to form five separate decorative rectangles with stone corner units. At the parapet, a moulded, dentilated, projecting cornice spans the elevation in a style similar to the lower level cornice.

South Elevation

The west side of the south elevation is partially obscured by a three-storey, late-20th century addition constructed to house a stairwell and a contemporary entrance (Image 110 and Image 116). The polychromatic brickwork of the addition contrasts slightly with the red brick cladding of the original building. The addition includes a nine-over-one single hung vinyl window on the second level (Image 111) and a fixed, single-pane window on the third level. Both windows feature brick sills. Two steel doors are located on the main level of the stairwell addition (Image 112).

A projecting entranceway constructed of aluminum and glazing with two sliding doors and a steel sloped roof painted red has also been added to the centre of the elevation, abutting the projecting stairwell addition (Image 113). This projecting entrance appears to be a late-20th or early 21st century addition and obscures half of the ground level of the original building. The new entrance has been constructed over a previously enclosed window opening, sealed with red brick (Image 114).

The south elevation of the original structure is clad in red brick and composed of five pairs of nine-over-one single hung vinyl windows, with two pairs on the third floor and three pairs on the second (Image 108 and Image 109). The window openings feature brick, segmentally arched lintels composed of three tiers of header bricks and sills of two tiers of header bricks (Image 115). One pair of four-over-one single hung vinyl windows are located on the east side of the ground level and include a brick sill. Two steel tie rods are located between the second and third floors.

West Elevation

The west, red brick elevation features few remaining architectural details (Image 116 and Image 117). Much of the original fenestration has been altered with segmentally arched window openings enclosed with brick. The three remaining windows, one pair of nine-over-one single hung windows (Image 118), one four-over-one single hung window, and one pair of fixed windows, are vinyl replacement units. Like the south elevation, the brick, segmentally arched lintels are composed of three tiers of header bricks and the sills of one to two tiers of header bricks. Steel doors in flat arched openings are located on both the north and south side of the elevation (Image 119). An enclosed entrance to the red brick stairwell addition, which projects at an angle above the roofline,

is constructed of contemporary material and located on the south side of the elevation (Image 120).

North Elevation

The north elevation is clad in red brick and is attached to 331 James Street North, a non-designated property on the City of Hamilton's Register of Property of Cultural Heritage Value or Interest, which obscures much of the elevation (Image 121). The elevation is largely void of architectural detail aside from the rusticated cut stone quoins that wrap around the northeast corner of the building.



Image 100: Façade (east elevation) of 325 James Street North

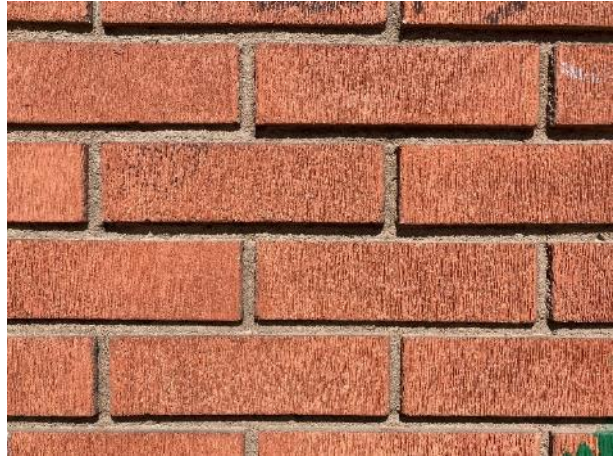


Image 101: Brick veneer on ground level of east elevation of 325 James Street North



Image 102: Detail of ground level replacement window on east elevation



Image 103: Cut stone quoins on corner of east elevation



Image 104: Cut stone decorative column on east elevation



Image 105: Projecting moulded, dentilated cornice on east elevation



Image 106: Detail of upper storey of east elevation



Image 107: Detail of upper storey fenestration of east elevation



Image 108: Southeast corner of 325 James Street North



Image 109: East side of south elevation of 325 James Street North



Image 110: West side of south elevation of 325 James Street North



Image 111: Nine-over-one window in south elevation of addition



Image 112: Two steel doors in south elevation of addition



Image 113: Projecting entranceway in south elevation



Image 114: Detail of enclosed window behind entrance addition on south elevation



Image 115: Detail of segmentally arched window in south elevation with brick lintel and sill



Image 116: Southwest corner of 325 James Street North



Image 117: West elevation of 325 James Street North



Image 118: Detail of segmentally arched window in west elevation with brick lintel and sill

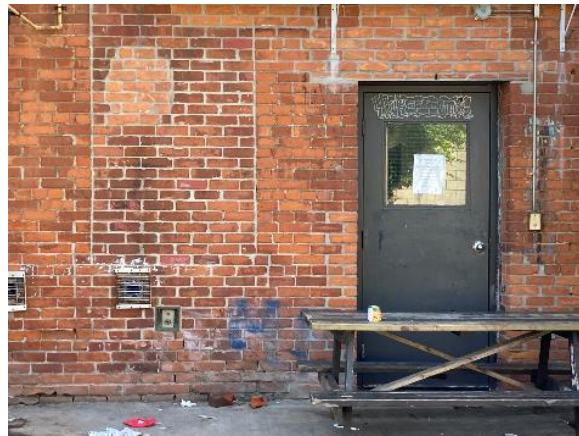


Image 119: Enclosed window and entrance in west elevation of 325 James Street North

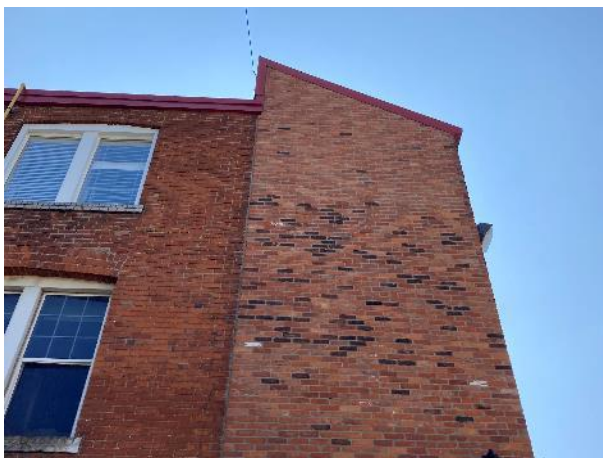


Image 120: Stairwell addition projecting above roofline of west elevation



Image 121: Northeast corner of 325 James Street North

6.3 CONTEXT AND ADJACENT CULTURAL HERITAGE RESOURCES

James Street North is a north-south arterial road with two lanes of traffic in each direction that travels from Burlington Bay, through downtown Hamilton, up the escarpment, along the Hamilton mountain, through Mount Hope and outside the City of Hamilton's limits. The project location is situated on James Street North (Image 122 and Image 123) at the intersection of Barton Street, an east-west arterial road that travels through the north end of Hamilton (Image 124 and Image 125). The immediate area is characterized by two and three storey late 19th and early 20th century commercial buildings fronting James Street North with single family residential dwellings or institutional buildings from the late 19th to early 20th centuries located in the adjacent Central Established Historical Neighbourhood (Image 126 to Image 128). In addition, the development is proposed in the James Street North Cultural Heritage Landscape. The residential structures in the adjacent neighbourhoods demonstrate a variety of architectural styles including Gothic Revival, Edwardian, and Italianate. Many of the structures in the vicinity of the project location are identified built heritage resources and cultural heritage landscapes (see Plate 5 for mapping of these adjacent resources).

The following properties designated under Part IV of the *Ontario Heritage Act* are adjacent to the project location:

- 256-262 MacNab Street North (MacNab Terrace) (By-law 89-176, Appendix E; Image 128).

The following properties listed on the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties are adjacent (within 50 m, as per the UHOP) to the project location:

- | | |
|--|---------------------------|
| — 300 James Street North | — 330 James Street North |
| — 302 James Street North | — 331 James Street North |
| — 305 James Street North (Former Canadian Imperial Bank of Commerce) | — 332 James Street North |
| — 306 James Street North | — 333 James Street North |
| — 308 James Street North | — 334 James Street North |
| — 310-312 James Street North | — 337 James Street North |
| — 314 James Street North | — 341 James Street North |
| — 316 James Street North | — 342 James Street North |
| — 318-320 James Street North | — 344 James Street North |
| — 322-324 James Street North | — 345 James Street North |
| — 326 James Street North | — 346 James Street North |
| — 328 James Street North | — 252 MacNab Street North |
| — 329 James Street North | — 254 MacNab Street North |

Additionally, the project location is situated adjacent (within 50 m, as per the City's UHOP) to the following properties included on the City's Heritage Inventory:

- 340 James Street North
- 21 Barton Street West (All Souls Roman Catholic Church) – Places of Worship Inventory (Image 126)
- 16 Barton Street West (Image 127)
- 18 Barton Street West
- 11 Murray Street West
- 13 Murray Street West
- 15 Murray Street West
- 21 Murray Street West
- 23 Murray Street West

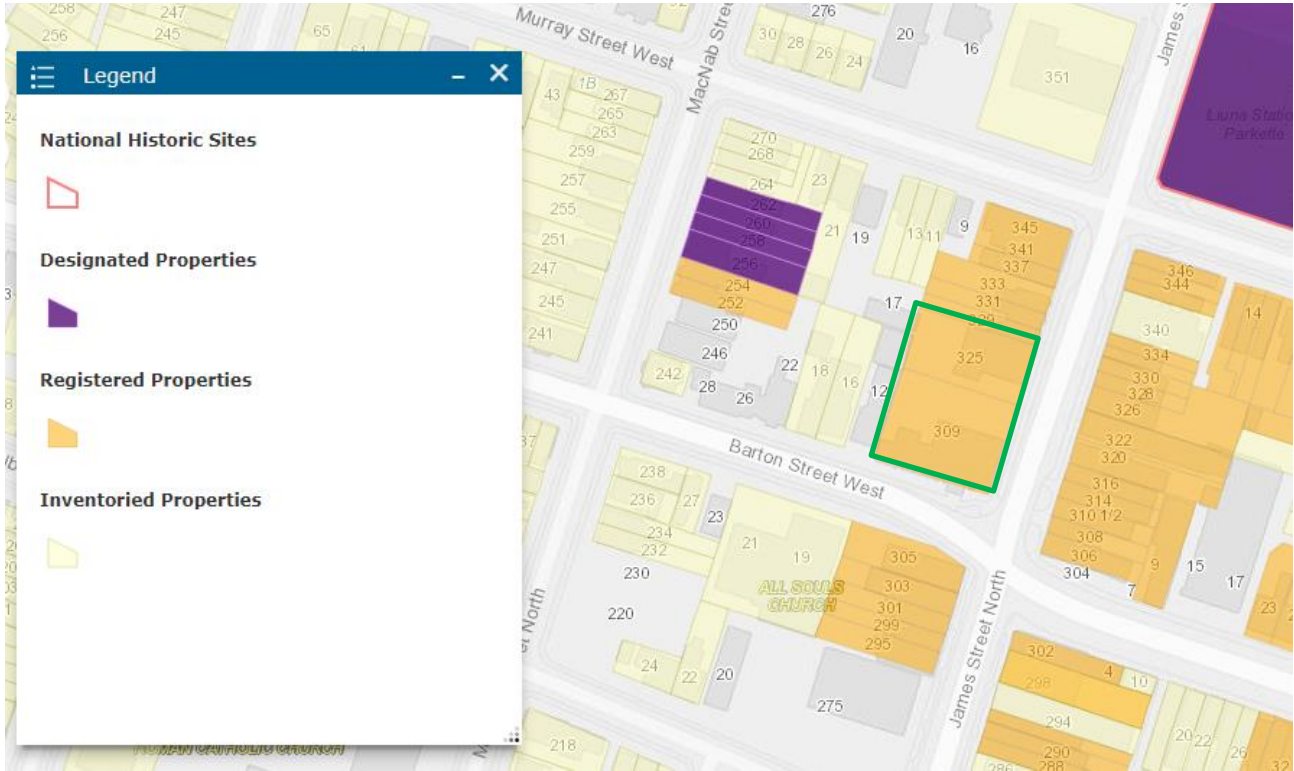


Plate 5: City of Hamilton Heritage Property Mapping (project location outlined in green) (City of Hamilton 2023)



Image 122: Looking north along James Street North from Barton Street West



Image 123: Looking south along James Street North from Murray Street East



Image 124: View of Barton Street West looking west from James Street North



Image 125: View of Barton Street West looking east from McNab Street North



Image 126: All Souls Roman Catholic Church located at 21 Barton Street West, south of 309 James Street North



Image 127: Example of a non-designated residential structure on Barton Street West (16 Barton Street West)



Image 128: Part IV designated properties at 256-262 MacNab Street North (MacNab Terrace), west of 309 James Street North

6.4 ARCHITECTURAL STYLE

6.4.1 SECOND EMPIRE

The former commercial building on the subject property at 309 James Street North was constructed in the Second Empire architectural style, which was common in Ontario from 1860-1900 (Kyles 2016; Plate 6). The architectural style originated during the period of the "Second Empire" in France (1852-1870) when Napoleon's nephew, Napoleon III, ruled (Blumenson 1990:87). During this time, Napoleon III hired urban planner Georges E. Haussman to redesign Paris, and along the newly created grand boulevards, buildings in the Second Empire style were built (Parks Canada n.d.). The style is lavish, grand and complex, and buildings are most easily recognized by their mansard roofs (named after François Mansart who helped popularize the design in the 16th century) (Parks Canada n.d.). The mansard roof allows for maximum use of interior attic space, offers a simple way of adding an extra storey or two to an existing building without adding any new masonry, and their straight, curved or convex nature allows for additional decorative functions, like iron trimmed roof cresting and elaborate dormer windows (Blumenson 1990:87). The Second Empire style became fashionable outside of France and its popularity peaked in Canada in the 1870s.

The Second Empire style was used in Canada in the late 19th century as an expression of wealth and of a certain kind of cosmopolitanism that was mainly used on commercial, public, and private buildings (Parks Canada n.d.). During its heyday between 1865 and 1880, many commercial and civic buildings were built in the Second Empire style (Kyles 2016). For smaller buildings and residences, the style is less elaborate, but still impressively ornate. Windows are generally high with elegant surrounding moldings and a characteristic mansard roof punctuated with gabled or elliptical dormers (Kyles 2016). Roofs and balconies are generally embellished with iron cresting, and the roof itself is often dichromatic and clad in slate tile (Kyles 2016). The cornice is frequently

embellished similar to the Italianate style, with brackets, large blocks and a decorative frieze (Blumenson 1990:88). Though stone is preferred, brick is often used, and regardless of the material, the exterior typically includes Classical mouldings and quoins (Blumenson 1990:88-89).

The Second Empire architectural style generally fell out of vogue by the 1890s onward and many Second Empire buildings suffered from fires. Early 20th century fire departments thought these fires often started in the mansard roofs. As a consequence, in the 1920s and 1930s, many Second Empire buildings in commercial districts had their mansard roofs removed (Parks Canada n.d.). In the 1950s through the 1970s, the buildings suffered from the general view they were too elaborate for modern downtown streets, and so were torn down in their entirety (Parks Canada n.d.).

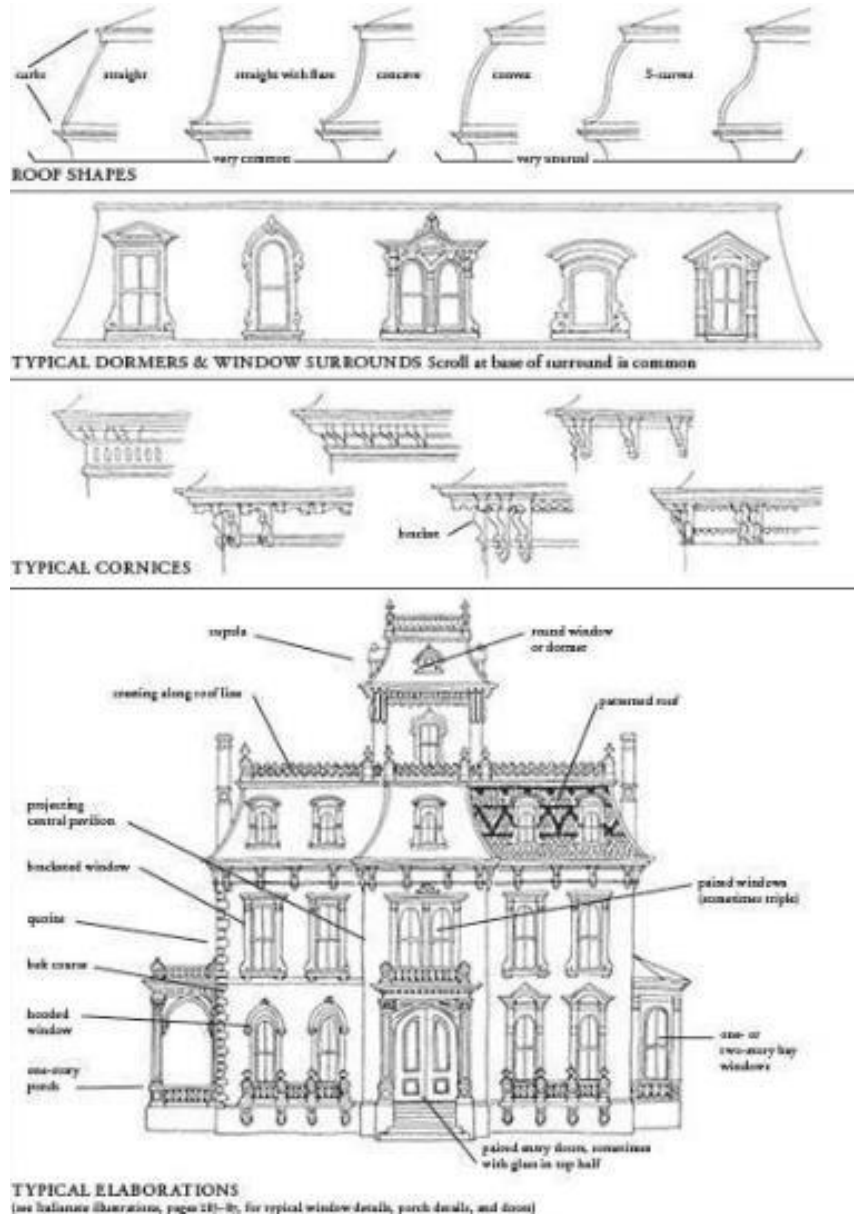



Plate 6: Line drawing of typical Second Empire architectural features (Knopf n.d.)



6.5 COMPARATIVE ANALYSIS



A comparative analysis was undertaken to establish a baseline understanding of similar recognized heritage properties in the City of Hamilton, to determine if the subject property “*is a rare, unique, representative or early example of a style, type, expression, material or construction method*” as described in O. Reg. 9/06.

As comparative examples of Part IV designated commercial properties within the City of Hamilton were not noted on the City of Hamilton Municipal Heritage Register, non-designated registered properties were considered. Commercial buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material. Five comparable non-designated registered properties were identified within the City of Hamilton (see Table 2 below). This analysis does not represent all available properties, but the examples are intended to provide a representative sample of similar building typologies.

Table 2: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Photograph	Age	Material	Style
84 James Street North	Non-designated registered property	 <p>(Google Maps July 2023)</p>	1873	Brick	84 James Street North is a three-and-a-half storey rectangular common-bond brick commercial building faced with smoothed even-course cut stone that consists of two units separated by a raised firewall. It has a mansard roof covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets. The projecting eaves are accented by a moulded wood cornice with decorative brackets, carved panels, a moulded frieze, and ornate end brackets. Each unit has a two-bay façade composed of stone pilasters, shaped window heads and decorative brackets of galvanized iron, and continuous stone sills in the upper storeys. There are segmental window openings in the second storey with curved pediment window heads and flat window openings in the third storey with plain pediments. There is a storefront in the first storey of each unit (currently boarded and vacant).

<p>80 James Street North</p>	<p>Non-designated registered property</p>	 <p>(Google Maps August 2022)</p>	<p>1873</p>	<p>Brick; stone</p>	<p>80 James Street North is a three-and-a-half storey rectangular Common-bond brick commercial building faced with smoothed even-course cut stone that consists of two units separated by a raised firewall. The building has a mansard roof covered with hexagonal slate tiles, a pair of dormers for each unit with semi-circular windows and curved pediments, and brick gabled parapets with stone end brackets. The projecting eaves are accented by a moulded wood cornice with decorative brackets, carved panels, a moulded frieze, and ornate end brackets. Each unit has a two-bay facade composed of stone pilasters, shaped window heads and decorative brackets made of galvanized iron, and continuous stone sills in the upper storeys. There are segmental window openings in the second storey with curved pediment window heads and flat window openings in the third storey with plain pediments. There is a storefront in the first storey of each unit.</p>
<p>22 John Street North (Windsor Apartments)</p>	<p>Non-designated registered property</p>	 <p>(Google Maps August 2022)</p>	<p>ca. 1858</p>	<p>Brick; stucco</p>	<p>22 John Street North is a three-unit, three-and-a-half storey building constructed ca. 1858. Originally constructed as a three-storey building, it was renovated in 1878 after a major fire including the addition of a mansard roof and a façade influenced by the Second Empire style. In recent years, most of the distinguishable Second Empire features have been removed from the façade. The mansard roof remains with projecting eaves and three shaped dormers with moulded trim flanked by parged parapets. The five-bay façade is composed of flat windows that have been boarded.</p>

<p>240 King Street East (Central Hotel)</p>	<p>Non-designated registered property</p>	 <p>(Google Maps August 2022)</p>	<p>1882</p>	<p>Brick</p>	<p>240 King Street East is a three-storey brick commercial building originally constructed as a two-and-a-half storey hotel in 1882. A third storey was added in the 1920s and the front façade was renovated in a style similar to the related row to the east. The building is laid in Common-bond and has a two-sided mansard-like roof with puncturing metal-clad gable roof dormers and brick parapets. The frieze is clad with metal flashing. The façade consists of segmental windows in the upper storeys with alternating brick voussoirs and concrete lug sills, with two windows in the third storey and three in the second storey. The first storey has a contemporary fabric awning and banded windows with metal muntin that wrap around. There are two entrances to the west, one with a stained glass transom to upper storeys and a recessed entrance to the commercial unit.</p>
<p>4 Ferguson Avenue North (Walker House; Black Forest Inn)</p>	<p>Non-designated registered property</p>	 <p>(Google Maps May 2023)</p>	<p>ca. 1878</p>	<p>Brick</p>	<p>4 Ferguson Avenue North is a two-and-a-half storey brick building constructed to a rectangular plan with a short façade, a chamfered corner, a three-sided mansard roof punctured by dormers with pedimented gables, and projecting eaves with a plain frieze and paired decorative brackets. The elevations fronting onto King Street East and Ferguson Avenue North are composed of segmental windows with keystones, brick voussoirs and stone lug sills. The first storey has been modified and wooden cladding has been added to the upper storeys. A segment of the first-storey cornice, including a moulded fascia and a decorative end bracket, remains in the Ferguson Avenue façade. The main entrance to the corner ground-floor unit, located in the first storey of the chamfered corner, has a blinded transom and a sidelight. There are additional entrances in the King Street East and Ferguson Avenue North facades.</p>

Of these examples, the following architectural elements characteristic of commercial Second Empire style buildings were observed:

- **Type:** All five are commercial examples of the Second Empire style, two of which were built as hotels. Three examples include commercial storefronts at the ground level.
- **Plan:** All five examples are built to a rectangular plan. One building has a chamfered corner.
- **Height:** The two examples that were former hotels are two-and-a-half storeys, and the remaining three examples are three-and-a-half storeys.
- **Roof:** Each example has a mansard roof, and two examples are clad in slate tiles. Three examples have roofs clad in asphalt shingles.
- **Cladding:** All five examples are constructed of brick. Two examples have been faced with smoothed even-course cut stone and one has been covered in plaster. The brick cladding has been painted on the remaining two examples.
- **Facade:** Three examples have symmetrical facades with four or five bays.
- **Windows:** Each example includes dormer windows. Two examples include a variety of window openings including segmentally arched, arched and flat. One example exhibits flat windows only, and another example has segmentally arched windows with alternating brick voussoirs and concrete lug sills. One example has segmentally arched windows with keystones, brick voussoirs and stone lug sills.
- **Decorative Elements:** Two of the examples are highly decorative. Three examples exhibit decorative cornices and brackets. Two examples have stone pilasters separating the bays. Two examples have ornamental window hoods and continuous stone sills. One example has a window hood of galvanized iron, and one building has a chamfered corner. One example has a transom and sidelights surrounding the entrance.
- **Alterations:** It appears that each example has undergone alterations to their facades through additions, recladding, replacement of windows and doors and removal of decorative elements. The façade of one example has been significantly altered with little decorative detail remaining.

This comparative analysis suggests the original block of the commercial building on the subject property at 309 James Street North demonstrates surviving representative elements of the Second Empire style including the: two-and-a-half storey massing; brick construction; rectangular plan; mansard roof clad in scalloped slate tiles; dormer windows; segmentally arched window openings; keystones, and a portico. Although these representative elements are extant, primarily on the south and east elevations, the exterior of the building has been significantly altered (see Section 6.6 for a discussion of integrity) with few decorative elements, a distinctive feature of the Second Empire style, remaining. The application of a veneer cladding obscures the south and east facades, specifically evidence of original brick lintels. The west and north elevations are blank and the east elevation has been significantly obscured by an addition. As such, the subject structure is not considered a representative example of the Second Empire style.

With the original block of the building believed to have been constructed post-1880, the structure is not one of the earliest examples of a Second Empire style commercial building in the City of Hamilton. All of the examples highlighted in this comparative analysis were built in a similar era, with the former Windsor Apartments built in 1858. Regardless of its architectural style, the subject

building is not believed to be one of the earlier structures remaining in the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood. A review of the Municipal Heritage Register indicates the presence of adjacent buildings constructed as early as 1850.

Lastly, as there are numerous non-designated registered properties reflective of the commercial Second Empire style included on the City of Hamilton Municipal Heritage Register, 309 James Street North is not considered to be a rare representation of the style. It appears that at least two other late-19th century Second Empire hotel structures survive in downtown Hamilton: the former Central Hotel at 240 King Street East, and the former Walker House (now the Black Forest Inn) at 991 King Street East.

It is acknowledged the small number of examples reviewed means this comparative analysis could be misleading. It was also challenging to fully assess the architectural details of each structure from the public right-of-way. As such, the cultural heritage evaluation included in Section 7 has not only considered the results of this comparative analysis, but typical architectural trends across Ontario.

6.6 DISCUSSION OF INTEGRITY

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of “wholeness” or “honesty” of a place. The MCM *Heritage Identification & Evaluation Process* (2014) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006) both stress the importance of assessing the heritage integrity in conjunction with evaluation under O. Reg. 9/06 yet provide no guidelines for how this should be carried out beyond referencing the US National Park Service *Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as “the ability of a property to convey its significance”, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is “complete” or changed from its original or “valued subsequent configuration” (English Heritage 2008; Kalman 2014). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for “Integrity” with sub-elements of “Site”, “Alterations”, and “Condition” to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the subject property are presented in Table 3, and are considered when determining the CHVI of the property (see Section 7).

