

mcCallumSather



Cultural Heritage Impact Assessment

CITY OF HAMILTON // 85 CATHARINE STREET NORTH

August 2024

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LAND ACKNOWLEDGMENT

The office of mcCallumSather, located in the City of Hamilton is situated upon the traditional territories of the Erie, Neutral Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabe to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

LAND ACKNOWLEDGMENT OF HERITAGE PROPERTY

The property at 85 Catharine Street North, located in the City of Hamilton, is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat and the Haudenosaunee, and is held as the treaty lands and territory with the Mississaugas of the Credit First Nation. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabe to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, also known as Treaty 3, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers. The City of Hamilton recognizes that meaningful consultation and inclusion of Indigenous Elders, leaders, and community members are crucial for moving ahead.

Note: Portions of the above text have been adapted from the City of Hamilton Acknowledgement Statement & Hamilton Urban Indigenous Strategy Implementation Report.

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EXECUTIVE SUMMARY

Background

mcCallumSather was retained by Kaneff Group to prepare a Cultural Heritage Impact Assessment to evaluate the impacts of the proposed demolition of the building on the property. This report will be submitted to the City of Hamilton in conjunction with a Notice of Intent to Demolish the Listed, non-Designated heritage property located at 85 Catharine Street North.

The property located at 85 Catharine Street North has been included as part of a proposed lot consolidation, submitted to the City of Hamilton under Site Plan Approval Application City File Number DA-21-137. The preliminary proposed development is intended to include 85 Catharine Street North as part of a larger parcel, described collectively in the Site Plan Application as municipal address 80 John Street North. This parcel is bounded by John Street North to the west, Wilson Street to the north, Rebecca Street to the south, and Catharine Street North to the east. The property located at 89 Catharine Street North is excluded from this consolidated parcel of land.

The objective of this assessment is to gain a better understanding of the property and area, alongside their established heritage character through an objective analysis. This report is intended to provide further recommendations regarding measures that can be taken to mitigate impacts caused by both the removal and retention of the property by way of comparison.

Heritage Value

The evaluation of the property has been informed by the research prepared in the Cultural Heritage Impact Assessment submitted for the 80 John Street Site Plan Application, as well as research initiated by the Heritage Team at mcCallumSather for this report. The residential dwelling sits on a narrow lot, and is included on the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest. As a Listed, non-designated property, it is protected from immediate demolition pending review by the Ontario Heritage Act.

An evaluation of the property has been included in this report using Ontario

Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (amended on January 1, 2023), and it has confirmed that the property does not meet the minimum requirements for designation under Part IV of the Ontario Heritage Act.

Proposed Development

This report has been prepared in response to a request from Kaneff Group. The purpose of this report is to address the requirements for a demolition permit specifically related to the property located at 85 Catharine Street North. The preparation of this document has been guided by the Client's need to obtain the necessary permissions for the proposed demolition activities at this site.

Per Site Plan Approval Application DA-21-137, as submitted prior to this demolition application, the removal of the building at 85 Catharine Street North will facilitate the proposed development of the combined parcels of land, in conjunction with the development separately proposed along Rebecca Street, at the full city block scale. It should be noted that this approach is a departure from the block development plan submitted for Site Plan Approval application DA-21-137, which, at the time of submission, proposed to retain 85 Catharine Street North in situ.

Impacts on Heritage Values

The building at 85 Catharine Street North has lost contextual value with the removal of its neighbouring buildings, most recently that at 87 Catharine Street North. This caused a notable void between 85 Catharine Street North and 89 Catharine Street North; the latter is not being considered as part of a preliminary proposed development at the time of writing this report. This isolation is further compounded with the removal of buildings on the east side of Catharine Street North.

The existing disconnection at the southwest corner of Catharine Street North and Wilson Street, leaves the building at 85 Catharine Street North isolated as a freestanding singular dwelling, separated from its historical row housing arrangement on narrow rectangular lots.

The proposed development, outlined in Site Plan Approval Application DA-21-137, is on a downtown block currently used as a surface parking lot. Retaining 85 Catharine Street North would exacerbate its isolation and hinder the revitalization of this urban area. The existing building's retention would clash with the opportunity to integrate the new development with the planned construction along Rebecca Street and the surrounding area.

Keeping the building amid a large-scale development would further disconnect it from the historical context and undermine urban coherence. Although removing the building will result in the loss of 19th-century architecture, the surrounding context was lost earlier when the adjacent lot became a parking area.

Redeveloping the entire block, in alignment with the high-rise project on Rebecca Street and the broader urban plans, will enhance the public realm. This project promises residential growth, new commercial spaces, improved pedestrian experiences, public art, and green spaces, setting a positive precedent for downtown Hamilton's future growth. It aligns with the City of Hamilton Official Plan (2013), Urban Hamilton Official Plan (2022), and Downtown Hamilton's Tall Buildings Guidelines (2018).

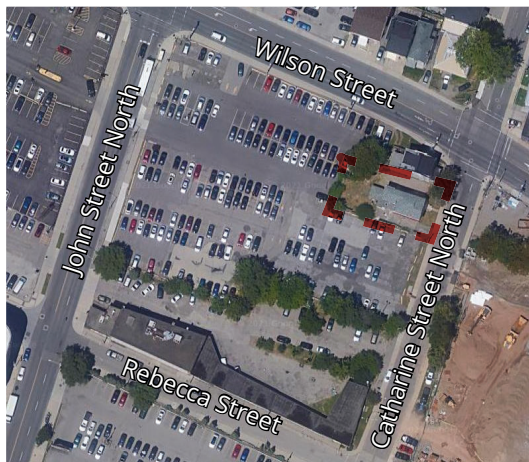


Figure 2. Aerial view of 85 Catharine Street North, outlined in red, shown in the context of the city block (Google, 2022, annotated by mcCallumSather).

Conservation Approach & Mitigation Measures

This report analyzes the impacts of the removal of 85 Catharine Street North, and as such, a formal Conservation Approach relating to the preservation of the building on the property has not been provided. The over-arching conservation approach to the property is one of broader landscape rehabilitation, which considers the building's current situation as a property disconnected from its previous contextual heritage surroundings. In its existing siting and surrounding relationships, 85 Catharine Street North has become one of a few remaining peripheral buildings on an otherwise vacant city block that is being used primarily for surface parking. This urban condition indicates that there is potential for urban landscape renewal that can better accommodate the evolution of the part of Hamilton's downtown landscape in cultural, functional, aesthetic, and architectural forms. Consequently, the rehabilitation approach, relating not to the conservation of the singular residential building at 85 Catharine Street, but rather referring to the opportunity to plan for a full urban block rehabilitation is in line with current municipal and provincial policies and priorities.

Mitigation Measures

This Report references but is not being submitted in conjunction with or as an addendum to Site Plan Approval application DA-21-137. As such, suggested mitigation measures and related design consideration are recommendations for future approaches to planning the development at the city block scale. Built form should be designed with consideration of both the character of the present area and also with an eye towards the future of Hamilton's downtown core as one that prioritizes the relationship of the urban fabric with public realm experience and pedestrian engagement. Future block development should design for the human scale, looking to rebuild a pedestrian-focused city block that can transition comfortably between the blend of industrial, commercial, residential, and historical surroundings. It should offer a varied streetwall, with depth and relief that corresponds to the most ideal pedestrian experience.

Design choices should relate to the materiality, massing, fenestration pattern, and fine-grained rhythm that recalls the 19th century built-form context formerly surrounding on the property on the city block bounded

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by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street North to the east. Design considerations should not only regard the character of the historical downtown core of Hamilton, but also the opportunity to improve the area with a full city block design that thoughtfully engages with nearby heritage resources, contemporary development from the past 40 years to present, and future outlooks for municipal goals relating to community and urban planning

New development is encouraged in a manner that is compatible with the form and character of the surrounding's properties and respects the heritage values of the historic context. Incorporating commercial use on the property in a way that does not impact circulation patterns in the area. Meeting the intent of the federal, provincial and municipal urban planning and heritage policies. Providing shadow studies of proposed development to provide further direction on the aspect of natural lighting and impacts on adjacent properties.

Further recommendations:

- Considerations should be given to implement some form of transition between the adjacent properties and proposed development, such as an increased setback from all elevations and an appropriate angular plane from the streetview to the vertical intensification;
- Architectural lighting: confirmation of the exterior lighting reflecting heritage, sustainability, accessibility, environmental aspects, security, and integration with the surrounding downtown core;
- Any redevelopment of the property or its adjacent city block should begin with a Stage 1 Archaeological Assessment, to be followed up as needed;
- Design should maintain the architectural and symbolic values, as abundantly found in adjacent historical residential areas, through the modern reinterpretation of the existing building, while avoiding duplicating the exact form, material, style, and/or detailing of the original buildings on the block understood through archival evidence;
- Future development should enhance the contextual and landscape values; as any new building will be proposed to front onto two major, one minor, and one local thoroughfare with the introduction of a varied

commercial streetscape;

- Setbacks of new construction should be maintained from the property lines to enhance visibility and accessibility from the public realm;
- Future development must recognize that the demolition of an existing building poses a substantial environmental impact, consideration should be given to opportunities, where possible, to salvage and reuse of materials; and
- Further consideration towards environmental impacts is encouraged to aim for a net zero carbon emission for the commercial podium and residential tower.
- Due to the quality of the materials, if feasible, a demolition company which specializes in reclaiming building materials should be retained, to ensure the reuse of these materials.

Conclusion

The proposed removal of the building at 85 Catharine Street North is part of a strategy that will allow for the full rehabilitation, in terms of urban landscape renewal, of the municipal city block bounded by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street North to the east.

The overall potential for improvements in community planning and for the public realm more broadly, outweigh the benefit of retaining the house on the property in its current and future disconnected urban streetscape condition. The nearby presence of comparable 19th century row houses with highly similar designs to the building at 85 Catharine Street North mitigates the loss of this isolated residence, which is better represented in nearby residential row-house style streetscapes.

As such, the removal of the building at 85 Catharine Street North can facilitate the rehabilitation of this city block, central to downtown Hamilton, and is in line with several municipal policies for growth and intensification.

1.0 Introduction

1.1 Scope of Work

Background

mcCallumSather was retained by Kaneff Group to prepare a Cultural Heritage Impact Assessment to the potential impacts that the demolition of the building at 85 Catharine Street would have on its immediate historical and contemporary urban landscape contexts.

Currently, the property contains a two-and-a-half storey residential building, situated on a narrow lot near the northwest intersection of Catharine Street North and Wilson Street. Aside from another listed, non-designated residential building at the northwest corner of the block (89 Catharine Street North), the remaining city block around the property is covered by a surface parking lot.

