

FINAL REPORT:

Cultural Heritage Impact Assessment

940 – 946 Beach Boulevard,
Hamilton, Ontario



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Planning and
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Project # LHC0283

LHC

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REPORT LIMITATIONS

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

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

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

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

EXECUTIVE SUMMARY

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

LHC was retained 14 November 2021 by Shahzad Zia (**the "Owner"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 940-946 Beach Boulevard (**the "Property"**) in the City of Hamilton (**the "City"**), Ontario.

The Owner is proposing to demolish the existing dwelling and detached garage to allow for the severance of the Property into three parcels.

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

The HIA resulted in the following findings and recommendations:

- In LHC's professional opinion, the property municipally known as 940-946 Beach Boulevard does not meet the criteria of *O. Reg. 9/06* and is not a heritage structure which contributes to the character of the HCD.
- No potential project-related adverse impacts were identified for the adjacent cultural heritage resources with respect to the proposed demolition and severance. Given that no adverse impacts were identified, alternatives and mitigation measures were not explored.
- Design of future single detached residences on the retained and severed lots has not commenced. Any new dwellings are required to comply with HCD Plan guidelines and will be required to be compatible with the streetscape character. Design, massing, setback, and materials should take cues from the surrounding buildings, while avoiding replication. It is recommended that design be reviewed for compliance with the HCD Plan early in the process to allow for flexibility in the event alternatives are recommended to better conform with the HCD Plan and to conserve the streetscape character.

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1.0 INTRODUCTION TO THE PROPERTY

LHC was retained 14 November 2021 by Shahzad Zia (**the "Owner"**) to undertake a Cultural Heritage Impact Assessment (**CHIA**) for the property located at 940-946 Beach Boulevard (**the "Property"**) in the City of Hamilton (**the "City"**), Ontario.

The Property Owner is proposing to demolish the existing dwelling and detached garage to allow for the severance of the property into three parcels. This CHIA is being prepared to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints and potential adverse impacts of the proposed demolition and severance. This CHIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Heritage, Sport, Tourism, and Culture Industries' (**MHSTCI**) Ontario Heritage Toolkit and the City of Hamilton's 2020 *Cultural Heritage Impact Assessment Terms of Reference (CHIA ToR)*.

1.1 Property Owner

The Property is owned by Shahzad Zia of 202-2260 Bovaird Drive East, Brampton, Ontario.

1.2 Property Location

The Property is located on the west side of Beach Boulevard between 3rd Avenue and 4th Avenue in the Hamilton Beach area of the City of Hamilton, Ontario (Figure 1).

1.3 Property Description

The Property is an irregularly shaped polygon lot with the northern property line measuring 51.6 meters (m) and the southern property line measuring 48.5 meters (m). The eastern and western property lines taper slightly. The eastern property line measures 37.1 m and the western property line measures 38 m. The area of the lot is 0.46 acres (Figure 2). There are two buildings associated with the municipal address: a one-storey residence and a one-storey detached garage. A circular driveway extends from the road at the eastern corner of the property to the detached garage on the southern portion of the property.

1.4 Property Heritage Status

The property located at 940-946 Beach Boulevard is currently *designated* as part of the Hamilton Beach Heritage Conservation District under *Section 41 Part V* of the *Ontario Heritage Act*. The property is also included as part of the Hamilton Beach HCD cultural heritage landscape (designated), the Hamilton Beach Strip cultural heritage landscape (inventoried), and the Hamilton Beach historic neighbourhood inventory.



SCALE 1:1,500,000



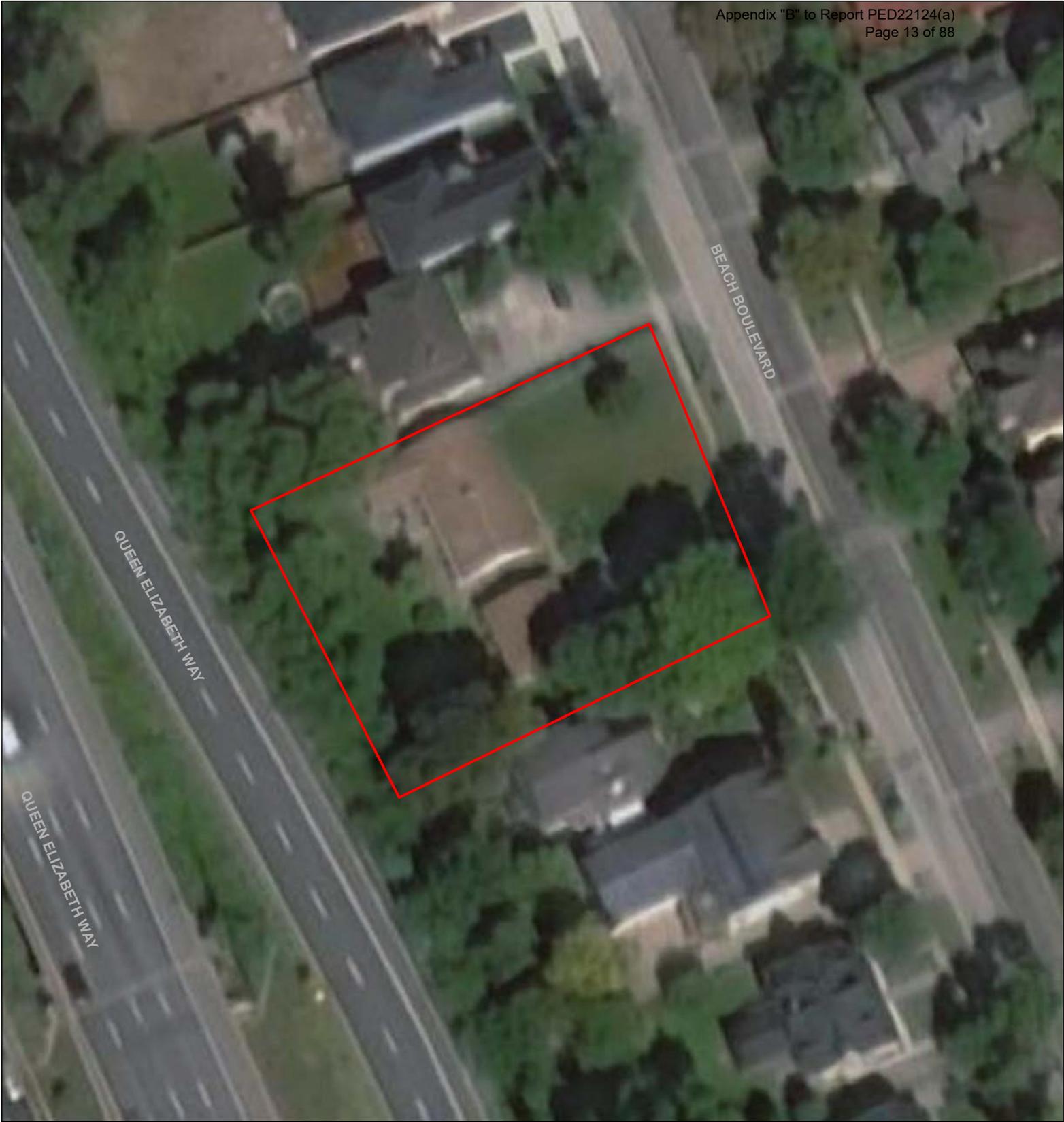
Legend

- Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location Plan	
CLIENT Shahzad Zia	
PROJECT Heritage Impact Assessment 940–946 Beach Boulevard, Hamilton, Ontario	
PROJECT NO. LHC0283	
CONSULTANT	YYYY-MM-DD 2022-02-16
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1



Legend

 Property

NOTE(S) 1. All locations are approximate.

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TITLE Current Conditions	
CLIENT Shahzad Zia	
PROJECT Heritage Impact Assessment 940–946 Beach Boulevard, Hamilton, Ontario	
PROJECT NO. LHC0283	
CONSULTANT	YYYY-MM-DD 2022-02-16
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

2.0 STUDY APPROACH

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

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

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

2.1 City of Hamilton Cultural Heritage Impact Assessment Terms of Reference (2020)

According to the City's Cultural Heritage Impact Assessment (CHIA) Terms of Reference (ToR):

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

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

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, 3; MHSTCI, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, 18.

² MHSTCI, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006

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

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

Requirement	Location
Location Plan showing and describing the contextual location of the site.	Figure 1
Existing site plan including current floor plans of built structures, where appropriate.	Figure 2
Concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (ie. National Historic Site, Municipal Designation, etc.).	Section 5.0
Concise written and visual description of the context including adjacent properties and their recognition and any yet unidentified potential cultural heritage resource(s).	Section 5.0
Present owner and contact information.	Section 1.1
Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual (for the subject property).	Section 6.0
Development history of the site including original construction, additions, and alterations with substantiated dates of construction (for the subject property).	Section 4.0
Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc. (for the subject property).	Section 2.3
Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value (for adjacent properties).	Section 5.3
Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario</i>	Section 6.2 and 6.3

Requirement	Location
<p><i>Heritage Tool Kit.</i> The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.</p>	
<p>Written and visual description of the proposed development or site alteration, including a proposed site plan, proposed building elevations, and proposed interior plans, where applicable.</p>	Section 7.0
<p>Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the Ontario Heritage Tool Kit, including but not limited to destruction of significant heritage attributes or features; alteration that is not sympathetic or is incompatible; shadows that alter the appearance of heritage attributes or change in the viability of associated natural features; isolation of a heritage attribute from its surrounding environment, context or a significant relationship; direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; change in land use where the change in use negates the property's cultural heritage value; and, land disturbances that adversely affects a cultural heritage resource.</p>	Section 8.0
<p>Description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s) including the means by which the existing cultural heritage resources shall be integrated and the manner in which commemoration of cultural heritage resources to be removed shall be incorporated.</p>	N/A
<p>The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to, a mitigation strategy, a conservation scope of work, an implementation and monitoring plan, recommendations for additional</p>	Section 9.2

Requirement	Location
studies/plans, and referenced conservation principles and precedents.	
A detailed list of cited materials including any photographic records, maps, or other documentary materials	Section 11.0

2.2 Legislative/Policy Review

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

2.3 Historic Research

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

- Library and Archives Canada;
- Hamilton Maps;
- McMaster University Digital Archive; and,
- Hamilton Public Library.

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

2.4 Site Visit

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

2.5 Impact Assessment

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

- a) **Destruction** of any part of any significant heritage attribute or features;

³ MHSTCI "Heritage Impact Assessments and Conservation Plans, Info Sheet #5" in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Queen's Printer for Ontario, 2006)

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

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 8.0.

3.0 POLICY FRAMEWORK

3.1 Provincial Planning Context

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

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 2 December 2021. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁴

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

⁴ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁵ Province of Ontario, "Planning Act," Part I S.5.

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

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

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

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁶

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁷ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

A HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *OHA* (consolidated on 19 October 2021) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning

⁶ Province of Ontario, "Provincial Policy Statement," last modified May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

⁷ Province of Ontario, "Provincial Policy Statement," 51.

process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁸

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁹ *O. Reg. 9/06* and *Ontario Regulation 10/06 (O. Reg. 10/06)* outline criteria for determining cultural heritage value or interest and criteria for determining cultural heritage value or interest of provincial significance.

Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Amendments to the *OHA* were announced by the Province under Bill 108: *More Homes, More Choices Act* and came into effect on July 1, 2021. Previously, municipal council's decision to protect a property determined to be significant under the *OHA* was final with appeals being taken to the Conservation Review Board, who played an advisory role. With Bill 108 proclaimed, decisions are appealable to the Ontario Land Tribunal for adjudication.

Sections 33 and 34 Part IV and Section 42 Part V of the *OHA* require owners of designated heritage properties to obtain a permit or approval in writing from a municipality/municipal council to alter, demolish or remove a structure from a designated heritage property. These sections also enable a municipality to require an applicant to provide information or material that council may need to decide, which can include a CHIA.

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

3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;

⁸ Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," last modified October 19, 2021, <https://www.ontario.ca/laws/statute/90o18>.

⁹ Province of Ontario, "Ontario Heritage Act."

- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹⁰

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Properties are located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹¹

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹²

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹³

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

¹⁰ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified June 1, 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

¹¹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified August 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

¹² Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁴

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with PPS 2020.

3.1.6 Municipal Act, 2001, S.O. 2001, c.25

The *Municipal Act* was consolidated on 29 November 2021 and enables municipalities to be responsible and accountable governments with their jurisdiction.¹⁵ The *Municipal Act* authorizes powers and duties for providing good government and is administered by the Ministry of Municipal Affairs and Housing.

Amongst the many powers enabled by the *Municipal Act* is the power to create by-laws within the municipality's sphere of jurisdiction.¹⁶ Under Section 11 (3), lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.¹⁷ This enables municipalities to adopt a by-law or a resolution by Council to protect heritage, which may include requirements for an HIA.

3.1.7 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Planning Context

3.2.1 Urban Hamilton Official Plan (2013)

The *Urban Hamilton Official Plan (UHOP)* was approved by Council on 9 July 2009, approved by the Ministry of Municipal Affairs and Housing on 16 March 2011, and came into effect on 16 August 2013. However, some policies, schedules, maps, and appendices are still under appeal

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 47.

¹⁵ Province of Ontario, "Municipal Act, 2001, S.O. 2001, c.25," last modified December 9, 2021, <https://www.ontario.ca/laws/statute/01m25>.

¹⁶ Province of Ontario, "Municipal Act," 11.

¹⁷ Province of Ontario, "Municipal Act," 11(3).

by the Ontario Municipal Board (now the Ontario Land Tribunal).¹⁸ The *UHOP* guides the management of the city, land use change, and physical development in the urban areas to 2043.¹⁹

Section 3.4 of Chapter B is dedicated to cultural heritage as indicated in the following section goal:

3.4.1.2 Encourage a city-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive environmental, economic, and social strategy, where cultural heritage resources contribute to achieving sustainable, healthy, and prosperous communities.²⁰

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by Section 3.4 of Chapter B and Section 3.4.3 of Chapter F of the *UHOP*. Policies most relevant to the Property and proposal have been included in Table 2 below. Any policies that are currently under appeal by the Ontario Land Tribunal and, therefore, are not in full force and effect have not been included in this table.