Table 3: Heritage Integrity Analysis for the Subject Property

Element	Original Material/Type	Alteration	Survival	Rating	Comment
Setting	Mid-to-late 19th century commercial core in Hamilton.	Vacant area to the north, now a parking lot, likely the site of a 19th century building given the fire wall located on the north elevation of the subject building. A Second Empire structure was removed from the immediately adjacent lot at 308 Barton Street West. Some infill and alteration to commercial buildings along James Street North, otherwise similar land uses remain.	80%	Very Good	Some early adjacent buildings have been removed and additions added or alterations made to others.
Site Location	Original.	No change.	100%	Excellent	The property retains its original siting and setback.
Footprint	Rectangular prior to post-1964 addition.	Original rectangular building plan elongated to west with two-and-a-half storey brick addition. A single-storey rectangular addition and enclosed stairwell was added to the north elevation post-1964.	70%	Good	While the original footprint has been altered, the overall shape has been retained and the first phase of construction is visible. Portions of additions are reversible while others have removed significant sections of former exterior walls on the ground level (north and west walls).
Wall	Brick.	The original west elevation and north elevation have been altered to accommodate the early 19th century addition to the west and the one-storey and staircase addition to the north. The one-storey north addition wraps around the east	25%	Poor	Exterior walls covered by a variety of cladding materials. The west elevation and exposed portions of the foundation reveal the red brick construction.

Element	Original Material/Type	Alteration	Survival	Rating	Comment
		elevation and has resulted in removal of original material on the ground level. The original red brick walls (aside from the west elevation) are now clad in a brick veneer or plaster.			
Foundation	Limestone, fieldstone and brick foundation.	Appears largely intact.	90%	Very Good	Note that this rating refers to heritage integrity, not structural integrity.
Exterior Doors	Aluminum with glass.	All original doors, some wood paneled with lites, removed. Transom opening remains over chamfered corner entrance in southeast corner of building.	5%	Poor	No additional comment.
Windows	Segmentally arched window openings with keystones on the south and east elevations. Dormer windows in the roof.	All original window units removed. Dormer windows remain in original location. Some windows have been enclosed with brick. New window openings added to the east elevation and in the one-storey addition.	50%	Good	Original brick lintels may remain beneath brick veneer.
Roof	Concave mansard roof clad in scalloped slate tiles with dormer windows.	Original window units removed from gable windows. Cornice replaced.	80%	Very Good	No additional comment.
Chimneys	Originally one brick chimney projecting	Chimney removed.	0%	Poor	The structure's HVAC system has been updated/replaced.

Element	Original Material/Type	Alteration	Survival	Rating	Comment
	from the southeast side of the roof.				
Water System	Unknown.	Likely replaced.	0%	Poor	No additional comment.
Exterior Decoration	Brick lintels with keystones, stone sills, cornice, portico, chamfered corner entrance, and large sign.	The building has been covered with a brick veneer and stucco. The brick lintels may remain beneath the veneer. The ground level window sills are concrete replacements. The cornice has been simplified and the chamfered corner entrance altered through the introduction of the one-storey addition to the east elevation.	50%	Good	The current exterior elevations are clad in contemporary materials, obscuring the remaining exterior decoration beneath. Original decorative keystones only remain on the east elevation and east side of the south elevation.
Exterior Additions	Additions to the west, east and north elevations.	The original block was extended to the west sometime between 1898 and 1911. A one-storey addition and enclosed stairwell were constructed post-1964 to the north elevation and wrapping around the east elevation.	90%	Very Good	The additions are intact.
Interior Plan	Main floor unknown. Upper floors with east-west hallway and rooms opening to the south.	The main floor has been completely altered to accommodate a kitchen and communal dining area. The plan of the second and third floor appears altered through the division into a number of small bedrooms, shared bathrooms, a kitchenette, and storage and closet rooms.	30%	Fair	No additional comment.

Element	Original Material/Type	Alteration	Survival	Rating	Comment
Interior Walls and Floors	Unknown.	All original walls, ceilings and floors appear to have been replaced with contemporary materials.	0%	Poor	Replacement construction material is contemporary and utilitarian including vinyl flooring, drop panel ceiling tiles, drywall, glass, and steel.
Interior Trim	Unknown.	All original trim has been replaced with contemporary materials.	0%	Poor	Replacement material includes simple moulded or plain wood trim.
Interior Features (i.e., stairs, doors)	Evidence of the limestone and fieldstone foundation, machine cut dimensional timber floor joists and wood plank subflooring remain in the basement, along with a wood panel door with original hardware leading to a cold cellar.	All interior features have been removed aside from foundational and structural elements in the basement and one five panel wooden door with metal hardware.	10%	Poor	No additional comment.
Landscape Features	No evidence of landscaping in archival record.	Paved parking lot. Mature trees added along south and east property line.	10%	Poor	No additional comment.
Average Rate of Change/Heritage Integrity			40%	Fair	Rating of Fair based on the original element survival rating of 25-49%

6.6.1 RESULTS

Overall, the subject property is classified as having a "Fair" level of heritage integrity as a result of the number of alterations made to the interior and exterior of the structure, specifically renovations that have removed much of the original interior elements.

7 CULTURAL HERITAGE EVALUATION

7.1 EVALUATION USING ONTARIO REGULATION 9/06

The principal built heritage resource on the subject property at 309 James Street North is a two-and-a-half-storey brick Second Empire building. The property is included in the City of Hamilton’s Register of Property of Cultural Heritage Value or Interest as non-designated properties.

O. Reg. 9/06 of the OHA provides criteria for determining whether a property has CHVI. If a property meets two or more of the criteria in O. Reg. 9/06, it is eligible for designation under the OHA. Table 4 presents the evaluation of the subject property using O. Reg. 9/06.

Table 4: O. Reg. 9/06 Evaluation of 309 James Street North

O. Reg. 9/06 Criteria	Criteria Met (Y/N)	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	As demonstrated in Section 6.5, the subject property is not a representative example of the Second Empire architectural style. Although the original block of the building demonstrates surviving representative elements of the style on the south and east elevations, overall, the exterior of the structure has been significantly altered with few decorative elements remaining. The application of a veneer cladding obscures the south and east elevations, the west and north elevations are blank, and the east elevation has been significantly obscured by an addition. As a result, the building’s integrity has been classified as “Fair”. Upon a review of the City of Hamilton Municipal Heritage Register, Second Empire architecture, which can date from the 1860s to 1900s, is well represented in the City with other former hotels noted. As such, the subject property is not a rare or unique example of the style. With a construction date post-1880, the structure is not one of the earliest examples of a Second Empire style commercial building in the City of Hamilton, with other Second Empire hotels and commercial buildings built in a similar era, with the former Windsor Apartments built in 1858. In addition, the subject building is not believed to be one of the earlier structures remaining in the James

O. Reg. 9/06 Criteria	Criteria Met (Y/N)	Justification
		Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood, with earlier structures dating to 1850.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	Although of late-19th century construction, the property does not display a high degree of craftsmanship or artistic merit, but rather reflects construction techniques and materials common to its time, many of which have been altered.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The property does not demonstrate a high degree of technical or scientific achievement. The structure displays construction techniques common to the era and the contemporary interventions made in subsequent decades.
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.	Y	<p>As detailed in Section 5.3, the subject property was the site of a hotel for close to a century with its most significant historical association with Matt Hayes Jr. and the Hayes Hotel, renamed the International Hotel by 1935. Matt Hayes Jr. acquired the hotel following the death of his father, Matt Hayes Sr., in 1929 and operated it between 1929 and 1941. Hayes' main source of income did not come from the hotel, but rather his work as a bookmaker. Hayes was widely known throughout the north end of Hamilton as a Robin Hood-esque figure. He focused his efforts and resources on the community, identifying families in need and anonymously providing them with food and fuel. He was also a supporter of the Tiger Football Club (now the Hamilton Tiger-Cats) and was a close friend of Frank J. Bruen, one-time general manager of Madison Square Garden in New York City.</p> <p>The community-focused tradition that Hayes began on the subject property in the mid-20th century has been carried on into the 21st century through the operation of the subject property by Mission Services until 2023, a men's emergency shelter assisting those in need in Hamilton's north end.</p>

O. Reg. 9/06 Criteria	Criteria Met (Y/N)	Justification
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.	N	The results of research did not indicate that the subject property yields new information that could contribute to the understanding of a community or culture. The subject property's history as a former hotel is a land use common to developing industrial and commercial centres across Ontario in the early-to-mid-19th century. Commercial activities, such as hotels and taverns, supported travelers and newly arriving tradespeople, artisans and craftspeople looking for work in developing settlement areas.
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 community.	N	The architect and builder of the subject property is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Y	The James Street North streetscape through the core of the north end of Hamilton contains a collection of low-density 19th and early 20th century architecturally and historically significant commercial buildings with no setbacks fronting broad sidewalks. Although the nature of retailing has changed and the civic functions of the area have been relocated, many of the original structures, like the subject property, remain as a property important in defining and supporting the 19th century commercial character of James Street North as a "main street".
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Y	The subject property is physically, functionally, visually and historically linked to its surroundings through its placement at the northwest corner of James Street North and Barton Street West since ca. 1880 and operating for close to a century as a hotel. It continued to function as a space providing temporary accommodation, operating until July 2023 as a men's emergency shelter.

O. Reg. 9/06 Criteria	Criteria Met (Y/N)	Justification
9. The property has contextual value because it is a landmark, O. Reg. 9/06, s.1 (2).	N	No significant views to the subject property distinguish the building as a notable or distinct property. With its two-and-a-half storey massing consistent with the height of the other buildings that comprise the James Street North and Barton Street West streetscapes and its altered north elevation, the subject property does not currently serve as a local landmark in the community.

7.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the subject property, the following results related to the property's CHVI were identified:

- The evaluation using the criteria of O. Reg. 9/06 determined the subject property does possess CHVI for its historic or associative value and contextual value, at a local level.

7.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

As the subject property was found to possess CHVI, the following Statement of Cultural Heritage Value or Interest and list of heritage attributes was prepared to help inform the future preparation of a symbolic conservation strategy for the proposed development (see Section 10.1 Mitigation Strategy).

7.3.1 DESCRIPTION OF HISTORIC PLACE

309 James Street North is a square property situated on the northwest corner of James Street North and Barton Street West in the City of Hamilton. The property is located in the 19th-20th century core of Hamilton, more specifically in the Central Established Historical Neighbourhood. The key resource is the former International Hotel, a two-and-a-half storey brick building constructed in the Second Empire style post-1880.

7.3.2 HERITAGE VALUE

309 James Street North has been the site of a hotel for close to a century with its most significant historical association with Matt Hayes Jr. and the Hayes Hotel, renamed the International Hotel by 1935. Matt Hayes Jr. acquired the hotel following the death of his father, Matt Hayes Sr., in 1929 and operated it between 1929 and 1941. Hayes' main source of income did not come from the hotel, but rather his work as a bookmaker. Hayes was widely known throughout the north end of

Hamilton as a Robin Hood-esque figure. Hayes focused his efforts and resources on the community, identifying families in need and anonymously providing them with food and fuel. He was also a supporter of the Tiger Football Club (now the Hamilton Tiger-Cats) and a close friend of Frank J. Bruen, one-time general manager of Madison Square Garden in New York City. The community-focused tradition that Hayes began at 309 James Street North in the mid-20th century has been carried on into the 21st century with the acquisition of the subject property by Mission Services, a men's emergency shelter assisting those in need in Hamilton's north end.

The James Street North streetscape through the core of the north end of Hamilton contains a collection of low-density 19th and early 20th century architecturally and historically significant commercial buildings with no setbacks fronting broad sidewalks. Although the nature of retailing has changed and the civic functions of the area have been relocated, many of the original structures, like 309 James Street North, remain as a property important in defining and supporting the 19th century commercial character of James Street North as a "main street". Located at the northwest corner of James Street North and Barton Street West since ca. 1880 and operating for close to a century as a hotel, the property is physically, visually and historically linked to its surroundings. It continued to provide a functional linkage as a space dedicated to providing temporary accommodation, operating as a men's emergency shelter into the 21st century.

7.3.3 LIST OF HERITAGE ATTRIBUTES

The heritage attributes that contribute to the cultural heritage value or interest of 309 James Street North include:

- The historical association with Matt Hayes Jr. and the International Hotel; and
- The original location at the northwest corner of James Street North and Barton Street West in the Central Established Historical Neighbourhood.

8 PROPOSED UNDERTAKING AND IMPACTS

8.1 DESCRIPTION OF PROPOSED UNDERTAKING

The Client is proposing to construct a 12-storey mixed-use building on the project location composed of 309 and 325 James Street North by consolidating the properties into a single development parcel (see the site plans, elevations and perspective drawings for the proposed development in Appendix C; Plate 7 and Plate 8). The existing three-storey brick building at 325 James Street North (Former Harbour Mission) is to be retained subject to interior renovations to facilitate mixed use with at grade commercial and residential units above, and the subject building at 309 James Street North (Former International Hotel) is proposed to be demolished.



Plate 7: Rendering of proposed development at 309 and 325 James Street North viewed northwest from James Street North (Lintack Architects 2023)



Plate 8: Rendering of proposed development looking southeast (Lintack Architects 2023)

The Client has worked with the City of Hamilton to revise the concept plans to propose a new structure that is sympathetic to and distinguishable from the surrounding built heritage resources. The ground floor of the development is designed for commercial use with a combined area of 2,838 sq. ft., while the remaining floors will consist of 129 residential units. In keeping with the surrounding streetscape, the building footprint has been maximized on the site and is positioned close to the front lot line in-keeping with the existing James Street North and Barton Street West building set-backs. The eight-storey podium transition has a setback on the west side from the front and a cantilevered design to minimize shadows and respect the adjacent properties to the west. The step-back above the podium has also been refined to break up the vertical massing of the tower.

Consistent with the goals of the UHOP and Site Plan Guidelines, the building is proposed to respect the vertical articulation and horizontal expression of the Central Established Historical Neighbourhood, with the podium in-keeping with the scale of the street, and the design reflecting new infill development within the rhythm of the streetscape (Plate 9 to Plate 13). These goals are proposed to be achieved through the use of modern materials allowing James Street and Barton Street to add a contemporary expression to the neighbourhood inspired by the local 20th century building tradition, while also respecting the characteristics of the built heritage on James Street North.

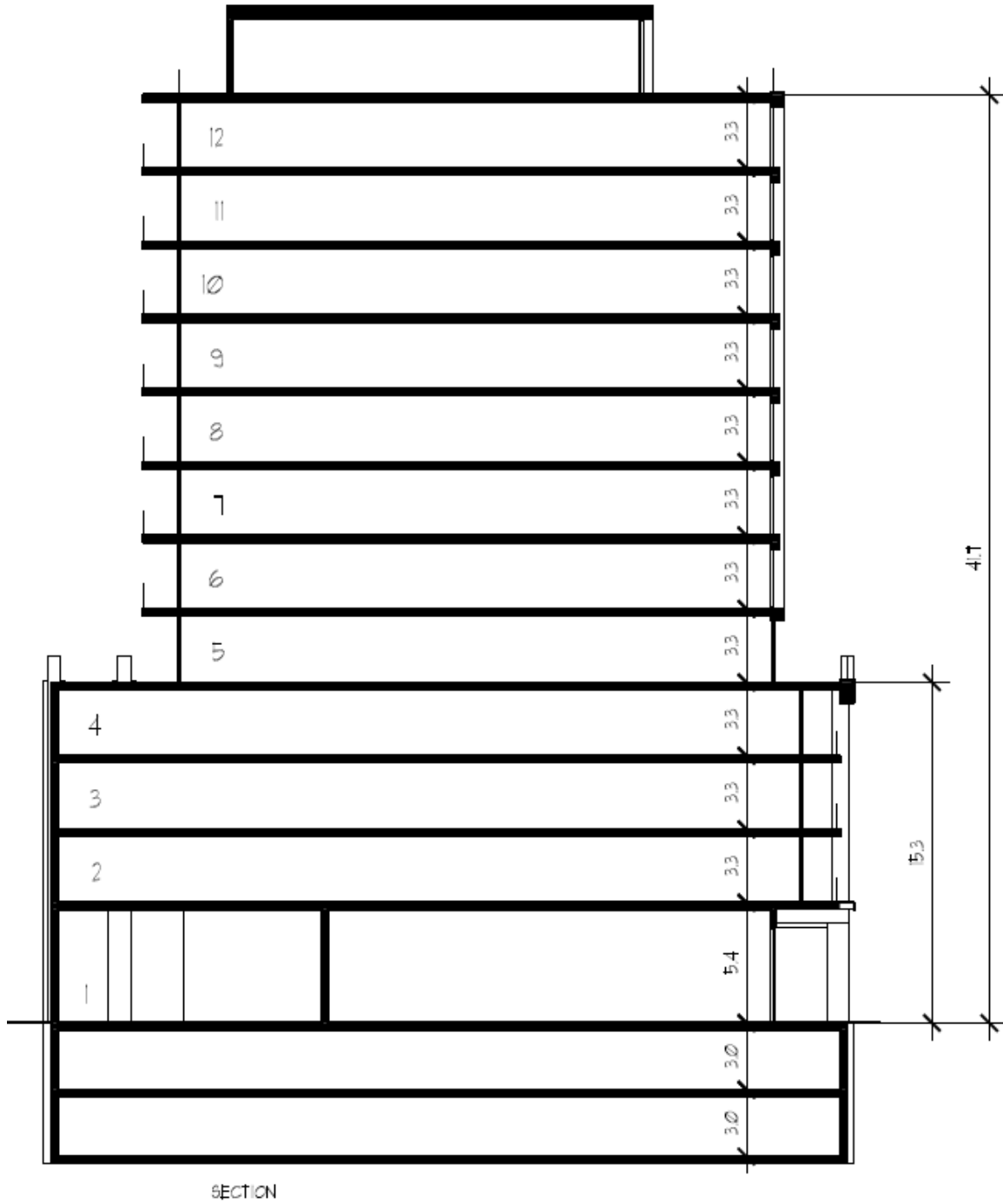


Plate 9: Building section of proposed development (Lintack Architects 2023)



Plate 10: East and south elevations of proposed development (Lintack Architects 2023)



Plate 11: West and north elevations of proposed development (Lintack Architects 2023)



Plate 12: Street perspective of proposed development viewed south from James Street North (Lintack Architects 2023)



Plate 13: Street perspective of proposed development viewed east from Barton Street West (Lintack Architects 2023)

The podium will be composed of a traditional brick facade with corbeled columns for texture, and sash windows, vertically book-ended with stone accents. The upper eight-storey volume is stepped and setback from the podium to minimize the impact at neighbourhood level and will be clad with glazing, mullions, horizontal and vertical concrete bands, and balconies all tied together with a continuous glass curtain wall and materials that connect both volumes in the same design language.

Access to the new common parking will be from Barton Street West, with 13 residential parking spaces proposed at grade and an additional 52 residential parking spaces below grade over two levels. The ramp to the underground parking level will provide two-way access. Whereas the underground parking will be intended for residents only, the at-grade parking spaces will also service the ground floor commercial spaces.

Pedestrian access to the building will be directly from the sidewalks on James Street North and Barton Street West. The streetscape provides a transitional area between private and public space with a generous sidewalk and an enhanced boulevard including street trees and site furnishings.

The objective of the proposed landscape design (Plate 14 and Plate 15) is to enhance the quality of the outdoor environment along James Street North and Barton Street West. The design combines existing and proposed street trees, unique feature paving that compliments the building facade, outdoor seating and short-term bicycle parking. The proposed street tree planting on site will be narrow, high canopy trees. The planter boxes will be filled with broadleaf evergreens to provide interest year-round. The raised planters highlight the building entrances and allow for additional vegetation on site. Benches, bike racks, flexible patio spaces and lighting will contribute to animating the building and streetscape. A modern paving pattern is proposed to provide visual interest.

BARTON STREET WEST ENLARGEMENT

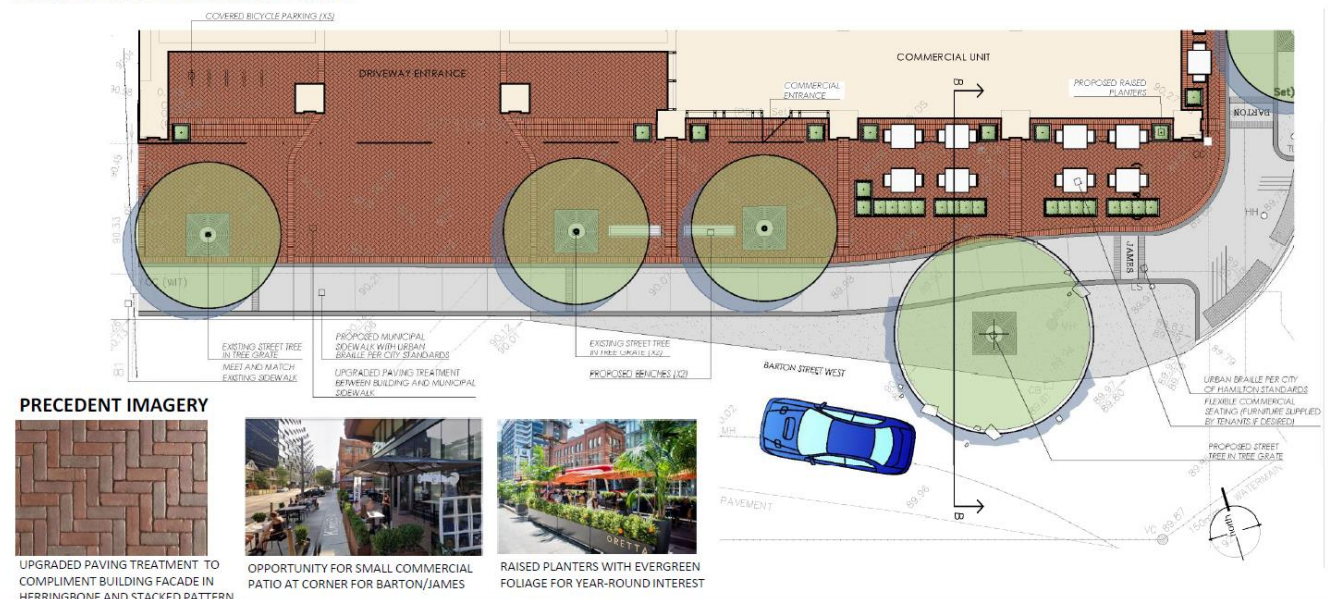


Plate 14: Barton Street West landscape design of proposed development (Lintack Architects 2023)

JAMES STREET NORTH ENLARGEMENT



Plate 15: James Street North landscape design of proposed development (Lintack Architects 2023)

8.2 RATIONALE FOR DEMOLITION OF SUBJECT PROPERTY

Lintack Architects Inc. was retained by the Client for the redevelopment of the project location. Their preliminary design process considered the retention of both buildings on site, concentrating redevelopment in the area of the surface parking lot between the two buildings at 309 and 325 James Street North. Their initial findings found the space between the two buildings, at approximately 14 m, was not large enough to accommodate underground parking, associated ramps, and a reasonable footprint for a multi-residential building above grade. A minimum dimension of 24 m is required for such a development to accommodate two rows of underground parking with an adjacent access ramp, and a minimal depth building footprint with minimal separation distances above.

Given the Client’s overall goal of rejuvenating the site, Lintack Architects Inc. determined the heritage integrity of the building on the subject property had been diminished following alterations, additions and the removal of many original exterior and interior elements. They also determined the massing and ground floor façade was not conducive to the development of an active streetscape. By contrast, 325 James Street North was found to have an intact façade that could be restored with the notable addition of new glazing. Additionally, 325 James Street North is of a scale that would provide a transition between a new taller building to the south and the existing buildings to the north.

As such, Lintack Architect Inc.’s design strategy proposes to retain 325 James Street North and fully redevelop the subject property. The new building is anticipated to provide a contemporary addition to the streetscape incorporating design elements that complement the

established character of the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood. A letter further detailing Lintack Architect Inc.'s rationale for demolition of the subject property is included in Appendix D.

8.3 POTENTIAL IMPACTS

The MCM *Ontario Heritage Toolkit: Resources in Land Use Planning Process* identifies seven potential impacts that an undertaking may have on a cultural heritage resource (see Section 2.5 for the full list).

As neither the MCM nor any other Canadian agency provides guidance on evaluating the magnitude of impacts, this report uses guides published by the International Council on Monuments and Sites (ICOMOS) of United Nations Educational, Scientific and Cultural Organization (UNESCO) from the World Heritage Convention of January of 2011. The grading of impact is based on the "Guide to Assessing Magnitude of Impact" summarized in Table 5 below.

Table 5: Impact Grading

Impact Grading	Description
Major	Change to heritage attributes that contribute to the CHVI such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many heritage attributes, such that the resource is significantly modified. Changes to the setting of a heritage property, such that it is significantly modified.
Minor	Change to heritage attributes, such that the asset is slightly different. Change to the setting of a heritage property, such that it is noticeably changed.
Negligible/Potential	Slight changes to heritage attributes or the setting that hardly affects it.
None	No change to heritage attributes or setting.

8.4 ASSESSMENT OF IMPACTS

On the following page, Table 6 will evaluate impacts to the subject property, followed by Table 7, which will evaluate impacts to 325 James Street North, and lastly Table 8, which will evaluate impacts to adjacent heritage properties comprised of the Central Established Historical Neighbourhood, the James Street North Cultural Heritage Landscape, the Part IV designated properties at 256-262 MacNab Street North (MacNab Terrace), and all the non-designated listed

and inventoried properties detailed in Section 6.3 of this report. The designation by-law for 256-262 MacNab Street North is included in Appendix E.