Per the pre-consultation comments from the City of Hamilton dated to 12 January 2024, a Cultural Heritage Impact Assessment was requested by the municipal heritage planners as a requisite report to be submitted with a Notice of Intention to Demolish a listed, non-designated property under the Ontario Heritage Act. Per the pre-consultation comments from the City of Hamilton dated June 21st, 2024, a revised Cultural Heritage Impact Assessment is required to accompany any revised submission for DA-21-137. This assessment must include an analysis of the property at 85 Catharine Street North and address the proposed demolition. Although removing the building will result in the loss of 19th-century architecture, the surrounding context was lost earlier when the adjacent lot became a parking area.

This report's analyses correlate to recommendations, mitigation measures and an overall conservation approach that will accommodate the evolution of Hamilton's downtown core as it relates to the property.

This report was prepared with reference to the following:

- Urban Hamilton Official Plan (2022);
- Downtown Hamilton Secondary Plan (OPA 102, 2023);
- Downtown Hamilton's Tall Buildings Guidelines (2018);
- The Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended on December 4, 2023;
- Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (2023);
- Section 2(d) of the Planning Act, R.S.O. 1990, c. P.13;
- Section 2.6 of the Provincial Policy Statement (PPS) 2020;
- Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- The Ontario Heritage Toolkit and other guidance documents, Ontario Ministry of Heritage, Sport, Tourism and Culture Industries;
- Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Heritage, Sport, Tourism and Culture Industries;
- Well-Preserved: The Ontario Heritage Foundation, Manual of Principles and Practice for Architectural Conservation, 2003, Ontario Heritage Trust;
- The Appleton Charter for the Protection and Enhancement of the Built Environment, 1983, International Council of Monuments and Properties (ICOMOS);
- Charter on the Built Vernacular Architecture, Ratified by the ICOMOS 12th General Assembly, in Mexico, October 1999.

1.2 Land Use & Zoning Maps

Municipal Address 85 Catharine Street North, Hamilton, Ontario

Legal Description PT LT 4 NATHANIEL HUGHSON SURVEY (UNREGISTERED) W/S CATHARINE ST ASIN AB331731; PT LT 5 NATHANIEL HUGHSON SURVEY (UNREGISTERED) S/WANGLE OF CATHARINE ST & WILSON ST AS IN CD263995; CITY OF HAMILTON.

Lot Area The building is situated on a parcel that is approximately 1054.8 square metres in area.

Location & Boundaries The property is situated in the middle of a city block that is bounded by Wilson to the north, Rebecca Street to the south, John Street North to the west, and Catharine Street North to the east.

Context The property's primary elevation faces east, with all four elevations visible due to the previous removal of adjacent row housing. Situated within the block bounded by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street to the east, the immediate surrounding lot coverage is primarily a surface parking lot, with some extant buildings scattered around the block's periphery; this includes the listed non-designated building located at 89 Catharine Street North. Adjacent to 85 Catharine Street North, there are three other properties identified as having cultural heritage value or interest on the City's Heritage Register at the northwest and southeast corner of the intersection of Catharine Street North and Wilson Street. All adjacent city blocks incorporate surface parking, and a blend of offices (medical centre, legal services, police headquarters, utilities), as well as mixed use residential and commercial buildings, including restaurants, retail, and other businesses that face their respective thoroughfares.

Official Plan Designation 85 Catharine Street is identified as a Downtown Mixed Use Area in the Urban Hamilton Official Plan (see Schedule E-1).

Zoning Description The Property is zoned as Downtown Mixed Use (D-3) Zone.

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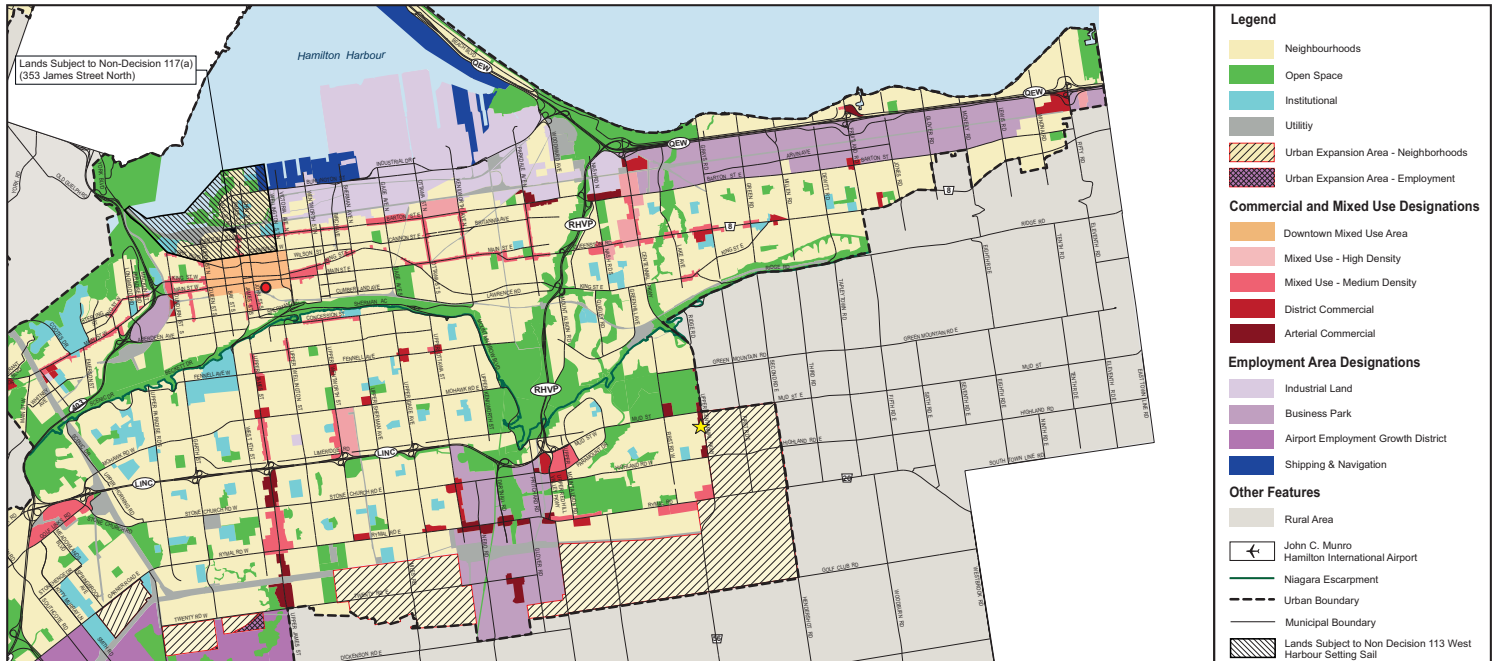


Figure 3. Land Use Plan for the property in Hamilton; 85 Catharine Street North is identified with a red dot, and is located in the Downtown Mixed Use Area (City of Hamilton, Urban Hamilton Official Plan, Schedule E-1, Urban Land Use Designations; annotated by mcCallumSather).



Figure 4. Property Data Map with 85 Catharine Street North outlined in red (Google Maps, 2022, annotated by mcCallumSather).

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Figure 5. 85 Catharine Street North, aerial view (Google Earth, 2024, annotated by mcCallumSather).

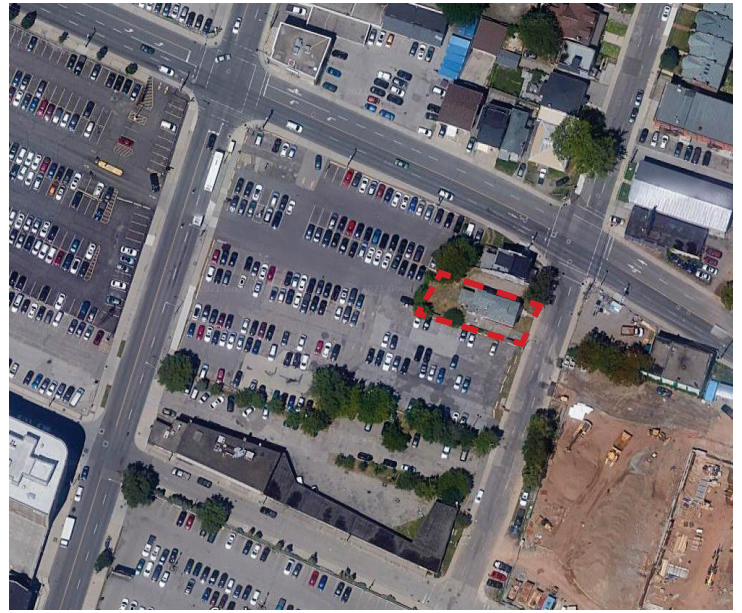


Figure 6. City Block Aerial, with 85 Catharine Street North outlined in red (Google Maps, 2022, annotated by mcCallumSather).

1.3 Property Context

Representatives of mcCallumSather visited 85 Catharine Street North to document the existing conditions in January 2024. This section provides an overview of the property, including a description of its current appearance and its location, along with a review of its heritage status.

Situated in Hamilton's downtown core, the property is part of an urban city block bounded by Wilson Street to the north, Rebecca Street to the south, John Street North to the east, and Catharine Street North to the west.

Constructed in the latter half of the 19th century, the two-and-a-half storey house-form building is situated on a narrow residential lot. Its primary elevation faces Catharine Street North, and, stylistically, it is a variation on the Victorian bay-and-gable style townhouse. Note that, in the house's historical arrangement, its adjacent tightly spaced buildings would have created a row of similar houses. The majority of these buildings have since been removed.

The surrounding area has experienced many transformations since the construction of the building at 85 Catharine Street North, with much of the adjacent lot coverage now being used for surface parking lots. The immediately adjacent residential building at 87 Catharine Street was damaged and subsequently demolished (note that fire damage from 87 Catharine Street North is visible on the brickwork at 85 Catharine Street North), and the residence at 89 Catharine Street North is similarly isolated from its surroundings and in a worse state of disrepair than the building at 85 Catharine Street North.

Otherwise, 89 Catharine Street North is surrounded by a wide variety of

Unless otherwise noted, all current photographs were taken by mcCallumSather in February 2024.



Figure 8. Primary (east) elevation of the property, showing mid and high-rise buildings to the southwest of the Property.



Figure 9. Partial east elevations of 85 Catharine Street North (left) and 89 Catharine Street North (right), showing the gap created by the removal of fire-damaged 87 Catharine Street North.



Figure 7. View of the existing building on the property, looking south down Catharine Street North as seen from the Wilson Street and Catharine Street North intersection (Google Maps, 2022).

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Figure 10. View of the existing building on the property, looking north from the Rebecca Street and Catharine Street North intersection. The house located at 85 Catharine Street North is outlined in red (Google Maps, 2022, annotated by mcCallumSather).

eclectic buildings representing varying styles, scales, and dates that are used as offices at (medical centre, legal services, police headquarters, utilities), as well as mixed use residential and commercial buildings, including restaurants, retail, and other businesses that face their respective thoroughfares.

