



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	December 15, 2023
SUBJECT/REPORT NO:	Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167 Alissa Golden (905) 546-2423 Ext. 1202
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the non-designated property located at 535 Old Dundas Road, Ancaster, be removed from the Municipal Heritage Register.

EXECUTIVE SUMMARY

This Report recommends removing 535 Old Dundas Road, Ancaster from the Municipal Heritage Register in response to the owner submitting a Notice of Intention to Demolish under Section 27 (9) of the *Ontario Heritage Act*. The notice included a letter from a professional engineer that speaks to the deteriorated physical state of the dwelling proposed to be demolished.

Staff have documented the existing interior and exterior conditions of the dwelling and find that, while the existing building does have some cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by designation under Part IV the *Ontario Heritage Act*. Further, the photographs sufficiently document the historic building, which demonstrate that the building is in poor condition. Staff recommend removing the property from the Municipal Heritage Register.

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Alternatives for Consideration – See Page 5

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: Owners of non-designated properties listed on the City's Municipal Heritage Register under Section 27 (3) of the *Ontario Heritage Act* are required to give Council 60 days' notice of their intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to removing a property from the Register under Section 27 (4) of the Act.

HISTORICAL BACKGROUND

The property located at 535 Old Dundas Road, Ancaster (see location map attached as Appendix "A" to Report PED23183) is a one-and-a half storey wooden frame dwelling. In February 2021, the subject property was listed on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest as part of the Ancaster Pre-Confederation Inventory (see Report PED21031).

In October 2023, the City received a Building Permit Application to Demolish the dwelling at 535 Old Dundas Road. On November 6, 2023, a representative for the property owner provided Cultural Heritage Planning staff access to the property to conduct a site visit to document the current condition of the property, including the interior and exterior of dwelling to be demolished (see photographs attached as Appendix "C" to Report PED23183).

On November 17, 2023, Cultural Heritage Planning staff received an email from the owner notifying the City of their intention to demolish the dwelling on the property in advance of future redevelopment of the site, serving as the Notice of Intention to Demolish under Section 27(9) of the *Ontario Heritage Act* (attached as Appendix "B" to Report PED23183). The notice includes a report from a structural engineer, which speaks to the deteriorated state of the building.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is consistent with Provincial and Municipal legislation, policy and direction, including the following relevant policies from the Urban Hamilton Official Plan, Volume 1:

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- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (B.3.4.2.1 b));
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4); and,
- Requiring a cultural heritage resource to be thoroughly documented for archival purposes in the event that rehabilitation and reuse of the resource is not viable as part of a *Planning Act* application process (B.3.4.2.13).

RELEVANT CONSULTATION

External

- Property Owner.

Internal

- Ward 12 Councillor.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Listing a property on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest provides 60 days interim protection from demolition. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage properties, like those identified as candidates for designation, the 60-day delay could allow Council time to consider issuing a notice of intention to designate the property to prevent demolition.

The preliminary evaluation of the property, conducted in accordance with Ontario Regulation 9/06 of the *Ontario Heritage Act*, was completed as part of the Ancaster Pre-Confederation Inventory (see Report PED21031) as a community initiative by the Ancaster Village Heritage Community Group. This initiative identified the subject lands as having potential cultural heritage value or interest as follows:

- Criteria 1: Its design value as an early, unique example of a building designed in the Gothic Revival style;
- Criteria 4: Its associative value for its direct associations with a theme;
- Criteria 5: Its associative value for its ability to yield, or potentially yield, information that contributes to an understanding of a community or culture;

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- Criteria 7: Its contextual value, helping to support the historic character of the neighbourhood, due to the mid-nineteenth century construction of the building; and,
- Criteria 8: Its contextual value being linked to its surroundings both visually and historically.

The Ancaster Pre-Confederation Inventory project did not identify 535 Old Dundas Road as a candidate for designation under Part IV of the *Ontario Heritage Act*.

Staff Analysis

On November 6, 2023, a representative for the property owner provided Cultural Heritage Planning staff access to the property to conduct a site visit to document the current condition of the property. Staff believe the dwelling at 535 Old Dundas Road to be of early-twentieth century construction, or a substantially altered pre-Confederation structure. Staff identified features which indicated a construction date later than the circa 1865 date suggested by the Ancaster Pre-Confederation Inventory project. These features included the twentieth-century windows on the main floor, siding which was consistent on both the main body of the dwelling and on a modern addition, and the lack of hand-hewn beams or other nineteenth-century features which would support an earlier construction date.

Although the design of the dwelling exterior is unusual, upon further review staff do not believe it to be representative of the Gothic Revival style, but rather a modified vernacular dwelling. Staff determined that only a few tangible heritage features remain on either the exterior or interior of the dwelling. These features include the: scrollwork and turned railings on the front porch; front wooded door; several wooden windows; and, wooden interior basement door. Cultural Heritage Planning staff conducted additional research of the subject property and were unable to identify any significant historical or associative value of the property.