Table 6: Evaluation of Impacts to the Subject Property

Criteria	Evaluation
<p>Destruction of any, or part of any, significant heritage attributes or features;</p>	<p>Impact: Major Analysis: The proposed redevelopment of the project location will result in the full demolition of the subject property. All features of the building will be removed.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</p>	<p>Impact: None Analysis: The subject property will not be altered, rather it is proposed to be demolished, resulting in the full removal of its historic fabric.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</p>	<p>Impact: None Analysis: The subject property is proposed to be demolished. As such, no new shadows will be created that alter the appearance of any building elements as they will be removed.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</p>	<p>Impact: None Analysis: Heritage attributes will not be isolated from their surrounding environment, context or significant relationship. The property is proposed to be demolished, resulting in the removal of all building elements.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;</p>	<p>Impact: None Analysis: No views or vistas have been identified for the subject property.</p>
<p>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;</p>	<p>Impact: None Analysis: The change in land-use on the subject property is consistent with uses that already exist in the surrounding area and will not impact the subject property as it will be removed.</p>
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</p>	<p>Impact: Potential Analysis: Although an archaeological assessment is not required per direction received from the City of Hamilton, the project location has been determined to be an area of archaeological potential. During development activities, the MCM should be notified if deeply buried archaeological materials are found.</p>

Table 7: Evaluation of Impacts to 325 James Street North

Criteria	Evaluation
<p>Destruction of any, or part of any, significant heritage attributes or features;</p>	<p>Impact: None</p> <p>Analysis: The proposed redevelopment of the project location will not result in the destruction of any or part of any heritage attributes of 325 James Street North. The building will be retained and subject to interior renovations to facilitate mixed use with at grade commercial and residential units above.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</p>	<p>Impact: Minor/Positive</p> <p>Analysis: The proposed redevelopment will have minor impacts on the building at 325 James Street North through the introduction of an addition to the south elevation to accommodate a new street-facing entrance and commercial space on the second and third floors. The existing south brick wall will be retained with extant window and door openings used where possible for new doorways and partitions. The Client has facilitated detailed discussions and review with City of Hamilton staff to arrive at the current design for the adaptive reuse of this structure, notably the façade improvements, which represent a positive impact. The heritage attributes of the façade, notably the stone columns, quoins, cornice and decorative brick detailing, are proposed to be retained and restored with improvements made to the ground level to return the building closer to the early 20th century commercial condition of the James Street North streetscape, with large plate glass windows comprising a modern storefront. An assessment of how the proposed development has been designed to be compatible with 325 James Street North and its historic setting is included in Table 9.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</p>	<p>Impact: Negligible</p> <p>Analysis: A shadow study prepared by Lintack Architects Inc. (Appendix C) indicates the proposed development will result in additional shadows cast on the property in the afternoon of March 21 and September 21. Notwithstanding the development will result in additional shadows, they will not alter the appearance of any identified or perceived heritage attributes nor will they impact any plantings or the use of the property.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</p>	<p>Impact: Positive</p> <p>Analysis: Redevelopment of the project location will not isolate the built heritage resource, rather it will reintegrate the structure into the James Street North streetscape. The infill project will complete the streetwall along this portion of James Street North and will see the restoration of the building’s façade and adaptive reuse of the structure.</p>

Criteria	Evaluation
<p>Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;</p>	<p>Impact: None</p> <p>Analysis: No significant views or vistas have been identified as heritage attributes for 325 James Street North. Construction of the proposed 12-storey tower will block views so the south elevation of the structure, however this elevation contains few architectural details and has already been partially obscured by the addition of a three-storey, late-20th century addition constructed to house a stairwell as well as a contemporary entranceway. As such, this is not considered a significant view.</p>
<p>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;</p>	<p>Impact: None</p> <p>Analysis: The change in land-use for the project location is consistent with the use that already exists for 325 James Street North and thus will not negatively impact the property.</p>
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</p>	<p>Impact: Minor (Potential)</p> <p>Analysis: As the proposed construction activities will occur within 50 m of this built heritage resource, the impact of the construction activities and vibrations may need to be determined through an engineering assessment to ensure there are no negative impacts to the resource.</p>

Table 8: Evaluation of Impacts to Adjacent Built Heritage Resources and Cultural Heritage Landscapes

Criteria	Evaluation
<p>Destruction of any, or part of any, significant heritage attributes or features;</p>	<p>Impact: None</p> <p>Analysis: The proposed redevelopment of the project location will not result in the destruction of any or part of any heritage attributes on the adjacent heritage properties.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</p>	<p>Impact: Minor</p> <p>Analysis: The proposed redevelopment will be limited to the boundaries of the project location and will not include alteration of any adjacent heritage properties. The demolition of the subject property will remove a late-19th century built heritage resource from the James Street North Cultural Heritage Landscape. Detailed discussion and assessment of how the proposed development has been designed to be compatible with its historic setting is included in Table 9.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</p>	<p>Impact: None</p> <p>Analysis: A shadow study prepared by Lintack Architects Inc. (Appendix C) indicates the proposed development will result in additional shadows cast on the properties on the north side of Barton Street West in the morning and the east and west sides of James Street North in the afternoon of March 21 and September 21. Notwithstanding that the development will result in additional shadow on the properties on the north side of Barton Street West and the east and west sides of James Street North, the shadows will not alter the appearance of any identified or perceived heritage attributes nor will they impact any gardens or the use of the properties.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</p>	<p>Impact: Positive</p> <p>Analysis: Development of the project location will not isolate any built heritage resources on the adjacent heritage properties, rather the infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of an existing late-19th and early-20th century commercial façade.</p>

Criteria	Evaluation
<p>Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;</p>	<p>Impact: Negligible</p> <p>Analysis: No views or vistas have been identified in the designation by-law for the adjacent properties designated under Part IV of the <i>Ontario Heritage Act</i>. Additionally, the adjacent heritage properties included on the City's Register of Property of Cultural Heritage Value or Interest and Heritage Inventory have not been subject to a comprehensive cultural heritage evaluation and no significant views or vistas within, from or to these properties have been identified. Nevertheless, development of the project location will not obstruct perceived significant views within, from or to any of the adjacent heritage properties.</p>
<p>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;</p>	<p>Impact: None</p> <p>Analysis: The change in land-use of the project location is consistent with uses that already exist in the surrounding area and will not impact use of any of the adjacent heritage properties.</p>
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</p>	<p>Impact: Minor (Potential)</p> <p>Analysis: As the proposed construction activities will occur within 50 m of many of the adjacent heritage properties, the impact of the construction activities and vibrations may need to be determined through an engineering assessment to ensure there are no negative impacts to these resources.</p>

8.5 ASSESSMENT OF COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In accordance with MCM's *Eight Guiding Principles in the Conservation of Historical Properties*, new work should be distinguishable from old (MCM 2007). Buildings should be recognized as products of their own time and should not seek to replicate historic styles. Furthermore, the intent of any new development in a historic neighbourhood should be to provide a contemporary design that is also sympathetic to the existing character of the area. This is typically done through complementary massing and heights, setbacks consistent with existing properties, pedestrian oriented design, vertical demarcations referred to as bays, fenestration patterns and materials. In order to assess the current design in light of typical principles for new construction among heritage neighbourhoods, Table 9 describes the existing conditions of the surrounding James Street North Cultural Heritage Landscape and Central Established Historical Neighbourhood and compares them to the proposed development.

Table 9: Assessment of the Compatibility of the Proposed Development

Design Techniques	Existing Conditions of the Surrounding Area	Assessment of Proposed Development
Compatible Massing and Heights	<p>The surrounding area consists of a variety of building types, heights, materials and construction periods with most dating to the late 19th and early 20th century. In the vicinity of the project location, the east and west side of James Street North is primarily composed of rows of two storey red brick commercial buildings. Barton Street West is dominated by one and two-storey houses clad in brick, stucco or angel stone on the north side, and on the south side by the three-storey red brick All Souls Roman Catholic Church and neighbouring two-storey brown brick rectory as well as two-storey red brick residences further west.</p>	<p>The 12-storey development will be taller than all built heritage resources adjacent to the project location. There is precedence in the neighbourhood for this type of height. An eight-storey commercial building is located further south at 185 James Street North and the six-storey adaptively reused residential building known as the Witton Lots is located at 50 Murray Street West.</p> <p>325 James Street North will experience minor physical impacts as a result of the proposed development as it will be integrated into the design. The difference in height between 325 James Street North and the development is nine storeys. The visual impact of this difference is reduced by the recessed placement of the top eight-floors of the tower on a four-storey podium as well as the use of contrasting material. The visual result is that the new development appears to be similar in height to 325 James Street North, which is only one storey shorter than the podium.</p> <p>Furthermore, the Downtown Hamilton Tall Buildings Guidelines note that new development should demonstrate similar proportions and massing of adjacent heritage structures but that the streetscape rhythm can be maintained by respecting the existing historic vertical fabric, horizontal bays and materiality. As such, while the proposed development is taller than the adjacent 3-storey red brick building at 325 James Street North, the streetscape rhythm is maintained by the use of similar materials found in the neighbourhood, and the definition of the first storey with large floor to ceiling windows that span across James Street North and Barton Street West</p>
Consistent Setbacks	<p>The buildings along the east and west side of James Street North have no setbacks and immediately abut the sidewalk. Along the north side of Barton Street West, most structures have no set back or a narrow setback from the sidewalk, which allows for a small front or side yard.</p>	<p>In keeping with the buildings along James Street North and Barton Street West, the proposed development is positioned close to the front and side lot lines.</p>

Design Techniques	Existing Conditions of the Surrounding Area	Assessment of Proposed Development
Pedestrian Oriented Design and Vertical Demarcations	The primarily two-storey buildings in the surrounding area are naturally pedestrian oriented given their small scale. The first storeys of the taller buildings in the area are visually demarcated by the commercial fronts and design features such as differing materials and architectural banding.	The proposed development has a demarcated first storey that provides a pedestrian scale to the new building. The first storey is visually defined by the use of a traditional brick facade with corbeled columns for texture, and floor to ceiling multi-paned sash windows, vertically book-ended with stone accents. These podium details will span the south and east elevations.
Consistent Fenestration Patterns	Fenestration shapes in the surrounding neighbourhood are dominated by vertically oriented rectangular windows arranged on a consistent horizontal plane along each floor and divided vertically into bays by regular spacing between windows.	The proposed development will provide vertically oriented square and rectangular windows arranged horizontally along each floor and consistently divided into vertical bays with regular spacing between windows.
Compatible Materials/Design Details	There is a variety of building materials used in the surrounding neighbourhood, however the predominant materials used on the adjacent 19th and early 20th century structures are red brick. Some structures exhibit stone detailing.	<p>As noted above, the MCM's <i>Eight Guiding Principles in the Conservation of Historical Properties</i> recommends new work be distinguishable from old, and this principle is also applicable to new development in the context of historical neighbourhoods.</p> <p>The new development provides a contemporary design with cues taken from turn of the century commercial buildings. The use of brick as the primary cladding material for the podium, which will be similar in shade to the red brick used in 325 James Street North, provides continuity with the red brick buildings on James Street North and Barton Street West. Furthermore, the use of historical design details such as masonry banding, a thick cornice, and corbelled, protruding vertical brick columns to delineate bays provides a historical reference without mimicking a historical style.</p> <p>The proposed development demonstrates strong influence from classical design such as the former McIlwraith Public School (now Witton Lofts), and the John Weir Foote VC Armoury and Bank of Montreal buildings further south along James Street. The ground floor provides a strong contemporary presence and the regular and balanced rhythm of the rectangular windows on the south and east elevations relate well to the dominant fenestration patterns of the commercial buildings lining James Street North.</p>

Based on the findings of Table 9, the proposed development incorporates typical design techniques to ensure that while contemporary, the proposed development will be sympathetic and compatible to the existing heritage fabric.

8.6 RESULTS OF IMPACT ASSESSMENT

The preceding impact assessment has determined that without conservation or mitigation measures, the construction of the proposed development will result in:

- Major and direct impacts to the subject property at 309 James Street North as a result of the proposed demolition of the property;
- Minor impacts to 325 James Street North as a result of encroachment due to its integration into the new development, and positive impacts as a result of the building's adaptive reuse and restoration of the façade;
- Minor and negligible impacts to adjacent cultural heritage landscapes and built heritage resources given the close proximity to the project location, which may result in indirect impacts due to potential construction and vibration impacts. Minor impacts are anticipated to the James Street North Cultural Heritage Landscape as a result of the removal of the late-19th century subject property from the James Street North Streetscape, and positive impacts as the infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of an existing late-19th and early-20th century commercial façade; and
- The assessment of the compatibility of the proposed development with the existing historical context has determined the new structure provides an excellent balance of contemporary design with historical influences.

9 ALTERNATIVES OR MITIGATION MEASURES

In adherence with the *City of Hamilton: Cultural Heritage Impact Assessment Guidelines* (2018a) and the direction provided by City staff, this CHIA will present three alternatives that range from “do nothing” to redevelopment of the subject property.

The following alternatives were considered to avoid or reduce adverse impacts to the heritage attributes of the subject property at 309 James Street North:

- 1) Preserve and maintain the subject property as is with no further development.
- 2) Adaptively re-use the original extant brick building on the subject property, incorporating it into plans for the property’s redevelopment.
- 3) Redevelop the subject property as proposed and demolish the extant building.

9.1 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS ANALYSIS

Table 10: Alternatives, Mitigation and Conservation Options

Options	Advantages	Disadvantages	Mitigation/ Conservation Notes
<p>1) Preserve and maintain the subject property as is with no further development.</p>	<p>This option would maintain the general heritage principle that prefers minimal intervention to a heritage resource. It would ensure the subject property retains all identified heritage attributes and that there would be no contextual impacts to the character of the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood.</p> <p>This option is consistent with UHOP policy B.3.4.5.2 that states: "The City shall encourage the retention and conservation of significant built heritage resources in their original locations. In considering planning applications under the <i>Planning Act</i>, R.S.O., 1990 c. P.13 and heritage permit applications under the <i>Ontario Heritage Act</i>, there shall be a presumption in favour of retaining the built heritage resource in its original location."</p> <p>This option is also in keeping with the MCM's <i>Eight Guiding Principles for the Conservation of Historic Places</i> (2007), which identify a building should not be removed unless there is no other means to save it and that alterations to a cultural heritage resource should be reversible.</p>	<p>Preservation would require ongoing repair and maintenance to ensure conservation of the late 19th century structure on the subject property. As the building is now vacant, continued vacancy without an active use could result in further detrimental physical impacts to the structure if required repairs and security measures are not undertaken. As identified in the MCM <i>Eight Guiding Principles for the Conservation of Historic Places</i>, maintenance is required to avoid costly conservation projects in the future.</p>	<p>None necessary.</p>

<p>2) Adaptively re-use the original extant brick building on the subject property, incorporating it into plans for the property's redevelopment.</p>	<p>This option would see the retention and adaptive reuse of the building on the subject property and similar advantages to Option 1.</p> <p>The infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of existing commercial façades at 309 and 325 James Street North, resulting in positive impacts.</p> <p>This option is consistent with Standard 3 of the <i>Standards and Guidelines</i>, which direct to “Conserve heritage value by adopting an approach calling for minimal intervention”, and Standard 11, “Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place”.</p>	<p>This option, as discussed in Section 8.2, has been demonstrated by the project architect not to be viable from a constructability standpoint. The adaptive reuse and integration of the subject property into the redevelopment is not possible given the space required for parking and a reasonable footprint for a multi-residential building above grade. Requiring the adaptive reuse of the building on the subject property would threaten the feasibility of this redevelopment, which will see the retention, restoration and adaptive reuse of 325 James Street North as well as a sympathetic infill development that contributes positively to the James Street North streetscape. 325 James Street North retains higher heritage integrity, while the subject property has been significantly altered and assessed to retain a “fair” level of heritage integrity.</p> <p>This option will result in minor impacts to the heritage attributes of 325 James Street North due to encroachment and vibration impacts. Minor and negligible impacts are anticipated to adjacent cultural heritage landscapes and built heritage resources given the close proximity to the project location, which may result in indirect impacts due to potential construction and vibration impacts. Despite these indirect impacts, adjacent properties will retain all identified heritage attributes.</p>	<p>In accordance with the MCM’s <i>Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process</i> (2006), design guidelines that harmonize mass, setback, setting and materials are mitigation measures to reduce impacts to cultural heritage resources. The design of the new development should be sensitively planned to incorporate the subject property and reflect a sympathetic and complementary massing, height, and materials to that of the extant structure and other built heritage resources in the Central Established Historical Neighbourhood.</p> <p>A structural engineer should be retained to complete a building inspection to ensure the extant brick structure can withstand the proposed adaptive reuse project.</p> <p>Given the inclusion of 325 James Street North in the development and the proximity of adjacent heritage properties to the proposed limits of grading, a comprehensive pre-construction survey should be completed and a Zone of Influence Construction Vibration Study completed to monitor and mitigate vibration impacts during construction. Care should be taken not to compromise the existing foundation of the brick structure at 325 James Street North during excavations for the development.</p> <p>A Construction Hoarding Plan should be prepared detailing where temporary construction fencing should be erected to buffer the construction area</p>
--	---	--	--

Options	Advantages	Disadvantages	Mitigation/ Conservation Notes
			<p>including the extant brick building at 325 James Street North, and immediately adjacent heritage properties. Fencing should be erected at a sufficient distance to ensure there will be no direct or indirect impacts to the adjacent built heritage resources from construction activities or equipment.</p> <p>If the subject property will remain vacant for any extended period, a Mothballing Plan should be completed to examine the current condition of the structure and to suggest stabilization and maintenance measures necessary to temporarily mothball and secure the building.</p> <p>A Heritage Conservation Plan should be completed for the property to identify how the built heritage resource will be conserved in the long-term.</p>
<p>3) Redevelop the subject property as proposed and demolish the extant building.</p>	<p>This option would provide a record of the building and recommendations for items to be salvaged. These elements could be integrated into the new development and/or landscape features as a means of symbolic conservation, celebrating the subject property’s history, former use and architecture. If acceptable to the City of Hamilton, historical materials could also be donated for reuse in other historical structures or to teaching institutions.</p> <p>The documentation and salvage of material is consistent with UHOP policy B 3.4.2.13, and commemoration of the subject property’s CHVI is</p>	<p>The redevelopment of the subject property proposed in Option 3 will result in the demolition of the structure and its historic fabric, none of which have been identified as heritage attributes of the property. Demolition is the least preferred option. Removal of the structure would result in a minor alteration to the character and context of the late-19th century James Street North commercial streetscape in the James Street North Cultural Heritage Landscape. This option should only be selected after retention and incorporation of the extant building on the subject property has been demonstrated not to be</p>	<p>Prior to the demolition of the extant structure, recommendations should be provided for materials salvage in a Documentation and Salvage Report. Documentation typically involves photography of interior and exterior features, the façade, elevations and floor plans to provide a public record. In instances of building demolition, the salvage of building materials is considered good practice for the retention of historic materials. Further, salvage positively contributes to climate change mitigation by diverting waste from landfill and providing an opportunity to extend the lifespan of materials and their embodied carbon footprint. The existing site</p>

Options	Advantages	Disadvantages	Mitigation/ Conservation Notes
	<p>consistent with policy B 3.4.5.5.</p> <p>The assessment of the compatibility of the proposed development with the existing historical context of the Central Established Historical Neighbourhood has determined the new structure provides an excellent balance of contemporary design with historical influences. The infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of an existing late-19th and early-20th century commercial façade at 325 James Street North, resulting in positive impacts.</p>	<p>feasible. See Section 8.2 for Lintack Architect Inc.'s rationale requiring demolition of the subject property.</p> <p>This option will result in minor impacts to the heritage attributes of 325 James Street North due to encroachment and vibrations. Minor and negligible impacts are anticipated to adjacent cultural heritage landscapes and built heritage resources given the close proximity to the project location, which may result in indirect impacts due to potential construction and vibration impacts. Despite these indirect impacts, 325 James Street North and adjacent properties will retain all identified heritage attributes. A minor impact is expected to the James Street North Cultural Heritage Landscape as a result of the removal of the late-19th century subject property from the James Street North Streetscape.</p>	<p>plans and elevations, documentation, photographs and salvage recommendations provided in this CHIA may serve as a sufficient record of the building on the subject property and may meet the requirements for a Documentation and Salvage Report. See Section 10.2 for a more detailed discussion of documentation and salvage as a conservation strategy.</p> <p>Symbolic conservation allows for the recovery of heritage components of a property and reuses them to construct a visible record of the resource. This approach, along with the reuse of portions of a property, is often the recommended mitigation strategy when retention or relocation of a structure is determined infeasible. The materials that can be salvaged should be explored through a commemoration strategy that examines the condition of the materials, outlines their potential reuse opportunities and interpretation.</p> <p>The recommendations provided to mitigate vibration impacts in Option 2 also apply to this option, as does the recommendation for the preparation of a Construction Hoarding Plan.</p>

9.2 RESULTS OF OPTIONS ANALYSIS

Based on a review of the alternatives, mitigation and conservation options analysis presented in Table 10, Option 1, preserve and maintain the subject property as is with no further development, is the preferred option from a cultural heritage perspective, followed by Option 3, develop the subject property as proposed and demolish the extant building, and lastly Option 2, adaptively reuse the original extant brick building on the subject property, incorporating it into plans for the property's redevelopment.

Although Option 1 would maintain the general heritage principle that prefers minimal intervention to a heritage resource, it is acknowledged this option would not allow for any redevelopment of the subject property. As such, a "do nothing" approach would not address the Client's objective to redevelop the site with a multi-unit residential structure and retain, restore and adaptively reuse 325 James Street North. Rather, it would see the subject property remain vacant. Similarly, Option 2 was demonstrated not to be viable from a constructability standpoint. The adaptive reuse and integration of the subject property into the redevelopment is not possible given the space required for parking and a reasonable footprint for a multi-residential building above grade. Requiring the adaptive reuse of the building on the subject property would threaten the feasibility of this redevelopment, which will see the retention, restoration and adaptive reuse of 325 James Street North, a structure with higher heritage integrity, as well as a sympathetic infill development that has the potential to contribute positively to the James Street North streetscape.

Although the preferred alternative, Option 3 will result in direct adverse impacts through the demolition of the subject property. As no design or physical heritage attributes were identified for the subject property, impacts to its historical or associative and contextual CHVI could be partially mitigated through commemoration in the new development using symbolic conservation and interpretive panels and salvaged building materials. The assessment of the compatibility of the proposed development with the existing historical context of the Central Established Historical Neighbourhood has determined the new structure provides an excellent balance of contemporary design with historical influences. The infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of the existing late-19th and early-20th century commercial façade at 325 James Street North, resulting in positive impacts.

10 CONSERVATION STRATEGY

10.1 MITIGATION STRATEGY

As Option 3 has been determined to be the preferred alternative, a mitigation strategy is needed to protect and enhance the CHVI and heritage attributes of the subject property, 325 James Street North, and adjacent built heritage resources and cultural heritage landscapes.

In addition to the documentation and salvage recommendations provided in the following section, a symbolic conservation strategy should be developed. Symbolic conservation allows for the recovery of heritage components of a property and reuses them to construct a visible record of the resource. This approach, along with the reuse of portions of a property, is often the recommended mitigation strategy when retention or relocation of a structure is determined infeasible. The materials that can be salvaged should be explored through a commemoration strategy that examines their condition and outlines their potential reuse opportunities and interpretation. Options for symbolic conservation on the subject property include:

- Incorporation of salvaged materials, such as red brick, slate tiles, stone and/or wood beams into entry gates, walls, fences, benches, public art, wayfinding signage or landscape features (i.e., planters) within the development; and/or,
- The construction of interpretive panels commemorating the property's CHVI.

See Section 10.2 below for more detailed recommendations related to salvage.

Given the inclusion of 325 James Street North within the project location and the proximity of adjacent heritage properties to the proposed limits of grading, a comprehensive pre-construction survey should be completed and a Zone of Influence Construction Vibration Study to monitor and mitigate vibration impacts during demolition and construction. Care should be taken not to compromise the existing foundation of 325 James Street North during excavations for the development.

A Construction Hoarding Plan should be prepared detailing where temporary construction fencing should be erected to buffer the construction area, the extant brick building 325 James Street North, and immediately adjacent heritage properties. Fencing should be erected at a sufficient distance to ensure there will be no direct or indirect impacts to the adjacent built heritage resources from construction activities or equipment.

10.2 DOCUMENTATION AND SALVAGE

Detailed documentation and salvage is often the preferred mitigation strategy when retention or relocation of a structure is neither feasible nor warranted. Documentation creates a public record for the structure and provides researchers and the public with a land use history, construction details and photographic record of the resource. The purpose of salvaging heritage building material is to preserve portions of features of building or structures that have historical, architectural or cultural value and divert them from becoming land fill material. Sourcing materials

for repair and replacement can be challenging, especially if the materials are from a historical source that no longer exists, such as a quarry, or a manufacturing facility that has closed (Parks Canada 2010). As such, the careful salvage of these materials from one historic structure can represent an opportunity for the in-kind replacement of quality historical material on another. Some of these materials can also be incorporated into the new development, if appropriate. If any materials are incorporated into the design, they should be accompanied by an interpretive plaque to convey that the materials were reused from the previous building on-site.

In addition to meeting the requirements of a CHIA, this report was completed to fulfill the requirements of the City of Hamilton's *Cultural Heritage Assessment Guidelines for Documentation and Salvage Reports* (2013b) and includes the following:

- A historical overview of the context of the subject property;
- The history and ownership of the subject property dating back to the Crown patent drawing on primary and secondary sources;
- Documentation of the subject property including the landscape, and the buildings/structures on site;
- A brief overview of the proposed development; and,
- Identification of materials for salvage or reuse.

Based on the results of documentation prepared for the subject property in this report, and based on their condition at the time of the site visits, the following materials are suggested for salvage and reuse:

- Red brick;
- Slate tiles;
- Tooled stone window sills;
- Decorative keystones;
- Machine cut dimensional timbers; and
- Five panel wooden door with metal hardware (basement).

As indicated in the list above, few original features remain in the interior of the building as it has been extensively renovated.

In accordance with the City of Hamilton's guidelines, this report has provided a documentary record of the subject property. The following recommendations for the curation and/or reuse of salvaged materials are suggested based on the results of this report:

- A reputable contractor with expertise in salvage should be contracted to salvage the identified building materials in accordance with guidance taken from the *Standards and Guidelines*, Section 4: Guidelines for Materials.
- The destination of salvaged material should be determined prior to the initiation of any salvage process;
- Consideration should be given to the incorporation of salvaged materials, such as brick, into the proposed development.

- Incorporation of salvaged materials into the proposed development should be accompanied by interpretation (i.e., a plaque or other commemoration device) so residents and visitors understand the provenance of the materials;
- The chosen contractor should propose an approach for the labelling, storage and reassembly of materials salvaged, as appropriate, until they can be incorporated into the proposed development or donated to an architectural salvage organization;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, (i.e., the material must be not irreparably damaged or infested);
- Materials should be extracted in a manner that ensures they will not be irreparably damaged;
- Should any of the material be damaged during removal, donation to a teaching institution or museum (i.e., Willowbank, Algonquin College, etc.) should be considered to allow the material to provide an educational opportunity.
- Once finalized, a copy of this report should be submitted to the Local History and Archives section of the City of Hamilton Public Library.

10.3 IMPLEMENTATION AND MONITORING

Below, Table 11 outlines the recommended schedule and reporting structure for implementation and monitoring of conservation/mitigative/avoidance measures addressed to conserve 325 James Street North and adjacent built heritage resources and cultural heritage landscapes and document and commemorate the subject property as the development project is advanced (Option 3). The requirement for these heritage mitigation measures may be incorporated by the City of Hamilton into approval of the Notice of Intention to Demolish, the Site Plan Agreement or by the Client into the Contractor Specifications.

Table 11: Implementation Schedule

Demolition Phase	Mitigation Measures	Notice of Intention to Demolish
Pre-Demolition	Prior to the demolition, the building on the subject property should be thoroughly documented in a Documentation and Salvage report.	✓ (WSP recommends this CHIA serve as a Documentation and Salvage Report)
	Contractor to prepare a Construction Hoarding Plan.	-
Demolition/Construction	Undertake a pre-construction survey and a Zone of Influence Construction Vibration Study.	-
Post-Demolition and Construction	Develop a symbolic conservation strategy for the new development.	✓

11 CONCLUSIONS AND RECOMMENDATIONS

The Client proposes to redevelop the project location into a single development parcel with a 12-storey mixed-use building fronting James Street North and Barton Street West that will include two at-grade commercial spaces with a combined area of 2,700 sq. ft. The remaining floors will consist of 136 residential units. In keeping with the surrounding 19th and 20th century streetscape of the Central Established Historical Neighbourhood, the building footprint has been maximized on the site, resulting in little setback at the lower podium level. The proposed building is positioned close to the front lot line in-keeping with the existing James Street North and Barton Street West building set-backs. The additional eight-storey podium transition has a setback on the west side from the front and cantilevered design to minimize shadows and respect the properties to the west, notably 325 James Street North.