Overall, there is a blend of architectural styles and related dates of construction in the broader area around 85 Catharine Street North. Notably, there is an in-tact contiguous row of bay-and-gable style houses at 114-122 Catharine Street North, just north of the Wilson Street intersection. These are not identical in style and ornamentation to the 85 Catharine Street North house, but they are of a similar style and date, and remain situated in an urban residential context that better recalls a 19th century historical past.

As seen in the streetview and aerial images, the immediate surface condition that surrounds 85 Catharine Street North is a series of surface parking lots.



Figure 11. Aerial view of 85 Catharine Street North, looking towards the west. The property is outlined in red (Google Earth, 2024, annotated by mcCallumSather).

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Figure 12. View of 85 Catharine Street North, looking towards the northwest. The property is outlined in red (Google Earth, 2024, annotated by mcCallumSather).

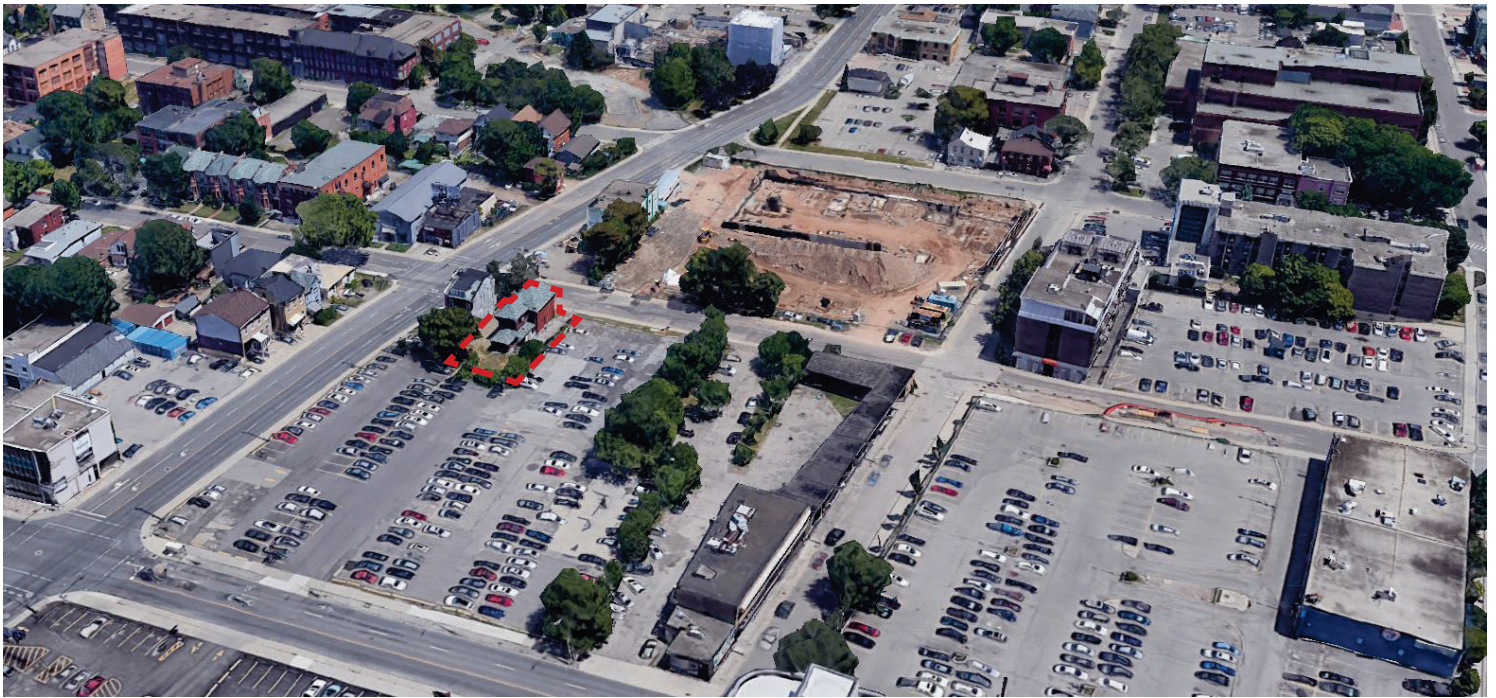


Figure 13. View of 85 Catharine Street North, looking towards the northeast. The property is outlined in red (Google Earth, 2024, annotated by mcCallumSather).

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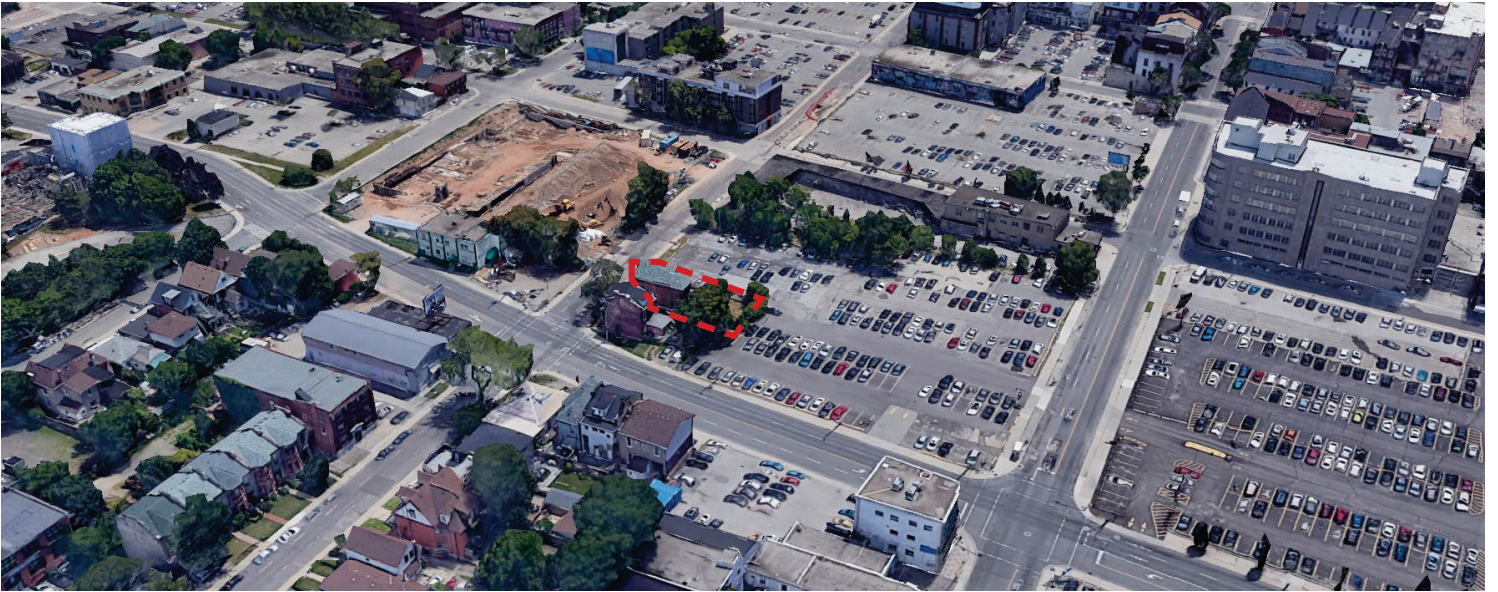


Figure 14. View of 85 Catharine Street North, looking towards the southeast. The property is outlined in red (Google Earth, 2022, annotated by mcCallumSather).

1.4 Existing Heritage Resources

The property located at 85 Catharine Street North contains one built heritage resource that is protected under the Ontario Heritage Act as a listed, non-designated property. The residential building sits on a narrow lot, and is included on the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest.

The building on this property is protected from immediate demolition by the requirement to provide Council with 60 days Notice of Intention to Demolish due to the property's listing on the Municipal Heritage Register. Such an evaluation was conducted as part of the Cultural Heritage Impact Assessment submitted in conjunction with Site Plan Approvals Application DA-21-137. This evaluation has determined that 85 Catharine Street North does not meet sufficient criteria to merit designation under Part IV of the Ontario Heritage Act. An updated evaluation using the criteria provided in Ontario Regulation 9/06 (2023) (Section 3.1) determined that the property did not meet sufficient criteria to merit designation under Part IV of the Ontario Heritage Act.

The building located at 85 Catharine Street North dates to the mid- to late-19th century. The house is a Victorian-era dwelling constructed in a variation of the 'bay and gable' architectural style, an urban residential that is prevalent in the remnant fabric of 19th century Hamilton's urban neighbourhoods.

The building features a prominent gable, with three central windows representing the storeys of the elevations - a semicircular window with a buff brick round-headed arch and stone lintel under the gable peak, and two segmental arched windows, with contemporary glass, also with stone lintels. Each of these windows has a decorative hood mould, mixing buff and red brick, with splayed stone voussoirs to give a prominent geometrical ornament on an otherwise plain facade. A decorative lintel using an alternating brick pattern in groups of three subdivides the facade between the two windows of the first and second storeys. The predominantly red-bricked building sits on a stone foundation, with a smaller segmental arch indicating the presence of a basement on the primary elevation.



Figure 15. Primary (east) elevation of the residential building located at 85 Catharine Street North.

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Figure 16. Primary (east) elevation of the residential building located at 89 Catharine Street North showing the windows and rectilinear hood moulds.
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Figure 17. Primary (east) elevation of the residential building located at 89 Catharine Street North showing the door with decorative ironwork and a stained glass transom.



Figure 18. East and north elevation of the residential building located at 85 Catharine Street North.



Figure 19. South elevation of the residential building located at 89 Catharine Street North.

The main entrance is accessed by a later-added staircase; it is unclear if the double doors have been modified or fully replaced. A similar segmental arched window arrangement is included on the second-storey facade over the entrance, which is slightly recessed on the right-hand side of the elevation. The hood moulds are repeated, and views from a distance show that the rest of the roof profile is not simply hipped, but rather is of a Dutch-gable design. The most decorative element is the glazed transom, with a foliated stained glass design surrounding the house's number, 85, in a roundel.

Side and rear elevations show some pilaster buttressing, potentially responding to structural elements on the interior, or fireplaces. The rear elevation shows alteration and the removal of a gabled extension; it is unclear if the extension was original, or a later addition, though one-storey summer kitchens were not uncommon in these buildings that had to expand to the rear of the otherwise narrow lot. The subject building is currently vacant, and has been subject to considerable water damage due to burst pipes.



Figure 20. West elevation of the residential building located at 89 Catharine Street North, showing the demolition of the rear portion of the house, which was gabled.

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1.5 Adjacent Heritage Resources

There are six (6) adjacent properties within 50m of the subject structure, identified as listed, non-designated cultural heritage resources on the City of Hamilton's Heritage Register: 89 Catharine Street North; 87 Catharine Street North; 96 Catharine Street North; 102 Catharine Street North; 103 Catherine Street North; and 87 Willson Street.