Table 2: Urban Hamilton Official Plan Relevant Policies²¹

Policy	Policy Text
B3.4.2.1	<p>The City of Hamilton shall, in partnership with others where appropriate:</p> <ul style="list-style-type: none"> a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations. b) Promote awareness and appreciation of the City’s cultural heritage and encourage public and private stewardship of and custodial responsibility for the City’s cultural heritage resources. c) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals. d) Conserve the character of areas of cultural heritage significance, including designated heritage conservation district and cultural heritage

¹⁸ City of Hamilton, “Urban Hamilton Official Plan,” last modified 2 December 2021, <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/urban-hamilton-official-plan>.

¹⁹ City of Hamilton, “Chapter A – Introduction”, accessed 7 January 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2015-01-15/urbanhamiltonofficialplan-volume1-chaptera-intro-feb2021.pdf>.

²⁰ City of Hamilton, “Chapter B – Communities”, accessed 7 January 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2015-01-15/urbanhamiltonofficialplan-volume1-chapterb-communities-feb2021.pdf>.

²¹ City of Hamilton, “Chapter B – Communities”; City of Hamilton, “Chapter F – Implementation,” accessed 7 January 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2017-08-01/urbanhamiltonofficialplan-volume1-chapterf-implementation-nov2021.pdf>.

Policy	Policy Text
	<p>landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.</p> <p>e) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.</p>
B3.4.2.2	<p>The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.</p>
B3.4.2.9	<p>For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:</p> <ul style="list-style-type: none"> a) Prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City; b) Prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City; c) Architectural, engineering, landscape design, physical, craft, or artistic value; d) Scenic amenity with associated views and vistas that provide a recognizable sense of position or place; e) Contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and, f) Landmark value.
B3.4.2.10	<p>Any property that fulfills one or more of the foregoing criteria listed in Policy B3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.</p>
B3.4.2.12	<p>A cultural heritage impact assessment: (OPA 57 and OPA 64)</p> <ul style="list-style-type: none"> a) Shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P. 13 where the proposed development, site alteration, or redevelopment of

Policy	Policy Text
	<p>lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:</p> <ul style="list-style-type: none"> i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act; v. Properties that are comprised or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest
B3.4.2.13	<p>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.</p>
B3.4.2.14	<p>Where cultural heritage resources are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.</p>
B3.4.3.6	<p>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.</p>
B3.4.3.7	<p>Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.</p>
B3.4.4	<p>The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.</p>
B3.4.5.2	<p>The City shall encourage the retention and conservation of significant built heritage resources in their original locations. In considering planning applications under the Planning Act, R.S.O., 1990 c. P.13 and heritage permit applications</p>

Policy	Policy Text
	under the Ontario Heritage Act, there shall be a presumption in favour of retaining the built heritage resource in its original location.
B3.4.6.1	A cultural heritage landscape is a defined geographical area characterized by human settlement activities that have resulted in changes and modifications to the environment, which is now considered to be of heritage value or interest. Cultural heritage landscapes may include distinctive rural roads, urban streetscapes and commercial mainstreets, rural landscapes including villages and hamlets, designed landscapes such as parks, cemeteries and gardens, nineteenth and twentieth century urban residential neighbourhoods, as well as commercial areas and industrial complexes.
B3.4.6.5	The City may in accordance with the Ontario Heritage Act by by-law prohibit or set limitations with respect to property alteration, erection, demolition, or removal of buildings or structures, or classes of buildings or structures, within the heritage conservation district study area.
F3.2.3.1	<p>Where the City requires a proponent to prepare a cultural heritage impact assessment it shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, according to the requirements of the City's Cultural Heritage Impact Assessment Guidelines, and shall contain the following:</p> <ul style="list-style-type: none"> a) Identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation; b) A description of the proposed development or site alteration and alternative forms of the development or site alteration; c) A description of all cultural heritage resource(s) to be affected by the development and its alternative forms; d) A description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and, e) A description of the measure necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s).

3.2.2 Hamilton Beach Heritage Conservation District Plan (2000)

The Hamilton Beach Heritage Conservation District Plan was prepared and submitted to the City of Hamilton by Archaeological Services Inc. and Wendy Shearer Landscape Architect Limited in July 2000. This document builds on the heritage characteristics of Hamilton Beach and the rationale for the chosen boundary that were identified in the Heritage Assessment Report of June 2000 by "provid[ing] guidance in the care and protection of the heritage

character²² of the district. The intent, as described in the document, is to direct change in a way that protects heritage buildings and their defining features as well as streetscape and landscape features including grass boulevards, street trees, hedgerows, front yard plantings, and mature boundary plantings. In terms of new construction, the district plan expects this “on newly created lots primarily on the west or harbour side of Beach Boulevard”²³ and lays out the following guidelines:

Only single detached residences are to be permitted. These residences will not be dominant elements in the streetscape and are to be designed in a manner that encourages development in depth on the lot rather than in horizontal width across the lot front. Residences will not exceed two storeys in height and garages will be located to the rear. Front gable and hip roofs will be encouraged. Porches and verandahs, (traditional building features), will also be encouraged utilizing contemporary designs.²⁴

Guidelines most relevant to the Property and proposal have been included in Table 3 below.

Table 3: Hamilton Beach Heritage Conservation District Plan Relevant Guidelines²⁵

Guideline	Guideline Text
3.2	<p>The designation of the <i>Hamilton Beach Heritage Conservation District</i> seeks to ensure the wise care and management of the heritage character of the area. Physical change and development are to be managed in a way that the component buildings, streets, beach and open spaces are either protected or enhanced.</p> <p>1) Land use and development</p> <p>The existing low density, low profiles, single detached residential environment within the Beach Heritage Conservation District will be maintained and encouraged. Other forms of residential development and new uses will be discouraged.</p> <p>2) Heritage buildings</p> <p>Existing heritage buildings will be protected and enhanced and individual property owners will be encouraged to maintain and repair individual heritage buildings. City Council and staff will provide guidance on funding sources and appropriate conservation practices as requested. Demolition of heritage structures will be actively and vigorously discouraged.</p>

²² Archaeological Services Inc. and Wendy Shearer Landscape Architect, *The Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change*, July 2000, p.1.

²³ Archaeological Services Inc. and Wendy Shearer, *The Hamilton Beach Heritage Conservation District*, p. 2.

²⁴ Archaeological Services Inc. and Wendy Shearer, *The Hamilton Beach Heritage Conservation District*, p. 2.

²⁵ Archaeological Services Inc. and Wendy Shearer, *The Hamilton Beach Heritage Conservation District*.

Guideline	Guideline Text
	<p>3) Landscape character</p> <p>In addition to principles 1 and 2 the landscape character of the Hamilton Beach will be protected and enhanced by maintaining and managing individual traditional or historical street tree species, tree lines and grass boulevards and protecting public spaces from unsympathetic change and uses.</p> <p>4) New development, construction and public works</p> <p>All new development, construction and any public works will be encouraged only where it is clearly demonstrated that such changes will have both no adverse effects upon the heritage attributes of the district and will positively contribute to the character of the area.</p>
5.2 New Lots	Where new lots are to be created within the Hamilton Beach Heritage Conservation District they should be of similar width and depth as adjacent occupied lots.
5.3 New construction	<p>Construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.</p> <p>As each existing building within the district is unique in appearance each new structure to be constructed within the <i>Hamilton Beach Heritage Conservation District</i> will be constructed in a manner that avoids replication of any single style, type or appearance whether of heritage or contemporary design. The intent is that no two buildings should look alike.</p> <p>New construction should also appear to be “new” and not pretend to be historical or simply old by copying historic details that have no relevance in contemporary construction such as shutters and multi-paned sash windows.</p>

The district plan contains further design considerations for new construction within the Hamilton Beach HCD, which should be consulted for the design of the new residences on the new and retained lots.

3.2.3 City of Hamilton Zoning By-law 6593 (1950, consolidated 12 April 2019)

The present City of Hamilton is an amalgamation of former municipalities (Ancaster, Dundas, Flamborough, Glanbrook, Hamilton, and Stoney Creek) and, as a result, currently has a total of eight zoning by-laws. Each former municipality has its own zoning by-law.²⁶ The City of Hamilton’s *Comprehensive Zoning By-law No. 05-200* came into effect on 25 May 2005 and is

²⁶ City of Hamilton, “Zoning By-law”, last modified 5 June 2018, <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/zoning-by-law>.

currently being implemented in stages.²⁷ The Property is not yet subject to the comprehensive zoning by-law and is currently subject to *Zoning By-law 6593*. The Property is zoned C/S-1436a Urban Protected Residential Etc. which supports the following uses and regulations as shown in Table 4 and Table 5. This zoning does not have accompanying cultural heritage regulations.

Table 4: Zoning By-law 6593 C/S-1436a Permitted Uses²⁸

Permitted Use	Permitted Use	Permitted Use
Single Family Dwelling with accommodation of no more than three lodgers	Foster Home	Residential Care Facility for no more than six residents
Retirement Home for no more than six residents	Day Nursery	School of learning with exceptions
Seminary	Library, art gallery, museum, observatory, community centre or other cultural, recreational or community building or structure except as a business	Bowling green, tennis court, playground, playfield, play lot or other recreational use except as a business
Urban Farm	Community Garden	Private Garage
Parking Spaces	Storage Garage	

Table 5: Zoning By-law 6593 C/S-1436a Regulations²⁹

Regulation	Requirements
Maximum Height	Two-and-a-half storeys (building) or 11 metres (structure)
Minimum Front Yard Depth	6 metres
Minimum Side Yard Width	1.7 metres or 1.5 metres with a common swale
Minimum Rear Yard Depth	7.5 metres
Minimum Lot Width	12 metres
Minimum Lot Area	360 square metres

²⁷ City of Hamilton, "Zoning By-law No. 05-200", last modified 13 December 2021, <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/zoning-by-law-no-05-200>.

²⁸ City of Hamilton, "Section Nine," Zoning By-law 6593, accessed 7 January 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2015-03-30/hamilton-zoning-by-law-6593-june13-2019.pdf>, 9-1 to 9-5.

²⁹ City of Hamilton, "Section Nine," Zoning By-law 6593, 9-1 to 9-5.

It is important to note that policy 6.4 states that:

No lot or tract of land shall be reduced in area, by alienation, building construction or otherwise, so as to make any yard, either of a building or structure hereafter erected or of an existing building or structure, less than as required for a building or structure hereafter erected, nor shall any lot or tract of land upon which an existing building or structure is situate, and which provides less than the yard requirements would be for such existing building or structure if it were one hereafter erected, be further reduced by building construction, alienation or otherwise, but this provision shall not be deemed to prohibit the sale of one dwelling of a pair of semi-detached dwellings or of any dwelling of a row of attached dwellings, provided all the rooms of the same are lighted and ventilated from a yard upon the premises so sold, and from a street, (8835/59).³⁰

3.2.4 Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the City has committed to identifying and conserving cultural heritage resources including archaeological resources. A CHIA is required when a proposed development is on or adjacent to a recognized heritage property.

³⁰ City of Hamilton, "Section 6," Zoning By-law 6593, accessed 7 January 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2015-03-30/hamilton-zoning-by-law-6593-june13-2019.pdf>, 6-2.

4.0 RESEARCH AND ANALYSIS

4.1 Physiographic Context

The Property is located on the Iroquois Plain physiographic region, bordering western Lake Ontario that once formed the body of water known as Lake Iroquois. Lake Iroquois was formed during the last glacial recession.³¹

The Iroquois Plain includes, but is not limited to, portions of Toronto, Scarborough, and the Niagara Fruit Belt and varies in its physiographic composition. The City of Hamilton is largely within the Ontario lakehead portion of the Iroquois Plain and, as such, is highly suited to the development of ports and the formation of urban centers such as Dundas, Burlington, and Hamilton.³²

The area covered by the Iroquois Plain contains a significant portion of the province's population.³³ It is also an area of specialized farming. For example, the Niagara Fruit Belt produces the majority of the province's tender fruit crop, and the same area contains a variety of vineyards.³⁴ As of 2008, major specialized agricultural sectors among the western lakehead of Lake Ontario include, among others, horse and pony ranches, mushroom farms, and a variety (and substantial quantity) of greenhouse vegetable operations.³⁵ The proximity of Lake Ontario produces some climatic influences and the area has very fertile soil.³⁶ Moreover, offshore areas of sand and long-lasting sandbars act as aquifers, providing freshwater to many farms and villages.³⁷ Deposits of gravel have been essential sources for roadbuilding, while the recession of the old lakebed has resulted in sources of clay for brick manufacture.³⁸

4.2 Early Indigenous History

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³⁹ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.⁴⁰ The initial occupants of the province had distinctive stone tools. They

³¹ L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (2nd edition), (Toronto: university of Toronto Press, 1973), 324.

³² Chapman and Putnam, *The Physiography of Southern Ontario*, 326.

³³ Chapman and Putnam, *The Physiography of Southern Ontario*, 335.

³⁴ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁵ City of Hamilton, "Hamilton Agricultural Profile 2008, 2.14," last modified 2008, <http://www2.hamilton.ca/NR/rdonlyres/4196D9CB-29AD-4865-8BA1-3F6444C1D7CE/0/Jan12PED09021.pdf>

³⁶ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁷ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁸ Chapman and Putnam, *The Physiography of Southern Ontario*, 336.

³⁹ Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

⁴⁰ EMCWTF, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002). <http://www.trca.on.ca/dotAsset/37523.pdf>.

were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.⁴¹

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.⁴²

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).⁴³ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.⁴⁴ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).⁴⁵ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).⁴⁶

⁴¹ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

⁴² EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

⁴³ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

⁴⁴ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

⁴⁵ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

⁴⁶ Six Nations Elected Council, "Community Profile," Six Nations of the Grand River, last modified 2013, accessed May 7, 2021, <http://www.sixnations.ca/CommunityProfile.htm>; University of Waterloo, "Land acknowledgment," Faculty Association, accessed May 7, 2021, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed May 7, 2021, <https://www.sixnationstourism.ca/history/>.