The proposed development was assessed for potential impacts to the subject property, 325 James Street North and adjacent heritage properties. Major direct impacts are anticipated to the subject property as a result of its proposed demolition. Minor direct impacts are anticipated to 325 James Street North due to encroachment resulting from its integration into the new development, and positive impacts from the building's adaptive reuse and restoration of its façade. Potential indirect impacts were identified for adjacent heritage properties due to construction and vibration impacts. In addition to the impact assessment, WSP assessed the compatibility of the proposed building to ensure it reflects a contemporary design that would respect and add to the character of the James Street North Cultural Heritage Landscape and the Central Established Historical Neighbourhood. The assessment determined the new structure provides an excellent balance of contemporary design with historical influences. The infill project will complete the commercial streetwall along this portion of James Street North and will see the restoration of the existing late-19th and early-20th century commercial façade at 325 James Street North.

Based on the options analysis presented in Section 9, Option 3, develop the subject property as proposed and demolish the extant building, was the preferred alternative. As no design or physical heritage attributes were identified for the subject property, impacts to its historical or associative and contextual CHVI could be partially mitigated through commemoration in the new development using symbolic conservation and interpretive panels and salvaged building materials. In discussion with the City of Hamilton's Program Lead, Cultural Heritage, Alissa Golden, the required contents of a Documentation and Salvage Report have been incorporated into this report consistent with the City's *Cultural Heritage Assessment Guidelines for Documentation and Salvage Reports*. Recommendations have been provided to mitigate impacts resulting from the demolition of the building on the subject property.

The following recommendations are provided to guide the implementation of Option 3:

- 1 That the content of this report be considered by the City of Hamilton to also serve as a Documentation and Salvage Report that fulfills the requirements of the City's *Cultural Heritage*

Assessment Guidelines for Documentation and Salvage Reports (2013b). Relevant recommendations include:

- a A reputable contractor with expertise in salvage should be contracted to salvage the identified building materials in accordance with guidance taken from the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), Section 4: Guidelines for Materials.
 - b The destination of salvaged material should be determined prior to the initiation of any salvage process.
 - c Consideration should be given to the incorporation of salvaged materials, such as brick, into the proposed development.
 - d The incorporation of salvaged materials into the proposed development should be accompanied by interpretation (i.e., a plaque or other commemoration device) so residents and visitors understand the provenance of the materials.
 - e The chosen contractor should propose an approach for the labelling and storage of materials salvaged until they can be incorporated into the proposed development or donated to an architectural salvage organization.
 - f Materials should only be salvaged if they are suitable for re-use in other buildings or projects, (i.e., the material must be not irreparably damaged or infested).
 - g Materials should be extracted in a way that ensures they will not be irreparably damaged.
 - h Should any of the material be damaged during removal, donation to a teaching institution or museum (i.e. Willowbank, Algonquin College, etc.) should be considered to allow the material to provide an educational opportunity.
 - i Once finalized, a copy of this report should be submitted to the Local History and Archives section of the City of Hamilton Public Library.
- 2 That a symbolic conservation strategy, informed by the salvage results, be prepared for the new development.
 - 3 That a pre-construction survey and a Zone of Influence Construction Vibration Study be undertaken to monitor and mitigate vibration impacts to adjacent heritage properties during demolition and construction.
 - 4 That the contractor prepare a Construction Hoarding Plan to ensure there will be no direct or indirect impacts to adjacent built heritage resources as a result of construction activities or equipment.
 - 5 That the subject property be removed from the City of Hamilton's Register of Property of Cultural Heritage Value or Interest following its demolition.
 - 6 That if the proposed development plans are substantially revised, an update to this CHIA should be completed through an addendum.

12 QUALIFICATIONS OF AUTHOR



LINDSAY BENJAMIN, MAES, RPP, MCIP, CAHP
Senior Cultural Heritage Specialist, Environment

Areas of Practice

Cultural Heritage Planning
Cultural Heritage Assessments
Cultural Heritage Evaluations
Heritage Conservation Districts
Cultural Heritage Landscape Inventories
Bridge Inventories / Evaluations

Education

MAES Planning, University of Waterloo, ON. 2013
BES honors. Planning, University of Waterloo, ON. 2007

Career

Cultural Heritage Specialist, Environment, WSP. 2020-Present
Project Manager – Heritage, ARA Ltd. 2017-2020
Cultural Heritage Planner, Region of Waterloo. 2013-2017
Heritage Planner, Heritage Resources Centre, University of Waterloo. 2009-2013
Team Lead, Heritage Resources Centre, University of Waterloo. 2006-2007

Professional Associations

Canadian Association of Heritage Professionals (CAHP)
Member of the Canadian Institute of Planners (MCIP)
Registered Professional Planner (RPP)

PROFILE

Ms. Benjamin is a Senior Cultural Heritage Specialist at WSP. She has 13 years of experience in cultural heritage conservation gained through work in private, academic and government organizations. She is practiced at providing professional heritage planning recommendations and expertise on complex studies and cultural heritage assessments. Through her work as a Regional Cultural Heritage Planner, Ms. Benjamin researched, drafted and implemented policies for the Regional Official Plan and other planning documents regarding the recognition, review and conservation of cultural heritage resources, including archaeological resources, heritage bridges, scenic roads and cultural heritage landscapes.

Ms. Benjamin became skillful in the evaluation and analysis of cultural heritage resources by serving as a Team Lead on the former Ministry of Tourism, Cultural and Sport's Historic Places Initiative that drafted over 850 Statements of Significance. She was also the Primary Author of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and Series Editor for Phase 2 of *Heritage Districts Work!*, a study of 32 heritage conservation districts across Ontario.

Ms. Benjamin's experience as a consultant project manager has focused on large-scale landscape studies such as Heritage Conservation District Studies and Cultural Heritage Landscape Inventories and implementation. She is also practiced at completing assessments for a variety of private and public-sector clients under the *Planning Act* or through the Environmental Assessment process including CHRs, CHERs, HIAs, Strategic Conservation Plans, Documentation and Salvage Reports, Designation Reports and Peer Reviews.

PROFESSIONAL EXPERIENCE

Heritage Planning

- Ontario Reformatory Heritage Conservation District Study, City of Guelph (In progress). Cultural Heritage Specialist assisting with the completion of the first phase of work, the Study, to designate the former Ontario Reformatory lands. Completed a historic review, inventory of built heritage resources and landscape elements, boundary delineation, report drafting and client meetings. Client: City of Guelph.
- City of Cornwall Archaeological Management Plan (Heritage Policies), City of Cornwall (2022). Cultural Heritage Specialist identifying potential built heritage policies and providing cultural heritage planning support to the project team.
- Heritage Designation Study: Background Report, City of Moncton, New Brunswick (2021-2022). Cultural Heritage Specialist providing technical assistance with the evaluation of 21 built heritage resources for potential municipal heritage designation and preparation of Statements of Significance to be added to the Canadian Register of Historic Places. Participated in project team meetings with City of Moncton staff and Heritage Conservation Board members. Client: City of Moncton.
- Heritage Heights Secondary Plan (Heritage Policies), Brampton, Ontario (2021). Cultural Heritage Specialist completing policy gap analysis and comparative policy review; drafting of recommended policies for inclusion in the Heritage Heights Secondary Plan. Client: City of Brampton.
- Bond Head Heritage Conservation District Study, Town of Bradford West Gwillimbury (2020). Project Manager completing a two-phase study including a



LINDSAY BENJAMIN, MAES, RPP, MCIP, CAHP
Senior Cultural Heritage Specialist, Environment

Background & Issues Identification Report, land use planning review, program of public consultation, report writing, recommendations and heritage committee and council presentations. Client: Town of Bradford West Gwillimbury.

- Cultural Heritage Landscape Inventory, City of Waterloo (2019). Project Manager completing the identification and evaluation of 27 significant cultural heritage landscapes, program of public consultation, report writing and recommendations to Council. Client: City of Waterloo.
- Cultural Heritage Landscape Implementation for Cultural Heritage Landscapes within the KW Hospital Secondary Plan, City of Kitchener (2019). Technical lead completing field review, Statements of Significance and boundaries for six landscapes, recommended conservation measures and report drafting. Client: City of Kitchener.
- Regional Implementation Guidelines for Cultural Heritage Landscape Conservation and the Conservation of Regionally Significant Cultural Heritage Resources (2017). Cultural Heritage Planner completing policy review and policy drafting, stakeholder consultation and staff report preparation.

Cultural Heritage Assessments

- Selected Cultural Heritage Resource Assessments:
 - Airport Employment Growth District Transportation Master Plan Update Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (2022-2023). Cultural Heritage Specialist conducting a large-scale field review of hundreds of properties in a 551 hectare study area identifying potential cultural heritage resources. Completed report preparation, stakeholder engagement, hosted technical advisory meetings with City of Hamilton staff, and completed a preliminary impact assessment for each property based on dozens of potential road network alternatives. Client: City of Hamilton.
 - Highway 401 Planning & Preliminary Design EA Study Cultural Heritage Resource Assessment Report, Town of Colborne to Municipality of Brighton (2022). Cultural Heritage Specialist conducting a large-scale field review of hundreds of properties in a 17 km study area identifying potential cultural heritage resources. Completed report preparation, stakeholder engagement, and preliminary impact assessment. Client: Ministry of Transportation, Eastern Region.
- Selected Cultural Heritage Evaluation Reports:
 - Five Cultural Heritage Evaluation Reports for properties in the Township of Cramahe and Municipality of Brighton (2022). Cultural Heritage Specialist simultaneously conducting thorough historical research of each study area, field review, photographic documentation, stakeholder consultation, evaluation of all properties according to Ontario Regulation (O. Reg.) 9/06 and 10/06, and recommendations of cultural heritage value or interest. Client: Ministry of Transportation, Central Region.
 - 8 Lviv Boulevard & 627 Albert Street Cultural Heritage Evaluation Reports, City of Oshawa (2021). Cultural Heritage Specialist conducting thorough historical research of the study areas, field review, photographic documentation, stakeholder consultation, evaluation of both properties according to Ontario Regulation (O. Reg.) 9/06 and 10/06 and recommendation of cultural heritage value or interest. Client: Ministry of Transportation, Central Region.



LINDSAY BENJAMIN, MAES, RPP, MCIP, CAHP
Senior Cultural Heritage Specialist, Environment

- McDuff's Corner Presbyterian Cemetery Cultural Heritage Evaluation Report, Municipality of Brockton (2019). Project Manager conducting thorough historical research of the study area, field review, photographic documentation, stakeholder consultation, evaluation of the cemetery according to O. Reg. 9/06 and 10/06, and recommendation of cultural heritage value or interest. Client: Ministry of Transportation, West Region.
- Abitibi Canyon Generating Station and Little Long Main Dam Cultural Heritage Evaluation Reports, Pinard and Harmon Townships (2018). Project Manager conducting historical research for study area in northern Ontario, remote field review, photographic documentation, Indigenous consultation, evaluation of properties according to O. Reg. 9/06 and 10/06 and recommendation of cultural heritage value or interest. HIA completed for Abitibi Canyon GS former Staff House. Client: Ontario Power Generation (OPG).
- Selected Heritage Impact Assessments:
 - 49 Queenston Road, Town of Niagara-on-the-Lake Heritage Impact Assessment (2022). Cultural Heritage Specialist conducting field review and interior and exterior photographic documentation of existing conditions, stakeholder consultation, assessment of potential impacts to heritage attributes, and recommended appropriate mitigation and conservation options considering retention, relocation and documentation and salvage of the property and its heritage attributes. Client: Ministry of Transportation, Central Region.
 - Bosworth Bridge Heritage Impact Assessment, Municipality of Mapleton (2021). Cultural Heritage Specialist completing assessment of impacts and recommendation of mitigation measures for the replacement of the circa 1949 Warren Camelback steel pony truss. Client: County of Wellington.
 - 5780 Cedar Spring Road, City of Burlington (2019). Conducted a peer review of the Heritage Impact Assessment completed for 5780 Cedar Spring Road, Burlington identifying deficiencies in content and interpretation of the criteria for designation under the *Ontario Heritage Act*. Client: City of Burlington.
- Selected Documentation/Strategic Conservation Plans:
 - Garden City Skyway Strategic Conservation Plan, City of St. Catharines (In progress). Cultural Heritage Specialist completing the documentation that will set the long-term vision and framework for decision-making to guide the management of the provincial heritage property of provincial significance. Client: Ministry of Transportation, Central Region.
 - Kingston Psychiatric Hospital Strategic Conservation Plan, City of Kingston (2018). Technical staff conducting thorough documentation of a multi-building provincially-significant complex. Contributed to the drafting of conservation strategies and recommendations for future use. Client: Infrastructure Ontario.
 - 264 Governors Road Documentation and Salvage Report, City of Hamilton (2017). Project Manager completing a documentation and salvage report in accordance with the City of Hamilton's guidelines. Included archival research, field review, thorough photographic documentation, recommendations for curation and reuse of building elements. Client: Intero Development Group Inc.



HEIDY SCHOPF, MES, CAHP
Cultural Heritage Team Lead

Areas of practice

- *Cultural Heritage Assessment Reports*
- *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessments*
- *Cultural Heritage Evaluation Reports*
- *Heritage Impact Assessments*
- *Strategic Conservation Plans*
- *Heritage Documentation (Photography and 3DLiDAR)*
- *Heritage Conservation District Studies*
- *Peer Review*
- *Project Management*

Languages

English

PROFILE

Heidy Schopf is the Cultural Heritage Team Lead for WSP E&I Canada Limited. She is a Senior Cultural Heritage Specialist and has worked in the field of cultural resource management since 2007. Ms. Schopf is a Professional Member of the Canadian Association of Heritage Professionals (CAHP) and is RAQs certified in cultural heritage.

Ms. Schopf has worked on hundreds of cultural heritage projects in Ontario, including Cultural Heritage Reports, Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), heritage documentation (photography, photogrammetry, and LiDAR), Heritage Conservation District (HCD) Studies, and heritage peer review. She regularly provides cultural heritage conservation guidance to public and private sector clients. Heidy is a Senior Project Manager and has managed and delivered cultural heritage work under a variety of processes, including: *Environmental Assessment Act, Planning Act, Transit Project Assessment Process (TPAP)*, and the *Ontario Heritage Act*. She has extensive and applied knowledge of Ministry of Tourism, Culture, and Sport (MTCS) guidance documents for heritage properties.

Ms. Schopf has had the privilege of working with Indigenous Nations on several projects to gather Indigenous perspectives on cultural heritage and integrate this shared learning into WSP's heritage work.

EDUCATION

Master of Environmental Studies (MES), Planning Program, York University	2011
Bachelor of Arts (BA), Anthropology and World History, McGill University	2007

PROFESSIONAL DEVELOPMENT

Senior Project Manager Certificate, Wood Environment & Infrastructure Solutions Canada Limited (Wood)	2022
Subject Matter Expert in Cultural Heritage, Global Technical Expert Network (GTEN), Wood	2021
Metrolinx Personal Track Safety Program	2020
CN Contractor Orientation Course	2020
RAQs Certified in Environmental/Heritage/Natural Sciences, MTO	2020
Secret (Level II) Federal Security Clearance, PWGSC	2017

PROFESSIONAL ASSOCIATIONS

Canadian Association of Heritage Professionals, since 2015	CAHP
--	------

CAREER

Cultural Heritage Team Lead, WSP E&I Canada Ltd./WSP Canada Inc.	2023-Present
Built Heritage and Cultural Landscape Team Lead, WSP E&I Canada Limited	2022 – 2023
Built Heritage and Cultural Landscape Team Lead, Wood	2019 – 2022



HEIDY SCHOPF, MES, CAHP

Built Heritage and Cultural Landscape Team Lead

Cultural Heritage Specialist, Stantec	2016 – 2019
Archaeological Services Inc. (ASI)	2011 – 2016

PROFESSIONAL EXPERIENCE

Environmental Assessment

- **Cultural Heritage Assessment Report: Existing Conditions and Impact Assessment Schedule C MCEA for Regional Road 37 (Merritt Road) and Regional Road 54 (Rice Road), in the Town of Pelham, City of Thorold, and City of Welland, Ontario** (Senior Cultural Heritage Specialist, Wood, 2020-ongoing). Coordinated CHAR background research, information gathering, and field review. Completed senior review of deliverable.
- **Cultural Heritage Assessment Report, Arterial Roads (Parts A and B) Within Hwy 427 Industrial Secondary Plan Area, City of Brampton, Ontario** (Senior Cultural Heritage Specialist, Wood, 2020-ongoing). Coordinated CHAR update, including background research, information gathering, and field review. Completed senior review of deliverable.
- **West Street and Charing Cross Street Municipal Class EA, Cultural Heritage Assessment Report: Existing Conditions and Impact Assessment, City of Brantford, Ontario** (Senior Cultural Heritage Specialist, 2020). Coordinated background research and completed fieldwork, and inventory of cultural heritage resources. Completed an impact assessment and recommended mitigation measures. Recommended further studies where direct impacts were anticipated to cultural heritage resources.
- **Speedvale Avenue East Reconstruction EA, Cultural Heritage Assessment Report: Existing Conditions and Impact Assessment, City of Guelph, Ontario** (Senior Cultural Heritage Specialist, Wood, 2019-2020). Carried out all aspects of the Cultural Heritage Report including background research, fieldwork, and inventory of cultural heritage resources. Completed an impact assessment and recommended mitigation measures. Recommended further studies where direct impacts were anticipated to cultural heritage resources.
- **Highway 401, MTO Eastern Region, Nagle Road to Percy Street, Cultural Heritage Assessment Report, Cultural Heritage Evaluation Report for Bridges, and Cultural Heritage Evaluation Report for Culverts, Township of Alnwick/Haldimand, Ontario** (Task Manager, Cultural Heritage Specialist, Stantec, 2018) Coordinated background research, fieldwork, impact assessment, mitigation measures, and submission of draft reports to client.

Transit Project Assessment Process (TPAP)

- **Metrolinx, Heritage Layover Project, Cultural Heritage Report: Existing Conditions And Preliminary Impact Assessment, City Of Brampton, Ontario. (Cultural Heritage Discipline Lead, 2021-2022)**. As the Senior Heritage Specialist, Heidy coordinated the completion of cultural heritage deliverables, completed senior review of the Cultural Heritage Report, acted as the cultural heritage client contact, and attended meetings with the MHSTCI. Heidy led the efforts related to the historical background research, information gathering, fieldwork, and development of an inventory of built heritage resources and cultural heritage landscapes.
- **Metrolinx OnCorr, Cultural Heritage Reports for Wellington Grade Separation and McNaughton Grade Separation, Town of Aurora and City of Vaughan, Ontario (Senior Cultural Heritage Specialist, Wood, 2019-2020)**. Carried out all aspects of the Cultural Heritage Report including



HEIDY SCHOPF, MES, CAHP

Built Heritage and Cultural Landscape Team Lead

background research, fieldwork, and inventory of cultural heritage resources. Completed an impact assessment and recommended mitigation measures. Recommended further studies where direct impacts were anticipated to cultural heritage resources.

- **Metrolinx OnCorr, Cultural Heritage Report for Galloway Road Grade Separation and Poplar Road Vehicle Crossing Closure, City of Toronto, Ontario (Senior Cultural Heritage Specialist, Wood, 2020).** Carried out all aspects of the Cultural Heritage Report including background research, fieldwork, and inventory of cultural heritage resources. Completed an impact assessment and recommended mitigation measures. Recommended further studies where direct impacts were anticipated to cultural heritage resources.
- **Metrolinx, Rutherford Station Improvements and Grade Separation, Cultural Heritage Screening Report (Revisions), City of Vaughan, Ontario (Cultural Heritage Specialist, Wood, 2020).** Revisions to the Cultural Heritage Screening Report (CHSR) to respond to Metrolinx comments. The revised report identified no potential impacts to cultural heritage properties and was approved with no comments from Metrolinx. Heidy served as the Senior Cultural Heritage Specialist and completed consultation with municipal and provincial agencies, carried out background research, and identified protected and potential cultural heritage properties. No direct or indirect impacts were identified, and no further work was recommended.

Heritage Planning

- **City of Cambridge, Strategic Conservation Plan for the Blackbridge Road Bridge (Black Bridge) in Support of Road Improvements —Planning Act, City of Cambridge, Ontario (Senior Cultural Heritage Specialist, Wood, 2021-ongoing).** Coordination of project tasks carried out consultation via email and telephone, senior review of draft deliverable. Presented the draft SCP to the City of Cambridge Heritage Advisory Committee.

Heritage Impact Assessments

- **Heritage Impact Assessment: Doon Village Road Bridge Rehabilitation, Doon Bridges #1 and #2 (Bridge ID #802 and #803), City of Kitchener, Ontario. (Senior Cultural Heritage Specialist, 2022)** Coordinated the completion of the HIA and completed senior QA/QC of the deliverable. Presented findings to the City of Kitchener Heritage Committee and drafted the heritage permit to support restoration work proposed for the bridges.
- **Gully Creek Culvert, Cultural Heritage Evaluation Report, Ministry of Transportation, Town of Bayfield, Ontario (Cultural Heritage Specialist, Stantec, 2017)** Cultural heritage evaluation of the Gully Creek Culvert. Carried out fieldwork, analysis, report writing, and heritage evaluation.
- **Cultural Heritage Impact Assessment, Birch Avenue Bridge, Bridge 331, City of Hamilton, Ontario (Cultural Heritage Specialist and Task Manager, Stantec, 2017)** Coordinated the preparation and submission of the heritage impact assessment for the Birch Avenue Bridge. Coordinated fieldwork, report writing, and submission of deliverable to client. Acted as the heritage liaison for the project.

13 CITED MATERIALS

- Armstrong, F. (1985).
Upper Canadian Chronology. Dundurn Press. Toronto, Ontario.
- Bailey, T.M. (1981).
Dictionary of Hamilton Biography Volume 1. W.L. Griffin Limited.
- Blumenson, J. (1990).
Ontario Architecture: A Guide to Styles and Building Terms 1974 to the Present. Markham, Ontario: Fitzroy and Whiteside Printing Company Limited.
- City of Hamilton. (2020).
Built Heritage Inventory Form: 309 James Street South. Provided by the City of Hamilton.
- City of Hamilton. (2019).
Downtown Secondary Plan, "Putting People First: The New Land Use Plan for Downtown Hamilton." Retrieved from: www.hamilton.ca/build-invest-grow/planning-development/official-plan/secondary-plans-progress/downtown-hamilton
- City of Hamilton. (2018a)
Cultural Heritage Impact Assessment Guidelines.
- City of Hamilton. (2018b).
Downtown Hamilton Tall Buildings Guidelines. Retrieved from: www.hamilton.ca/sites/default/files/2022-11/pedpolicies-tall-buildings-guidelines.pdf
- City of Hamilton. (2013a).
Urban Hamilton Official Plan. Retrieved from: www.hamilton.ca/city-planning/official-plan-zoning-by-law/urban-hamilton-official-plan
- City of City of Hamilton. (2023).
Heritage Property Mapping. Retrieved from: <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>
- City of Hamilton. (2013b).
Cultural Heritage Assessment Guidelines for Documentation and Salvage Reports.
- City of Hamilton. (n.d.a).
309 James Street North, Hamilton (International Hotel). Provided by the City of Hamilton.
- City of Hamilton. (n.d.b).
James Street North – West Side Barton Street. Provided by the City of Hamilton.
- Conservation Studio (The). (2004).
Measuring Change in Conservation Areas: A research report for English Heritage. Retrieved from: <https://historicensland.org.uk/images-books/publications/measuring-change-in-conservation-areas/measuringchange1/>
- Dodd, C. F., Poulton, D. R., Lennox, P. A., Smith, D. G., & Warrick, G. A. (1990).
The Middle Ontario Iroquoian Stage. In C. J. Ellis & N. Ferris (Eds.), *The Archaeology of Southern Ontario to A.D. 1650* (pp. 321-360). London, Ontario: London Chapter, Ontario Archaeological Society.