Based on recent site photos, it appears that the listed building located at the southeast corner of the Catharine Street North and Willson Street intersection, as identified in the Urban Hamilton Official Plan - Downtown Hamilton Secondary Plan map (fig. 14), has since been demolished.

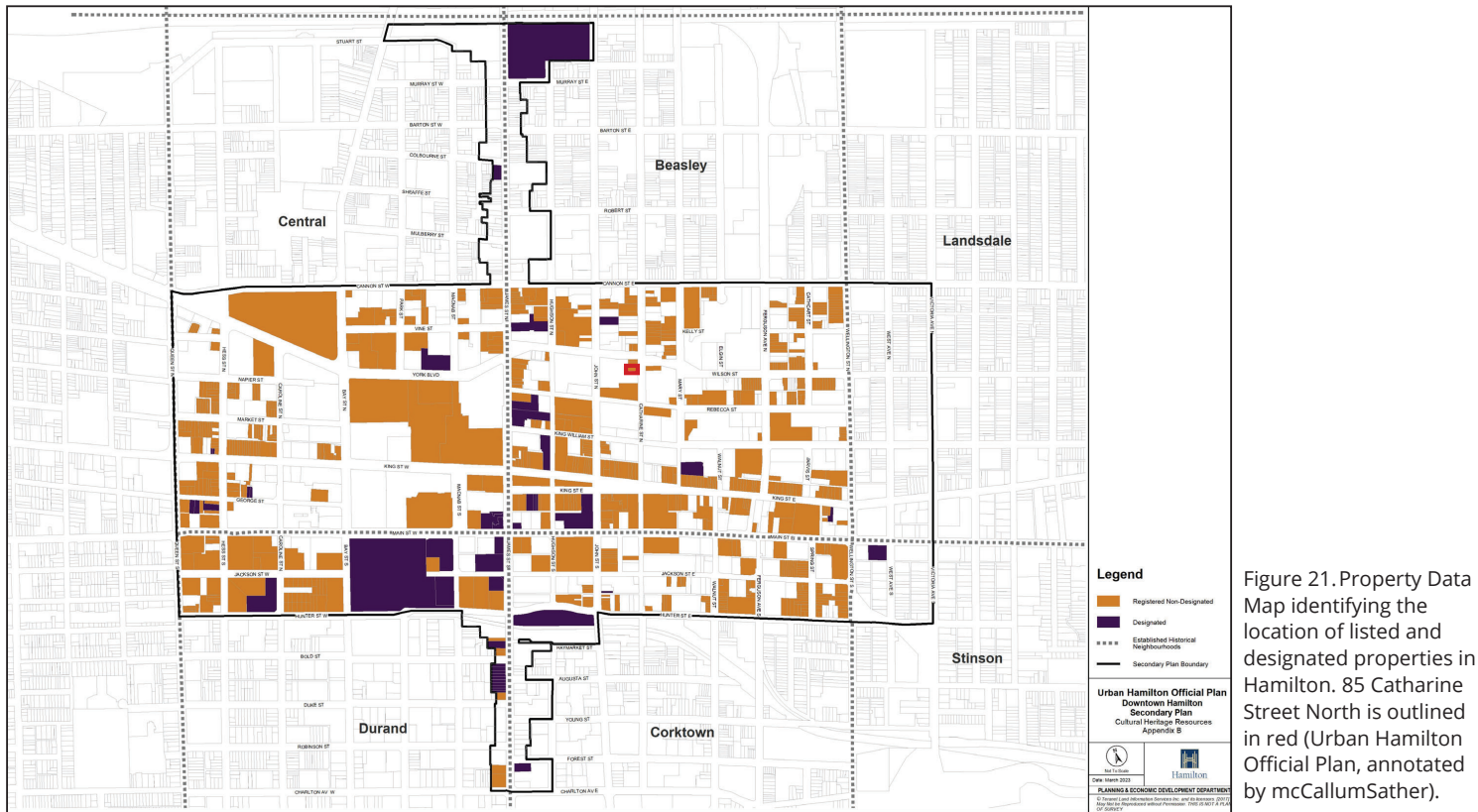


Figure 21. Property Data Map identifying the location of listed and designated properties in Hamilton. 85 Catharine Street North is outlined in red (Urban Hamilton Official Plan, annotated by mcCallumSather).



Figure 22. 89 Catharine Street North (listed, non-designated property).

Figure 23. Historical Arrangement of 85, 87, and 89 Catharine Street North, documented in c.1973. 87 Catharine Street North has since been demolished (City of Hamilton Archives, c.1970s).



1.6 Comparable Nearby Heritage Resources



Adjacent listed buildings at 85 and 87 Wilson Street (northeast corner of Wilson Street and Catharine Street North) show distinct similarities in style and date with the extant built heritage resources at 85 and 89 Catharine Street, respectively.



Figure 24. Recent image showing construction fencing and no building opposite 85 Catharine Street North (outlined in red); the grey building is 81 Wilson Street (Google Maps, 2022).

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Based on preliminary research, it appears that the building located at 85 Catharine Street North was a commonly modified version of the bay-and-gable vernacular residential building style in the Beasley Neighbourhood, and potentially more broadly in the downtown Hamilton core.

Based, at this time, on expert architectural stylistic analysis, comparable buildings can be found at 87 Wilson Street, as well as 146 and 148 Catharine Street North, respectively. Minor variations in detail recall pattern-book house designs, which allowed for the owners to personalize their home's appearance based on available designs, cost, local craftsmanship, and materials. Modifications and additions over time have increased the variations on the basic forms and details of these vernacular buildings; however, common details include the use of semicircular arches under the prominent gable, large geometric hood moulds, segmental arches and a raised entrance.

Further research is required to determine if these are remnant examples of a much more prevalent 19th century building style, or if several others also remain.



Figure 25. Primary (west) elevation of 85 Catharine Street North,



Figure 26. 87 Wilson Street (Google Maps, 2022).



Figure 27. 146 Catharine Street North (Google Maps, 2022).



Figure 28. 148 Catharine Street North (Google Maps, 2022).

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The property located at 85 Catharine Street North is situated within the Beasley Historic Neighbourhood, which was laid out in a grid pattern laid in the 1830s. Proximity to the commercial corridors along Gore Street (now Wilson Street) and James Street, as well as the close connection to the harbour, schools, churches, and banks promoted dense residential development in the area. Rail lines and the Northwestern Railway passenger and freight (established in 1873) led to a huge industrial and manufacturing growth in Hamilton's urban core during the late 19th and early 20th centuries.

As a result, Beasley neighbourhood developed as a central location for affordable housing to accommodate workers and immigrants alike. For the most part, the houses built to serve these communities were modest in size, vernacular in style, and can be seen in a great variety of architectural styles with a mix of detached, semi-detached, and contiguous row terraced buildings. Early maps show city blocks divided into extremely narrow lots, with the buildings often filling out the entire lot area; a few of the houses can be seen placed very close to one another, with as little as a two-inch gap dividing the buildings.

A variety of architectural styles can be seen in the historic neighbourhood with vernacular forms of Georgia, Italianate, and Victorian 'Bay and Gable' houses being the most prevalent on Catharine Street North. The majority of these buildings were constructed between 1875 to 1910. The bird's eye view from 1876 shows the dominant residential character of the Beasley Neighbourhood during the late 19th century.



Figure 30. Wards 5& 6, City of Hamilton, Ontario - Item #CA189, Published by Page and Smith in 1875 (Historic Map Works, annotated by mcCallumSather).

A gradual change in density and land use is also evident from late 19th century to mid 20th century. The bird's eye views drawings of Beasley neighbourhood, dating to 1876 and 1893, respectively, show the dense residential character of this urban area, filled primarily with 2-storey dwellings on narrow city lots.

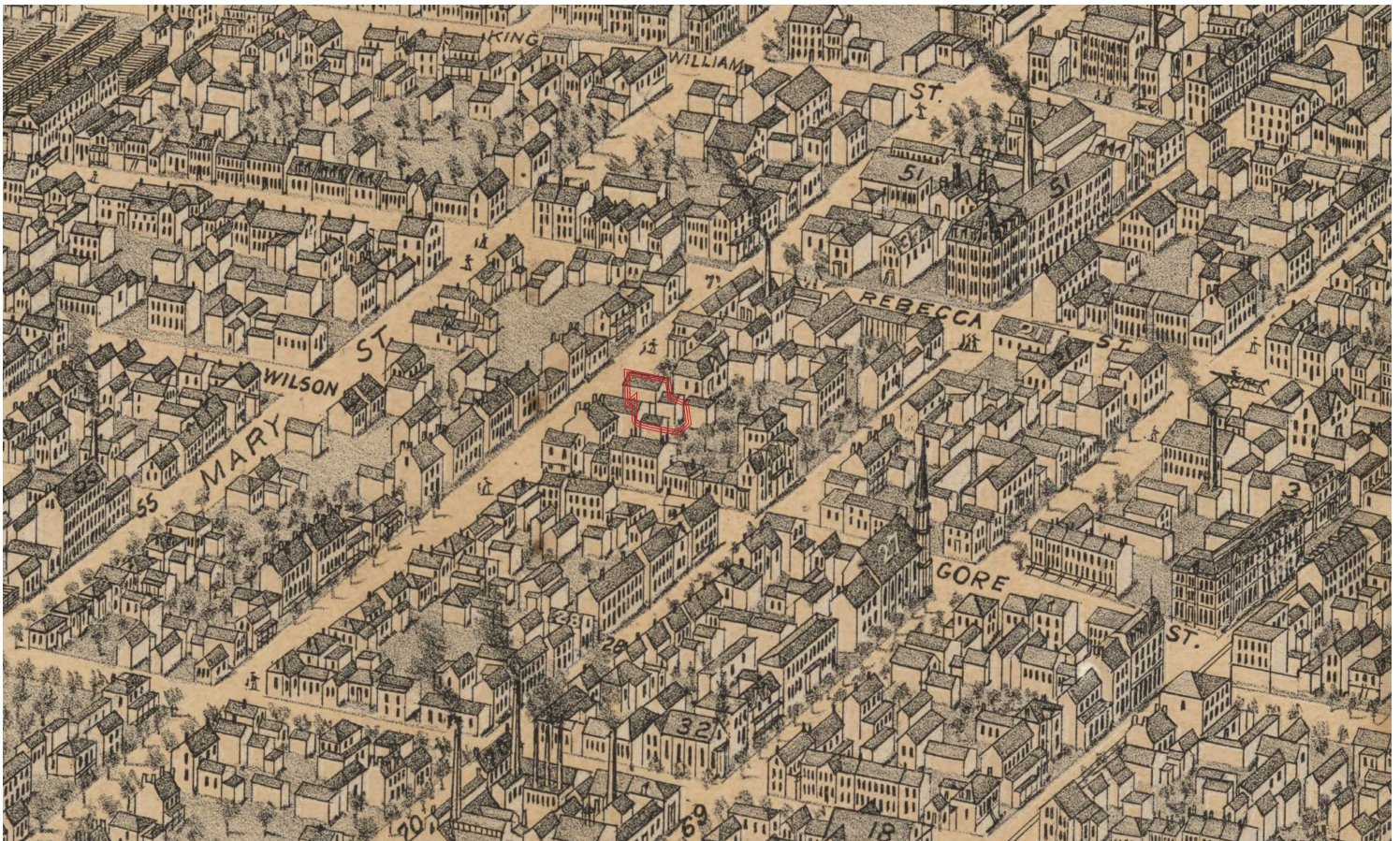


Figure 31. Bird's Eye Detail of Beasley Neighbourhood, 1876. 85 Catharine Street North is outlined in red (McMaster Digital Archive, annotated by mcCallumSather).