4.3 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.⁴⁷ Many of the Attiwandaron merged with Haudenosaunee groups to the west and south. More than forty Attiwandaron settlements have been identified by archaeologists within 40 km of the City of Hamilton. These settlements were large, fenced-in villages; however, their influence and settlement extended across southwestern Ontario.⁴⁸

In the eighteenth century, the Mississauga moved into the Attiwandaron's territory and established Lake Ontario as a French fur trading post. Following the Battle of the Plains of Abraham in 1759, the British gained control of the area and began to purchase large sections of land from the Mississaugas.⁴⁹ Hamilton, as well as a large portion of southwestern Ontario, was one of these sections of land that was purchased in the Between the Lakes Purchase of 1792.⁵⁰

⁴⁷ Mississaugas of the Credit First Nation, "The History of the Mississaugas of the New Credit First Nation," Mississaugas of the New Credit First Nation, last modified 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>.

⁴⁸ William C. Noble, "The Neutral Confederacy," *The Canadian Encyclopedia*, accessed 25 January 2022, <https://www.thecanadianencyclopedia.ca/en/article/neutral>.

⁴⁹ John C. Weaver, "Hamilton," *The Canadian Encyclopedia*, accessed 25 January 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

⁵⁰ Mississaugas of the New Credit First Nation Land Cessions, 1781-1820 and Rouge Tract Claim, 2015. Accessed December 4, 2018. <http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg>.

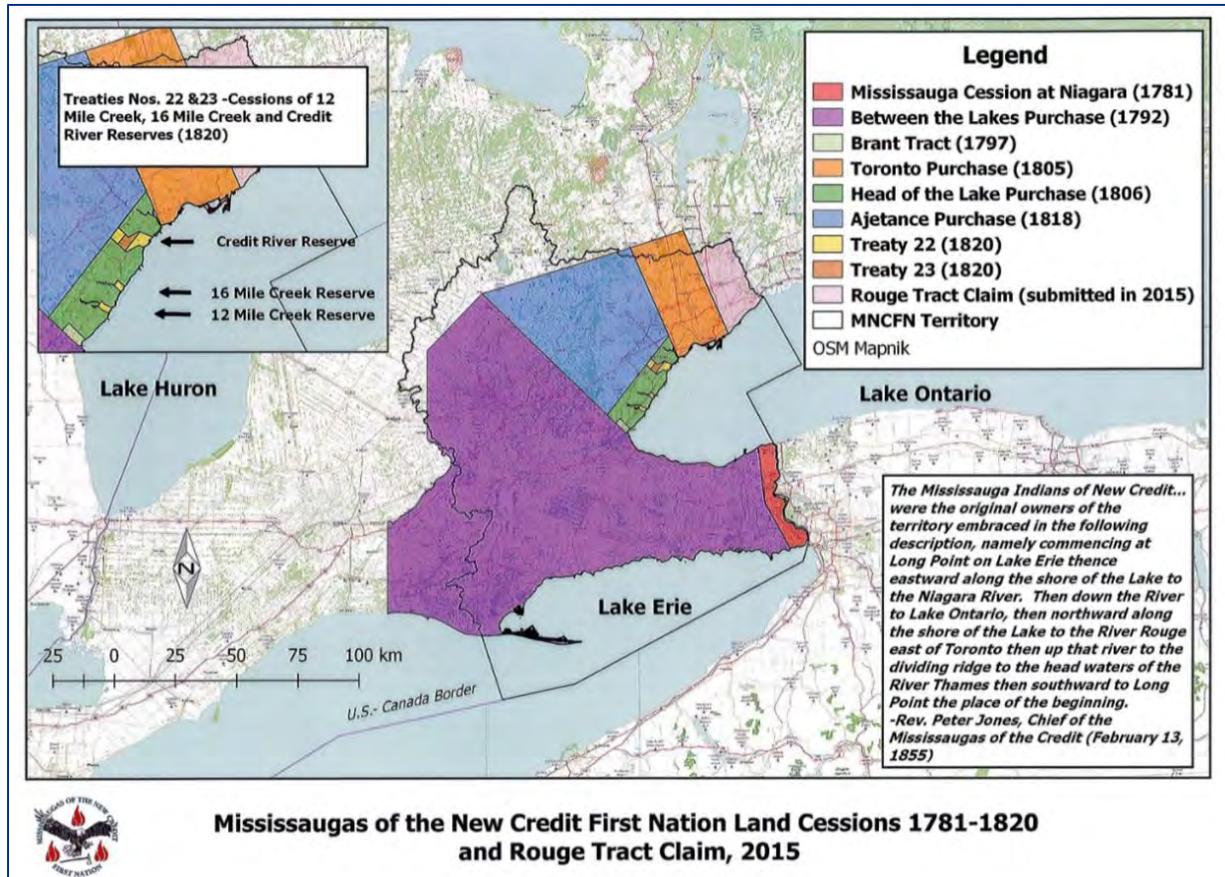


Figure 3: Mississaugas of the New Credit First Nation Land Cessions⁵¹

4.4 City of Hamilton

In the late eighteenth century, the British Crown sought to settle the Niagara region and offered two hundred acres of land to any Loyalist family that settled in the area.⁵² In 1791, Augustus Jones surveyed Barton (Township No. 8) and Saltfleet Townships and laid out lots and concessions; however, the area remained largely undeveloped and unoccupied for a number of years.⁵³ In 1815, George Hamilton, a veteran of the War of 1812, purchased 257 acres in Barton Township (known as Head of the Lake at the time) from James Durand for 1750 pounds, and began planning streets and selling parcels of his estate to new arrivals. When Head of the Lake became the administrative seat of the Gore District in 1816, it was renamed Hamilton.⁵⁴

⁵¹ Mississaugas of the New Credit First Nation Land Cessions, 1781-1820 and Rouge Tract Claim, 2015.

⁵² Weaver, "Hamilton."

⁵³ Bill Manson, *Footsteps in Time: Exploring Hamilton's Heritage Neighbourhoods* (Burlington, ON: North Shore Publishing, 2003).

⁵⁴ Weaver, "Hamilton."

Growth began in the late 1820s with the construction of a new canal through Burlington Beach that provided entry into Burlington Bay.⁵⁵ By 1823, there were around 1,000 residents⁵⁶, a significant increase from the 31 families recorded in 1792.⁵⁷ The canal provided a boost to the community and transformed Hamilton into a significant port. This was complimented by extensive migration from the United Kingdom in the following decade. These new residents brought with them building technology and institutions that were well suited to the landscape, including mercantile houses, granaries, and manufacturing plants.⁵⁸

In 1833, Hamilton was incorporated as a town. The following year, Allan McNab and other prominent residents raised money to fund the construction of a railway. However, economic concerns and the Rebellions of 1837 delayed construction until 1851. The railway attracted new industries like stove and farm-implement foundries, ready-made clothing, and sewing machine manufacturing. Expansion of the railway network in the early 1900s sparked an industrial and residential construction boom, which lasted until 1913. The focus on wartime products during the world wars shifted post-war production to appliances, automobiles, and houses. The closure of textile mills and knit-wear factories in the 1950s and 1960s making Hamilton dependent on steel and its related industries. Manufacturing continues to play an important role in Hamilton's economy.⁵⁹

Hamilton incorporated as a city in 1846.⁶⁰ In January 2001, Hamilton amalgamated with the surrounding municipalities of Flamborough, Glanbrook, Stoney Creek, Ancaster, and Dundas to form the modern boundaries of the City of Hamilton.⁶¹

4.5 Burlington Beach

The Township of Saltfleet and the City of Hamilton aided the development of the Beach Strip throughout the 1800s; however, it remained entirely independent of both. The provincial government created the Beach Commission as a special form of government to address local concerns including enforcing local by-laws, collecting taxes, and supervising the police and fire departments. The area remained independent until 1957 when the City of Hamilton annexed the portion of the Beach Strip south of the canal. The City of Burlington annexed the section of the Beach Strip north of the canal in 1964.⁶²

⁵⁵ Weaver, "Hamilton."

⁵⁶ Hamilton Public Library, "A History of the City of Hamilton," accessed January 28, 2022, http://epe.lac-bac.gc.ca/100/200/301/ic/can_digital_collections/cultural_landmarks/hamhist.htm.

⁵⁷ Manson, *Footsteps in Time*.

⁵⁸ Weaver, "Hamilton."

⁵⁹ Weaver, "Hamilton."

⁶⁰ Weaver, "Hamilton."

⁶¹ Waterloo Region Record, "Hamilton got stronger after amalgamation," last updated April 13, 2020, accessed January 28, 2022, <https://www.therecord.com/news/waterloo-region/2018/09/14/hamilton-got-stronger-after-amalgamation.html>.

⁶² Hamilton Beach Millennium Project, "A Proud Community," accessed January 28, 2022, <https://www.flickr.com/photos/-jm/6615289599/in/album-72157625341450228/>.

The Hamilton Beach Canal was completed in 1832 and required constant maintenance (dredging) to prevent sand build-ups and to allow entrance into Burlington Bay for larger ships⁶³ (see Figure 4 and Figure 5). In the 1870s, prominent and wealthy Hamilton residents constructed summer homes on the Beach Strip⁶⁴ (see Figure 6). In 1876, the Hamilton and Northwestern railway established a streetcar line along the Beach Strip allowing all Hamilton residents to enjoy the area's recreational activities (fishing, swimming, picnicking, and strolling). Its popularity sparked the establishment of resorts, an amusement park, a yacht club, and other attractions along the Beach Strip (Figure 5). After World War I and the introduction of the automobile and improved roads, tourists started travelling further for weekend trips and holidays resulting in the decline of the Beach Strip as a recreational and vacation space and the conversion to a year-round residential community (Figure 6).⁶⁵ Streetcars were replaced with automobiles and buses in 1929.⁶⁶ (see Figure 7).



Figure 4: Canal and Beach Boulevard c. 1880s (HPL Archives)

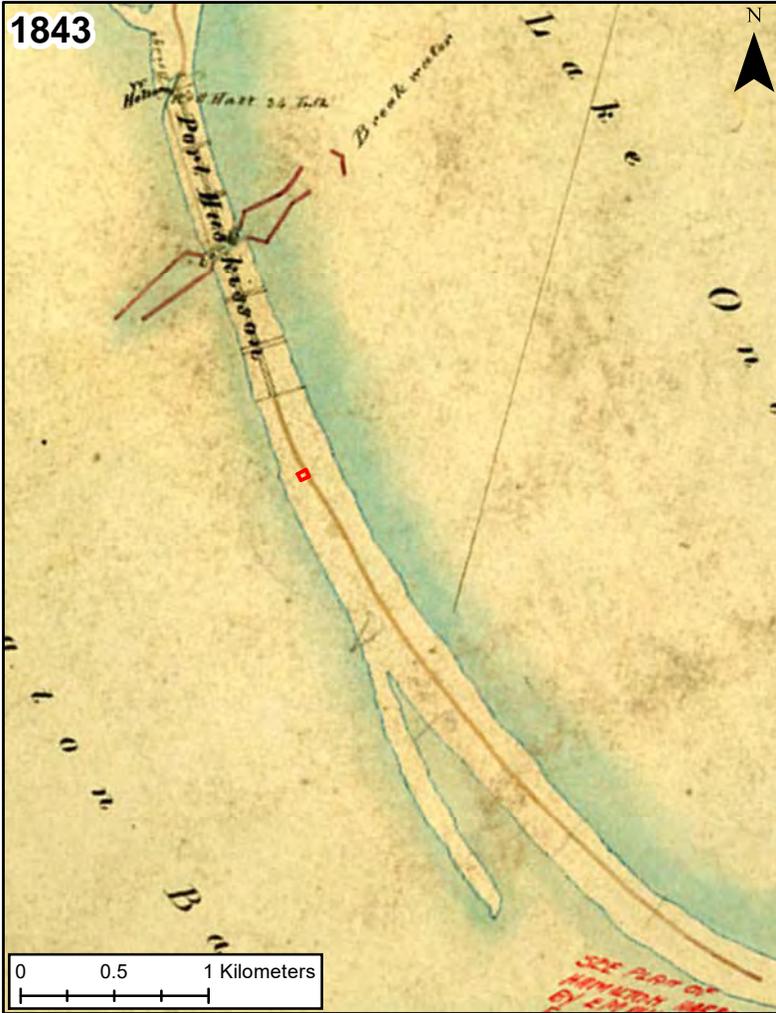
⁶³ Hamilton Beach Millennium Project, "A Hub of Activity," accessed January 28, 2022, <https://www.flickr.com/photos/-jm/5147977228/in/photostream/>.

⁶⁴ Hamilton Beach Millennium Project, "Hamilton's Playground," accessed January 28, 2022, <https://www.flickr.com/photos/-jm/6615106795/in/album-72157625341450228/>.

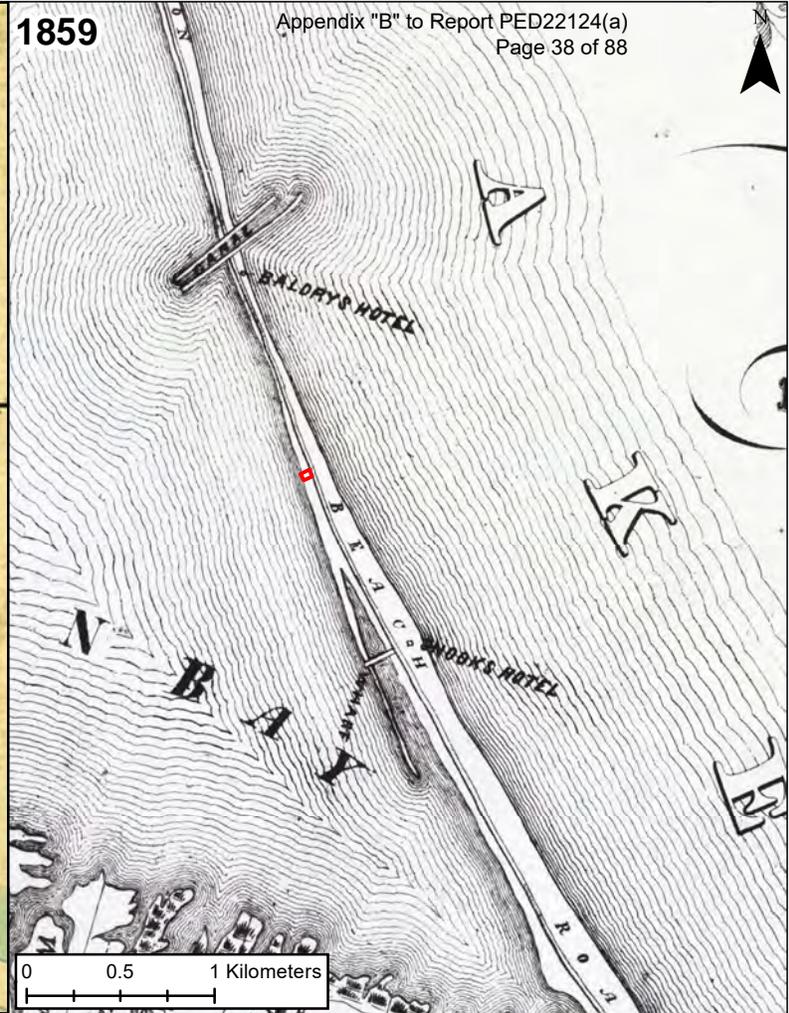
⁶⁵ Hamilton Beach Millennium Project, "Hamilton's Playground."