- Ellis, C.J. and D.B. Deller. (1990).
Paleo-Indians. In *The Archaeology of Southern Ontario to A.D. 1650*, Ed C.J. Ellis and N. Ferris, pp. 37-74. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.
- Ellis, C.J., I.T. Kenyon, and M.W. Spence. (1990).
The Archaic. In *The Archaeology of Southern Ontario to A.D. 1650*, Ed C.J. Ellis and N. Ferris, pp. 65-124. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.
- English Heritage. (2008).
Conservation Principles, Policies and Guidance. Retrieved from:
<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>
- Fram, M. (2003).
Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation, 3rd ed. Erin, Ontario: The Boston Mills Press.
- Ferris, N. & Spence, M. W. (1995).
The Woodland Traditions in Southern Ontario. *Revista de Arqueologia Americana* 9: 83-138.
- Fox, W. (1990).
The Middle Woodland to Late Woodland Transition. In C.J. Ellis & N. Ferris (Eds.) *The Archaeology of Southern Ontario to A.D. 1650* (pp. 177-181). London, Ontario: London Chapter, Ontario Archaeological Society.
- Gregory, Hardy (1859).
Historical Map of the County of Wentworth, Canada West. Toronto, ON.
- Hamilton Evening Times*. (1905). February 25, 1909, p. 8.
Hamilton Evening Times. (1909). April 1, 1909, p. 8.
Hamilton Evening Times. (1943). September 27, 1943, p. 7 and 11.
- Hamilton Public Library. (2014a).
Matt Hayes (1894-1943). Archival Image. Retrieved from:
www.flickr.com/photos/hpllocalhistory/14184355911/
- Hamilton Public Library. (2014b).
Matt Hayes (1894-1943). Archival Image. Retrieved from:
www.flickr.com/photos/hpllocalhistory/14184355951/
- Hamilton-Wentworth Planning & Development Department (HWPDD). (1984).
James North Heritage District: Background Information Report. Provided by the City of Hamilton.
- Houghton, M. (2003).
"Matthew Joseph Hayes," in *The Hamiltonians: 100 Fascinating Lives*, ed. Margaret Houghton. Toronto, ON: J. Lorimer, p.74-75.
- International Council on Monuments and Sites (ICOMOS). (2011).
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Retrieved from: www.icomos.org/world_heritage/CHIA_20110201.pdf

- Kalman, H. (2014).
Heritage Planning: Principles and Process. Routledge, New York.
- Lintack Architects Inc. (2023).
Core Urban Design Proposal. Provided by Client.
- Knopf, A.A. (n.d.).
Victorian House, Second Empire (1855-1885). Illustration. Retrieved from:
www.pinterest.ca/pin/154389093449785954/
- Kyles, S. (2016).
Second Empire. Retrieved from:
www.ontarioarchitecture.com/Second.htm#SecondEmpireCommercial
- Migizi, G., & Kapyrka, J. (2015).
Before, During, and After: Mississauga Presence in the Kawarthas. In D. Verhulst,
Peterborough Archaeology (pp. 127-136). Peterborough, Ontario: Peterborough Chapter of
the Ontario Archaeological Society.
- Mika, N. & Mika, H. (1983).
Places in Ontario: Their Name Origins and History, Part III, M-Z. Belleville, ON: Mika
Publishing Company.
- Ministry of Citizenship and Multiculturalism (MCM). (2014).
*Standards and Guidelines for the Conservation of Provincial Heritage Properties: Heritage
Identification & Evaluation Process*. Retrieved from:
www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf
- Ministry of Citizenship and Multiculturalism (MCM). (2007).
Eight Guiding Principles in the Conservation of Built Heritage Properties. Retrieved from:
www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles
- Ministry of Citizenship and Multiculturalism (MCM). (2006).
Ontario Heritage Toolkit. Retrieved from:
www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml
- Ministry of Municipal Affairs and Housing. (2020).
Provincial Policy Statement. Retrieved from: www.ontario.ca/page/provincial-policy-statement-2020
- Mission Services. (2023).
History. Retrieved from: <https://mission-services.com/about-mission-services/history/>
- Noble, W. C. (1975).
Van Besien: A Study in Glen Meyer Development. *Ontario Archaeology* 24: pp. 3-83.
- Ontario Heritage Trust (OHT). (2020).
Heritage Conservation Districts in Ontario. Retrieved from:
www.heritagetrust.on.ca/pages/tools/conservation-districts/heritage-conservation-districts-in-ontario
- Ontario Land Registry. (1998).
Hamilton Wentworth, Barton Book 6. Retrieved from:
www.onland.ca/ui/62/books/20949/viewer/721551755?page=1

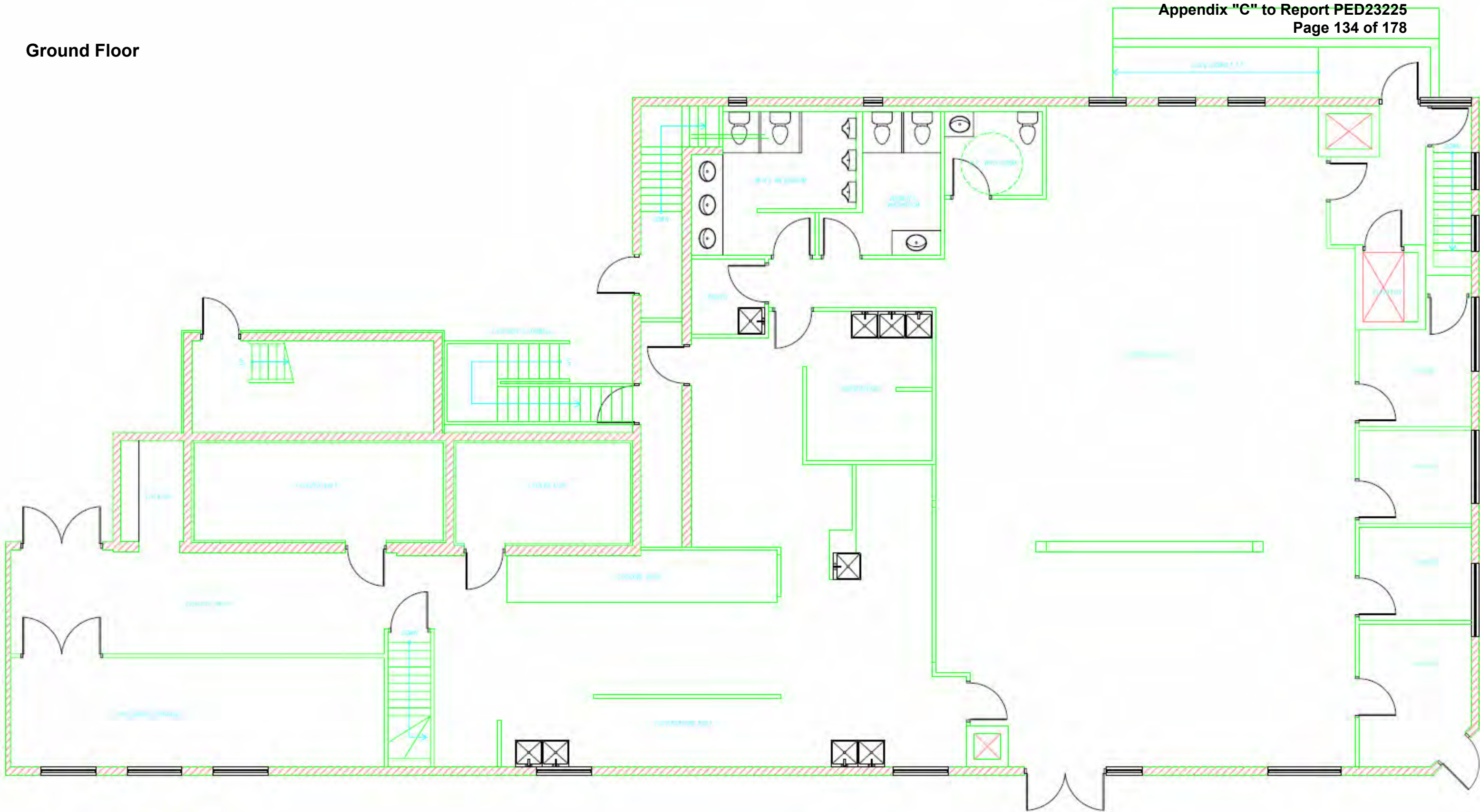
- Page & Smith (1875).
Illustrated Atlas of the County of Wentworth, Ont. Toronto: Page & Smith.
- Parks Canada. (2010).
Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition.
Retrieved from: www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf
- Parks Canada. (n.d.).
Second Empire Architecture. Canada's Historic Places. Retrieved from:
www.historicplaces.ca/en/pages/29_second_empire.aspx
- Ramsden, P. G. (1990).
The Hurons: Archaeology and Culture History. In *The Archaeology of Southern Ontario to A.D. 1650*, Ed C.J. Ellis and N. Ferris, pp. 361-384. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.
- Smith, W.H. (1846).
Smith's Canadian gazetteer. Toronto: H. & W. Rowsell
- Smith, D. G. (1990).
Iroquoian Societies in Southern Ontario: Introduction and Historic Overview. In C.J. Ellis & N. Ferris (Eds.) *The Archaeology of Southern Ontario to A.D. 1650* (pp. 279-290). London, Ontario: London Chapter, Ontario Archaeological Society.
- Spence, M.W., R.H. Phil, and C. Murphy. (1990).
Cultural Complexes of the Early and Middle Woodland Periods. In *The Archaeology of Southern Ontario to A.D. 1650*, Ed C.J. Ellis and N. Ferris, pp. 125-170. Occasional Publication of the London Chapter, OAS No. 5. London: Ontario Archaeology Society.
- US National Park Service (US NPS). (n.d.).
Bulletin 8: How to Evaluate the Integrity of a Property. U.S. Department of the Interior, National Park Service National Registry, History and Education.
- Warrick, G. (2000).
The Precontact Iroquoian Occupation of Southern Ontario. *Journal of World Prehistory* 14(4):415-456.
- Weaver, John C. (1982).
Hamilton an Illustrated History. James Lorimer & Company Publishers. Toronto, Ontario.
- Williamson, R. F. (1990).
The Early Iroquoian Period of Southern Ontario. In C.J. Ellis & N. Ferris (Eds.) *The Archaeology of Southern Ontario to A.D. 1650* (pp. 291-320). London, Ontario: London Chapter, Ontario Archaeological Society.
- Wilson, B.G. (1987).
"Clench Ralfe" in the *Dictionary of Canadian Biography Volume 6*. University of Toronto/ University of Laval. Retrieved from: www.biographi.ca/en/bio/clench_ralfe_6E.html

APPENDIX

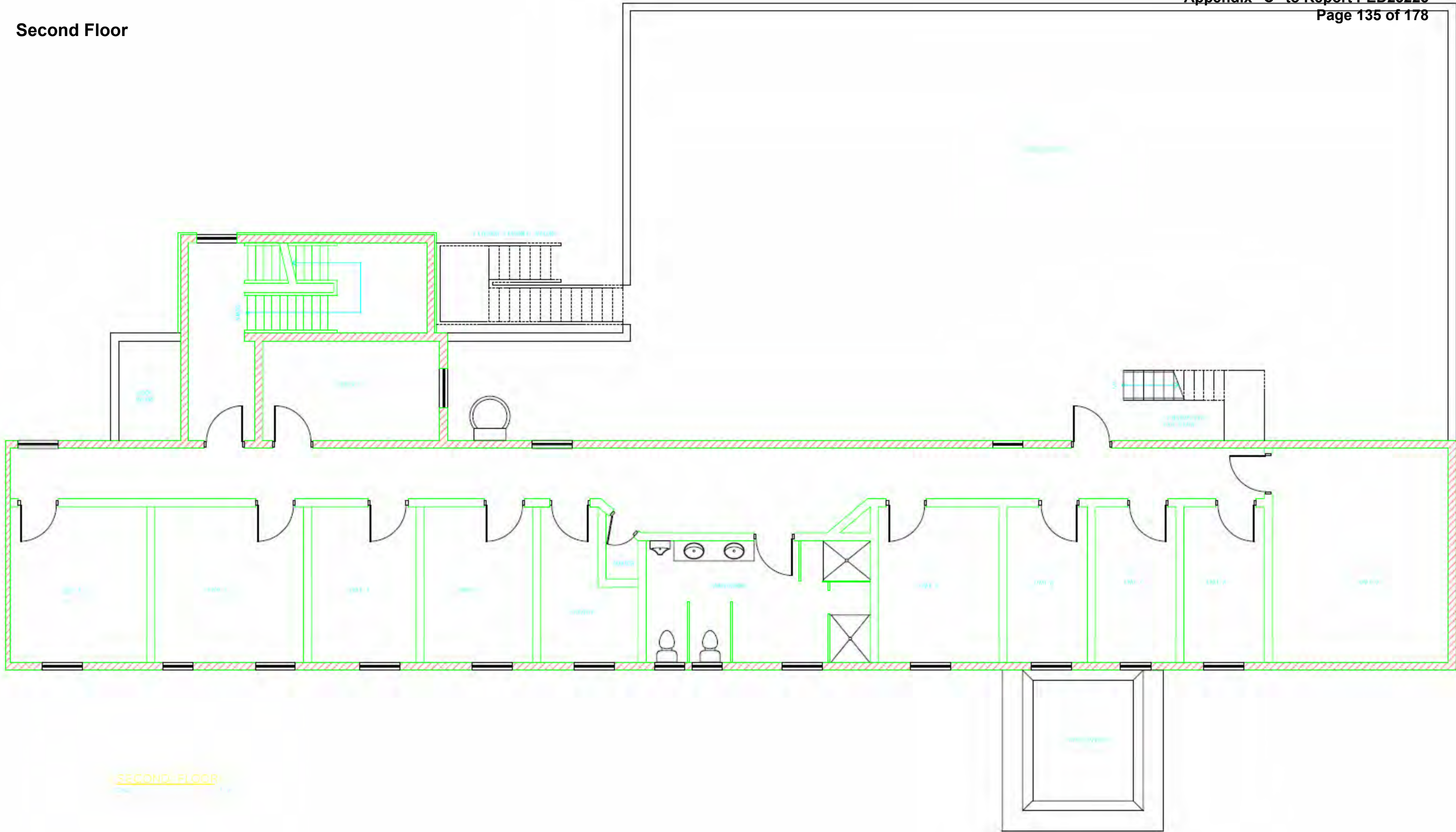
A EXISTING SITE PLANS



Ground Floor

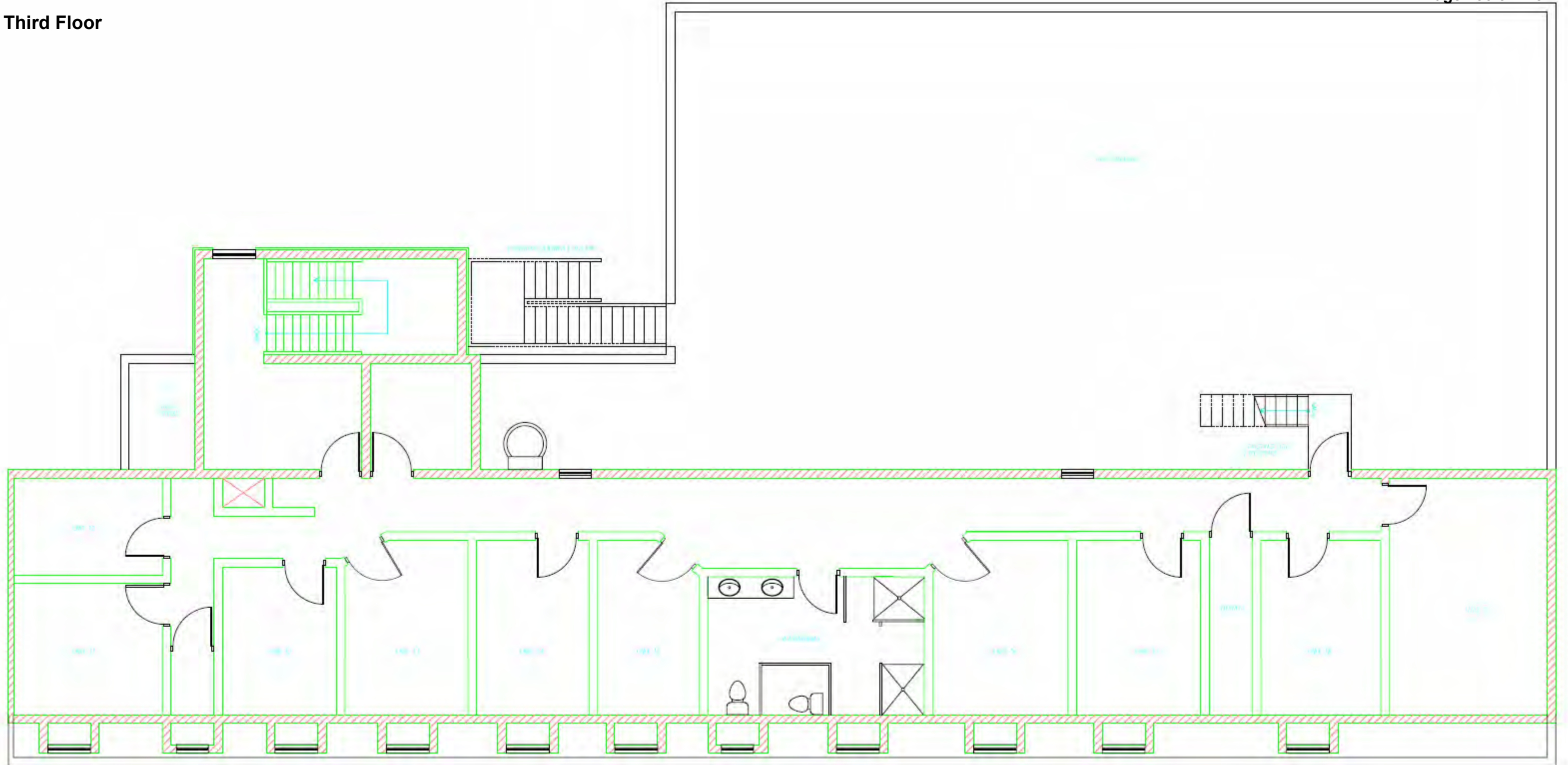


Second Floor

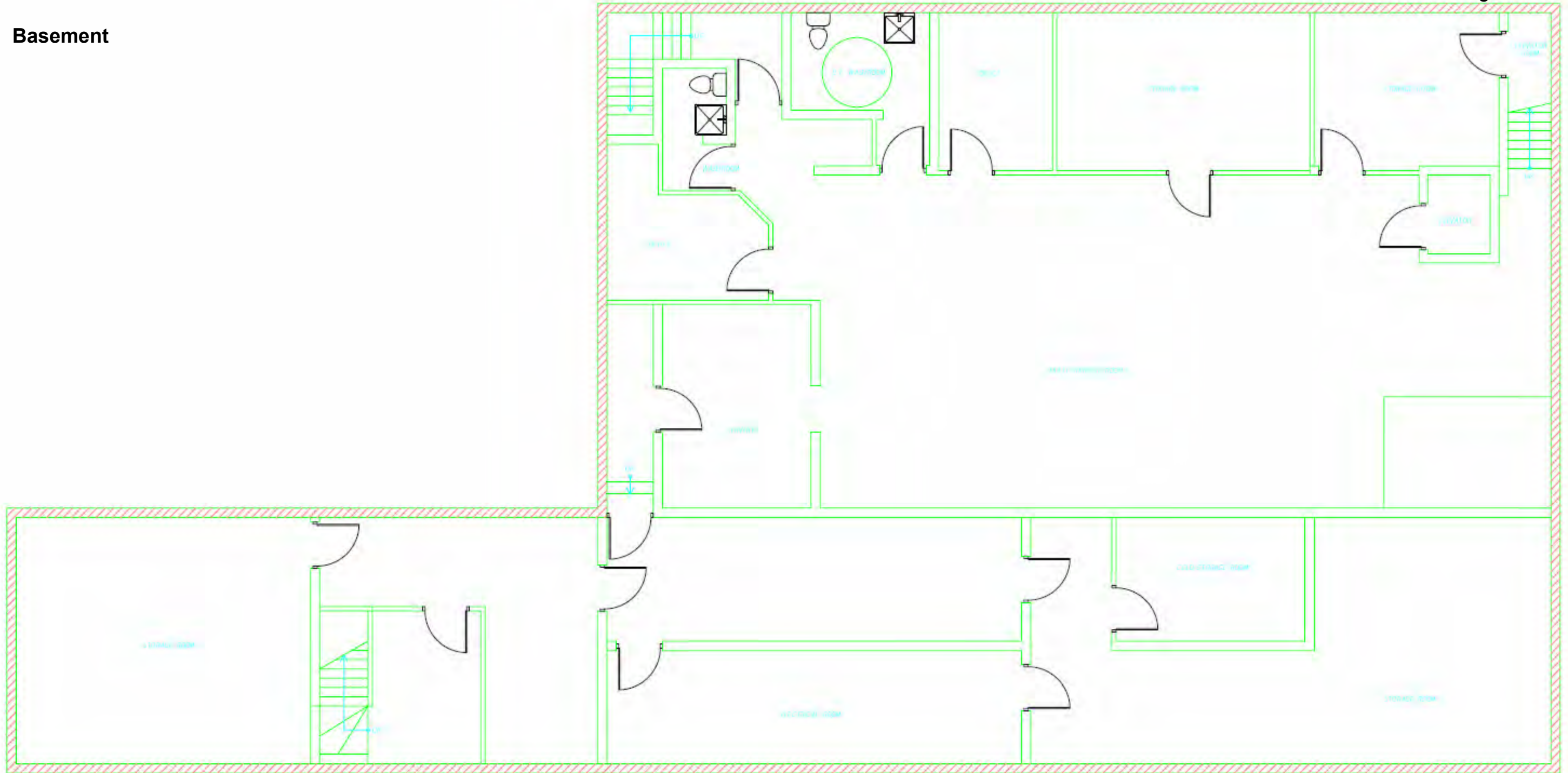


SECOND FLOOR

Third Floor

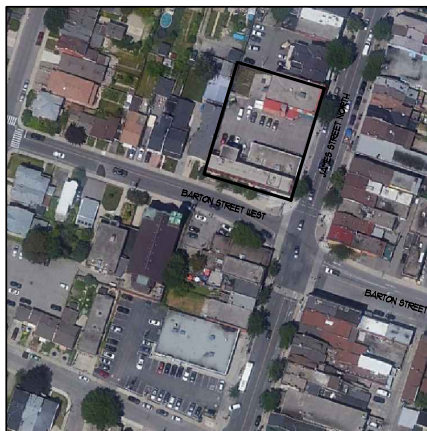


Basement



APPENDIX

B DEVELOPMENT SITE PLANS, ELEVATIONS & RENDERINGS



KEY PLAN

SCALE: 1:2000

BUILDING STATS		
SITE		
LOT AREA	1,669 m ²	17,961 ff ²
LOT FRONTAGE	83 m	272'-4"
LANDSCAPED AREA	14 m ²	151 ff ²
BUILDING - 12 STOREYS		
COVERAGE	1,020 m ²	10,976 ff ²
GFA	9,554 m ²	102,842 ff ²
BALCONY AREA	925 m ²	9,954 ff ²
INDOOR AMENITY AREA	106 m ²	1,139 ff ²
OUTDOOR AMENITY AREA	492 m ²	5,302 ff ²
TOTAL UNITS	129	
	1 BEDROOM	109
	2 BEDROOM	20
TOTAL PARKING REQUIRED	74	
	UNITS 1-12 > 50sm = 0 SPACES PER UNIT	0
	UNITS 13-50 > 50sm = 0.5 SPACES PER UNIT	20
	UNITS 50+ > 50sm = 0.7 SPACES PER UNIT	54
TOTAL DEVELOPMENT PARKING PROVIDED	65	
	SURFACE	13
	UNDERGROUND	52



JAMES AND BARTON REDEVELOPMENT
CORE URBAN
325 JAMES ST. N.

SCALE:
NTS

DATE:
NOV. 2022

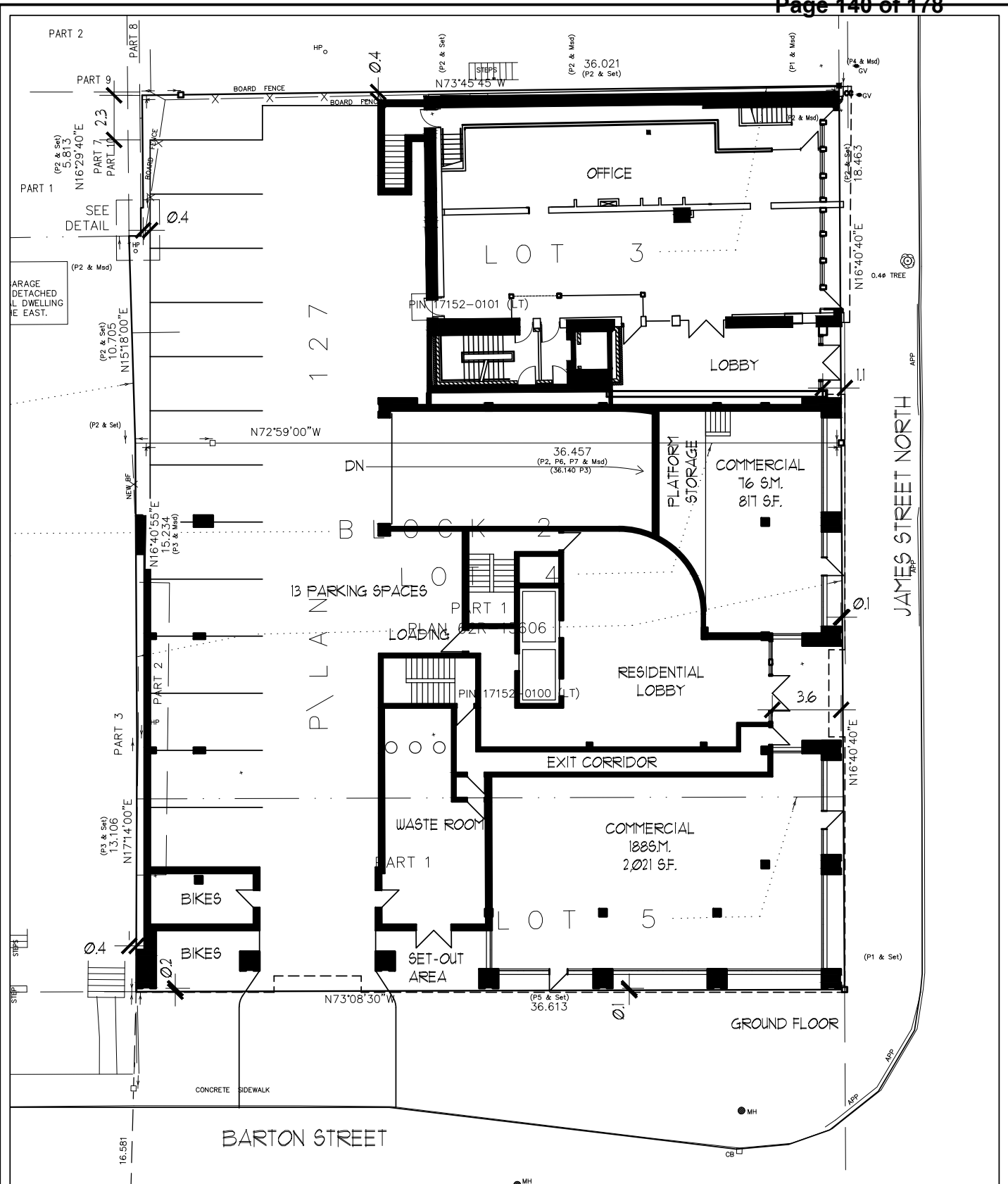
LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

COVER PAGE

JOB No.
22.096

DWG. No.

A0 SITE
OPTION H 2023-05-05



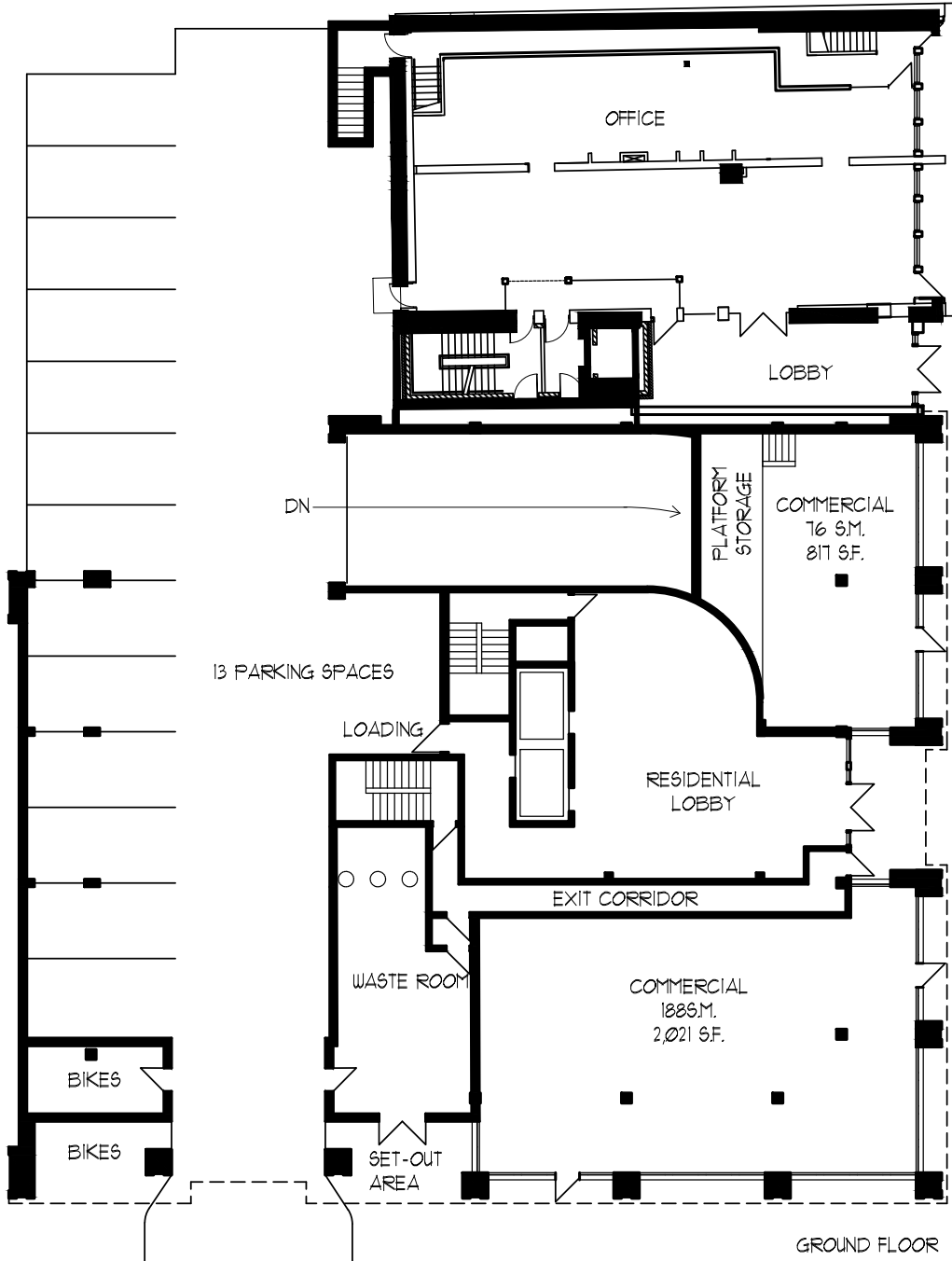
JAMES AND BARTON REDEVELOPMENT
 CORE URBAN
 325 JAMES ST. N.