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A change in the streetscape on John Street can be seen with bigger houses built on the street edge in contrast to setbacks as seen in the 1876 Fire Insurance Map. The neighbourhood of Beasley required this ample housing stock to accommodate workers from all levels of the labour sector management, factory workers, civil servants, among others.



Figure 32. Bird's Eye View of Hamilton, 1893. 85 Catharine Street North is outlined in red (McMaster Digital Archive, annotated by mcCallumSather).

While the Goad's Fire Insurance Plans attest to this need, showing contiguous and closely spaced row housing in the 19th century, the block bounded by Gore Street to the north (now Wilson Street), Rebecca Street to the south, John Street North to the west, and Catharine Street North to the east began evolving into the early 19th century, with commercial enterprises taking over several lots.



Figure 33. Fire Insurance Plan of Hamilton, 1898 Key Plan of Hamilton Ontario, Volume 1, January 1898. The property located at 85 Catharine Street North is outlined in red (McMaster University Library, annotated by mcCallumSather).

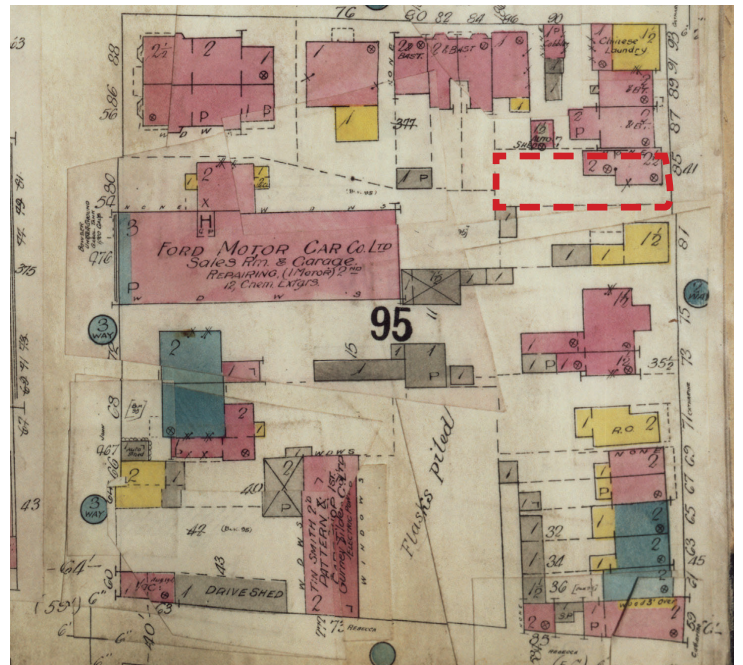


Figure 34. 1911 Fire Insurance Map. The property located at 85 Catharine Street North is outlined in red (McMaster University Library, annotated by mcCallumSather).

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Around 1910, the western portion of the block was redeveloped with an auto sales business and a repair garage (Ford Motor Company Ltd.). This was later expanded in the early 20th century to include the majority of the southwestern portion of the site. The house at the northeastern corner of the block (91-93 Catharine Street North) was transformed into a 'Chinese Laundry' business' around c.1910. It continued to serve this function for several decades, but was later removed to accommodate road widening of Wilson Street, as 89 Catharine Street North now occupies that corner of the intersection. The mid- to late-20th century also saw the construction of a retail fuel outlet, garage at the northwestern corner of the site (1947). The majority of the residential dwellings and businesses on the block were demolished in the late 1970s to build a surface parking lot.

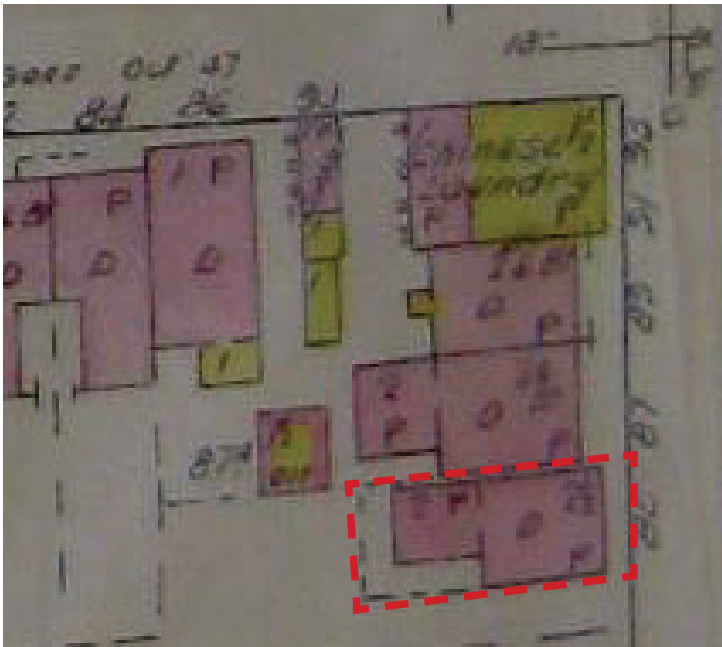


Figure 36. 1947 Fire Insurance Map. The property located at 85 Catharine Street North is outlined in red (McMaster University Library, annotated by mcCallumSather).

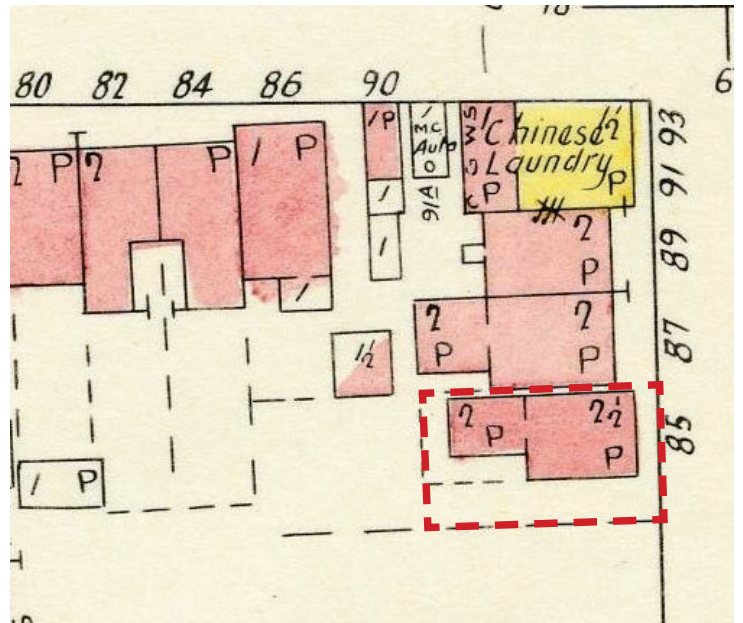


Figure 35. 1964 Fire Insurance Map. The property located at 85 Catharine Street North is outlined in red (McMaster University Library, annotated by mcCallumSather).

3.0 Heritage Values

3.1 Previous Assessment, July 16, 2021

The text below is a summary as prepared within the Cultural Heritage Impact Assessment, dating to July 16, 2021, submitted as part of the documents package for Site Plan Approval application DA-21-137.

Historical/Associative Value:

1898, 1911, 1947 and 1964 Fire Insurance map shows a building at 85 Catharine Street North with a L-shaped footprint. The surrounding context was dominantly low rise residential buildings with some commercial use at the grade level.

The building at 85 Catharine Street retains several refined high-quality architectural details, such as its brick voussoirs/hood moulds, stained glass transom, segmental-arched windows, and other decorative brickwork. It appears to be a variation on the 'bay-and-gable' style common for late 19th century residential houses in urban contexts, though the representation of comparable houses in the Beasley neighbourhood seem to indicate that the pattern used at 85 Catharine Street North was repeated more faithfully with select variations to suit the owners' interest.

Design/Physical Value:

85 Catharine Street North at the time of its inception was designed as a single-detached two-and-a-half storey brick dwelling. Constructed in the late-19th century, the front two storey brick wing had a rectangular floor plan with a short facade. A later one storey addition was incorporated at the rear. The key design features include: a hip roof with projecting eaves, brick laid in common bond, stone-cut foundation with a rock-faced finish, segmental windows with brick voussoirs. The main entrance is raised and the house is accessed by a wooden double door with decorative wood trims and stained glass transoms that represents the original door design at the time of construction. Modern day alterations don't incorporate the decorative bargeboard with fretwork and the single-stack chimney on the left side.

Contextual/Landscape Value:

The site and its surroundings were residential in character in the 19th century, but many buildings were demolished to make way for industrial and commercial buildings in the mid-20th century.

The 1911 Fire Insurance Map shows the gradual evolution of the area's residential character with the construction of Ford Motor Company office and other commercial buildings.

The architectural and urban diversity of the buildings in this area contribute to the character of Hamilton's downtown area, where a collection of varied buildings were once in close communication with one another, yet expressing architectural and functional diversity. Now, groups of buildings are isolated from one another due to the razing of extant fabric over time, and their replacement with surface parking lots.

In landscape studies, built vernacular heritage is often associated with commercial buildings such as shopping malls accessible from street entrances, theatres, hotels, and thematic/tourist-oriented businesses, all of which have an objective to attract the attention of passers-by with a unique façade. In Hamilton, there is a unique retention of pockets of 19th century architectural fabric, with low, mid, and high rise buildings otherwise dominating the landscape. With the expansive surface parking lot conditions in the area surrounding 85 Catharine Street North, evidence of historical city block planning has been reduced to the grid of streets running north-south and east-west.

As submitted on July 16, 2021, this determined that the property at 85 Catharine Street North does not meet sufficient criteria to merit individual designation.