⁶⁶ Hamilton Beach Millennium Project, "A Hub of Activity."

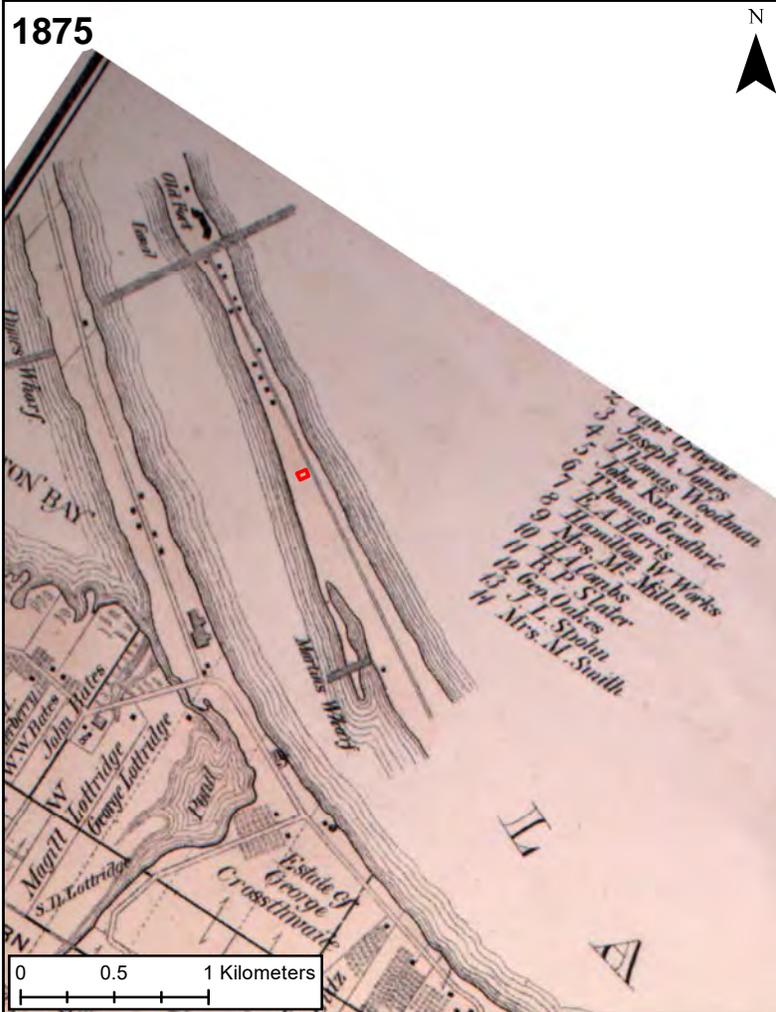
1843



1859



1875



Legend

Property

TITLE
Historic Maps Showing the Property

CLIENT
Shahzad Zia

PROJECT PROJECT NO. LHC0283
Heritage Impact Assessment 940-946 Beach Boulevard, Hamilton, Ontario

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

- Russell, A., "Burlington Beach, Flamboro Township", (http://ao.minisisinc.com/SCRIPTS/MW/MAIN.DLL/121620400/2/1/34637?RECORD&DATABASE=IMAGES_WEB: accessed February 28, 2022), digitized map, Archives of Ontario, scale 1:31,680, Kingston: Surveyor General's Office, 1843.
- Surtees, R. "Map of the County of Wentworth Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed February 24, 2022), digitized map, Hamilton: Hardy Gregory, 1859.
- Page & Smith, "Township of Saltfleet", In: Page & Smith, "Illustrated Historical Atlas of the County of Wentworth", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed February 28, 2022), digitized sheet, scale unknown, Toronto: Page & Smith, 1875.

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CONSULTANT YYY-MM-DD 2022-02-28



PREPARED	LHC
DESIGNED	JG
FIGURE #	5



Figure 6: The Beach, Hamilton Ont., Canada. c. 1890s Postcard (HPL Archives)



Figure 7: Beach Boulevard c. 1940s (HPL Archives)



Figure 8: Beach Boulevard c. 1958 (HPL Archives)

4.6 Property History

Registered Plan 318, dated 19 March 1878, indicates that the Property is among a large parcel owned by John Brown. Prior to this, historic mapping shows little development in the vicinity of the Property, although several residences had been constructed along Beach Boulevard prior to 1875 (Figure 5). It is unclear when the Property was first subdivided and developed; however, the 1900 Fire Insurance Plan for Burlington Beach shows the Property as two separate parcels; lots 422 and 424.

In 1900, "Heath Cottage" a one-storey frame residence with a wrap-around porch and one storey outbuilding or shed is shown on the northern half of the Property, while a two-storey wood frame structure with two outbuildings is shown on the south half of the Property in the approximate location of the extant garage (Figure 9). Heath Cottage, appears to be the structure shown as late as 1934 on aerial imagery. The two-storey residence on the south half of the Property is not visible on the 1934 air photo (Figure 10).

Heath Cottage was removed and replaced with the current residence some time before 1954.⁶⁷ By 1960, the rear addition and back patio had been added.⁶⁸ The garage, which is not present in any of the retrieved aerial images was not built until sometime after 1967.⁶⁹ Interestingly, the 1963 image appears to show a fence dividing the northern (house) and southern (garage) portions of the property. This suggests that the property was once two parcels that were later merged, potentially when the garage was added (Figure 10).⁷⁰ The property abstracts have not been located in the land registry documents.



Figure 9: Overlay of 1900 Fire Insurance Plan over modern air photo.

⁶⁷ Publisher Unknown, "Greater Hamilton Area, from Caledonia to Vineland, 1934-10-09," Flightline A4866-Photo 73, accessed February 16, 2022, <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A71876.>; Publisher Unknown, "Regional Municipality of Hamilton-Wentworth and surrounding area, 1954," Flightline 4313-Photo 131, accessed February 16, 2022, <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A73015.>

⁶⁸ Canadian Aero Service Ltd., "Wentworth County, excluding most of the City of Hamilton, 1960-05-21," Flightline 60134-Photo 192, accessed February 16, 2022, <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A77000.>

⁶⁹ Ontario Department of Lands and Forests, Division of Surveys and Engineering, Aerial Surveys Section, "Parts of southwest Hamilton, including Ancaster, the Hamilton Beach Strip and part of Burlington, 1967," Flightline 675-Photo 78, accessed February 16, 2022, <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A81754.>

⁷⁰ Publisher Unknown, "Queen Elizabeth Way and Highway 2 corridor, 1963-11-01," Flightline J2633-Photo 136, accessed February 16, 2022, <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79921.>



Legend

Property

TITLE
Aerial Photos of the Property

CLIENT
Shahzad Zia

PROJECT
Heritage Impact Assessment 940–946 Beach Boulevard, Hamilton, Ontario

PROJECT NO. LHC0283

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
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CONSULTANT	YYYY-MM-DD	2022-02-16
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	10

5.0 ASSESSMENT OF EXISTING CONDITIONS

5.1 940-946 Beach Boulevard

The property municipally known as 940-946 Beach Boulevard is comprised of a mid-century vernacular bungalow on a concrete foundation with a small gabled, rectangular rear addition on a cinder block foundation (Figure 11 and Figure 14) and a one-storey, rectangular detached garage with a concrete foundation (Figure 21). The property is accessed from Beach Boulevard by the circular driveway in front of the detached garage at the southern end of the property (Figure 25). The interior of the structure is modern in design; however, the design of the fireplace, the floor in front of it, the flooring in the front foyer, and the shower are uncharacteristic of modern design (Figure 17 and Figure 18).

The residence is constructed of red brick laid in running bond with cut stone cladding on the east elevation and a medium-pitch side gable roof with vinyl cladding beneath each gable, a central red brick chimney, and overhanging eaves (Figure 11 and Figure 12). The building can be accessed through a main, central contemporary door with an exterior glass and metal door located in the inset covered porch on the east elevation (Figure 11), a contemporary door with an exterior glass and metal door at the northern end of the inset covered porch on the east elevation (Figure 19), a central contemporary door with a large window and a wooden screen door on the west elevation (Figure 14), and a contemporary door adjoined to three windows with an exterior glass and metal door on the southern elevation of the rear addition. The rear addition's door windows are boarded up from the outside (Figure 13 and Figure 20). Windows are found on all elevations.

The north elevation has a central rectangular, paired casement window with a stone lug sill, a rectangular fixed window divided into four sections with a stone lug sill and a tall, thin rectangular fixed window with a stone lug sill at the eastern end of the elevation (Figure 15). The east elevation has a large picture window divided into three sections immediately north of the main entrance and two long rectangular windows divided into three sections with a picture window in the centre flanked by casement windows, stone lug sills and decorative wood shutters at both ends of the elevation (Figure 11). The south elevation has a small rectangular, paired casement window with a stone lug sill at the eastern end of the elevation and a tall rectangular, paired casement window with a stone lug sill near the western end of the elevation (Figure 12).

The southwestern corner of the residence features a small sunroom area with six tall single hung vinyl windows (three on the south elevation, three on the west elevation) with a red brick lug sill. Immediately north of the sunroom windows on the west elevation is a tall rectangular 10-pane fixed window with an air-conditioner sized gap between the bottom of the window and the red brick lug sill shared with the sunroom windows (Figure 12 and Figure 14). The western elevation also features a rectangular, paired casement window with a stone lug sill, a small rectangular fixed window with a stone lug sill and an awning, and a long rectangular window divided into three sections with a central picture window flanked by a casement window and a single hung sash window and a stone lug sill (Figure 14). The rear addition has a long rectangular window divided into three sections with a central picture window flanked by two

single hung sash windows and a stone lug sill on the south elevation (Figure 13), a long rectangular window divided into three sections with a central picture window flanked by two single hung sash windows and a stone lug sill on the west elevation (Figure 14), and a small, thin rectangular fixed window with a stone lug sill on the north elevation (Figure 15).

The detached garage is constructed of red brick laid in running bond with cut stone cladding on the east elevation and has a shallow pitch gable roof with overhanging eaves (Figure 21). The building can be accessed through the two garage doors on the east elevation, a contemporary door covered in plywood sheets on the west elevation, and a wood door with a window at the eastern end of the north elevation (Figure 21, Figure 23 and Figure 24). The north and south elevations each feature a central rectangular sliding window with stone lug sills (Figure 22 and Figure 24).



Figure 11: View of the east elevation of the residence



Figure 12: View of the south elevation of the residence



Figure 13: View of the south elevation of the rear addition



Figure 14: View of the west elevation of the residence and its rear addition



Figure 15: View of the north elevation of the residence and its rear addition; Source: Google Streetview November 2016