SCALE:
 NTS
 DATE:
 NOV. 2022

LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

SITE
 JOB No. 22.096
 DWG. No. A0

A1 GROUND
OPTION H 2023-05-05



JAMES STREET NORTH

BARTON STREET

GROUND FLOOR

JAMES AND BARTON REDEVELOPMENT
 CORE URBAN
 325 JAMES ST. N.

SCALE:
 NTS

DATE:
 NOV. 2022

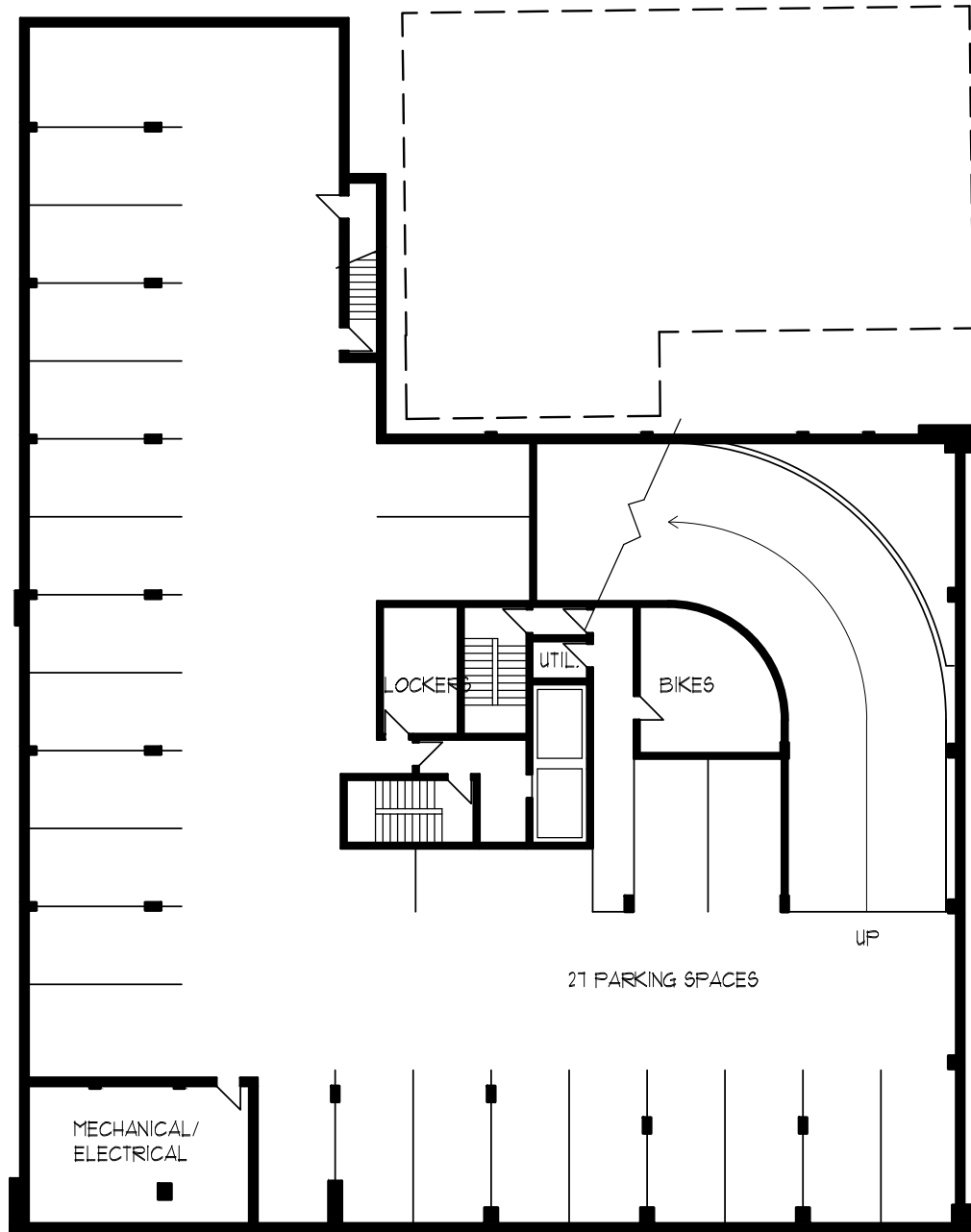
LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

GROUND FLOOR

JOB No.
 22.096

DWG. No.
 A1

A-2 LEVEL -2
OPTION H 2023-05-05



LEVEL -2

JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

LEVEL -2

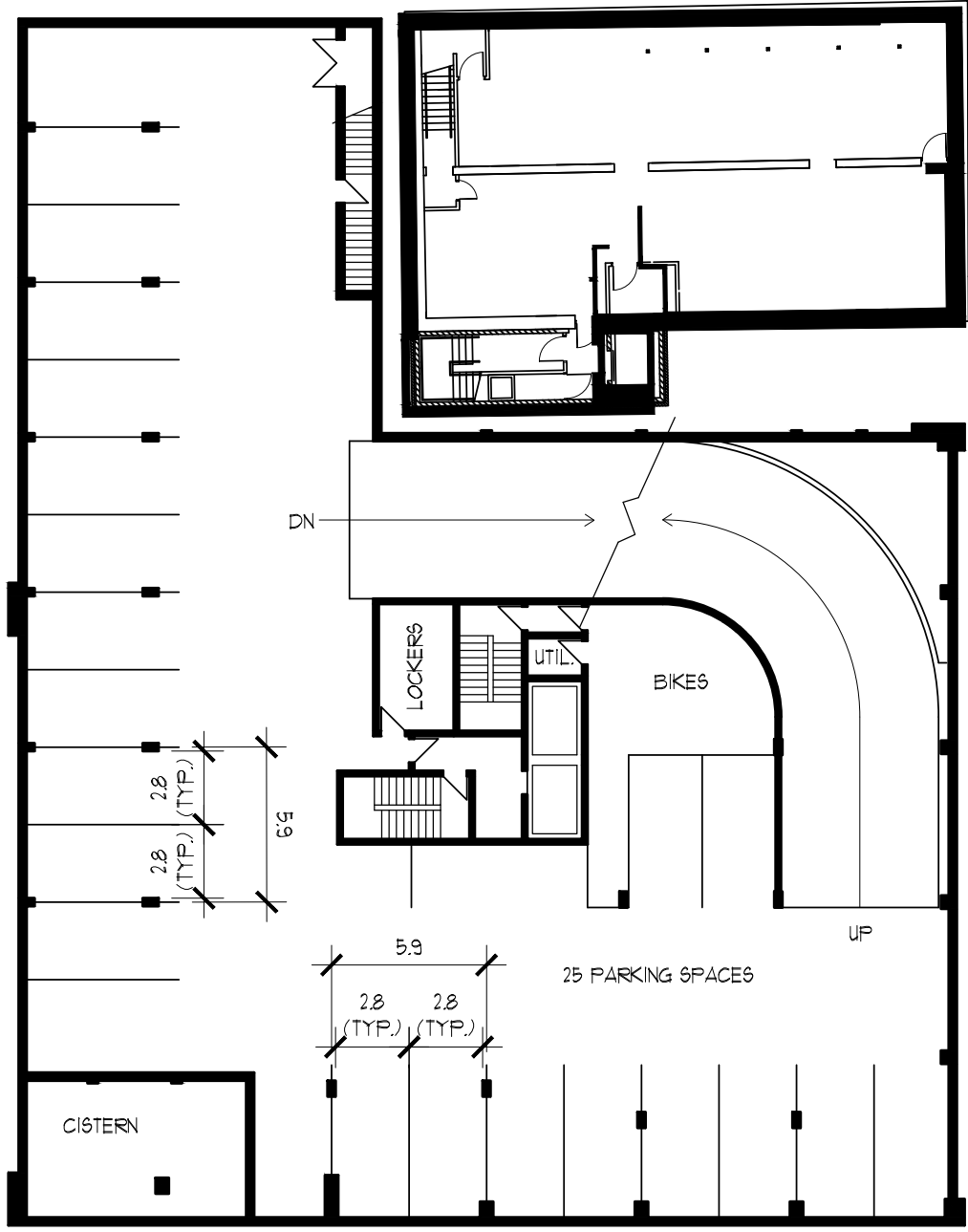
JOB No.

22.096

DWG. No.

A-2

A-1 LEVEL -1
OPTION H 2023-05-05



LEVEL -1

JAMES AND BARTON REDEVELOPMENT
CORE URBAN
 325 JAMES ST. N.

SCALE:
 NTS

DATE:
 NOV. 2022

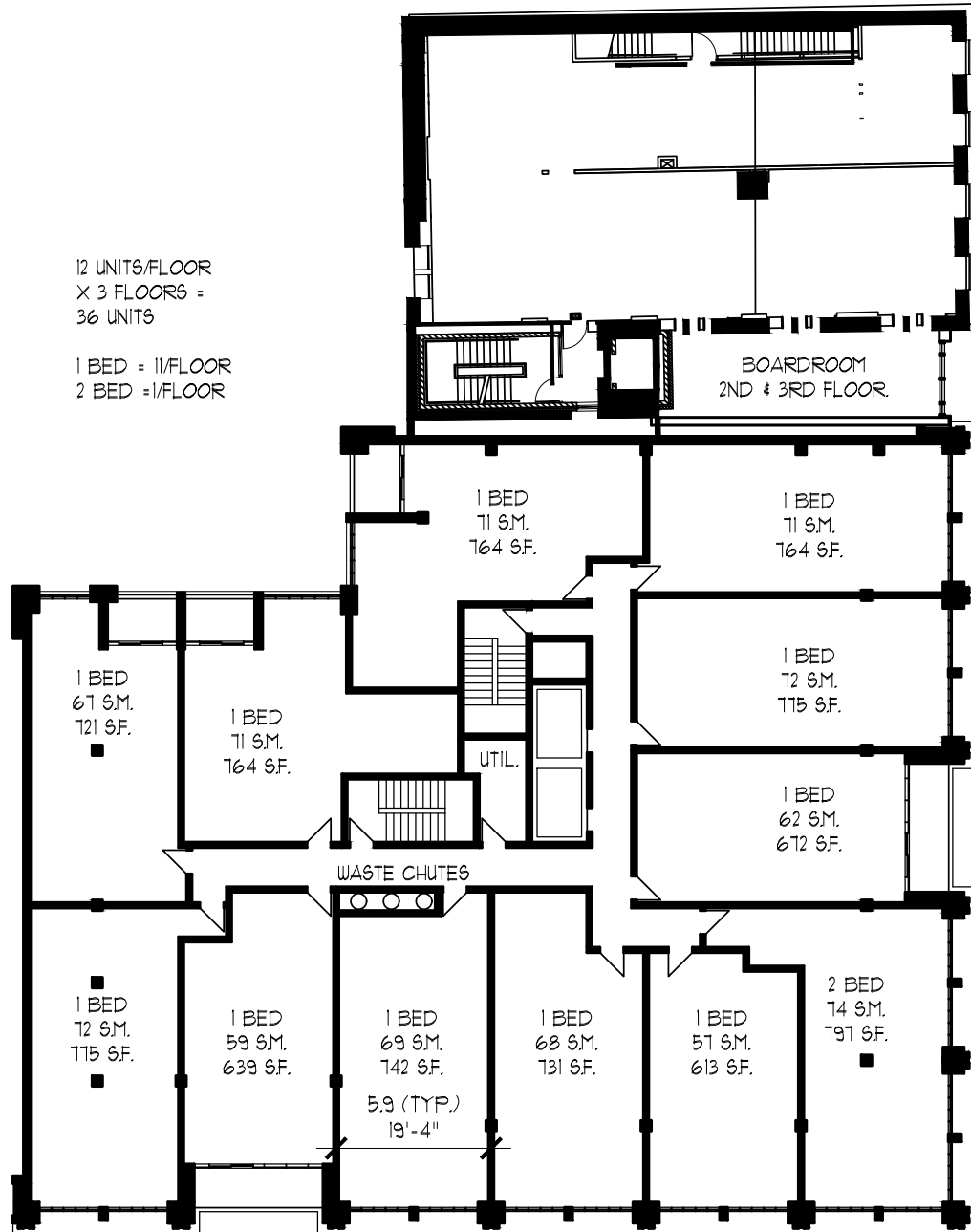
LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

LEVEL -1

JOB No.
 22.096

DWG. No.
A-1

A2 2ND-4TH
OPTION H 2023-05-05



SECOND - FOURTH FLOOR

OPTION F

JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:
NTS

DATE:
NOV. 2022

**LINTACK
ARCHITECTS**

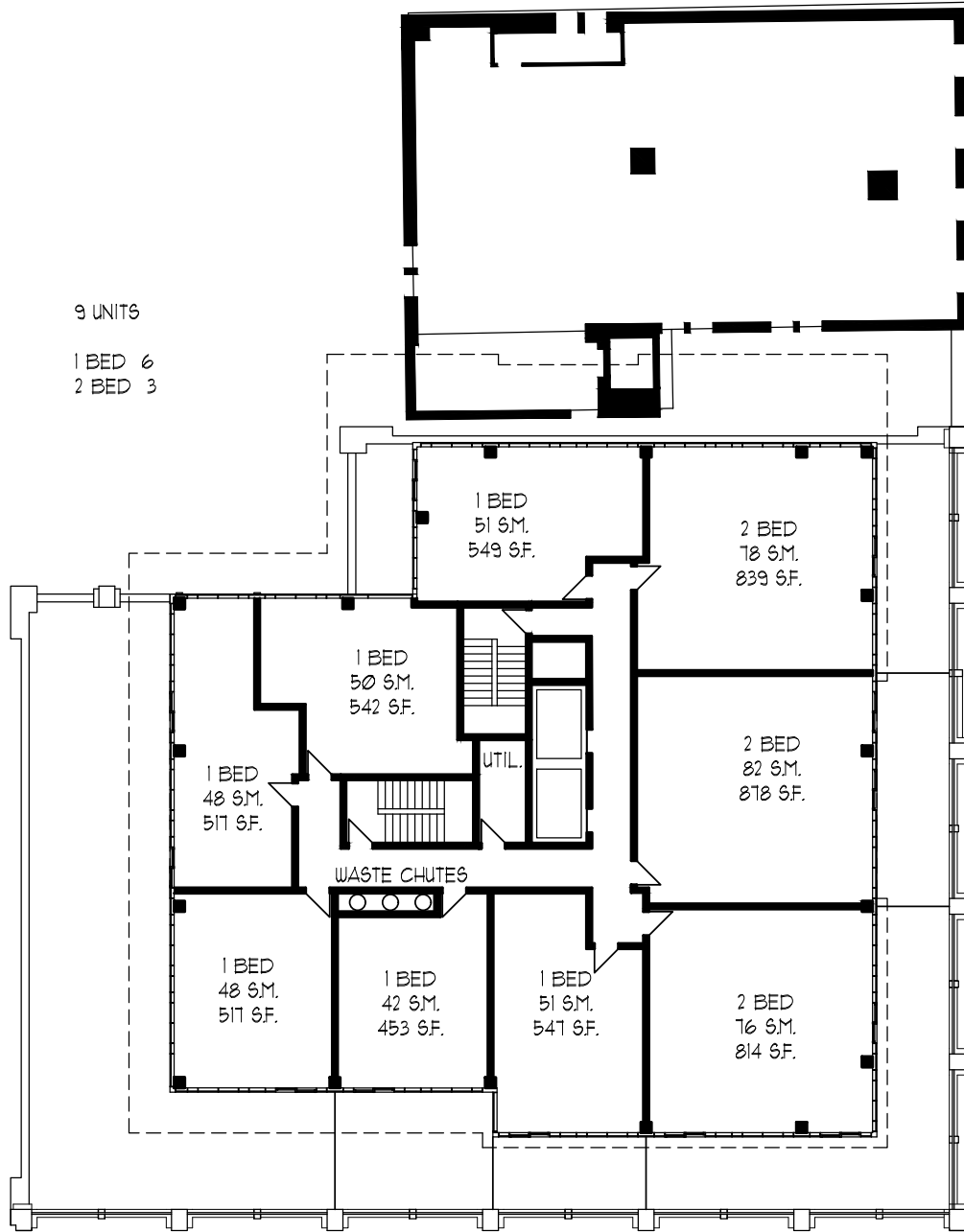
INCORPORATED
244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

2ND - 4TH FLOORS

JOB No.
22.096

DWG. No.
A2

A3 FIFTH
OPTION H 2023-05-05



FIFTH FLOOR

OPTION F

JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

FIFTH FLOORS

JOB No.

22.096

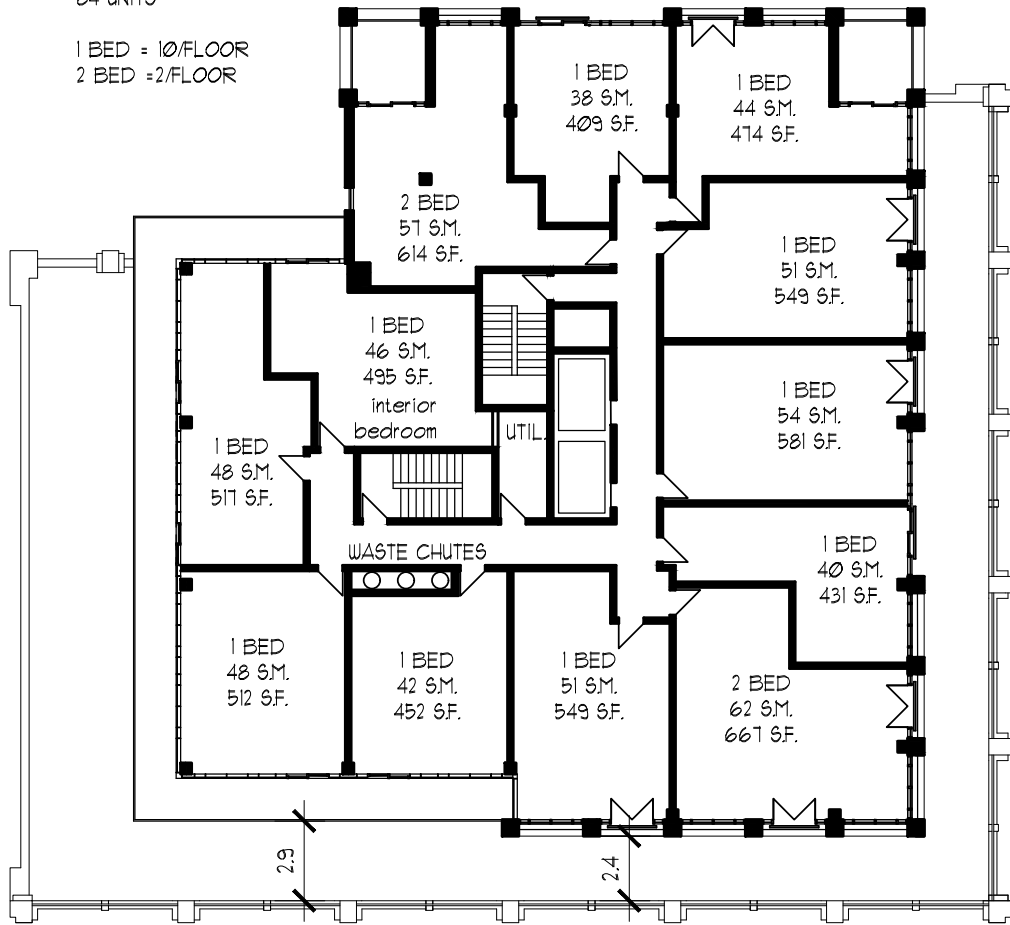
DWG. No.

A3

A4 6TH-12TH_ODD
 OPTION H 2023-05-05

12 UNITS/FLOOR
 X 7 FLOORS =
 84 UNITS

1 BED = 10/FLOOR
 2 BED = 2/FLOOR



SIXTH-TWELTH FLOOR
 ODD FLOORS
 OPTION F

JAMES AND BARTON REDEVELOPMENT
 CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
 ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

6TH - 12TH ODD

JOB No.

22.096

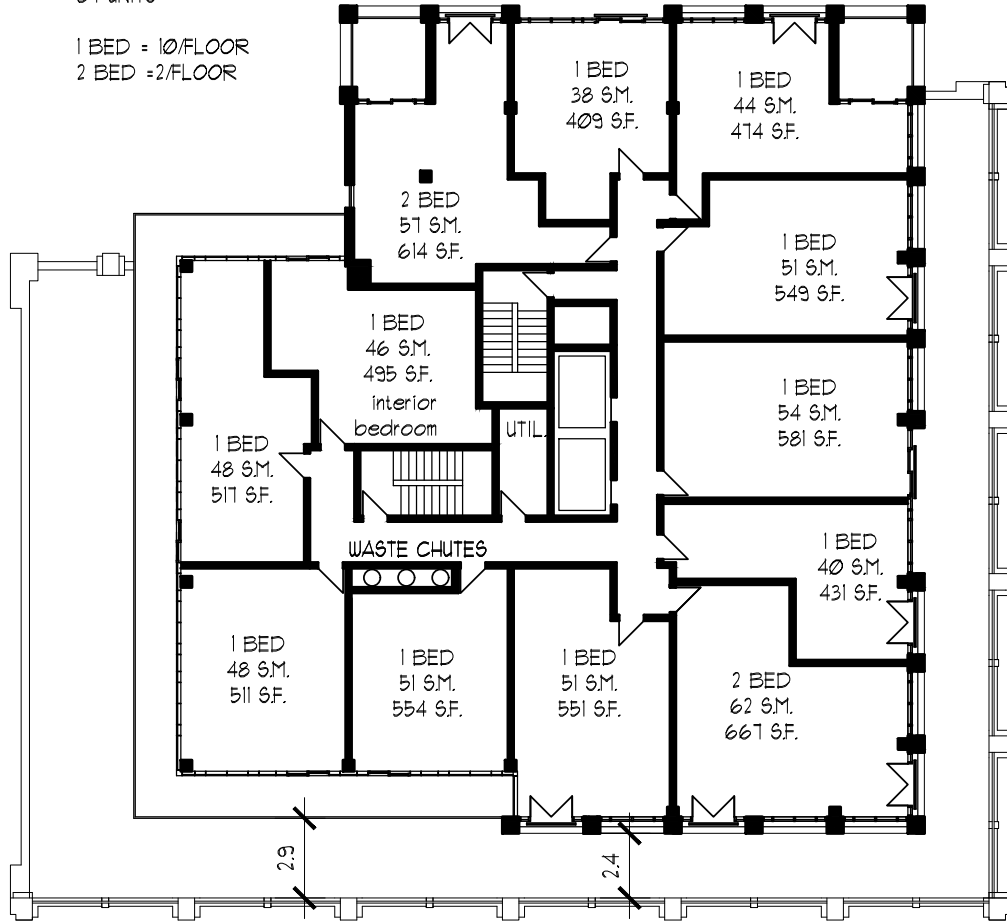
DWG. No.

A4

A5 6TH-12TH_EVEN
OPTION H 2023-05-05

12 UNITS/FLOOR
X 7 FLOORS =
84 UNITS

1 BED = 10/FLOOR
2 BED = 2/FLOOR



SIXTH-TWELTH FLOOR
EVEN FLOORS
OPTION F

JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

6TH - 12TH EVEN

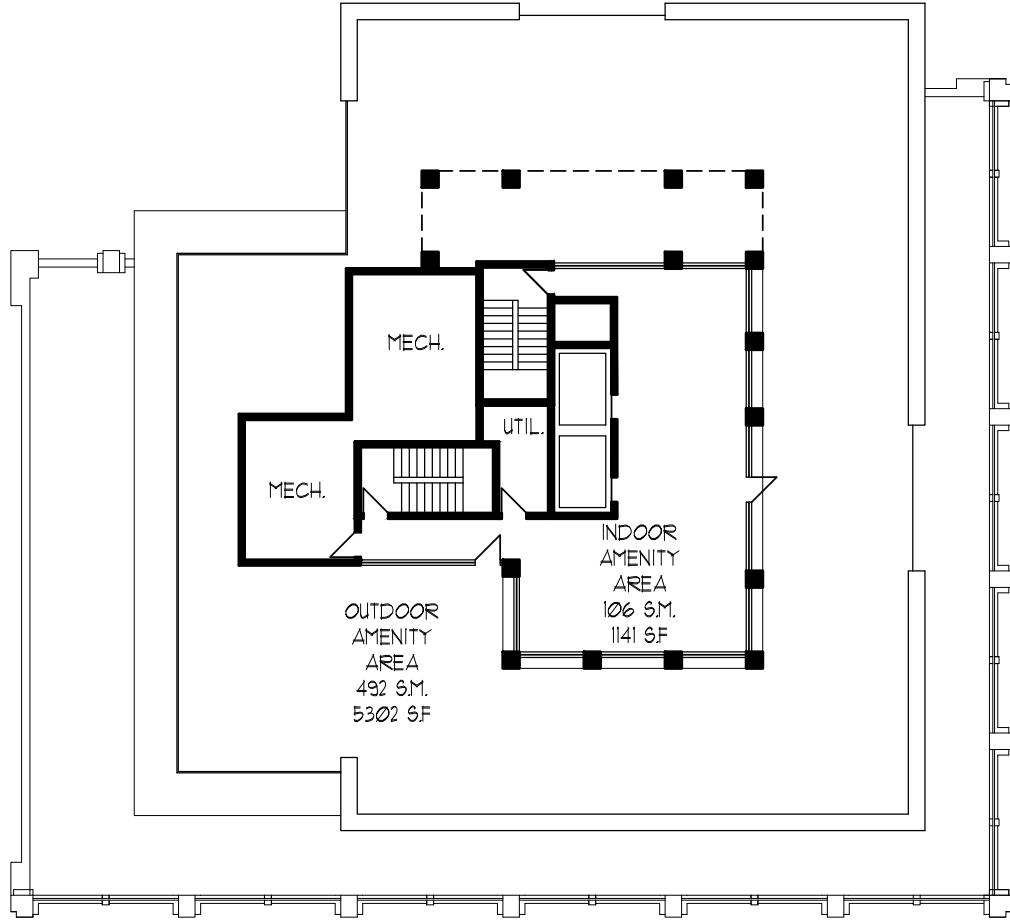
JOB No.