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3.2 Evaluation Under Ontario Regulation 9/06

Ontario Regulation 9/06:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Other examples of similar residential dwellings from the mid- to late-19th century constructed in this modified 'bay and gable' construction type can be found in the city blocks to the north of the property located at 85 Catharine Street North. The similarities, with minor variations, suggest that these dwellings may have been based on a historic pattern book design, and/or were constructed by the same builder. While the building is reflective of this typology and style, it does not exemplify or define it, and as such, is not considered representative. The property located at 85 Catharine Street North, though with some architectural detailing of interest, does not appear to be a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	The house located at 85 Catharine Street North is well constructed, with red brick and stone used for its exterior walls and architectural detailing, and a stained glass transom bearing the house number recalls similar examples throughout Hamilton's historic downtown core, the property remains highly vernacular in its building tradition, and does not display a sufficient physical value in its craftsmanship, nor does it indicate extraordinary artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	As a common house-form building type from the mid- to late-19th century, the house located at 85 Catharine Street North does not demonstrate, in its style, construction, or materials, a high degree of technical or scientific achievement to express design or physical value.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No known direct associations with a theme, event, belief, person, activity, organization or institution with significance to the municipality of Hamilton or its historic downtown core were found at 85 Catharine Street North.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Although the house located at 85 Catharine Street North now stands as an example of the built form once prevalent on its city block and those adjacent to it, its isolation from that historic built environment does not serve to amplify its historical or associative value. In its individual siting, now surrounded primarily by a surface parking lot, the property located at 85 Catharine Street North does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property located at 85 Catharine Street North is not known to be connected with the work or ideas of an architect, artist, building, designer, or theorist who is significant to the community of downtown Hamilton.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	With the majority of the surrounding urban blocks covered by surface parking lots and sparsely populated by built forms, the property located at 85 Catharine Street North has been severed from its historical surroundings; as such, the property located at 85 Catharine Street North does not retain its original contextual value, and is not important in defining, maintaining, or supporting the character of the area. More in-tact urban residential city blocks are found north of Wilson Street with mid- to late- 19th century residential fabric still in its original context.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Although the property located at 85 Catharine Street North was once situated within a densely populated urban residential block, its immediate neighbours have been demolished, and its surrounding context is primarily characterized by surface parking. As such, the property located at 85 Catharine Street North does not have contextual value as it is not physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. (Ontario Regulation 569/22, s. 1).	The property located at 85 Catharine Street North is not a landmark and lacks the contextual value to be identified as a landmark.

In sum, the property located at 85 Catharine Street North is a vernacular house-form building, constructed in a modified bay-and-gable style that is common in Hamilton's historic downtown core amongst buildings constructed in the latter half of the 19th century. Although the house at 85 Catharine Street North can be compared closely with some examples in city blocks to the north, that remain more densely populated with their heritage housing, an association with a specific builder or architect of these houses has not been found. It is possible that the slight variants on this detached, narrow, urban house style relate to a pattern book for construction in kind, evidence to confirm this fact has not been found.

As the property located at 85 Catharine Street North has not met two or more of the criteria outlined in Ontario Regulation 9/06, it does not merit designation under Part IV of the Ontario Heritage Act.

4.0 Heritage Policies & Framework

Supplemental Policy Framework for applicable Federal, Provincial, and Municipal policies can be found in Appendix D.

The property located at 85 Catharine Street North includes a listed, non-designated heritage property, and is adjacent to six (6) properties within 50m that are identified as having cultural heritage value or interest on the City of Hamilton's Heritage Register, and are listed non-designated properties under Part IV of the Ontario Heritage Act.

Therefore, federal, provincial and municipal planning, and heritage policies and guidelines should be considered during the design and decision-making process. Following each sub-section, Heritage Planning Services at mcCallumSather has provided comments in relation to the applicable policies.

4.1 Federal Policies

The property located at 85 Catharine Street North is not identified on the Federal Heritage Register; however, it is the intention of provincial planning and heritage policy frameworks to work in tandem with the Standards and Guidelines for the Conservation of Historic Places, where relevant.

Federal Standards & Guidelines, 2010

The **Standards and Guidelines for the Conservation of Historic Places in Canada** is a pan-Canadian legacy document, based on internationally recognized conservation principles, that is used to guide heritage conservation planning and decision-making. It provides principles and parameters for decision-making, and serves as the definitive benchmark for all interventions on cultural resources.

The Standards and Guidelines was formally adopted by the Federal Heritage Buildings Review Office in 2003 and is used as the benchmark for Reviews of Intervention. The Standards and Guidelines identifies three conservation treatments: preservation, rehabilitation and restoration. The choice of treatment depends on the goals of the project and the heritage value of the historic place.

The Standards are a set of conservation principles that include nine preservation standards (applicable to all types projects), three additional standards for rehabilitation, and two additional standards for restoration projects. The Guidelines provide practical advice for decision-making and are presented as a series of recommended and non-recommended actions. They do not provide technical advice, nor do they replace the advice provided by conservation specialists.

The Standards and Guidelines was formally adopted by the Federal Heritage Buildings Review Office in 2003 and is used as the benchmark for Reviews of Intervention.

General Standards:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, has become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards for Rehabilitation:

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards for Restoration:

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Chapter 4: The Guidelines for the Conservation of Historic Places in Canada

Although there property located at 85 Catharine Street is not located within an identified Cultural Heritage Landscape or Heritage Conservation District, it is nonetheless situated as part of Hamilton's historic downtown streetscape; as such, future development should consider the guidelines for cultural landscapes when designing appropriate infill.

Section 4.1 Guidelines for Cultural Landscapes, including Heritage Districts 4.1.1

Additions or Alterations to a Cultural Landscape

12. Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function

Removing Existing Features from Other Periods

15. Removing or altering non character-defining features that support the land use from periods other than the chosen restoration period.

4.1.3 Land Patterns - Additions or Alterations to a Cultural Landscape

13. Designing a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of a forest.

4.1.4 Spatial Organization - Additions or Alterations to a Cultural Landscape

13. Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.

4.1.5 Visual Relationships - Additions or Alterations to a Cultural Landscape

12. Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.

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4.1.6 Circulation - Additions or Alterations to a Cultural Landscape

14. Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road.

4.1.8 Vegetation - Additions or Alterations to a Cultural Landscape

16. Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.

4.1.11 Built Features - Additions or Alterations to a Cultural Landscape

3. Documenting the function, condition, materials and surroundings of built features and the relationship of those features to each other and to the historic place, before beginning project work.

4. Assessing the overall condition of built features early in the planning process so that the scope of work is based on current conditions.

6. Retaining sound built features or deteriorated built features that can be repaired.

8. Repairing a deteriorated built feature by using recognized conservation methods. Repair may also include the limited replacement in kind of those extensively deteriorated or missing parts of built features.

11. Documenting all interventions that affect the built features, and ensuring that this documentation is available to those responsible for future interventions.

12. Repairing extensively deteriorated built features by using non-destructive methods and materials.

15. Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.

20. Removing or altering non character-defining built features from periods other than the chosen restoration period.

Sustainability Considerations

21. Selecting replacement materials from sustainable sources, where possible. For example, replacing deteriorated stone units using in-kind stone recovered from a building demolition.

Heritage Planning Services, mcCallumSather:

The opportunity to rehabilitate the urban landscape at a city block scale necessitates the removal of 85 Catharine Street North; design for new buildings should consider the rhythm, massing, scale, style, and materiality of the prior and nearby extant built heritage landscape to allow for sensitive redevelopment that serves the current and future needs of Hamilton's Downtown Core.

4.2 Provincial Policies

The property at 85 Catharine Street North is located in Hamilton, Ontario; this makes it subject to several provincial as well as municipal policies, as outlined below.

Provincial Policy Statement ('PPS'), 2020

The Ontario Heritage Act makes provisions for the protection and conservation of heritage resources in the Province of Ontario. The Planning Act (1990) and related Provincial Policy Statement (PPS), which was updated in 2020, and again in 2023, make several provisions relating to heritage conservation. With respect to housing, the Provincial Policy Statement directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant built heritage resources and cultural heritage landscapes.

A 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 register." (PPS 2020).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS 2020).

The following planning policy from the PPS (2020) is applicable to the proposed development:

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

e) 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;

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscape shall be conserved.

Eight Guiding Principles in the Conservation of Built Heritage Properties

In parallel to the PPS (2020), the *Eight Guiding Principles in the Conservation of Built Heritage Properties* is a document created by the Ministry of Heritage, Sport, Tourism, and Culture. These principles are based on international charters on conservation, which have guided conservation efforts for over a century, to allow for the better understanding of the significance and value of cultural resources in a context of change, and encourage decision-makers to integrate heritage resources and project requirements.

The principles are considered as best practice in the conservation of heritage resources; the relevant principles as applicable to the proposed development have been excerpted below:

Respect for documentary evidence: do not restore based on conjecture.

Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.

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

Heritage Planning Services, McCallumSather:

In Hamilton's historic downtown area, there are opportunities to conserve the legibility of urban residential streetscapes north of the property located at 85 Catharine Street North. As the building located on the property is not considered to be a significant built heritage resource, its removal will facilitate the rehabilitation of a sense of place through well-designed built form and cultural planning at the city block scale.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

1.1 The Greater Golden Horseshoe

The Greater Golden Horseshoe (GGH) is one of the most dynamic and fast-growing regions in North America. It is the destination of choice for many people and businesses relocating from other parts of Canada and around the world. They settle here because of the high quality of life and the economic opportunities. This is a place of prosperity where, through their skills and talents, people are building a greater future for themselves.

A Place to Grow Plan, together with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan, builds on the Provincial Policy Statement (PPS) to establish a unique land use planning framework for the GGH that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity.

In implementing these provincial plans, the Province recognizes the importance of consulting with First Nations and Métis communities on planning matters that may affect their rights and interests. Provincial plans must be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights under section 35 of the Constitution Act, 1982.

1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The Places to Grow Act, 2005 enables the development of regional growth plans that guide government investments and land use planning policies.

Vision (*relevant excerpts only*):

The GGH will have sufficient housing supply that reflects market demand and what is needed in local communities. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual well-being.

Getting around will be easy. An integrated transportation network will allow people choices for easy travel both within and between urban centres throughout the region.

Urban centres will be vibrant and characterized by more compact development patterns that support climate change mitigation and adaptation, and provide a diversity of opportunities for living, working, and enjoying culture.

1.2.1 Guiding Principles (*relevant excerpts only*):

The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

4.1 Context (*relevant excerpts only*):

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.

4.2.7 Cultural heritage resources

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.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

Relevant Definitions

Built heritage resource - A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Compact built form - A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.

Conserved - 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage resources - Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Heritage Planning Services, mcCallumSather:

Although the Growth Plan encourages retention of built heritage resources, the building at 85 Catharine Street North is isolated from its historic built landscape. The removal of this building will facilitate a unique opportunity to redevelop the property as part of a consolidated parcel that achieves the Growth Plan's central goal of establishing complete communities.