Figure 16: View of the residence's concrete foundation



Figure 17: View of the fireplace and the front foyer floor

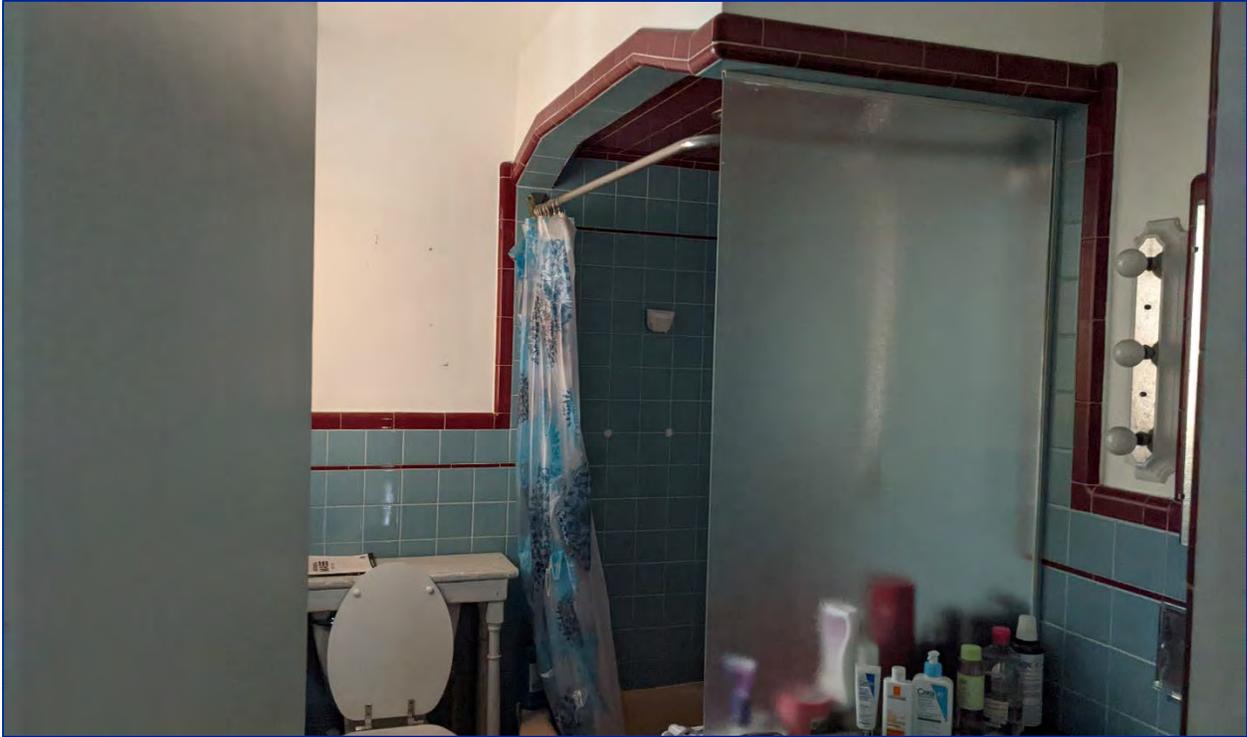


Figure 18: View of the shower



Figure 19: View of the inset covered porch



Figure 20: View of the interior of the boarded-up door



Figure 21: View of the east elevation of the detached garage



Figure 22: View of the south elevation of the detached garage



Figure 23: View of the west elevation of the detached garage

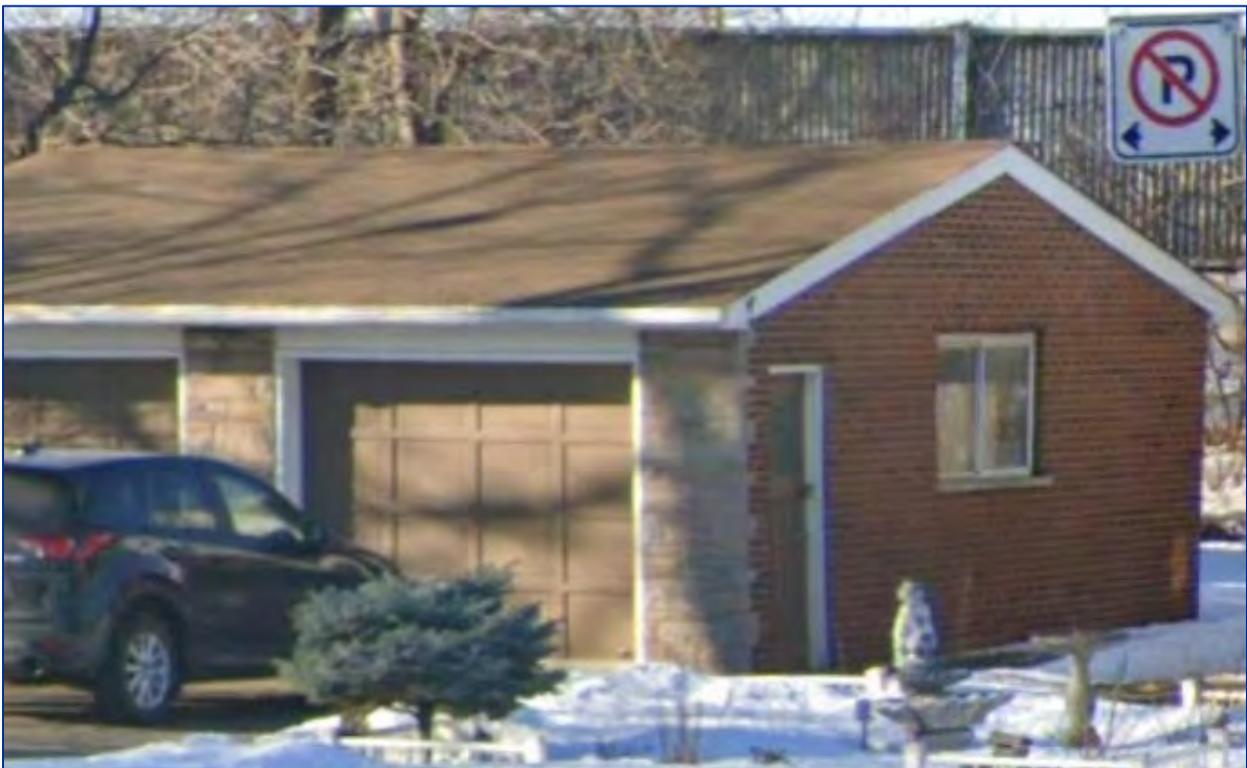


Figure 24: View of the north elevation of the detached garage; Source: Google Streetview February 2021



Figure 25: View of the circular driveway from the north side of the detached garage

5.2 Surrounding Context

The Property is located in the northeast portion of the City of Hamilton. It is approximately 124 metres (m) from the southwestern shore of Lake Ontario, approximately 7.4 kilometres (km) northeast of downtown Hamilton, and approximately 4.2 km southeast of downtown Burlington.

The topography of the area is flat and is defined by the size and shape of the land bridge and the location of the Queen Elizabeth Way (QEW). The Property is situated on a strip of land that forms an almost complete bridge between the City of Hamilton and the City of Burlington with a canal situated approximately in the center of the land bridge. Along the western edge of the land bridge is the QEW. The vegetation of the area consists of young and mature deciduous trees and landscaped yards fronting residential properties (Figure 26 and Figure 27).

The Property is bounded by Beach Boulevard to the east, the QEW to the west, and residential properties to the north and south. Beach Boulevard is a local road running the length of the southern portion of the land bridge. It is a two-lane road with a bike lane in the southbound lane flanked by sidewalks and curbs on both sides of the street and streetlights on the east side of the street (Figure 28 and Figure 29).

The surrounding area is comprised of residential properties that are one to two storeys in height with shallow to moderate setbacks. Parcel lots are generally 13 m to 27 m wide and 44 m to 50 m deep. Building materials primarily consist of wood with some stone and brick, and some modern materials like vinyl siding (Figure 30 and Figure 31).

Recognized as a Locally Significant Cultural Heritage Resource, the Hamilton Beach Heritage Conservation District Cultural Heritage Landscape (CHL) extends the length and breadth of the HCD and is bounded by Beach Boulevard Park #2, Dieppe Park, the QEW, and the southwestern shoreline of Lake Ontario, ending approximately 61 metres (m) south of Fourth Avenue. In addition, the Property is located within the Hamilton Beach Strip Cultural Heritage Landscape, which is comprised of the same area as the other CHL.



Figure 26: View north along Beach Boulevard from the sidewalk in front of the Property



Figure 27: View south along Beach Boulevard from the sidewalk in front of the Property



Figure 28: View south along Beach Boulevard from in front of 930 Beach Boulevard



Figure 29: View south along Beach Boulevard from north of the corner of Fourth Avenue



Figure 30: View south along Beach Boulevard from in front of 957 Beach Boulevard



Figure 31: View north along Beach Boulevard from in front of 957 Beach Boulevard

5.3 Adjacent Heritage Properties

The Urban Hamilton Official Plan (UHOP) has a definition for adjacency with respect to cultural heritage. Chapter G defines adjacent as “in regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a *protected heritage property*.”⁷¹ The *PPS* defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”.⁷² Using the UHOP definition, there are thirteen adjacent heritage properties within 50 m of the Property.

Table 6 presents adjacent heritage properties along Beach Boulevard in an approximately 50 m area surrounding the Property. Images are sourced from Google Streetview. All adjacent properties are either designated under Part V of the OHA as part of the Hamilton Beach Heritage Conservation District or under Section 29 Part IV of the OHA.

⁷¹ City of Hamilton, “Chapter G – Glossary,” accessed 11 February 2022, <https://www.hamilton.ca/sites/default/files/media/browser/2015-01-15/urbanhamiltonofficialplan-volume1-chapterg-glossary-nov2021.pdf>.

⁷² Province of Ontario, “Provincial Policy Statement,” 39.

Table 6: Adjacent Heritage Properties

Address	Heritage Recognition	Notes	Image
903 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1910 ⁷³	
913 Beach Boulevard	Part IV Designation	c. 1891 ⁷⁴	
919 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1905 ⁷⁵	
924 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1880 ⁷⁶	

⁷³ City of Hamilton, *Interactive Cultural Heritage Mapping*, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>.

⁷⁴ City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁷⁵ City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁷⁶ City of Hamilton, *Interactive Cultural Heritage Mapping*.

Address	Heritage Recognition	Notes	Image
925 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1948 ⁷⁷	
929 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1920 ⁷⁸	
930 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 2012 ⁷⁹	
935 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1880 ⁸⁰	
936 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 1900 ⁸¹	

⁷⁷ City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁷⁸ City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁷⁹ City of Hamilton, *Interactive Mapping Air Photo Base Maps*,

<https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bb a9e6e68f>.

⁸⁰ City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁸¹ City of Hamilton, *Interactive Cultural Heritage Mapping*.

Address	Heritage Recognition	Notes	Image
954 Beach Boulevard	Part V Designation – Hamilton Beach HCD	No date indicated in the interactive mapping; however, it is depicted in the 1999 Air Photograph ⁸²	
958 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 2017 ⁸³	
962 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 2017 ⁸⁴	
966 Beach Boulevard	Part V Designation – Hamilton Beach HCD	c. 2019 ⁸⁵	

⁸² City of Hamilton, *Interactive Cultural Heritage Mapping*.

⁸³ City of Hamilton, *Interactive Mapping Air Photo Base Maps*.

⁸⁴ City of Hamilton, *Interactive Mapping Air Photo Base Maps*.

⁸⁵ City of Hamilton, *Interactive Mapping Air Photo Base Maps*.

6.0 EVALUATION

6.1 Ontario Regulation 9/06 Evaluation

The property at 940-946 Beach Boulevard was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4.0 and 5.0 of this CHIA.

Table 7: *Ontario Regulation 9/06* Evaluation for 940-946 Beach Boulevard

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,	No	The Property is not a unique, representative, and early example of a style, type, expression, material, or construction method.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The Property does not display a high degree of craftsmanship or artistic merit. The building exhibits vernacular and simple building methods common at the time of construction.
iii. demonstrates a high degree of technical or scientific achievement.	No	The Property does not demonstrate a high degree of technical or scientific achievement. It was constructed using common building methods at the time of construction.
2. The property has historical or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	No	The Property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	The Property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect,	No	The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a

Criteria	Criteria Met	Justification
artist, builder, designer or theorist who is significant to a community.		community. The building was built using common materials and methods at the time of construction. It is unknown who constructed the building.
3. The property has contextual value because it,		
i. is important in defining, maintaining, or supporting the character of an area,	No	<p>The Property is not important in defining, maintaining, or supporting the character of the Beach Boulevard streetscape.</p> <p>The Property's location on Beach Boulevard is defined by one to two storey residential properties with shallow to moderate setbacks that are constructed of primarily wood.</p>
ii. is physical, functionally, visually, or historically linked to its surroundings, or	No	<p>The Property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>The Property's location on Beach Boulevard is defined by one to two storey residential properties with shallow to moderate setbacks that are constructed of primarily wood.</p>
iii. is a landmark.	No	<p>The Property is not a landmark. The MHSTCI defines landmark</p> <p>...as a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous...⁸⁶</p> <p>The building does not meet this criterion.</p>

6.1.1 Summary

In LHC's professional opinion, the property municipally known as 940-946 Beach Boulevard does not meet *O. Reg. 9/06* criteria and is not a contributing heritage building within the Beach Boulevard streetscape.

⁸⁶ MHSTCI, *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process*, 2014, http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf, 17.

7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal for the Property is to demolish the existing dwelling and detached garage in order to allow for the severance of the Property into three parcels of similar size (Figure 32). The retained parcel to the north would measure approximately 13 m by 50 m with an approximate area of 625 m². The new parcel would comprise an area of approximately 12 m x 49 m with an approximate area of 588 m². The retained parcel to the south would measure approximately 13 m x 48 m with an approximate area of 600m². The existing parcel lot –originally two separate properties—is approximately double the size of the adjacent properties (Figure 27).

The current proposal seeks demolition of the extant structures with a view to constructing detached, single dwellings on the two retained parcel and the new severed parcel. Design of the new dwellings has not commenced.

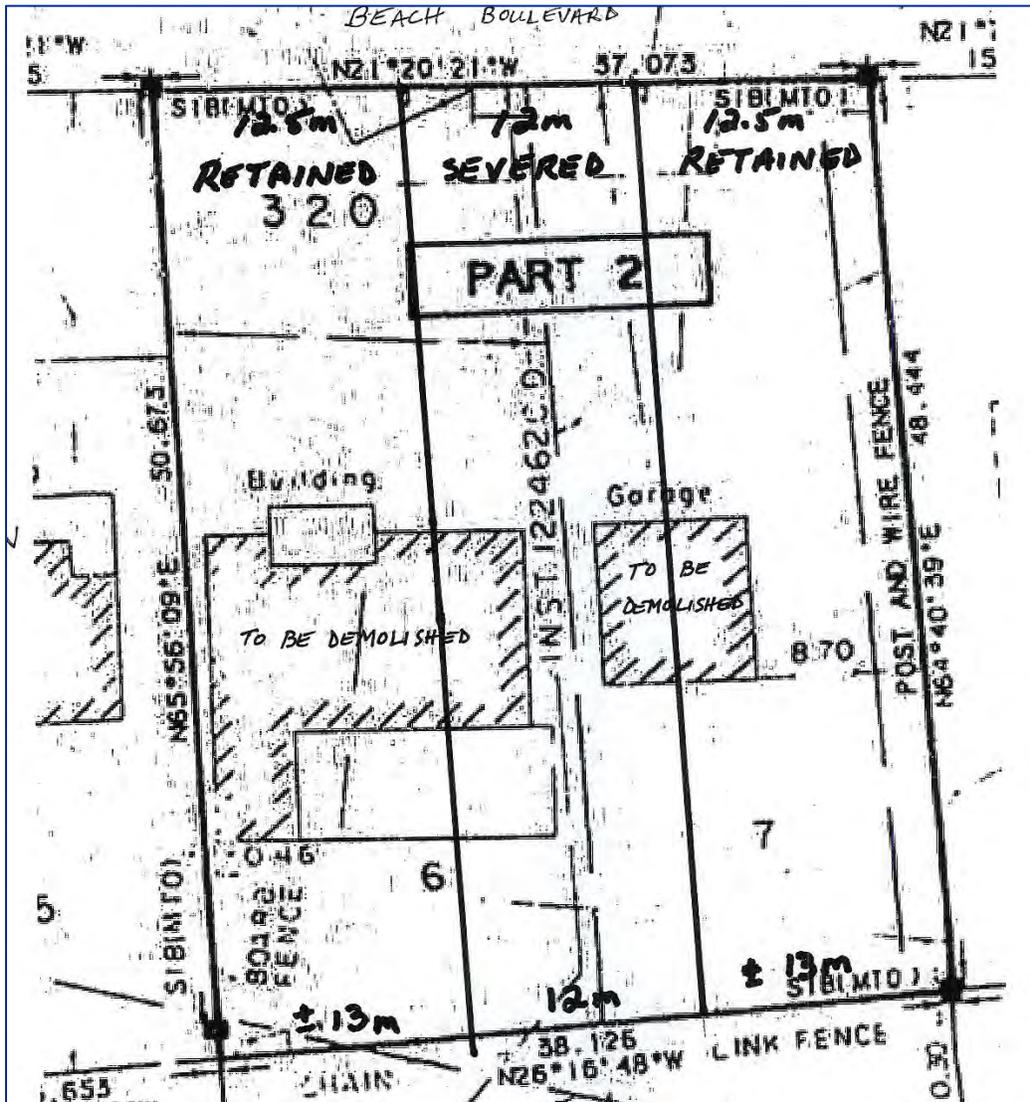


Figure 32: Detail of survey of the Property showing proposed severance

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MHSTCI's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

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

940-946 Beach Boulevard was not found to meet *O. Reg. 9/06* and neither the dwelling or detached garage were determined to be heritage structures contributing to the streetscape characters. As such, the proposed demolition and severance will not result in an adverse impact to the cultural heritage value or interest of the Property.