Conclusion

While it has been determined that 535 Old Dundas Road does have contextual cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. Staff believe that the building has been sufficiently photo-documented and recommend that the property be removed from the Municipal Heritage Register in response to the Notice of Intention to Demolish. The owner has also indicated that they are willing to salvage the remaining heritage features in the building prior to its demolition.

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ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property to prevent its demolition. While it has been determined that 535 Old Dundas Road does have cultural heritage value or interest, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23183 – Location Map

Appendix "B" to Report PED23183 – Notice of Intention to Demolish

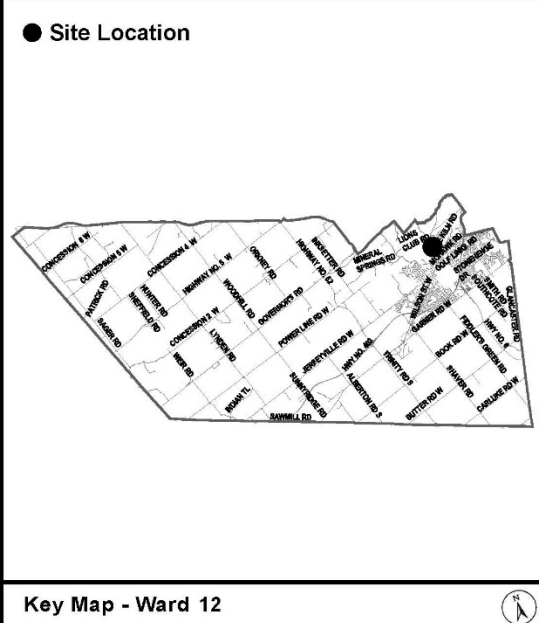
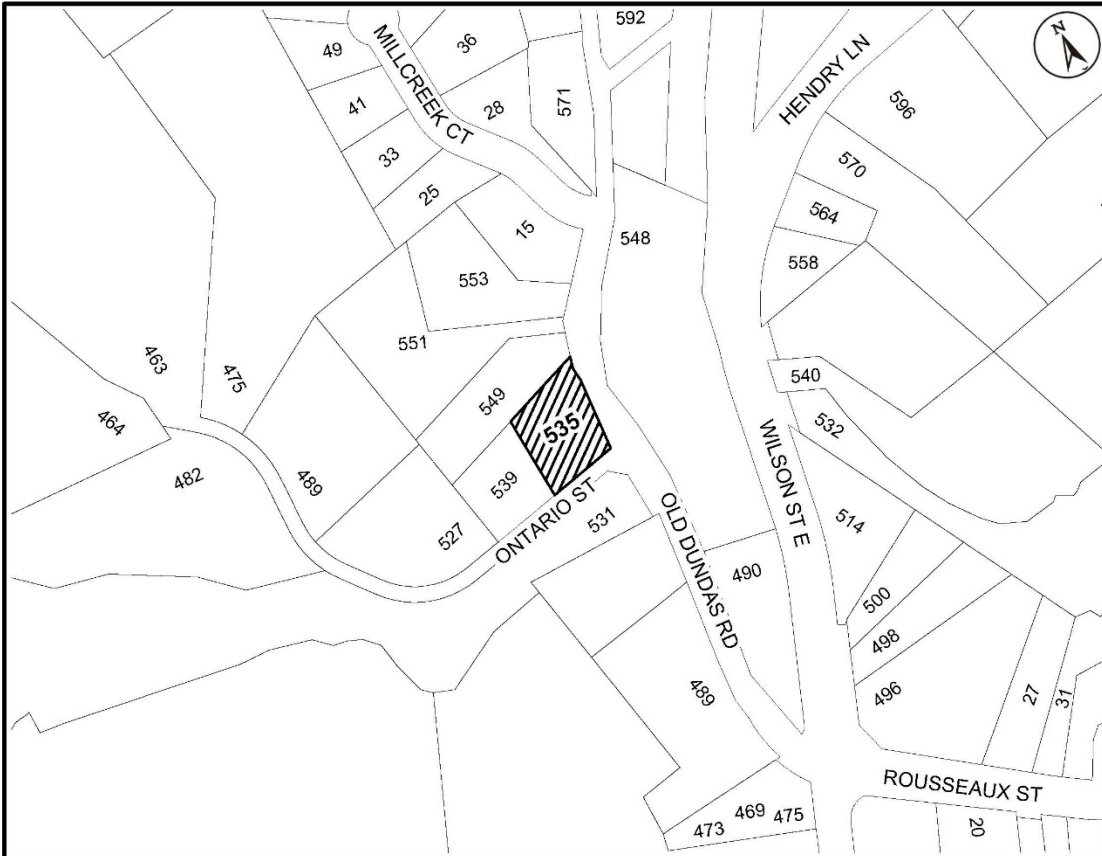
Appendix "C" to Report PED23183 – Photo-Documentation