22.096

DWG. No.

A5

A6 ROOFTOP
OPTION H 2023-05-05



PENTHOUSE FLOOR

OPTION F

JAMES AND BARTON REDEVELOPMENT
CORE URBAN
 325 JAMES ST. N.

SCALE:
 NTS

DATE:
 NOV. 2022

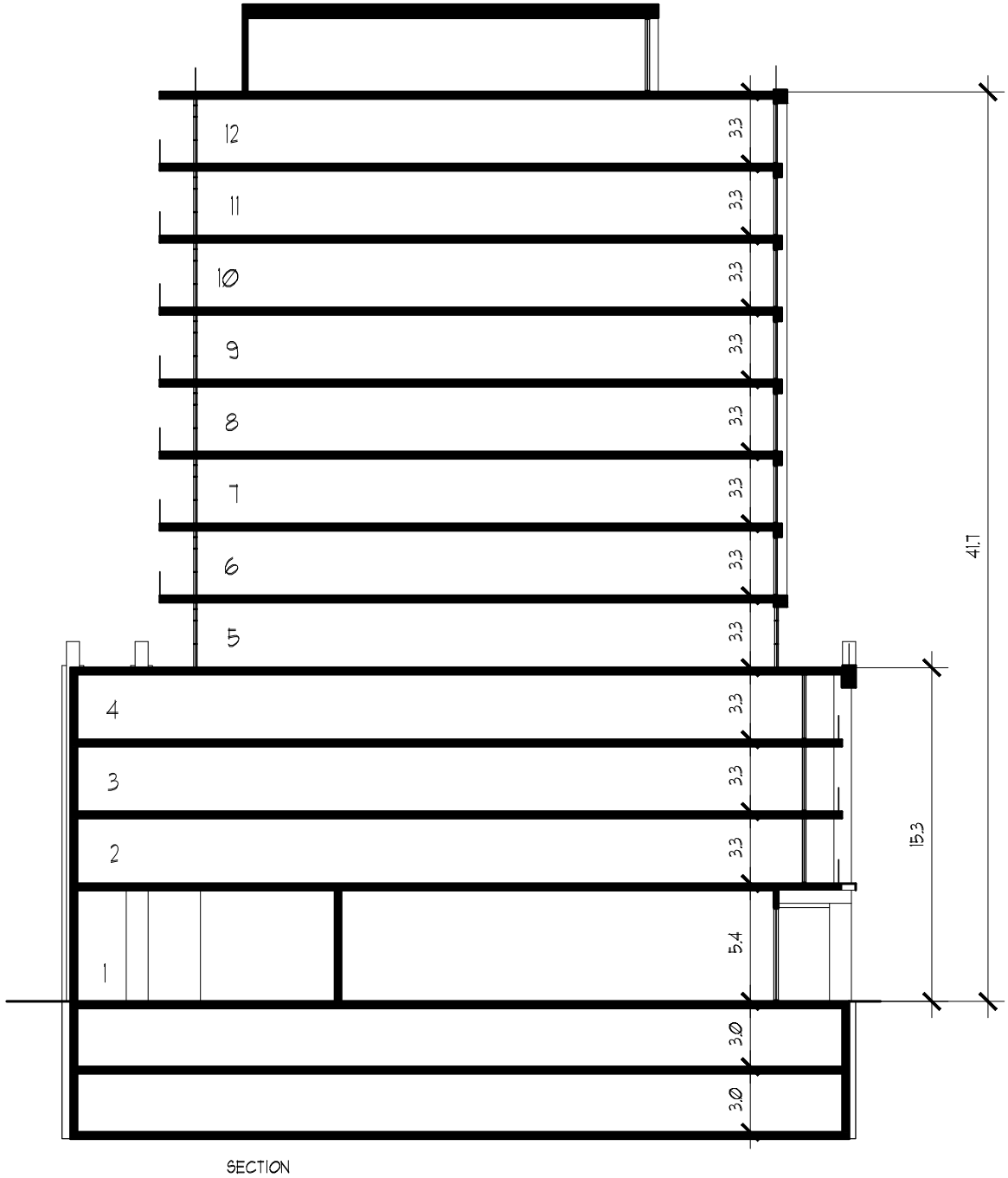
LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

ROOFTOP

JOB No.
 22.096

DWG. No.
A6

A7 SECTION
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN
 325 JAMES ST. N.

SCALE:
 1:300

DATE:
 NOV. 2022

LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH,
 HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.6165 • F: 905.522.2209
 E: information@lintack.com
 www.lintack.com

SECTION

JOB No.
 22.096

DWG. No.
A7

A8 EAST ELEV
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:
NTS

DATE:
NOV. 2022

**LINTACK
ARCHITECTS**
INCORPORATED
244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

EAST
ELEVATION

JOB No.
22.096

DWG. No.
A8

A9 SOUTH ELEV
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

**SOUTH
ELEVATION**

JOB No.

22.096

DWG. No.

A9

A10 WEST ELEV
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

WEST
ELEVATION

JOB No.

22.096

DWG. No.

A10

A11 NORTH ELEV
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

**NORTH
ELEVATION**

JOB No.

22.096

DWG. No.

A11

A12 AERIAL
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

AERIAL VIEW

JOB No.

22.096

DWG. No.

A12

A13 PERSPECTIVE (2)
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

PERSPECTIVE

JOB No.

22.096

DWG. No.

A13

A14 PERSPECTIVE (3)
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

PERSPECTIVE

JOB No.

22.096

DWG. No.

A14

A15 PERSPECTIVE (4)
OPTION H 2023-05-05



JAMES AND BARTON REDEVELOPMENT
CORE URBAN

325 JAMES ST. N.

SCALE:

NTS

DATE:

NOV. 2022

**LINTACK
ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH,
HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209
E: information@lintack.com
www.lintack.com

PERSPECTIVE

JOB No.

22.096

DWG. No.