The proposed demolition and severance will not result in any direct impact on adjacent properties. Potential impacts on the larger HCD and streetscape character were also considered as they relate to compliance with guidance from the Hamilton Beach Heritage Conservation District Plan (the **HCD Plan**), which provides guidance for conservation of the character of the HCD. Table 8 provides an overview of compliance.

Table 8: Compliance with Relevant Hamilton Beach Heritage Conservation District Plan Guidelines

Guideline	Guideline Text	
3.2	<p>1) Land use and development</p> <p>The existing low density, low profiles, single detached residential environment within the Beach Heritage Conservation District will be maintained and encouraged. Other forms of residential</p>	<p>The proposal complies with this guideline. It seeks to demolish the existing dwelling and detached garage to allow for the severance of the Property into three parcels. Although design has not commenced, the intent of the severance is to allow for the construction of three single detached residences.</p>

Guideline	Guideline Text	
	development and new uses will be discouraged.	
3.2	<p>2) Heritage buildings</p> <p>Existing heritage buildings will be protected and enhanced and individual property owners will be encouraged to maintain and repair individual heritage buildings. City Council and staff will provide guidance on funding sources and appropriate conservation practices as requested. Demolition of heritage structures will be actively and vigorously discouraged.</p>	<p>The proposal complies with this guideline. The existing dwelling and detached garage have been reviewed and evaluated and found to not constitute heritage buildings within the context of the HCD.</p>
3.2	<p>3) New development, construction and public works</p> <p>All new development, construction and any public works will be encouraged only where it is clearly demonstrated that such changes will have both no adverse effects upon the heritage attributes of the district and will positively contribute to the character of the area.</p>	<p>The proposed demolition and severance comply with this guideline.</p> <p>Design has not progressed to a stage where compliance with this guideline can be assessed for future new dwellings. The new dwellings must be design with the character of the HCD in mind.</p>
5.2 New Lots	<p>Where new lots are to be created within the Hamilton Beach Heritage Conservation District they should be of similar width and depth as adjacent occupied lots.</p>	<p>The proposed severance is consistent with this guideline. It will result in three lots. The frontage of each lot will range from approximately 12 m to 13 m. Lots in this section of Beach Boulevard do vary; however, this width is similar to a number of surrounding lots, including 908, 912, 916, 920, 974, and 978 Beach Boulevard. The depth of the new lots will</p>

Guideline	Guideline Text	
		remain consistent with the existing lot.
5.3 New construction	<p>Construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.</p> <p>As each existing building within the district is unique in appearance each new structure to be constructed within the <i>Hamilton Beach Heritage Conservation District</i> will be constructed in a manner that avoids replication of any single style, type or appearance whether of heritage or contemporary design. The intent is that no two buildings should look alike.</p> <p>New construction should also appear to be “new” and not pretend to be historical or simply old by copying historic details that have no relevance in contemporary construction such as shutters and multi-paned sash windows.</p>	<p>Design has not progressed to a stage where compliance with this guideline can be assessed for future new dwellings. The new dwellings must be design with the character of the HCD in mind.</p>

8.1 Summary of Potential Impacts and Compliance

Potential adverse impacts were not identified for the Property or any adjacent cultural heritage resources. Therefore, alternatives and mitigation measures are not required.

The proposed demolition and severance are generally consistent with HCD guidelines. Design of new dwellings on the proposed lots must progress with HCD Plan guideline 5.3 in mind. The new single detached dwellings will be required to be compatible with the streetscape character. Design, massing, setback, and materials should take cues from the surrounding buildings, while avoiding replication (Figure 33).

The district plan contains further design considerations for new construction within the Hamilton Beach HCD, which should be consulted throughout the design process (see Appendix C). It is recommended that design be reviewed for compliance with the HCD Plan early in the process to allow for flexibility in the event alternatives are recommended to better conform with the HCD Plan and to conserve the streetscape character.



Figure 33: Examples of Compatible Infill along Beach Boulevard

9.0 CONCLUSION AND RECOMMENDATIONS

The Owner is proposing to demolish the existing dwelling and detached garage to allow for the severance of the Property into three parcels. This CHIA has been prepared to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints and potential adverse impacts of the proposed demolition and severance. It was undertaken in accordance with the recommended methodology outlined within the MHSTCI's Ontario Heritage Toolkit and the City of Hamilton's *Cultural Heritage Impact Assessment Guidelines (2020)*.

In LHC's professional opinion, the property municipally known as 940-946 Beach Boulevard **does not meet** the criteria of *O. Reg. 9/06* and is not a heritage structure which contributes to the character of the HCD.

In addition, no potential direct or indirect adverse impacts on the cultural heritage value or interest of the Property or adjacent properties were identified. Given that no impacts were identified, alternatives and mitigation measures were not explored.

It should be stressed that this CHIA reviewed the proposal to demolish the extant structures and sever the Property. Design of future single detached residences on the retained and severed lots has not commenced. Any new dwellings are required to comply with HCD Plan guidelines and will be required to be compatible with the streetscape character. Design, massing, setback, and materials should take cues from the surrounding buildings, while avoiding replication.

It is recommended that design be reviewed for compliance with the HCD Plan early in the process to allow for flexibility in the event alternatives are recommended to better conform with the HCD Plan and to conserve the streetscape character (see Appendix C). An updated CHIA or Addendum may be required.

SIGNATURE



Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage Consulting Services
LHC

10.0 REFERENCES

10.1 Policy and Legislation Resources

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APPENDIX A: QUALIFICATIONS

Christienne Uchiyama, MA CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Lisa Coles, B.A. – Junior Heritage Planner

Lisa Coles is a Junior Heritage Planner with LHC. She holds a B.A. (Hons) in History and French from the University of Windsor and a Graduate Certificate in Museum Management & Curatorship from Fleming College. Lisa is currently a Master of Arts in Planning candidate at the University of Waterloo and has over five years of heritage sector experience through various positions in museums and public sector heritage planning. She is excited to have the opportunity to work in all aspects of the heritage field and to build on her previous experience as part of the LHC team.

Jordan Greene, BA – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), and the *Urban Hamilton Official Plan* (**UHOP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent in regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a *protected heritage property* (**UHOP**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer", "transformation") (**OHA**).

Archaeological resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**)

Areas of Archaeological Potential a defined geographical area with the potential to contain *archaeological resources*. Criteria for determining archaeological potential are established by the Province, this Plan and the City's Archaeological Master Plan. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (**UHOP**)

Areas of Archaeological Potential means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**)

Built heritage resources means one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to the community. These resources may be identified through inclusion in the City's Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions (**UHOP**)

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. (**PPS**).

Conserve means the identification, protection, use and/or management of cultural heritage and archaeological resources (**UHOP**)

Conserved in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes, and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (**UHOP**)

Conserve means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*)

Cultural Heritage Impact Assessment A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate. (*UHOP*).

Cultural heritage landscape A defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value (*UHOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Conservation Plan Statement A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a statement of cultural heritage value, interest, merit or significance accompanied by guidelines as required by the policies of this Plan. A cultural heritage conservation plan statement shall be considered a conservation plan as including in the *PPS* (2005) definition of conserved (*UHOP*)

Cultural Heritage Properties are properties that contain cultural heritage resources (*UHOP*)

Cultural Heritage Resources Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities (*UHOP*)

Development (Urban) means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, R.S.O., 1990 c. P.13 but does not include:

- a) activities that create or maintain infrastructure used by a public body and authorized under an environment assessment process; or,
- b) b) works subject to the Drainage Act (*UHOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) b) works subject to the Drainage Act; or
- c) c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a). (*PPS*).

Established Historical Neighbourhood means a physically defined geographical area that was substantially built prior to 1950 (*UHOP*)

Existing when used in reference to a use, lot, building or structure, means any use, lot, building or structure legally established or created prior to the day of approval of this Official Plan (*UHOP*)

Heritage Attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property (*UHOP*)

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (*PPS*).

Historic means a time period, starting approximately 200 years ago, during which European settlement became increasingly widespread in the Hamilton area and for which a written (or 'historic') record has been kept (*UHOP*)

Property means real property and includes all buildings and structures thereon (*OHA*)

Protected Heritage Property means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss (*UHOP*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS*)

Significant In regard to cultural heritage and archaeology, means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*UHOP*)

Significant 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. (*PPS*).

APPENDIX C: HAMILTON BEACH HERITAGE CONSERVATION DISTRICT: DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

5.0 HAMILTON BEACH HERITAGE CONSERVATION DISTRICT: DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

5.1 Introduction

The *Hamilton Beach Heritage Conservation District* is unique amongst Ontario's heritage districts as there is considerable potential for the construction of new residential development on newly created lots. These are generally restricted to the west side of Beach Boulevard. Existing buildings on this side of the Boulevard are typically set back some distance from the road. The east side of Beach Boulevard is characterized by a substantial and consolidated building mass and streetscape.

While not prohibited by the *Ontario Heritage Act* the demolition of existing heritage structures and the creation of new buildings will be actively discouraged within the *Hamilton Beach Heritage Conservation District*. As in many heritage districts throughout Ontario, residents of the Hamilton Beach are encouraged to work with existing buildings through sensitively adapting and altering them rather than demolishing and constructing new structures. Guidelines for alteration and additions to heritage and non-heritage buildings are contained in Section 4. Guidelines for new construction are described in the following subsections

5.2 New lots

Where new lots are to be created within the *Hamilton Beach Heritage Conservation District* they should be of similar width and depth as adjacent occupied lots.

5.3 New construction

Construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape of Beach Boulevard.

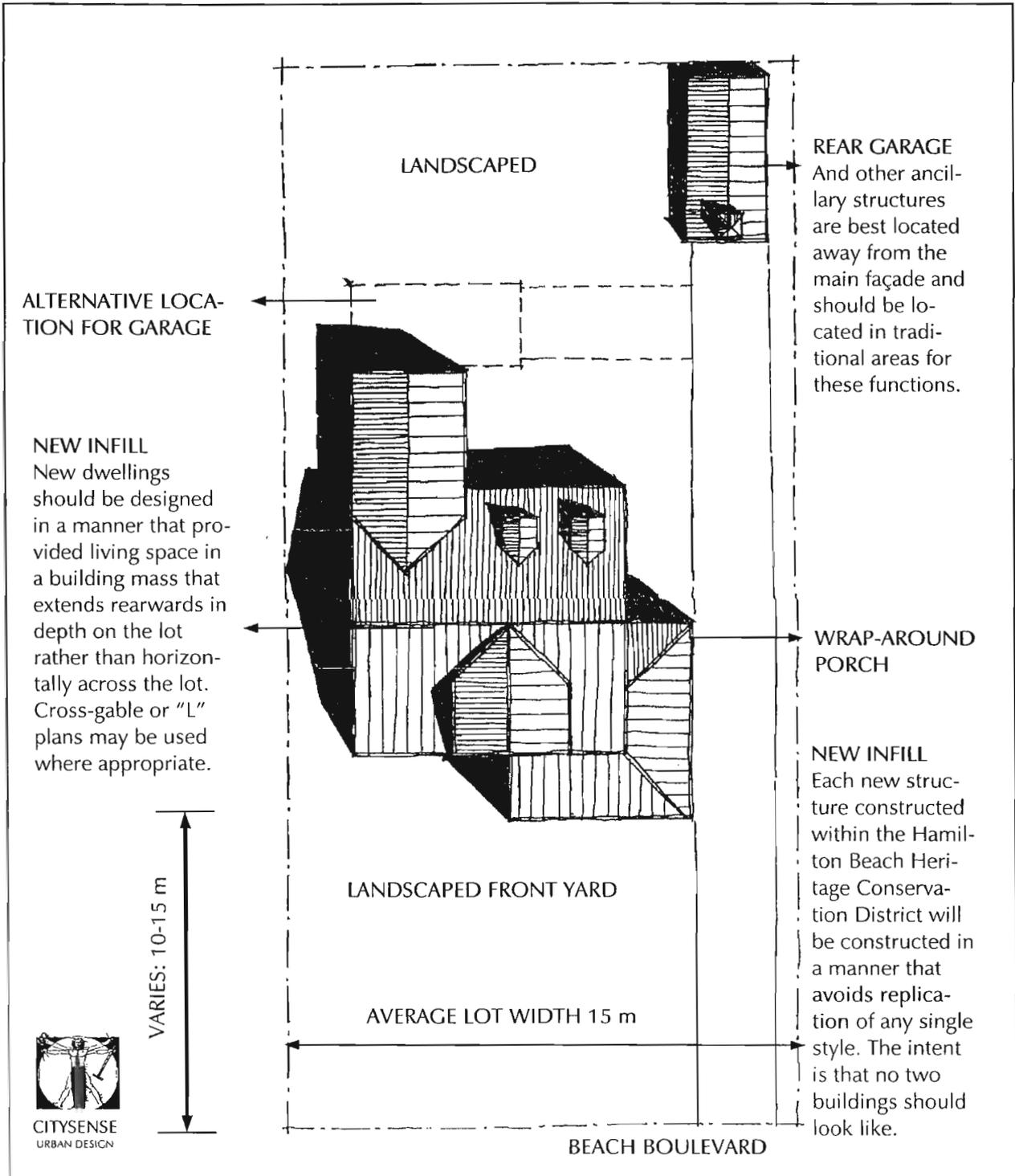
As each existing building within the district is unique in appearance each new structure to be constructed within the *Hamilton Beach Heritage Conservation District* will be constructed in a manner that **avoids replication** of any single style, type or appearance whether of heritage or contemporary design. The intent is that no two buildings should look alike.