SD/AG/sd

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Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
535 Old Dundas Rd


Date:
November 21, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
SD/AL

Subject Property

 535 Old Dundas Road

Nov 17th, 2023

City of Hamilton
71 Main St W, Hamilton, ON
L8P 4Y5

Attention: Alissa Golden
Program Lead - Cultural Heritage
City of Hamilton

Dear Alissa,

Re 535 Old Dundas Rd, Ancaster – Intent to Demolish

I am writing to formally confirm our organization's intent to proceed with the demolition of the single detached house situated at 535 Old Dundas Road in Ancaster, ON.

The property was acquired by Hillcrest Dairy (Ancaster Mill) in June 2023 with the intent to use the site for future redevelopment.

Subsequent to the acquisition, we engaged the services of a licensed structural engineer to conduct an assessment of the building on the property, which report is included as Appendix A to this correspondence.

The structural analysis reveals severe deficiencies in the building's structural integrity. Notably, certain components of the wood floor fail to meet live load code requirements and the mortar joints in the foundations are extensively spalled. An option to repair the foundation to occupiable standards would be to completely remove and replace the existing stone foundation with a cast in place or block foundation and footings. Considering the significant resources required to bring the structure up to occupiable standards, demolition is recommended by the structural engineer.

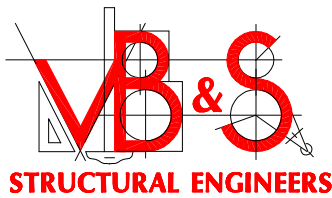
While we appreciate the significance of preserving heritage structures, the advanced state of decay of the subject building and our intent to use the site for future development, necessitates our decision to proceed with demolition. With that said, we are open and willing to salvage certain features of the building as part of the overall demolition process.

Should you have any inquiries or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Mackenzie

Mackenzie Meek MCIP, RPP
Planner/Project Manager
Pearle Hospitality – Ancaster Mill



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PEARLE Hospitality
611 Tradewinds Dr, Suite 300
Ancaster, ON
L9G4V5
Attention: Aaron Ciancone, President

Summary of Building Inspection 535 Old Dundas Rd Ancaster, Ontario

Dear Mr. Ciancone:

As requested, VB&S was instructed to complete a structural review of the building noted above. VB&S scope was to provide visual inspection of the structure and report on the structural integrity. It must be noted that there was no destructive testing to any parts of the building.

On October 11, 2023, VB&S and Mackenzie Meek of Pearle Hospitality completed a walkthrough of the building. This report summarizes our findings of our building review and provides an opinion as to the condition and recommendations.

1.0 General

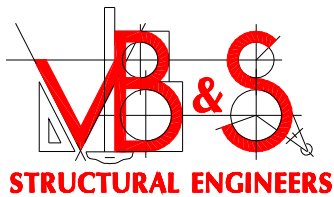
As reported, the original building was constructed possibly in the early 1900's. The building is comprised of the original structure, and an addition to the north.

The building is constructed using wood framing. The roof is constructed as a conventional wood rafter with collar ties partway up the rafters. It could not be determined if the floor joists act as ties at the base of the rafter. The roof framing over the kitchen bears on knee walls. The knee walls were supported on what appeared to be wood beams from below. See **Photo No 01 & 02**.

2.0 Observations

During the site review, the framing of the floor structure was recorded to get a better understanding of the building and tracking the loads to foundation. Where visible, the framing was recorded including the member sizes, spans and the bearing locations. The underside of the main floor was completely exposed. See **Photo No 03** for part main floor framing.

The underside of the second-floor framing was virtually all covered with drywall and panelling. There was a small opening at the underside of the second-floor by way of a partition wall being removed. The second-floor framing was reviewed and recorded. The framing of the remaining second-floor over the existing kitchen/dining area was not observed.



Project: 23263
535 Old Dundas Road
Ancaster, Ontario

2.1 Exterior

Review of the exterior was completed. The framing of the covered veranda at the south side of the house had collapsed. See **Photo No 04 & 05**. It was apparent that the end of the wood beam at the east side of the veranda had rotted and collapsed.

There were many areas around the perimeter of the exterior where the wood siding, and wood window sills were rotted as well. See **Photo No 06 & 07**. Photos 06 & 07 show a couple of locations of many where the exterior wood siding, sills or window jambs were decomposed.

2.2 Interior Wood Frame

The interior wood structure at the main floor level was in good condition. There were a couple of areas of the sill plate that was rotted. The photo was difficult to capture.