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

**Part III.1 Standards and Guidelines for Provincial Heritage Properties
Heritage standards and guidelines**

(3) The Minister may prepare heritage standards and guidelines which shall,
(a) set out the criteria and the process for the identification of properties

referred to in subsection (2) that have cultural heritage value or interest; and
(b) set standards for the protection, maintenance, use and disposal of property referred to in clause (a). 2005, c. 6, s. 13.

Part IV: Conservation of Property of Cultural Heritage Value or Interest

26 (1) In this Part,
"Property" means real property and includes all buildings and structures thereon. 2005, c. 6, s. 14.

Register and Municipal Heritage Committee

Non-designated property

(3) Subject to subsection (18), in addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part if,

(a) the council of the municipality believes the property to be of cultural heritage value or interest; and

(b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria. 2022, c. 21, Sched. 6, s. 3 (2).
Restriction on demolition, etc.

(9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.

Heritage Planning Services, mcCallumSather:

The property located at 85 Catharine Street North is a listed, non-designated property. Evaluations under Ontario Regulation 9/06 conducted in 2021, and again in 2024, have determined that the property does not meet sufficient criteria to merit designation under Part IV of the Ontario Heritage Act. As such, it should be removed from the City of Hamilton's Heritage Register.

4.3 Municipal Policies

The property located at 85 Catharine Street North is subject to the municipal policies of the City of Hamilton.

City of Hamilton Urban Official Plan, 2013)

B.3.0 Quality of Life and Complete Communities

Quality of life in our City has profound direct and indirect effects on the lives of all Hamiltonians. Improvements to the City's quality of life directly improve the lives of residents, but also improve the City's image and identity and the local economy by attracting and retaining people, business and investment.

Complete communities provide convenient access to a mix of jobs, local services and shops, a full range of housing and community facilities such as schools, recreation facilities, open space, health care facilities, cultural facilities, and more. Complete communities enable residents to meet most of their daily needs within a short distance from their homes, facilitating ease of access and use of public transit and active modes of transportation. Therefore, complete communities also improve air quality and reduce greenhouse gas emissions that contribute to, and worsen, the impacts of a changing climate. (OPA 167)

Many planning factors contribute to quality of life and complete communities. The intent of this Section is to provide direction on a number of factors that are to be considered in municipal decision making; factors that when combined, work together to create exciting, diverse, effective and pleasing places to live, work, play, and learn. These aspects of quality of life include supporting and promoting a strong economy; providing for a range of housing opportunities for all segments of the population; protecting and enhancing our cultural heritage resources; providing and maintaining community and emergency facilities such as parks, libraries, schools, fire, emergency medical and police facilities, and health care facilities; ensuring public safety through policy direction for contaminated sites, hazard lands, water and air quality, and by-law enforcement and building inspection services; and, ensuring that our built environment is well-designed to create a high quality public realm. Policies protecting Hamilton's natural heritage and green spaces are also critical to quality of life and complete communities.

Cultural heritage links communities to their roots and contributes to our image and cultural identity. Policies support the conservation of cultural heritage resources.

Cultural Heritage Resources Policies

Wise management and conservation of cultural heritage resources benefits the community. Cultural heritage resources may include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources represent intangible heritage, such as customs, ways-of-life, values, and activities. The resources may represent local, regional, provincial, national, or Indigenous heritage interests and values. (OPA 167)

This section establishes a number of goals and policies for the conservation of the City's cultural heritage resources organized around three key components: archaeology, built heritage, and cultural heritage landscapes. These policies shall be read in conjunction with all other policies of this Plan.

3.4.1 Policy Goals

The following goals apply to the care, protection, and management of cultural heritage resources in Hamilton:

3.4.1.1 Identify and conserve the City's cultural heritage resources through the adoption and implementation of policies and programs, including partnerships among various public and private agencies and organizations.

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.

3.4.1.3 Encourage meaningful engagement with indigenous communities regarding cultural heritage and archaeological resources, in consultation with the Province. (OPA 167)

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

3.4.1.5 Encourage the rehabilitation, renovation, and restoration of built heritage resources in order that they remain in active use.

3.4.1.6 Promote public and private awareness, appreciation, and enjoyment of Hamilton's cultural heritage through public programmes or heritage interpretation activities, heritage tourism, and guidance on appropriate conservation practices.

3.4.2 General Cultural Heritage Policies

3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:

- 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) Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.
- c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's cultural heritage resources.
- d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.
- e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.
- f) Support the continuing use, reuse, care, and conservation of cultural heritage resources and properties by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.
- g) 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.

h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.

i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.

j) Incorporate the conservation practices and principles of the Standards and Guidelines for the Conservation of Historic Places in Canada and the Eight Guiding Principles In The Conservation Of Built Heritage Properties, prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. (OPA 167)

3.4.2.2 The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.

Heritage Designation

3.4.2.3 The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the Ontario Heritage Act, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.

Listing of Properties in the Heritage Register

3.4.2.4 The City shall maintain, pursuant to the Ontario Heritage Act, a Register of Property of Cultural Heritage Value or Interest. In considering additions and removals of non-designated cultural heritage property to or from this Register, the City shall seek and consider advice from its Municipal Heritage Committee.

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3.4.2.5 In addition to the provisions of the Ontario Heritage Act respecting demolition of buildings or structures located on cultural heritage properties contained in the Register, the City shall ensure that such properties shall be conserved in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act, R.S.O., 1990 c. P.13.

Protection of Non-Designated or Non-Registered Heritage Properties

3.4.2.6 The City recognizes there may be cultural heritage properties that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest or designated under the Ontario Heritage Act, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.

3.4.2.7 The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved through various legislated planning and assessment processes, including the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act and the Funeral, Burial and Cremation Services Act. (OPA 167)

3.4.2.8 To ensure consistency in the identification and evaluation of these non-designated and non-registered cultural heritage properties, the City shall use the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act.

Cultural Heritage Evaluation Criteria

3.4.2.9 The City may establish guidelines to further refine the criteria established by provincial regulation under the Ontario Heritage Act, as set out in Policy B.3.4.2.8 and that is consistent with the provincial criteria. (OPA 167)

Cultural Heritage Conservation Plan Statements

3.4.2.10 The City shall prepare cultural heritage conservation plan statements for areas where the concentration or significance of cultural heritage resources require that detailed guidance be provided for the conservation and enhancement of these resources, in accordance with Section F.3.1.4 – Cultural Heritage Conservation Plan Statements. The statements will, in part,

be prepared to ensure that development, site alteration and redevelopment proposals demonstrate appropriate consideration for their impact on cultural heritage resources.

Cultural Heritage Impact Assessments

3.4.2.11 A cultural heritage impact assessment: (OPA 57 and OPA 64)

a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

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

b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.

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

3.4.2.13 Where cultural heritage resources are to be affected, the City may impose conditions of approval on any Planning Act, R.S.O., 1990 c. P.13 application to ensure their continued protection prior to site alteration or soil disturbance. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes, and heritage features salvaged, where feasible or appropriate, at the expense of the applicant prior to demolition. (OPA 167)

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

Public Awareness

3.4.2.15 Public awareness and enjoyment of the City of Hamilton's cultural heritage shall be promoted. In order to enhance opportunities for conserving cultural heritage resources, the City may:

- a) participate in cultural heritage programs, including management, planning, and funding programs, of other levels of government or any other agencies and groups, that are intended to conserve, restore, protect, interpret, or communicate or otherwise assist in the management of cultural heritage resources;
- b) initiate or support public programmes or heritage interpretation activities intended to increase community awareness and appreciation of the City's heritage, including its recent history and distant past in order to represent either popular or under-represented stories, themes and histories of people or groups;
- c) participate in public programmes or heritage interpretation activities of other levels of government or other agencies and groups;
- d) encourage active citizen participation in cultural heritage conservation activities; and,

e) name roads, streets, water courses, and other public places and facilities to recognize all persons, groups, themes, activities, landscapes, or landmarks of interest in the City that have contributed to the cultural heritage and diversity of Hamilton's history.

3.4.3 General Cultural Heritage Policies for Urban Areas Downtowns

3.4.3.1 The City includes several downtown areas that are historical centres of the community and typically contain a high concentration of cultural heritage resources and associated historical streetscapes, including buildings, such as town halls, landmark institutional buildings, commercial terraces, churches, railway stations, parks, and distinctive residential areas. These downtowns are generally located within the Downtown Urban Growth Centre and the Community Nodes associated with the downtowns of the former municipalities of Ancaster, Dundas, Stoney Creek, and Waterdown. The City shall define downtown boundaries through secondary planning processes or other detailed planning initiatives.

3.4.3.2 Within these downtown areas, the City shall conserve individual cultural heritage properties and areas of heritage value, including streetscape features, traditional circulation patterns, and important views, and ensure that new development respects and reflects the design of surrounding heritage buildings.

3.4.3.3 New development or redevelopment in downtown areas containing heritage buildings or adjacent to a group of heritage buildings shall:

- a) encourage a consistent street orientation in any new building forms;
- b) maintain any established building line of existing building(s) or built form by using similar setbacks from the street;
- c) support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;
- d) encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,
- e) reflect the character, massing, and materials of surrounding buildings.

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3.4.3.4 The City shall encourage the use of contemporary architectural styles, built forms, and materials which respect the heritage context.

3.4.3.5 Where alterations are proposed to built heritage resources within the Downtown areas, the following principles shall be followed:

- a) maintain the basic relations of the horizontal divisions of the building;
- b) maintain original façade components and materials wherever possible;
- c) replicate the original parts and materials wherever possible; and
- d) remove elements that are not part of or hide the original design.

Established Historical Neighbourhoods

Established historical neighbourhoods are neighbourhoods that were substantially built prior to 1950. These neighbourhoods exhibit unique character, provide examples of historical development patterns, and contain concentrations of cultural heritage resources.

3.4.3.6 The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.

3.4.3.7 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.

Heritage Planning Services, mcCallumSather:

Although the building located at 85 Catharine Street North was once part of a densely built urban block, it has since been isolated from its established historical neighbourhoods. With similar buildings of date and style better integrated into their respective landscapes just north of the property, the opportunities articulated under the Official Plan

relating to complete communities should be taken into consideration when planning and designing the infill made possible through the consolidation of lots and demolition of 85 Catharine Street North.

Downtown Hamilton Secondary Plan (OPA 102, 2023)

6.1.1 Vision

The Downtown Hamilton of the future shall be a vibrant focus of attraction where all ages, abilities, and incomes can live, work, learn, shop, and play. The future Downtown shall be a healthy, safe, comfortable, accessible, and prosperous community that promotes a high quality of life. It will combine the best of our heritage with new concepts and designs while seamlessly linking together the Downtown, surrounding neighbourhoods, the Waterfront, and the Escarpment.