New construction should also appear to be "new" and not pretend to be historical or simply old by copying historic details that have no relevance in contemporary construction such as shutters and multi-paned sash windows.

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

Guiding Principles



5.4 Design considerations in new construction

General factors governing visual relationships between an infill building, its neighbours and the streetscape should be reviewed carefully and used as the basis for new construction including consideration of: building height, width, setbacks, roof shape, number of bays, and materials. Specific guidance is described below:

Height: The majority of buildings within the Beach District are two storeys or less. Accordingly to maintain this profile new buildings should be no higher than two storeys, particularly if there are high basement and foundation walls. Required living space should be provided in a building mass that extends rearwards in depth on the lot rather than upwards in height.

Width: New dwellings should be designed in a manner that provide living space in a building mass that extends rearwards in depth on the lot rather than in horizontal width across the lot. Cross-gable or "L" plans may be used where appropriate.

Setback: Residences on the west side (or harbour side) of Beach Boulevard tend generally to be set back further than their eastern counterparts. Those constructed pre-1900 appear closer to the Boulevard. Accordingly, new construction should be set back from the road in keeping with the post-1900 construction.

On the east (or lake side) any new construction should ensure traditional facade frontage is oriented towards Beach Boulevard with building setbacks that are the same as adjoining lots. Where adjacent buildings are staggered from one another the new intervening building facade should be:

- located so that it does not extend beyond the front facade of the forwardmost building, or
- located so that it does not sit behind the front facade of the rearward building.

Proportion and massing New infill should be developed with horizontal to square facades with three bays comprising an entranceway and two window bays. Facades with a vertical emphasis should be avoided.

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

Guiding Principles

FRONT GABLE

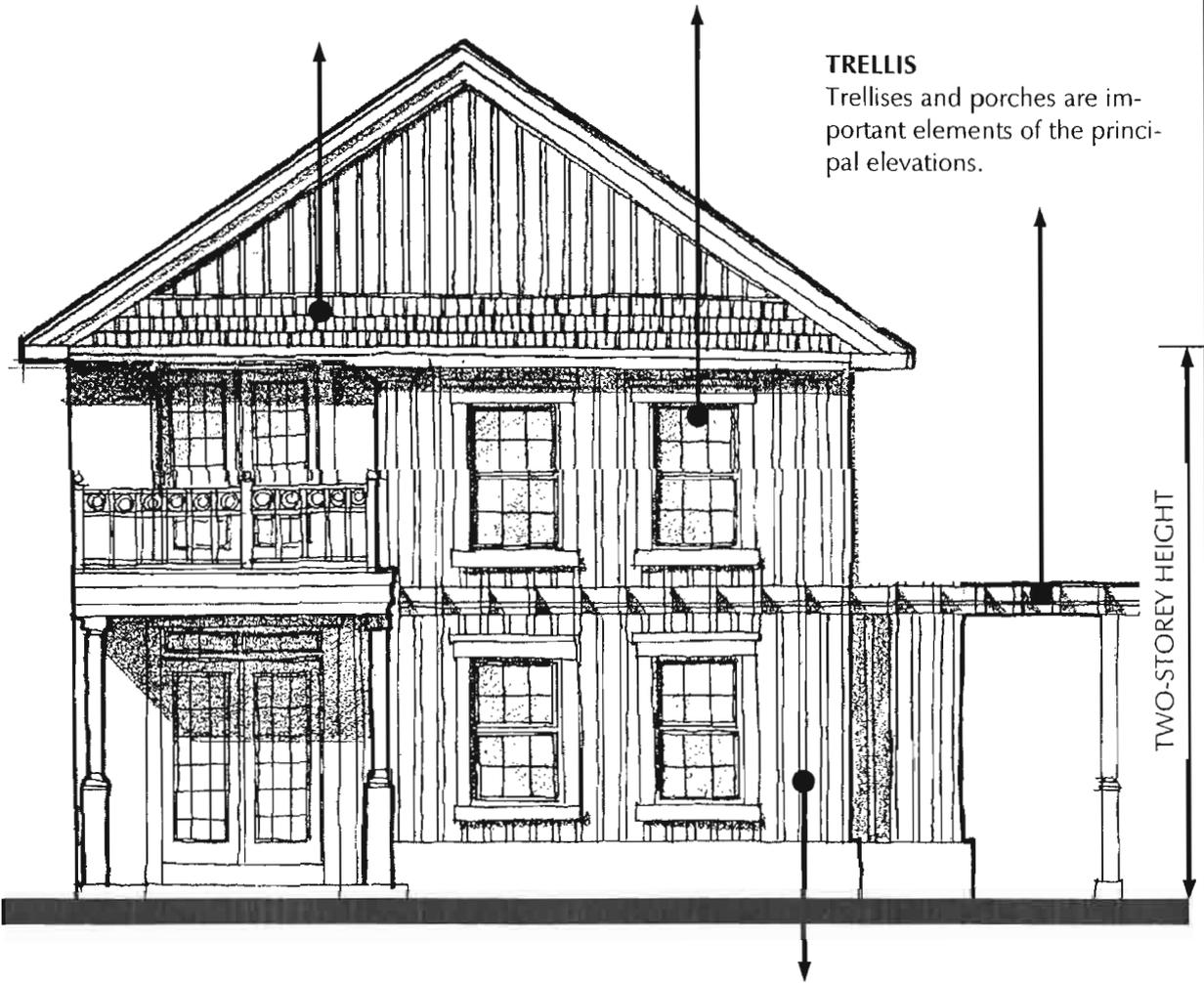
Front gables are encouraged in new construction. Asphalt or wood shingles are appropriate for new construction

WINDOWS

New window designs that generally reflect vertical and rectangular dimensions are encouraged

TRELLIS

Trellises and porches are important elements of the principal elevations.



WALL CLADDING

Wall materials for use in new construction are encouraged to be wood cladding (board-and-batten or shingles), stucco, pebble-dash or rough cast. Very limited use or very small areas of synthetic cladding may be permitted, particularly when used with traditional materials.



CITYSENSE
URBAN DESIGN

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

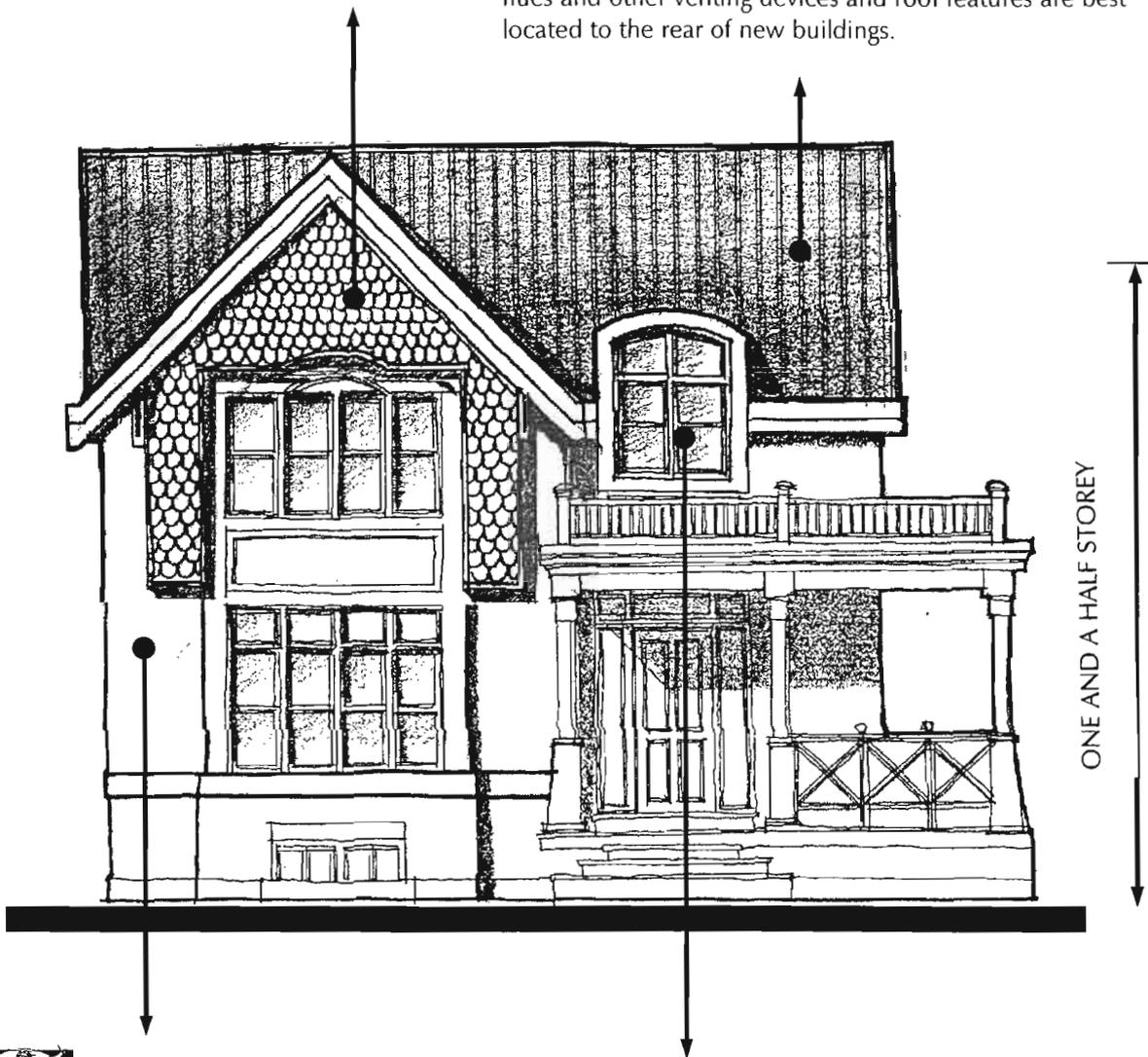
Guiding Principles

CLADDING MATERIALS

This example: shingles

ROOFS AND ROOF FEATURES

One of the roof types which is encouraged is cross-gable shown bellow. Roof vents, satellite dishes, chimneys, flues and other venting devices and roof features are best located to the rear of new buildings.



ONE AND A HALF STOREY



CITYSENSE
URBAN DESIGN

WALL MATERIALS

This example: stucco in combination with shingles.

WINDOWS

On facades that face the street, windows should maintain proportions of neighbouring properties. Large, multi-storey windows should be avoided.

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

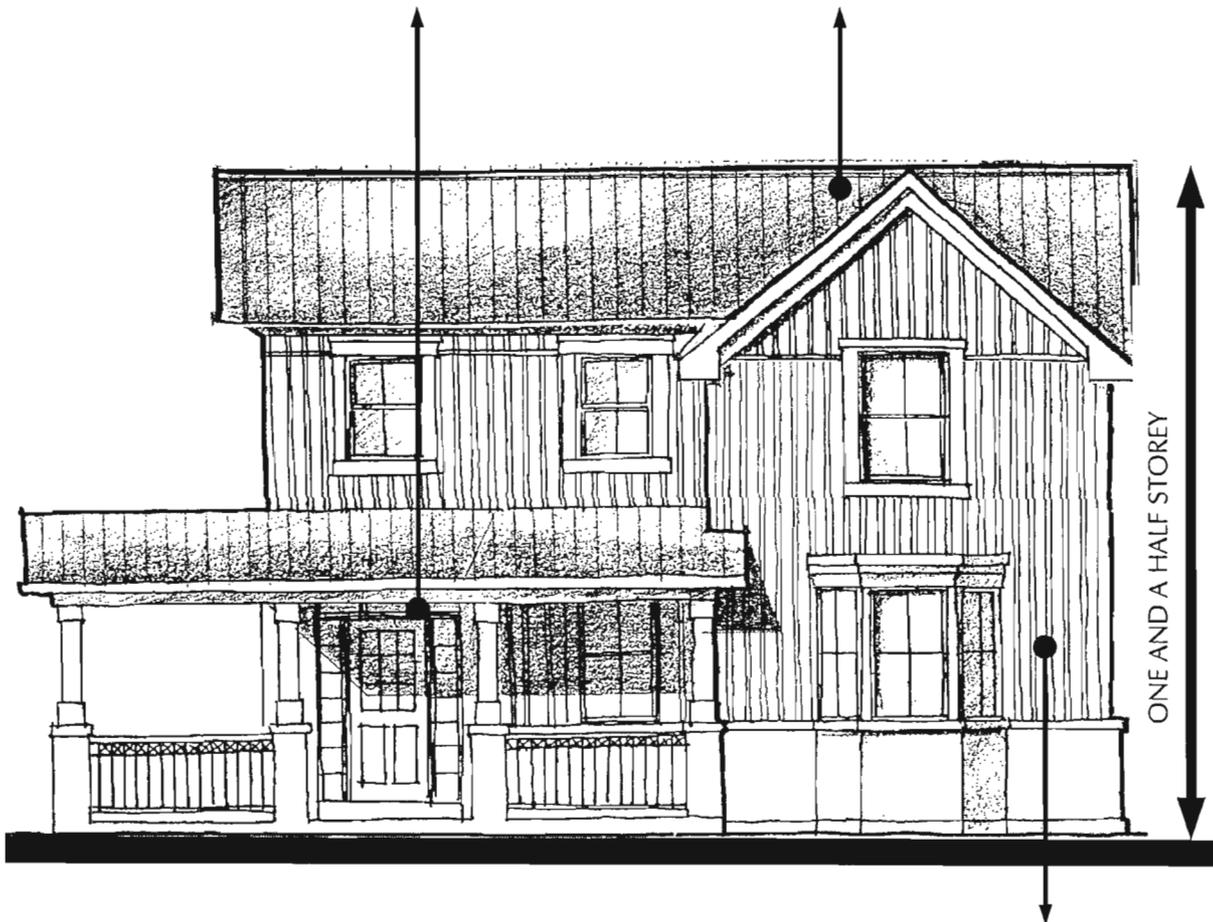
Guiding Principles

ENTRANCES AND PORCHES

Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and recessed or projected from the wall face for emphasis.