The west end of the east side main 8x8 timber floor beam, See **Photo No 03**, does have adequate support at the interior foundation wall.

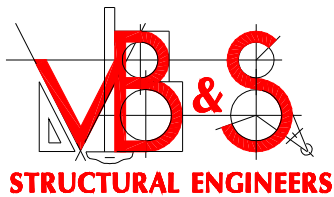
At the west side structure, an existing wood post at the west end of the beam was partially rotted at the base and a wood knot that was severely rotted. See **Photo No 08 & 09**.

After reviewing the joist and beam spans, it appeared that the spans were over the limits allowed by today's codes. After analysis, the following framing members were found to be deficient:

- i) The second-floor joist on the east side of the house were 2x8" @16" joists spanning 233". It could not be observed if there was additional support in the floor that was cutting down the joist span. By analysis the joist, with prescribed by code loads applied, the joists spanning 233" was overstressed by 325%.
- ii) The main floor 8x8 timber beam on the east side of the house supports the 2x8" @ 24" joists (spanning 136") from each side. By analysis, with prescribed code loads applied, the timber beam is overstressed by 70%.
- iii) The main floor timber beam on the west side of the house is a 6x6 and supports the 2x8" @ 24" joists (spanning 80") on each side of the beam. By analysis, with loads prescribed by codes applied, the timber beam was overstressed by 300%.

2.3 Stone Foundation

For two of the 3 areas of the basement, the foundations are constructed of stone and mortar. Upon closer inspection of the foundation, it was quite evident that the mortar is severely spalled. See **Photo No 10 & 11**. The photos show how easily the screwdriver penetrates the spalled mortar joints.



Project: 23263
535 Old Dundas Road
Ancaster, Ontario

3.0 Recommendations

The existing structure, as determined by analysis is severely over stressed in part. There are many areas of the wood floor structure that do not conform to today's code applied live load.

The mortar joints in stone foundations are severely spalled. Repairing the foundation would also require a lot of financial resources. An option would be the temporary support of the house with a complete demolition and replacement of the stone foundation to cast-in-place or block foundation and footing.

The exterior wood siding has many areas of decomposition. In one location the veranda roof has failed and collapsed. If this structure is to remain, we recommend removing the plaster and lath at the base of the main floor walls to determine if the studs and sill plates are decomposed.

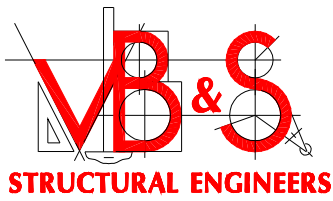
Given the many issues with the floor framing and the foundation wall, we recommend this building be demolished.

We trust that this meets with your satisfaction. Please don't hesitate to call our office should you have any questions or concerns.

Regards,
VanBoxmeer & Stranges Engineering Ltd.

Rick Stranges, P.Eng.
President

RAS/ras



PHOTOS



Photo No 01: 2nd Floor North Wall above Kitchen



Photo No 02: North Kitchen Wall below Photo No:01



Photo No 03: Main Floor Framing (Original House)



Photo No 04: Collapsed Roof



Photo No 05: Rotten Wood



Photo No 06: Rotted Siding



Photo No 07: Rotted Sill



Photo No 08: Rotted Post Base



Photo No 09: Rotten Wood Knott



Photo No 10: Spalled Mortar Joint



Photo No 11: Spalled Mortar Joint

Photo-Documentation of 535 Old Dundas Road, Ancaster
(All photographs taken by City staff on November 6, 2023)



Figure 1: View of Front (East) Elevation facing Old Dundas Road



Figure 2: View of South Elevation along Ontario Road



Figure 3: View of Two Level Shed in rear yard



Figure 4: View of existing contemporary side garage



Figure 5: View of damage to shed foundation



Figure 6: View of deteriorating window frames with contemporary replacement windows



Figure 7: Views of damage to front porch ceiling



Figure 8: Detail View of damage to eaves



Figure 9: View of deterioration to wooden storm window



Figure 10: View of South Exterior and partially-collapsed side porch



Figure 11: Detail View of damage to side porch



Figure 12: View of contemporary side addition and foundation



Figure 13: View of typical interior



Figure 14: View of stone foundation wall in basement



Figure 15: View of foundation wall in basement, looking into side addition



Figure 16: View of deterioration of upper-storey wood windows



Figure 17: View of interior (left) and front exterior (right) wood doors



Figure 18: Early twentieth-century windows on front exterior



Figure 19: View of front porch with posts, scroll work and railings



Figure 20: Close-up view of scroll work



Figure 21: View of turned railings on front porch



Figure 22: View of property looking south along Old Dundas Road



Figure 23: View of property looking north along Old Dundas Road