A15

APPENDIX

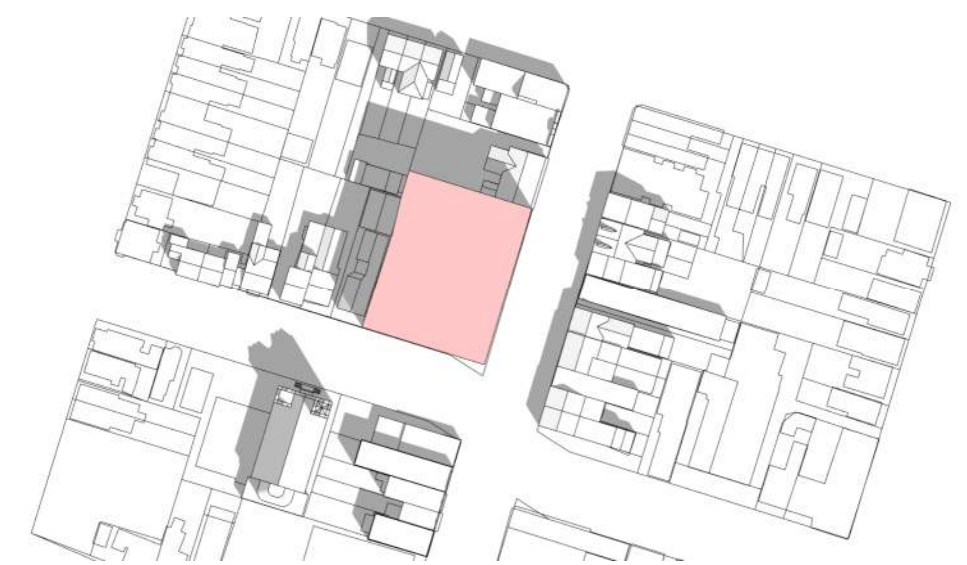
C SUN SHADOW STUDY



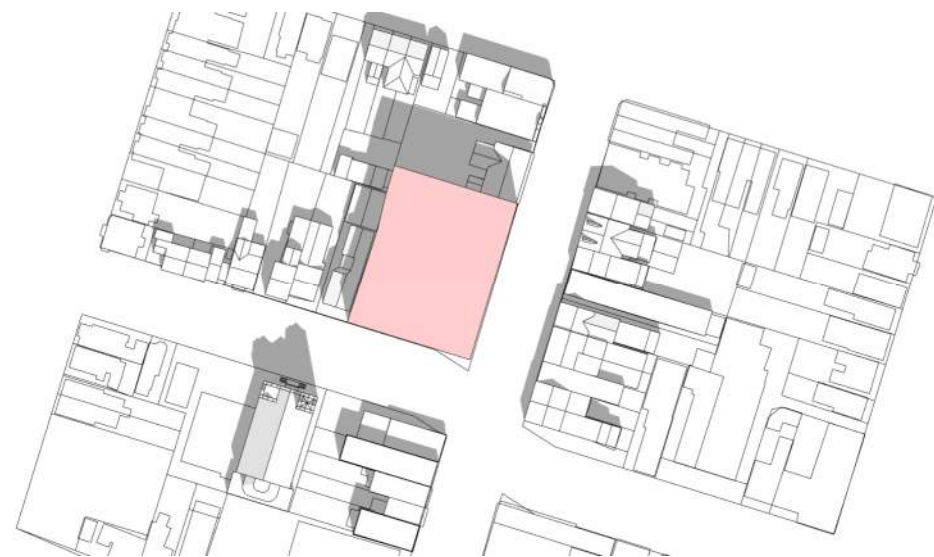
Mar.21 @ 8:52am
Sunrise + 1.5hrs



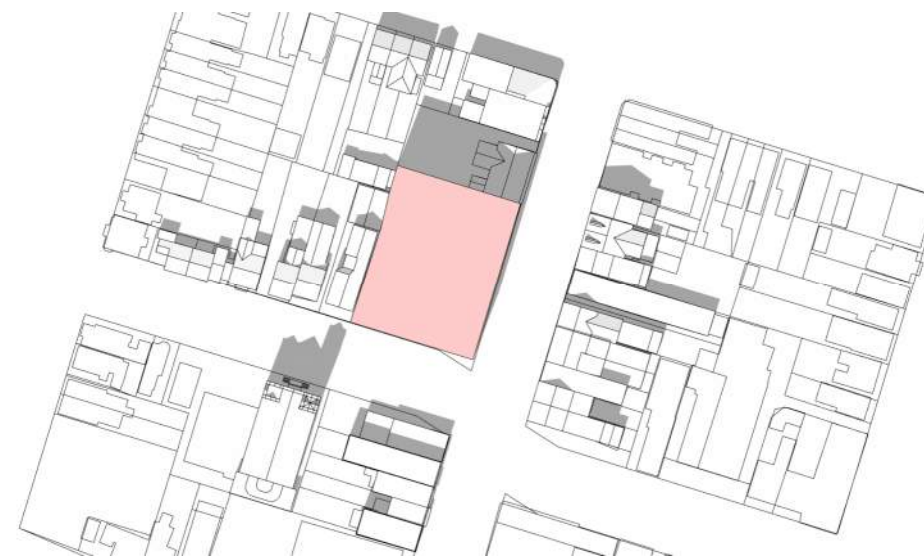
Mar.21 @ 10am



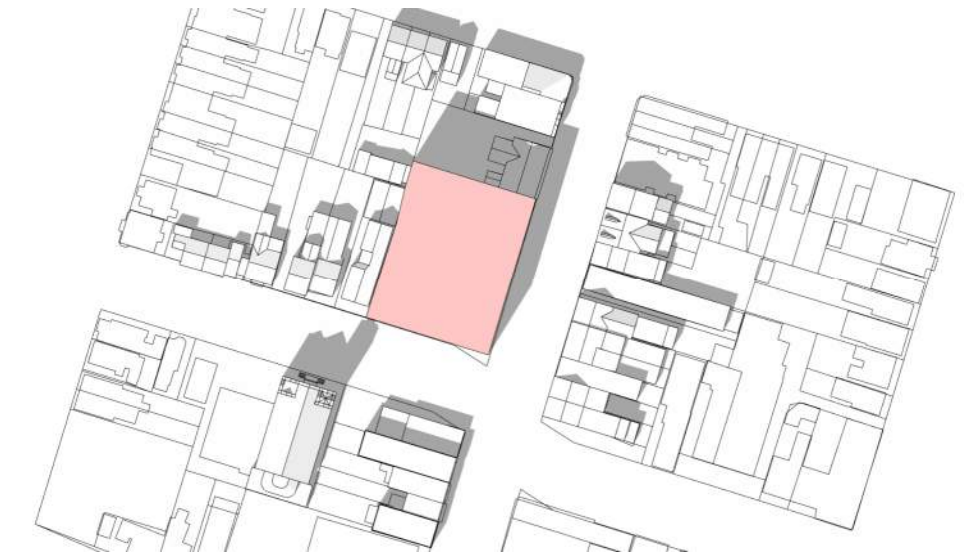
Mar.21 @ 11am



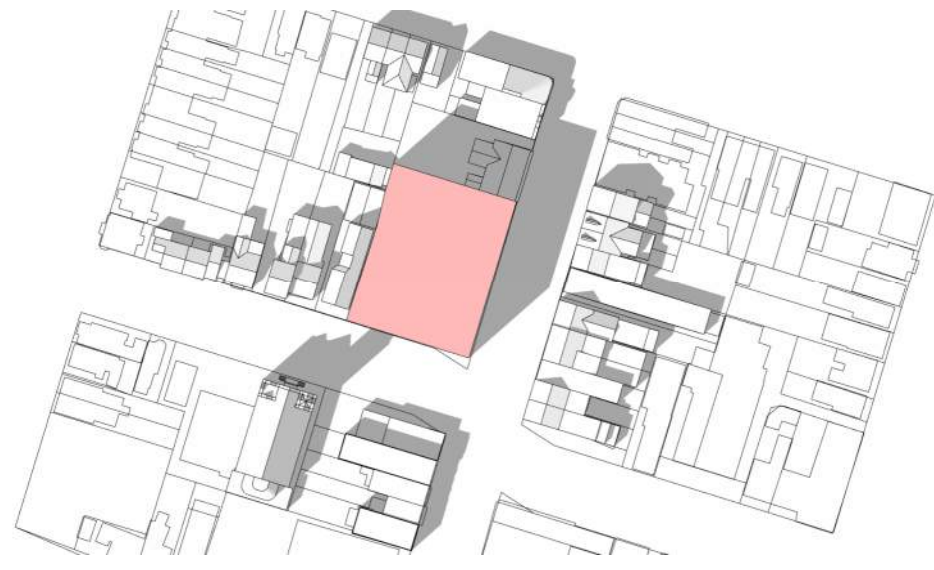
Mar.21 @ 12pm



Mar.21 @ 1:27pm
Solar Noon



Mar.21 @ 2pm



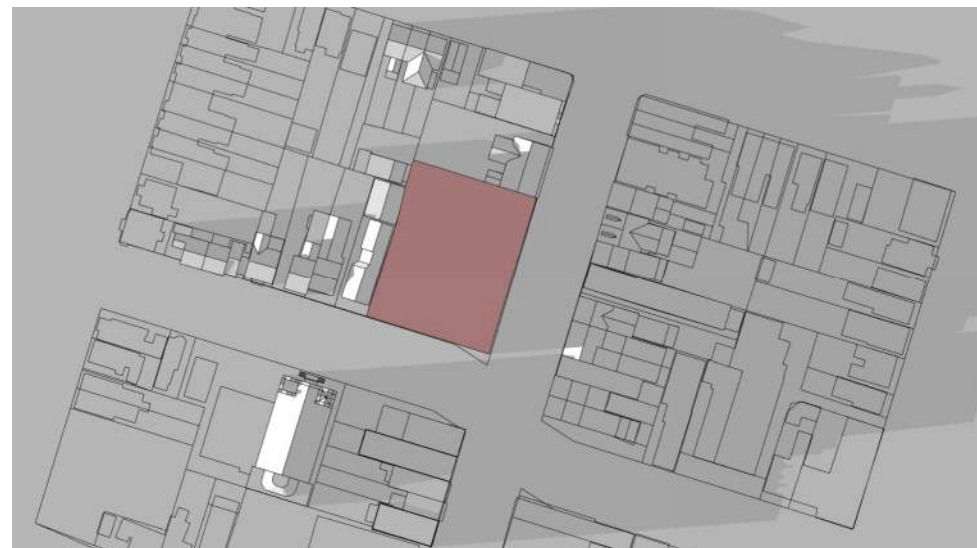
Mar.21 @ 3pm



Mar.21 @ 4pm



Mar.21 @ 5pm



Mar.21 @ 6:03pm
Sunset – 1.5hrs



Sep.21 @ 8:36am
Sunrise + 1.5hrs



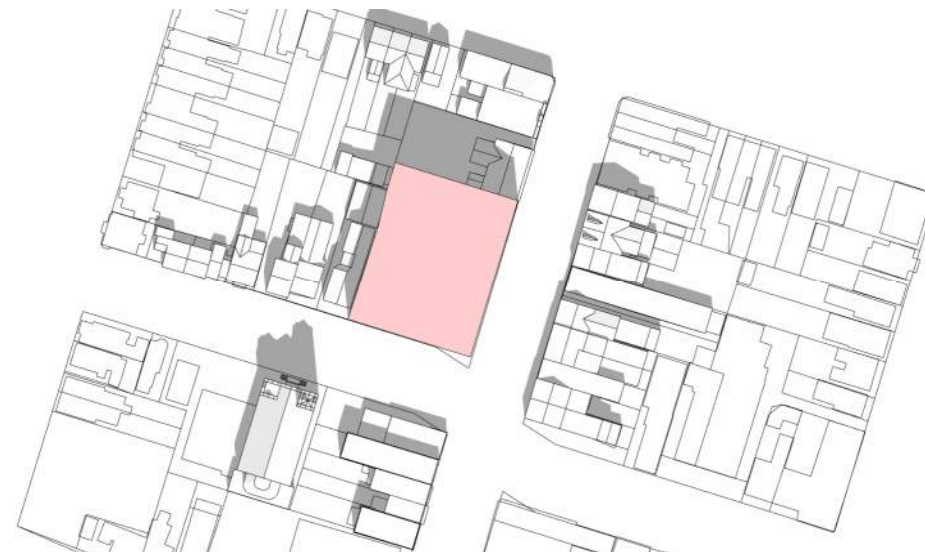
Sep.21 @ 9am



Sep.21 @ 10am



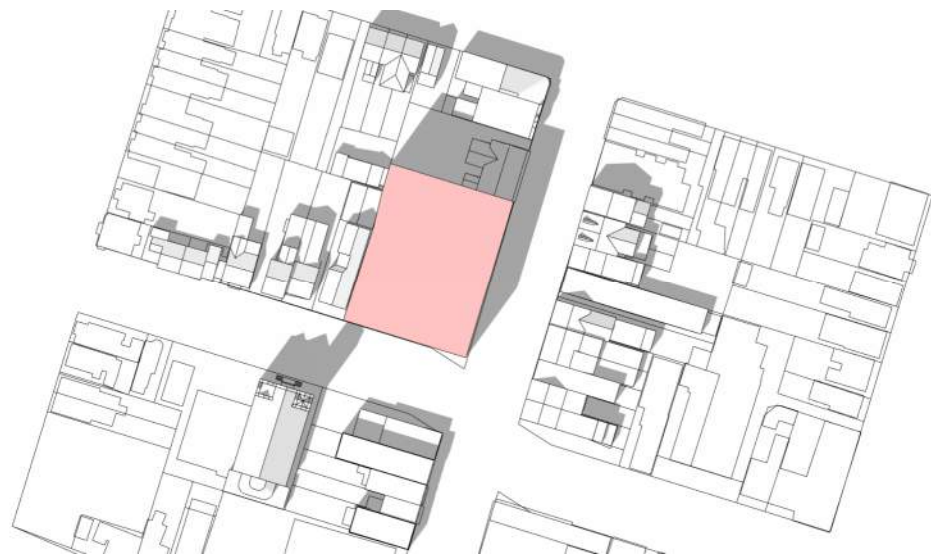
Sep.21 @ 11am



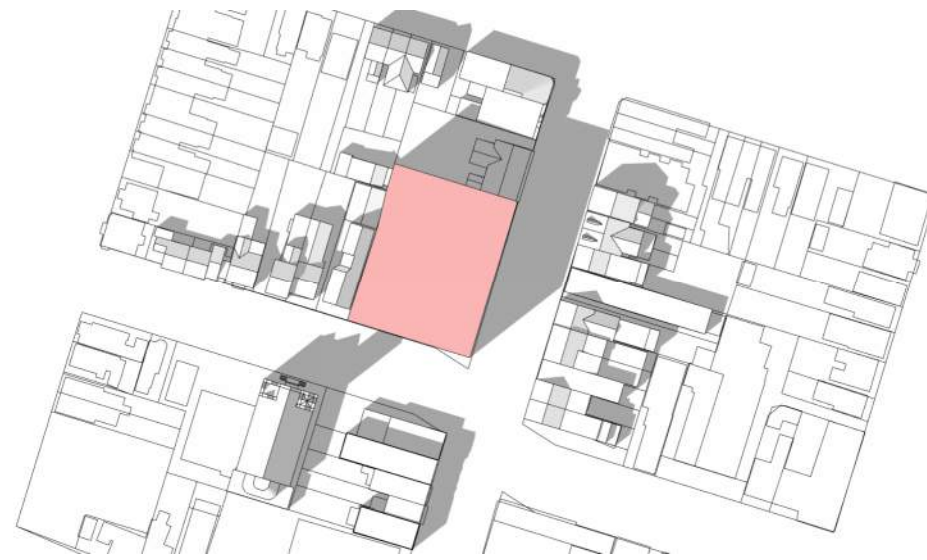
Sep.21 @ 12pm



Sep.21 @ 1:13pm
Solar Noon



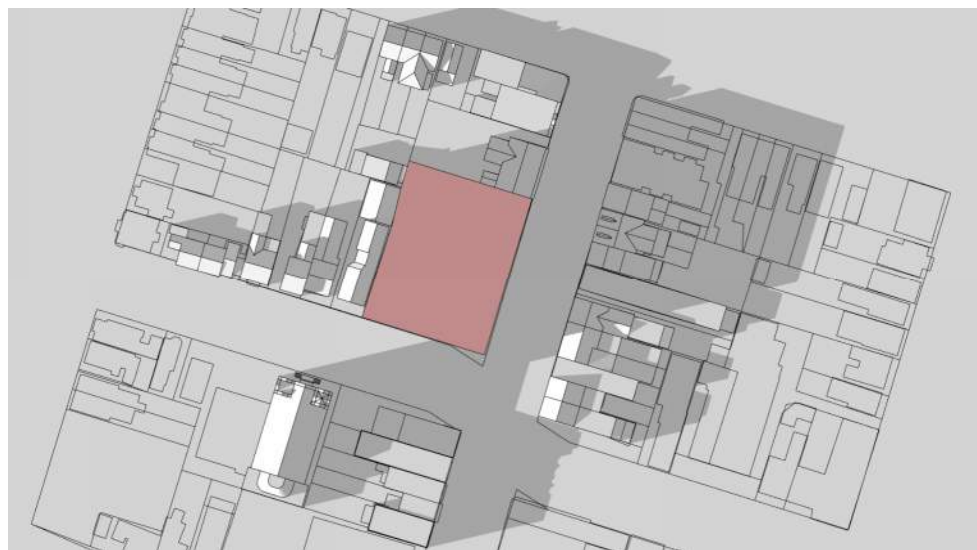
Sep.21 @ 2pm



Sep.21 @ 3pm



Sep.21 @ 4pm



Sep.21 @ 5pm



Sep.21 @ 5.50pm



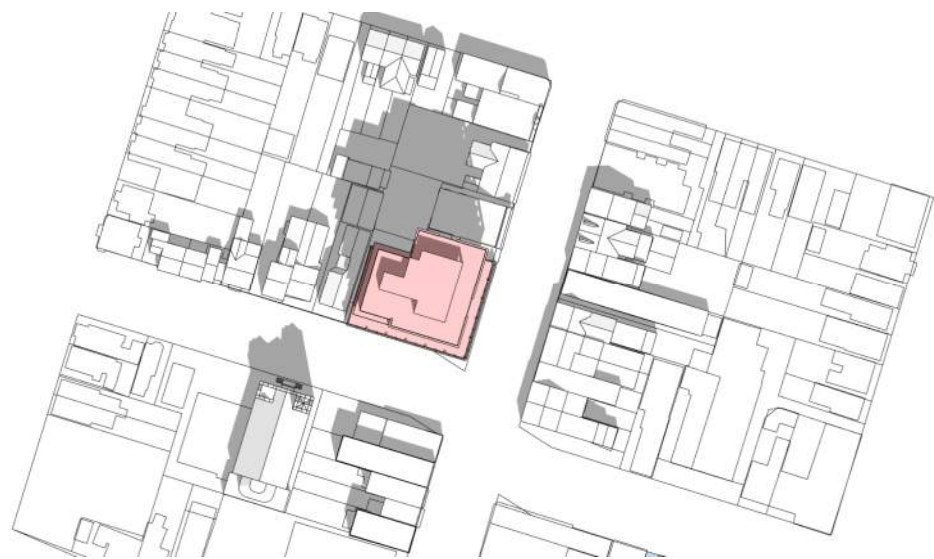
Mar.21 @ 8:52am
Sunrise + 1.5hrs



Mar.21 @ 10am



Mar.21 @ 11am



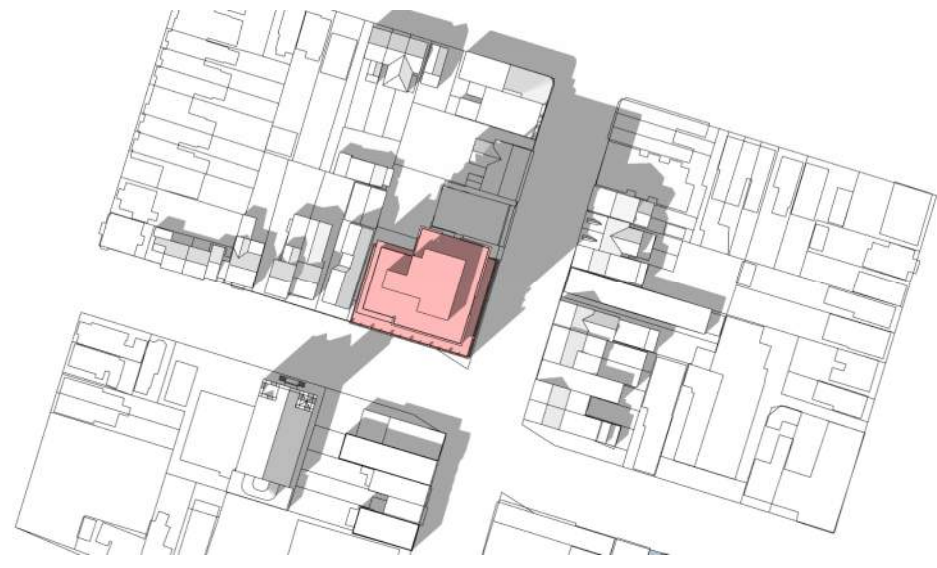
Mar.21 @ 12pm



Mar.21 @ 1:27pm
Solar Noon



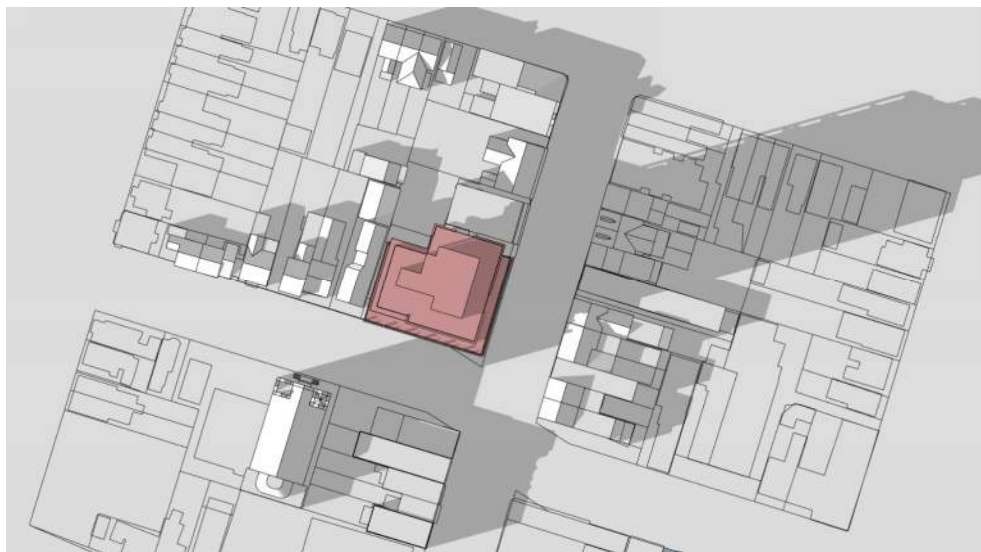
Mar.21 @ 2pm



Mar.21 @ 3pm



Mar.21 @ 4pm



Mar.21 @ 5pm



Mar.21 @ 6:03pm
Sunset – 1.5hrs



Sep.21 @ 8:36am
Sunrise + 1.5hrs



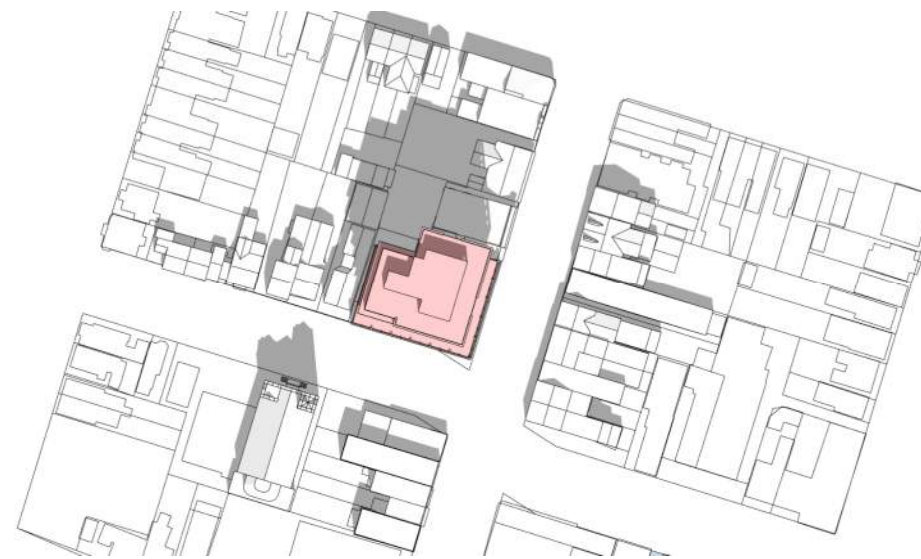
Sep.21 @ 9am



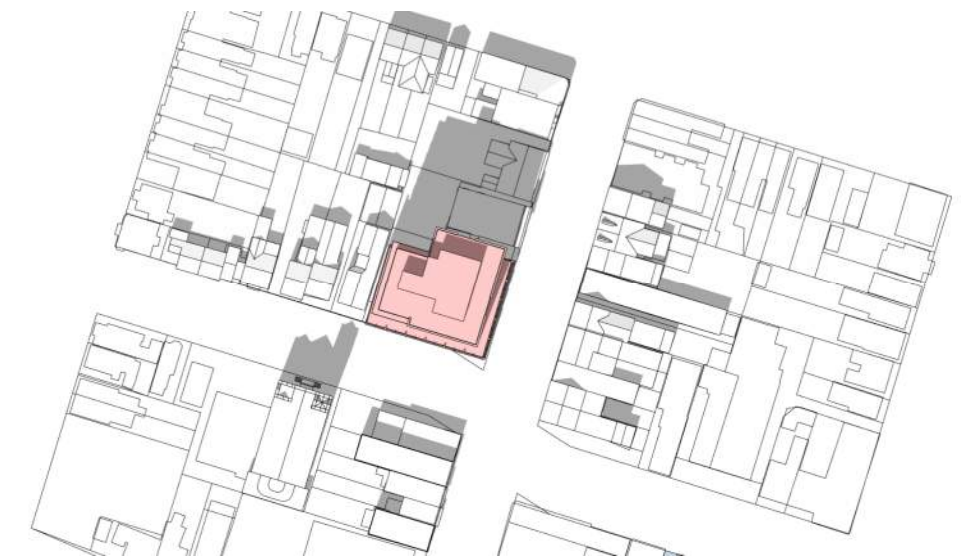
Sep.21 @ 10am



Sep.21 @ 11am



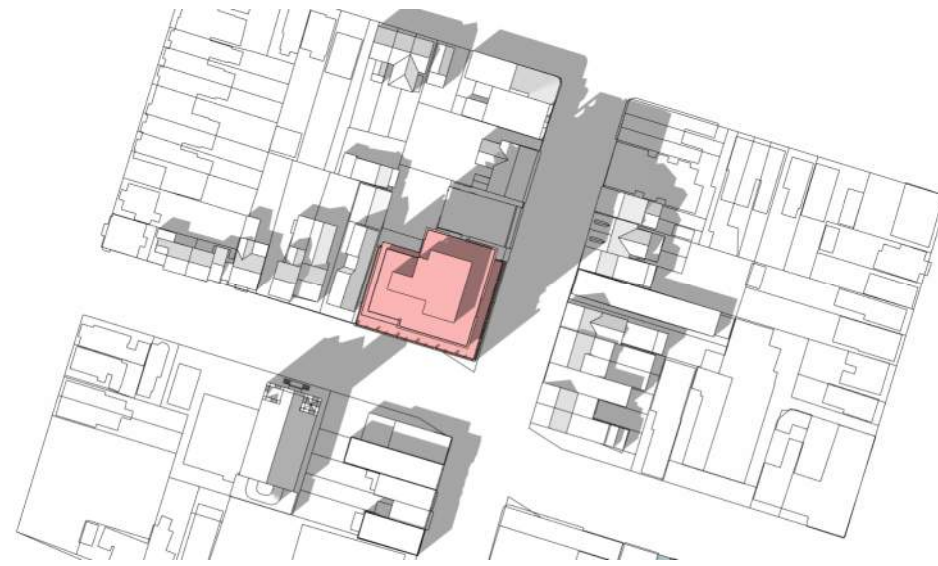
Sep.21 @ 12pm



Sep.21 @ 1:13pm
Solar Noon



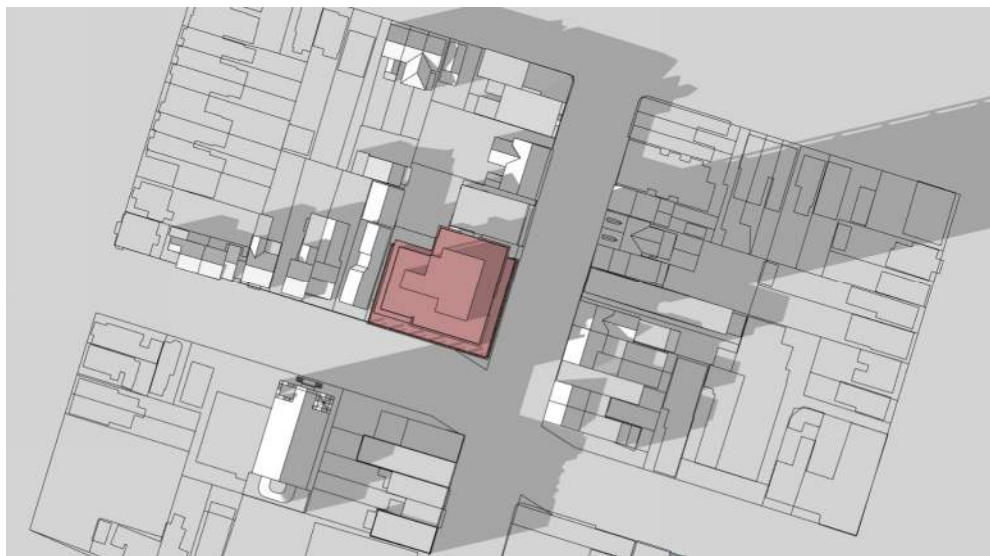
Sep.21 @ 2pm



Sep.21 @ 3pm



Sep.21 @ 4pm



Sep.21 @ 5pm



Sep.21 @ 5.50pm

APPENDIX

D LETTER FROM LINTACK ARCHITECTS INC.

LINTACK ARCHITECTS

I N C O R P O R A T E D

July 25, 2023

WSP Canada Inc.
4 Hughson Street South
Unit 300
Hamilton, ON L8N 3Z1

Attention: Ms. Lindsay Benjamin, MAES, RPP, MCIP, CAHP
Senior Cultural Heritage Specialist
Via email: Lindsay.Benjamin@wsp.com

**RE: 309-325 James Street North
HAMILTON, ONTARIO**

Lintack Architects Incorporated was retained by Core Urban Inc. as the architects for the redevelopment of the land parcel at 325 and 309 James Street North. Core Urban wishes to construct a mixed-use building that will add to the vibrant street life on James Street North and brings much needed residential accommodation to the neighbourhood. Our preliminary design process considered the retention of both buildings on site, and concentrating redevelopment in the area of the surface parking lot between the two buildings.

Our initial finding was that the space between the two buildings, at approximately 14 metres, was not large enough to accommodate an underground parking and the associated ramps and a reasonable footprint for a multi-residential building above-grade. A minimum dimension of 24 metres is required for such a development to accommodate two rows of underground parking with an adjacent access ramp, and a minimal depth building footprint with minimal separation distances above.

Given the client's overall goals of rejuvenating the site, the building at 309 James Street North seemed to be lacking in original character and detailing, and had been stripped of internal and external heritage elements. The massing and ground floor façade was not conducive to the development of an active streetscape. By contrast 325 James Street North has an intact heritage façade that can be made inviting with the restoration of glazing. Additionally, it is of a scale that would provide a transition between a new taller building to the south and the existing buildings to the north.

The design strategy will allow for the retention of 325 James Street North and the full redevelopment of the 309 site. The new building will provide a contemporary addition to the streetscape incorporating design elements that complement the established heritage character. The proposed integration with the retained heritage building at 325 establishes a precedent for appropriate conservation within the Downtown Hamilton Cultural Heritage Landscape.

Sincerely,



R.F. Lintack B.E.S., B. Arch., OAA, MRAIC, LEED® AP

Cc: Steve Kulakowsky, Core Urban Prime, steve@coreud.com
Cc: James Webb, Webb Planning Consultants Inc., jwebb@webbplanning.ca

APPENDIX

E DESIGNATION BY-LAW

Bill No. D-64

The Corporation of the City of Hamilton

BY-LAW NO. 89-176

To Designate:

LAND LOCATED AT MUNICIPAL NO. 256 MACNAB STREET NORTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

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

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

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

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

1. The property located at Municipal No. 256 MacNab Street North and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

- (i) to cause a copy of this by-law, together with reasons for the designation, to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;
- (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this 30th day of May A.D. 1989.


City Clerk


Mayor

(1989) 7 R.P.D.C. 10, March 14



SCHEDULE "A"

To

By-law No. 89-

256 MacNab Street North,
Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth (formerly County of Wentworth) in the Province of Ontario being composed of part of lot number ten (10) and part of lot number eleven (11) in Block Number Two (2) according to a subdivision known as Sir Allan MacNab Survey, the plan thereof registered in the Registry Office for the Registry Division of Wentworth, as Number 127, the said parcel of land being in the block bounded by MacNab, Murray, James and Barton Streets, in the said City of Hamilton, and may be more particularly described as follows, that is to say:-

COMMENCING at an iron bar planted in the eastern limit of MacNab Street, where it is intersected by the production westerly of the centre line of the wall between the semi-detached brick dwelling erected upon the herein described parcel of land and known as Municipal Number 256 MacNab Street North, and the semi-detached brick dwelling erected upon the lands adjoining the herein described parcel of land on the south and known as Municipal Number 254 MacNab Street North, the said iron bar being distant thirty-six and ninety-four one-hundredths feet (36.94') measured northerly along the eastern limit of MacNab Street, from the southwestern corner of the said lot number ten (10).

THENCE northerly along the eastern limit of MacNab Street twenty-eight and thirteen one-hundredths feet (28.13') more or less to a point of intersection with the production westerly of the southerly face of the wall between the said semi-detached brick dwelling erected upon the herein described parcel of land and the semi-detached brick dwelling erected upon the lands adjoining the herein described parcel of land on the north and known as Municipal Number 258 MacNab Street North, the said wall being, also the northern wall of a covered passageway, the said point of intersection being distant four and fifty-seven one-hundredths feet (4.57') measured northerly along the eastern limit of MacNab Street from the division line between the aforesaid lots numbers ten (10) and eleven (11).

THENCE easterly to and along the southern face of the last mentioned wall and the production of the line thereof easterly one hundred and twenty and forty-six one hundredths feet (120.46') more or less to a point in the eastern limit of the aforesaid lot number eleven (11), the said point being distant, three and eight one-hundredths feet (3.80') measured northerly along the eastern limit of the aforesaid lot number eleven (11) from the division line between the aforesaid lots numbers ten (10) and eleven (11).

THENCE southerly along the eastern limits of the aforesaid lots numbers eleven (11) and ten (10) thirty and five one-hundredths feet (30.05') more or less to an iron bar planted distant thirty-four and seventeen one-hundredths feet (34.17') measured northerly along the eastern limit of the aforesaid lot number ten (10) from the southeastern corner thereof.

THENCE westerly in a straight line fifty and twenty-five one-hundredths feet (50.25') more or less to a point in the eastern face of the eastern wall of a frame erected in the rear of the aforesaid semi-detached brick dwellings known as Municipal Numbers 254 and 256 MacNab Street North, the said point of intersection being the centre line of the aforesaid wall between the last mentioned dwellings, and is distant thirty-five and sixty-three one-hundredths feet (35.63') measured northerly parallel with the eastern limit of MacNab Street from the southern limit of the aforesaid lot numbr ten (10).

THENCE westerly along the centre line of the aforesaid wall between the semi-detached brick dwellings known as Municipal Numbers 254 and 256 MacNab Street North, and the production of the line thereof westerly seventy and twenty-five one-hundredths feet (70.25') more or less to the point of commencement.

ON THE ABOVE-DESCRIBED parcel of land is erected a semi-detached brick dwelling known as Municipal Number 256 MacNab Street North.

TOGETHER with the right in common with the owners, tenants and occupants of the remaining portions of lots number ten (10) and eleven (11) to pass over, along and upon and use as a right-of-way part of lot number ten (10) according to the hereinbefore mentioned subdivision known as Sir Allan MacNab Survey, registered plan number 127, and which right-of-way may be more particularly described as follows, that is to say:-

COMMENCING at an iron bar planted at the southeastern corner of the hereinbefore described parcel of land, being a point in the eastern limit of the said lot number ten (10) distant thirty-four and seventeen one-hundredths feet (34.17') measured northerly from the southeastern corner thereof.

THENCE westerly along the southern limit of the hereinbefore described parcel of land fifteen feet (15.00') to a point.

THENCE southerly parallel with the eastern limit of the aforesaid lot number ten (10) seventeen and eight one-hundredths feet (17.08') to a point.

THENCE easterly in a straight line fifteen feet (15.00') more or less to a point in the eastern limit of the aforesaid lot number ten (10) distant seventeen feet (17.00') measured northerly thereon from the southeastern corner of the said lot number ten (10).

THENCE northerly along the eastern limit of the aforesaid lot number ten (1) seventeen and seventeen one-hundredths feet (17.17') more or less to the point of commencement.

ALSO TOGETHER WITH the right in common with the owners, tenants and occupants of the remaining portions of lots numbers ten (10) and eleven (11) to pass over, along and upon and to use as a right-of-way part of lot number eleven (11) according to the hereinbefore mentioned Sir Allan MacNab Survey, registered Plan Number 127, and which right-of-way may be more particularly described as follows, that is to say:-

COMMENCING at the northeastern corner of the hereinbefore described parcel of land, being a point in the eastern limit of the said lot number eleven (11) distant three and eighty one-hundredths feet (3.80') measured northerly thereon from the southeastern corner thereof.

THENCE northerly along the eastern limit of the aforesaid lot number eleven (11) thirty-seven and twenty-eight one-hundredths feet (37.28') to a point.

THENCE westerly in a straight line fifteen feet (15.00') to a point distant forty-one feet (41.00') measured northerly parallel with the eastern limit of the aforesaid lot number eleven (11) from the division line between lots numbers ten (10) and eleven (11).

THENCE southerly parallel with the eastern limit of the aforesaid lot number eleven (11) thirty-two feet (32.00') to a point distant nine feet (9.00') measured northerly at right angles from the aforesaid division line between lots numbers ten (10) and eleven (11) and being, also, distant fifteen feet (15.00') measured westerly parallel with the aforesaid division line between lots numbers ten (10) and eleven (11) from the eastern limit of the aforesaid lot number eleven (11).

THENCE southwesterly in a straight line seven feet (7.00') more or less to a point in the northern limit of the hereinbefore described parcel of land, distant four feet (4.00') measured northerly at right angles from the aforesaid division line between lots numbers ten (10) and eleven (11), and being, also distant twenty feet (20.00') measured westerly parallel with the said division line from the eastern limit of the aforesaid said lot number eleven (11).

THENCE easterly along the northern limit of the hereinbefore described parcel of land twenty feet (20.00') more or less to the point of commencement.

SUBJECT to the right of the owners, tenants and occupants of the remaining portions of lots numbers ten (10) and eleven (11) to pass over, along and upon and use as a right-of-way part of the hereinbefore described parcel of land, being part of lots number

ten (10) and eleven (11) in Block Number Two (2), according to the hereinbefore mentioned subdivision known as Sir Allan MacNab Survey, registered as Plan Number 127, and which right-of-way may be more particularly described as follows, that is to say:-

COMMENCING at a point in the eastern limit of MacNab Street, where it is intersected by the production westerly of the line of the northern face of the northern wall of the ground floor portion of semi-detached brick dwelling known as Municipal Number 256 MacNab Street North, the said wall being the southern wall of a covered passageway, the said point of intersection being distant fifty-five and thirty one-hundredths feet (55.30') measured northerly along the eastern limit of MacNab Street from the southwestern corner of the said lot number ten (10).

THENCE easterly to and along the northern face of the aforesaid southern wall of the covered passageway, and the production of the line thereof easterly, one hundred and forty-six one-hundredths feet (100.46') more or less to a point distant twenty feet (20.00') measured westerly parallel with the division line between lots numbers ten (1) and eleven (11) from the eastern limit of the aforesaid lot number ten (10), and being, also, distant six feet (6.00') measured southerly at right angles from the division line between the aforesaid lots numbers ten (10) and eleven (11).

THENCE southeasterly in a straight line seven feet (7.00') more or less to a point, which is distant eleven feet (11.00') measured southerly at right angles from the said division line between lots numbers ten (10) and eleven (11), being also distant fifteen feet (15.00') measured westerly parallel with the aforesaid division line between lots numbers ten (10) and eleven (11) from the eastern limit of lot number ten (10).

THENCE southerly parallel with the eastern limit of the aforesaid lot number ten (10) fourteen and ninety-two one-hundredths feet (14.92') more or less to a point in the southern limit of the hereinbefore described parcel of land.

THENCE easterly along the southern limit of the hereinbefore described parcel of land fifteen feet (15.00') more or less to an iron bar planted at the southeastern corner thereof, and being in the aforesaid eastern limit of lot number ten (10).

THENCE northerly along the eastern limits of the aforesaid lots numbers ten (10) and eleven (11) thirty and five one-hundredths feet (30.05') more or less to the northeastern corner of the hereinbefore described parcel of land, the said corner being distant three and eighty one-hundredths feet (3.80') measured northerly along the easterly limit of the aforesaid lot number eleven (11) from the southeastern corner thereof.

THENCE westerly along the northern limit of the hereinbefore described parcel of land one hundred and twenty and forty-six one-hundredths feet (120.46') more or less to the northwestern corner thereof, the said corner being in the eastern limit of MacNab Street distant four and fifty-seven one-hundredths feet (4.57') measured northerly thereon from the southwestern corner of the aforesaid lot number eleven (11).

THENCE southerly along the eastern limit of MacNab Street nine and seventy-seven one-hundredths feet (9.77') more or less to the point of commencement.

TOGETHER WITH THE RIGHT to the Grantees, their successors and assigns, the owners from time to time of the land hereinbefore conveyed to use the wall erected on the lands immediately adjacent to and north of the lands hereinbefore described as a means of support for the building now erected on the lands hereinbefore described extending over the right-of-way above described to be continued and used as such forever. The lands upon which such wall is erected are described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth (formerly County of Wentworth) in the Province of Ontario being composed of part of lot number eleven (11) in Block Number Two (2) according to a subdivision known as the Sir Allan MacNab Survey, the plan thereof registered in the Registry Office for the Registry Division of Wentworth as Number 127, and which parcel of land is in the block bounded by MacNab, Murray, James and Barton Streets, in the said City of Hamilton and may be more particularly described as follows, that is to say:-

COMMENCING at a point in the western face of the western wall of the front portions of the semi-detached brick dwellings known as Municipal Numbers 256 and 258 MacNab Street North, where it is intersected by the southern face of the brick wall between the said semi-detached brick dwellings, and which point of intersection may be arrived at as follows:-

BEGINNING at the southwestern corner of the said lot number eleven (11) being a point in the eastern limit of MacNab Street thence northerly along the eastern limit of MacNab Street four and fifty-seven one-hundredths feet (4.57') to a point in the production westerly of the line of the southern face of the said wall between the said semi-detached brick dwellings known as Municipal Numbers 256 and 258 MacNab Street North.

THENCE easterly along the said production seven and twenty-two one-hundredths feet (7.22') more or less to the said point of commencement.

THENCE easterly along the southern face of the aforesaid wall between the semi-detached brick dwellings thirty-five and ten one-hundredths feet (35.10') more or less to a point in the eastern face of the eastern wall of the front portion of the aforesaid semi-detached brick dwellings.

THENCE northerly along the eastern face of the last mentioned wall eighty-three one-hundredths feet (0.83') more or less to a point in the line of the northern face of the aforesaid wall between the aforesaid semi-detached brick dwellings.

THENCE westerly along the northern face of the last mentioned wall thirty-five and ten one-hundredths feet (35.10') more or less to a point in the aforesaid western face of the western wall of the semi-detached brick dwellings.

THENCE southerly along the western face of the last mentioned wall eighty-three one-hundredths feet (0.83') more or less to the point of commencement.

SCHEDULE "B"

To

By-law No. 89-176

REASONS FOR DESIGNATION

256-258 MacNAB STREET NORTH, HAMILTON, ONTARIO

256-258 MacNab Street North represent the two centre units of a 6-unit, 2 1/2 storey brick rowhouse built in 1879-80. Located two blocks south of the Custom House between Murray and Barton Streets, this outstanding Victorian terrace is a well-integrated component of the late nineteenth and early twentieth century residential area surrounding St. Mary's Church. The unusual design and flamboyant character of the MacNab Street North terrace, however, sets it apart from its neighbours and from other Victorian rowhouses in the City.

Designed by the noted Hamilton architect, James Balfour, the terrace at 252-262 MacNab Street North is one-of-a-kind in this city. Its brick masonry construction, gabled bays and segmentally arched windows were characteristic of rowhouses built in Hamilton from the 1880s through the 1910s. Its highly ornate square wooden bays decorated with bracketed cornices separating the first and second floor windows and pilasters framing the tall paired windows, however, appear to have been inspired by the all-wood Italianate houses and rowhouses built in San Francisco and other west and east coast American cities throughout the 1870s. The charm and uniqueness of the MacNab terrace derives from Balfour's skilful blending of forms and details borrowed from two quite distinct vernacular row housing traditions. The first two floors of the wooden bays, strikingly similar in design to San Francisco Italianate houses, are crowned by steep-pitched gables decorated with bargeboard, a typical High Victorian Gothic feature characteristic of 1880s row housing in Hamilton. The roofline is also punctuated by steep gabled dormers. The roofs and railings of the porches set between the square bays do not appear to have been part of Balfour's original design. A distinguishing feature of the centre two units is the carriage entrance which separates them at the ground floor level and visually divides the terrace into two 3-bay segments.

Historically, the row is important for its association with Henry J. Larkin, a barrister and developer who built the fine Renaissance Revival commercial block on James Street North known as Treble Hall (originally Larkin Hall), also designed by

James Balfour and built in 1879. The MacNab Street North terrace was owned by the Larkin family until 1889 and remained under single ownership until it was subdivided amongst five owners in 1942. Since this time the centre two units, which are connected at the second storey, have been jointly owned.

Of particular importance to the preservation of 256-258 MacNab Street North is the street facade, including the carriage entrance, the ornate wooden bays, the dormers, bargeboard, original doorways and windows, and roofs and chimneys (but excluding the later porch additions).

FOR OFFICE USE ONLY

511346CD
NUMBER
CERTIFICATE OF REGISTRATION

1989 JUN 12 P 2:26

WENTWORTH
No. 52
HAMILTON
LAND REGISTRAR

(1) Registry Land Titles (2) Page 1 of 9 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document
Designating By-law

(5) Consideration
Nil Dollars \$ --

(6) Description
Part of Lot No. 10 and Part of Lot No. 11, in Block 2, according to subdivision known as Sir Allan MacNab Survey, Plan No. 127, in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth, AS IN INSTRUMENT NO. 412130 CD.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

New Property Identifiers Additional: See Schedule

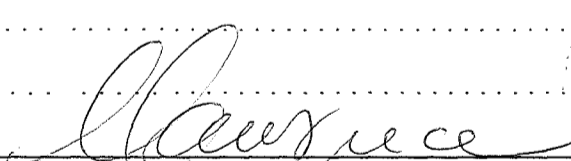
Executions Additional: See Schedule

(8) This Document provides as follows:
By-law No. 89-176, attached.

Continued on Schedule

(9) This Document relates to instrument number(s) 412130 C.D.

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
The Corporation of the City of Hamilton				
(Applicant)				
By its Solicitor,				
Lian Lawrence		1989	06	07

(11) Address for Service 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D

(13) Address for Service

(14) Municipal Address of Property
256 MacNab St. N.,
Hamilton, Ontario.
L8L 1K3

(15) Document Prepared by:
K. A. Rouff,
City Solicitor,
The Corporation of the
City of Hamilton,
City Hall, 71 Main St. W.
Hamilton, Ontario.
L8N 3T4

Fees and Tax	
Registration Fee	20.00
Total	