ROOFS : CROSS GABLES

Cross gables with windows may be appropriate in front elevations on Beach Boulevard provided that they do not overpower the façade. Dormers should only be encouraged at the rear or side elevations. This example: asphalt shingles.



CLADDING MATERIALS

Wall materials for use in new construction are encouraged to be wood cladding, either as board-and-batten or wood shingles, stucco and pebble-dash or rough cast. This example: board-and-batten.



CITYSENSE
URBAN DESIGN

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

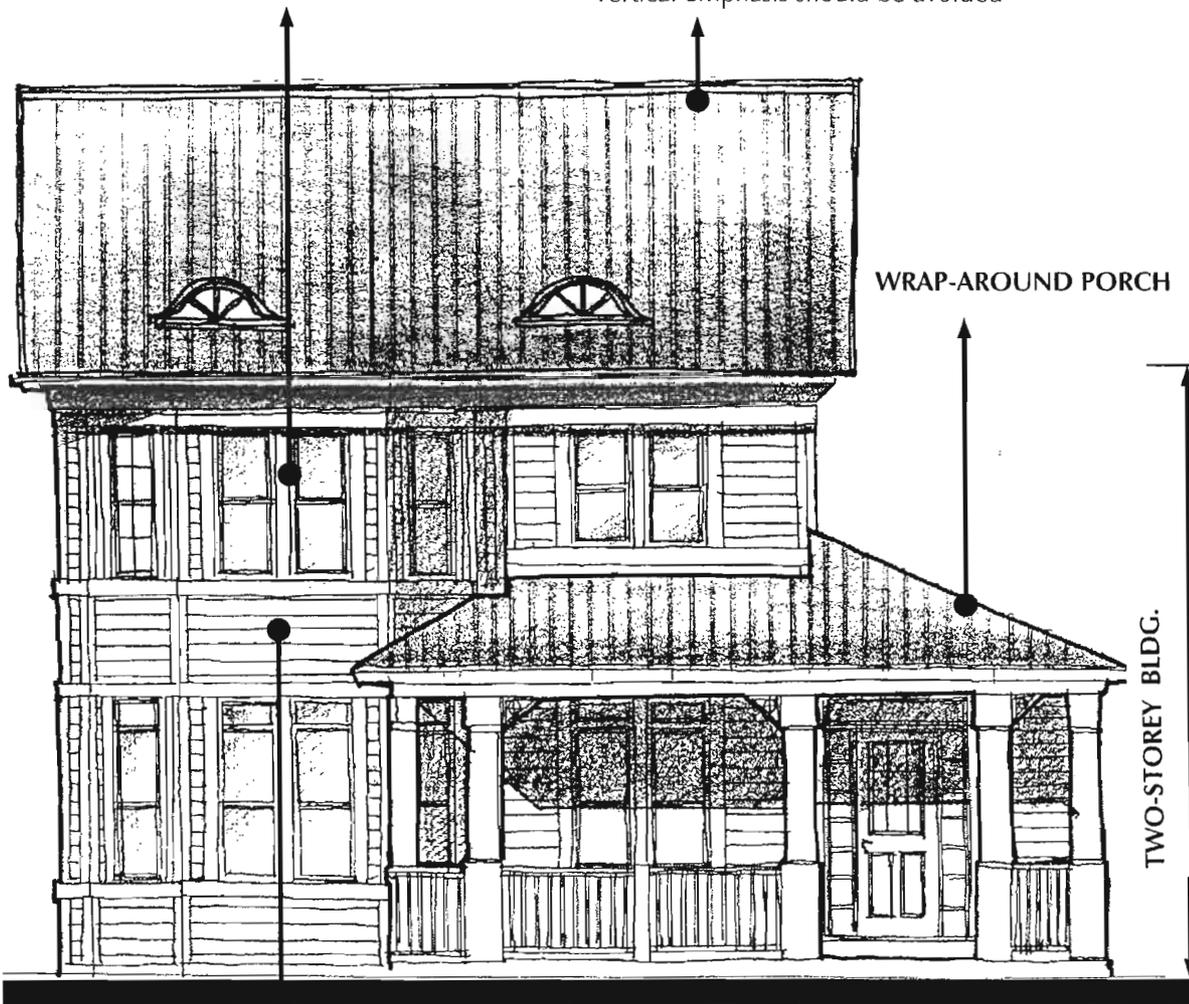
Guiding Principles

WINDOWS AND BAY WINDOWS

The windows should be arranged in a variety of ways, either individually, pairs, groups or composing a bay

PROPORTION AND MASSING

New infill should be developed with horizontal to square facades with three bays comprising an entranceway and two window bays. Facades with a vertical emphasis should be avoided



CLADDING MATERIALS

This example: wood cladding



CITYSENSE
URBAN DESIGN

Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

Guiding Principles

ROOF MATERIALS

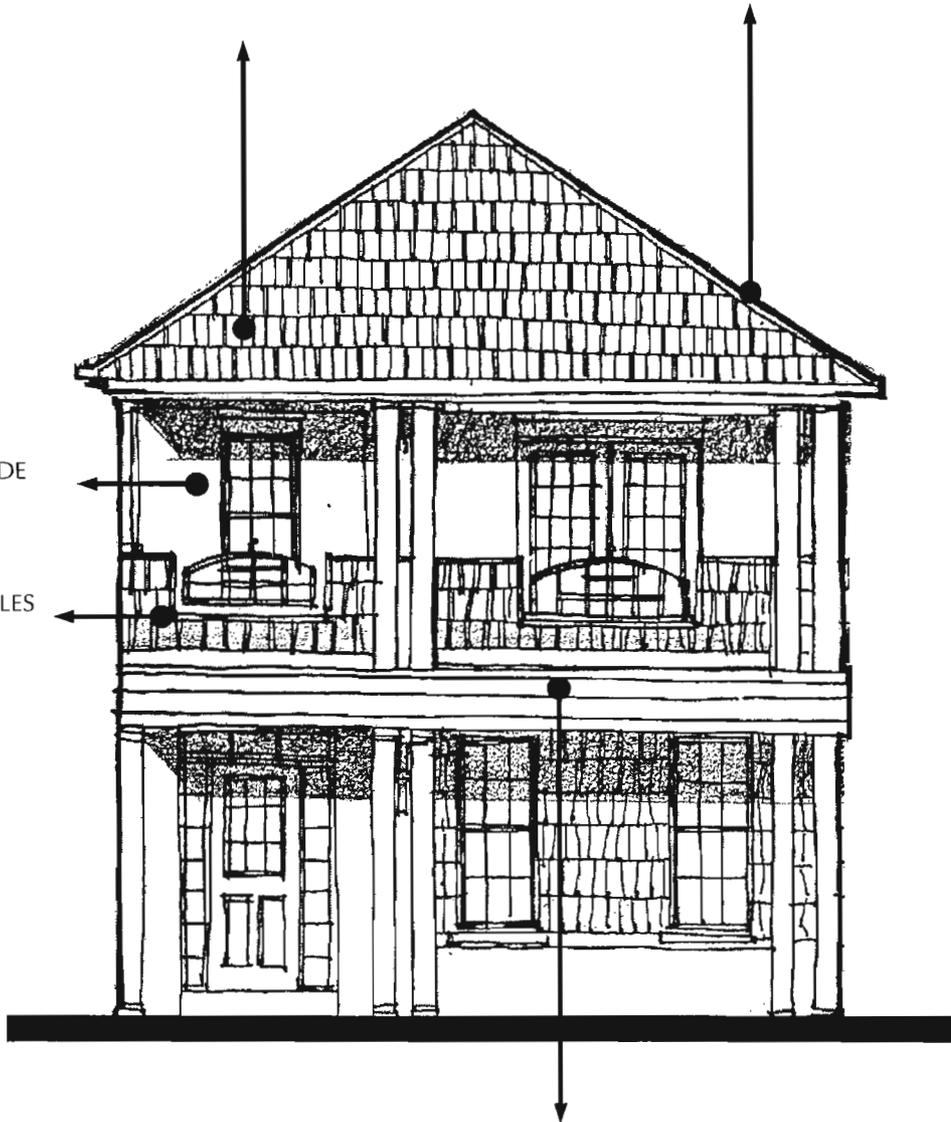
This example with cedar shingles.

HIPPED ROOF

One of the roof types encouraged in new construction is hipped roof.

STUCCO FACADE

WOOD SHINGLES



TWO-STORIES Max.

TWO-STOREY VERANDAH

Entrances are an important element of the principal orientation, frequently highlighted with architectural elements such as porches, and verandahs.



CITYSENSE
URBAN DESIGN

Roofs

Roof types encouraged in new construction are front gable, cross- or centre gable and hipped or truncated hip. Side gable, mansard, gambrel and flat roofs are not typical of the Beach District and should be avoided. Asphalt or wood shingles are appropriate for new construction. Concrete, clay tile, slate, metal or composite materials are discouraged.

Roof vents, skylights, satellite dishes, solar panels, chimneys, flues, other venting devices and roof features are best located to the rear of new buildings.

Cross or centre gables with windows may be appropriate in front elevations on Beach Boulevard provided that they do not overpower the facade. Dormers should only be encouraged at the rear or side elevations.

Materials

The majority of buildings in the *Hamilton Beach Heritage Conservation District* are of frame construction with a variety of cladding materials. Cladding materials include stucco, rough cast and pebble-dash, clapboard, board-and-batten and wood shingles. Synthetic materials such as metal or vinyl siding have also been used, either in whole or in part, to patch or cover former historical cladding. Brick and stone are used sparingly.

Wall materials for use in new construction are encouraged to be wood cladding, either as board or shingles, stucco and pebble-dash or rough cast. Very limited use or very small areas of synthetic cladding may be permitted, particularly when used with traditional materials. Use of brick, concrete or other masonry blocks should be avoided.

Windows:

A range of window and entrance types are evident in the existing late nineteenth and twentieth century architectural styles represented in the *Hamilton Beach Heritage Conservation District*. The overall appearance of building facades is more wall surface (solids) than windows (voids). Generally window openings are vertical and rectangular. There are also examples of semi-circular, segmental and round headed openings. The windows are arranged in a variety of ways, either individually, pairs, groups or composing a bay. New window designs that generally reflect vertical and rectangular dimensions are encouraged. On facades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.

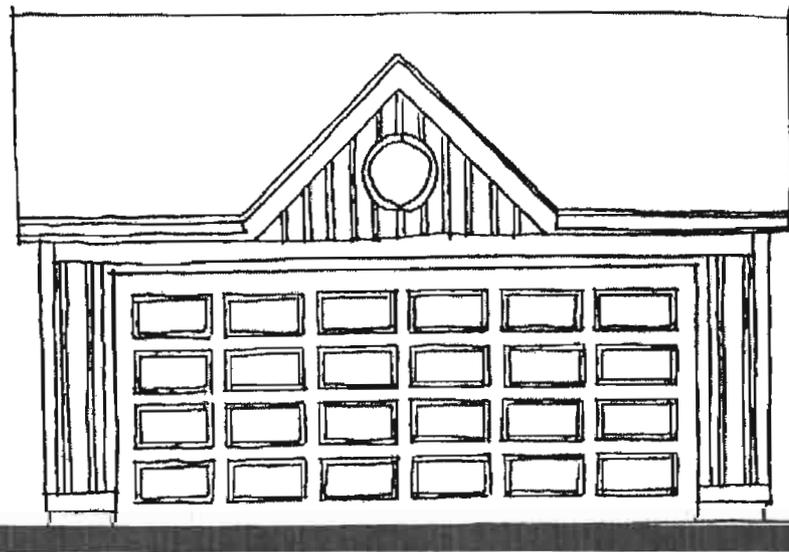
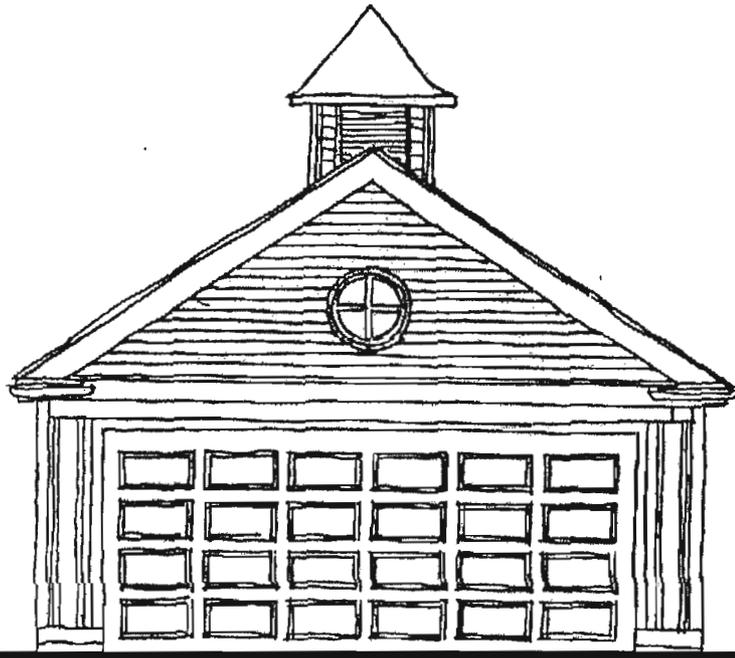
Hamilton Beach Heritage Conservation District
Guidelines for conservation and change

DESIGN GUIDELINES FOR NEW INFILL CONSTRUCTION

Guiding Principles

GARAGES

Garages and ancillary structures are best located away from the main façade and should be located in traditional areas for these functions, usually towards the rear of the lot. Garages, in particular, should not form part of the front façade of the main building.



Entrances: Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and recessed or projected from the wall face for emphasis. Accordingly, full size double doors and large amounts of glazing in entranceways should be avoided.

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