6.1.2 Principles

The following principles provide guidance for evaluating initiatives and proposals for the Downtown to ensure that the City is taking a consistent approach to Downtown development:

- a) *Use public realm improvements as a catalyst for revitalization.* The Downtown Hamilton Secondary Plan emphasizes the importance of streets and public spaces. By supporting streetscaping, landscaping, park enhancements, public art, pedestrian, cycling, and transit amenities, the City signals its pride and confidence in the Downtown. A focus on improved public spaces shall be used to stimulate investment on adjacent private properties.
- c) *Promote Downtown living.* Creating residential neighbourhoods in the Downtown has long been recognized as key to its revitalization. Downtown residents can contribute to Downtown retailers' and service providers' viability. The ability to walk or bicycle to work, school, shopping, services, recreation, and entertainment facilities shall reduce or potentially eliminate vehicle trips and the associated demand for parking. Increased densities along major routes into the Downtown will support public transit. The Downtown Hamilton Secondary Plan identifies opportunities for a range of housing types catering to a variety of income levels and household characteristics. This Plan also commits the City to provide the public services and amenities required by future Downtown residents.
- d) *Build on existing strengths.* Downtown Hamilton is the location for major

public and cultural facilities and functions as the cultural and institutional centre of the City. Downtown is a destination for those seeking diverse experiences, products, and services. All of these activities are set within an architecturally and historically rich area. Hamilton's legacy of historic buildings and streetscapes are its greatest distinction and worthy of enhanced restoration effort. The Downtown Hamilton Secondary Plan builds on these strengths.

e) *Downtown is healthy and safe.* Downtown neighbourhoods will be designed and built to provide a foundation for healthy living by promoting physical activity (connected streets, active transportation, mixed land uses, parks and open space), healthy diets (farmer's markets, community gardens), and supportive environments (places to gather, cultural spaces, architecture and public art). There are many ways the built environment can impact health and this Plan recognizes the importance of improving public health and preventing disease through built form and changes to the environment.

g) *Culture is fundamental to Downtown Revitalization.* The City of Hamilton embraces the international consensus that culture is the fourth pillar of sustainable development, joining economic prosperity, environmental responsibility, and social equity. Consideration of integrating cultural vitality into all City decisions and initiatives shall be given as the City adopts a holistic approach to culture.

6.1.3 Objectives

The following objectives shall apply to development within the Downtown Hamilton Secondary Plan area:

6.1.3.1 Respect Design and Heritage

Downtown Hamilton has a rich cultural legacy. The heritage structures and spaces provide a physical history of the community. Conservation and re-use of these buildings not only enhances the Downtown but can serve as a catalyst for other public and private investments. Heritage buildings also provide living examples of design elements that can be reflected in new construction that complements rather than diminishes the surrounding streetscape. The Downtown Hamilton Secondary Plan policies call for a greater emphasis on urban design and heritage conservation as critical elements of downtown revitalization. To achieve these objectives development shall:

- a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.
- b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.
- c) Conserve and enhance the Gore area as the primary landscaped open space and concentration of built heritage resource buildings in Downtown Hamilton.
- d) Create new programs and planning mechanisms to ensure a higher standard of urban design in Downtown Hamilton.
- e) Ensure that public improvement projects are undertaken within an overall design and implementation program that respects these objectives.

6.1.4.6 *When considering an application for development, the following matters shall be evaluated:*

- a) compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other impacts;
- b) the consideration of transition in height to adjacent and existing buildings;
- c) that height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood; and,
- d) the conservation of on-site and adjacent cultural heritage resources.

6.1.4.28 *All development shall:*

- a) be massed to frame streets in a way that respects and supports the adjacent street proportions;
- b) be compatible with the context of the surrounding neighbourhood;
- c) contribute to high quality spaces within the surrounding public realm; and,
- d) provide high quality spaces within the buildings themselves.

6.1.11 Cultural Heritage Resource Policies

6.1.11.1 Heritage buildings and streetscapes define Downtown Hamilton as a unique place. The existing concentration of heritage built form is one of the key strengths and opportunities in Downtown Hamilton. The Downtown Hamilton Secondary Plan recognizes the value of heritage buildings, streetscapes, and the cultural landscape and places a priority on their retention and enhancement. In addition to Section B.3.4 – Cultural Heritage

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Resource Policies of Volume 1, the following policies shall also apply to cultural heritage resources within the Downtown Hamilton Secondary Plan:

a) the Downtown Hamilton Secondary Plan is comprised of six established historical neighbourhoods: Beasley Neighbourhood, Central Neighbourhood, Corktown Neighbourhood, Durand Neighbourhood, Landsdale Neighbourhood and Stinson Neighbourhood, as identified on Appendix B – Downtown Hamilton Secondary Plan – Cultural Heritage Resources and as such, Policies B.3.4.3.6 and B.3.4.3.7 – General Cultural Heritage Policies for Urban Areas of Volume 1 shall apply;

b) cultural heritage landscapes shall be protected by retaining major characteristics through the review of Planning Act applications. The Downtown cultural heritage landscapes are identified on Appendix B-1 – Downtown Hamilton Secondary Plan – Cultural Heritage Landscapes;

c) as part of the City-wide inventory of cultural heritage landscapes, the extent of the cultural heritage landscapes identified in on Appendix B-1 – Downtown Hamilton Secondary Plan – Cultural Heritage Landscapes shall be confirmed;

d) conservation of existing cultural heritage resources shall be a priority in all development. New development shall be compatible with on-site and adjacent cultural heritage resources. Adaptive re-use will be given priority for all built heritage resources;

e) the City may require that as part of development proposals that cultural heritage resources be retained on-site and incorporated, used or adaptively re-used, as appropriate with the proposed development. Retention and protection of cultural heritage resources on lands subject to development may be a requirement as a condition of development approval. Specifically, heritage easements under subsection 37(1) of the Ontario Heritage Act may be required and negotiated, as well as development agreements, respecting the care and conservation of the affected heritage property.

Table B.6.1.16

Street	Design Functions	Design Objectives
Catharine Street	<ul style="list-style-type: none"> Neighbourhood linkage 	<ul style="list-style-type: none"> Improve vehicular/ pedestrian and cycling separation Provide improved pedestrian and cycling amenities
John Street	<ul style="list-style-type: none"> Important link between Downtown, the Waterfront and adjacent residential areas Support James and King Street retail area; Escarpment Access 	<ul style="list-style-type: none"> Widen public sidewalk where feasible Establish safe pedestrian environment with appropriate separation from vehicles Better balance of pedestrian, cycle & transit needs with vehicular needs Provide connections to eastwest streets into neighbourhood areas
York Blvd./Wilson Street	<ul style="list-style-type: none"> Key entry route and gateway into the Downtown from Highway 403 Primary route through on north side of Downtown Priority cycling corridor for separated bike lane 	<ul style="list-style-type: none"> Establish a safe pedestrian and cycling environment with appropriate separation from vehicles

6.1.13 Infrastructure, Energy and Sustainability Policies

a) infrastructure related works within the Downtown Hamilton Secondary Plan area shall have regard for the character of established historical neighbourhoods and shall ensure that built heritage resources and cultural heritage landscapes are conserved, where feasible;

Heritage Planning Services, mcCallumSather:

The opportunity to rehabilitate the urban landscape at a city block scale necessitates the removal of 85 Catharine Street North; design for new buildings should consider the rhythm, massing, scale, style, and materiality of the prior and nearby extant built heritage landscape to allow for sensitive redevelopment that serves the current and future needs of Hamilton's Downtown neighbourhoods. Emphasis should be placed on the relationship of any proposed development to its immediate surroundings, catering to the goals outlined in the Secondary Plan.

Downtown Hamilton Tall Buildings Guidelines (2018)**Site Character & Local Context****Character Areas**

The Guidelines are organized around Character Areas (Section 2.1) which are organized based on common land uses, building typologies and interfaces with adjacent public realm (e.g. streetscape or park) contributing to their unique identities. Descriptions of the Character Areas and their Priorities are described in this section.

Character Area Priorities

The delivery of a vibrant, mixed use Downtown requires the articulation of priorities and elements that require special attention. This should respond to the unique context and vision for each of the Character Areas within the Downtown, and include priorities, as identified through the Study consultation.

The visual directions for each of the Character Areas are illustrated in the following pages and demonstrate key elements that need to be considered as redevelopment occurs within each Character Area of the Downtown, including: vision for each character area, built form qualities and public realm interface, priorities/key considerations and urban design strategies (e.g. consistent street wall, street interface, transitional frontage, setbacks to complete the pedestrian boulevard, active façades, etc.).

The balance of the Downtown Area not identified as one of the first six Character Areas contains a mix of uses, including retail, commercial uses and residential. These areas are still subject to the Tall Buildings Guidelines, so long as a tall building is deemed as an appropriate building type for the property based on the site assessment process, the character of the area and the contextual considerations.

2.7 John/Rebecca Area and King William Area

The vision for John/Rebecca Area and King William Area is to feature street-oriented buildings that restore the traditional character of the Downtown area.

The John Street/Rebecca Street character area is envisioned as a highly urban residential and mixed-use area. There is an opportunity to build on the existing nucleus of restaurants on the northern side of King William Street to create a vibrant entertainment district. A new park (John/Rebecca Park) is planned for the block bounded by King William, John, Rebecca, and Catharine Streets. This park represents a key opportunity to create a focal point for the area.

In addition, the parking lots around John and Rebecca Streets offer rare opportunities to develop full blocks of the Downtown. These blocks could house larger uses like community facilities or supermarkets that are integrated with a mix of building types, including tall buildings, townhouses, and mid-rise buildings.

New development shall meet the following design priorities:

- a. New development shall be oriented to the street, with minimal setbacks, and parking facilities located within the interior of the block or below ground;
- b. Access to parking shall occur through a consolidated driveway system;
- c. The streetwall height of new buildings and additions should be low-to mid-rise in order to support a pedestrian scale along the public streets. Higher-intensity and taller buildings should be massed as to achieve a harmonious relationship with adjacent buildings, public spaces and any planned development;

- d. The façade of larger buildings should be designed with particular attention to detail to avoid uninterrupted blank walls along building facades by articulating building facades at a minimum of every 50' (25' preferred). Facade articulation may include notched setbacks, projecting bays, balconies, etc.;
- e. Shadows from proposed development should allow for 50% sun coverage of the John Rebecca Park at all times of the day as measured from March 21st to September 21st; and,
- f. Development fronting the John/Rebecca Park:
- i. Should address and help frame the street and open space with active and accessible uses at grade;
 - ii. Should orient buildings, including windows, entrances, balconies, and other building elements towards the park;
 - iii. Should incorporate appropriate stepbacks to provide a human scale podium; and,
 - iv. Should mitigate potential shadow and window impacts on the park

3.1 Heritage Conservation

The shape and form of Tall Buildings should respond to and respect Hamilton's existing rich architectural legacy, as represented in the stock of heritage buildings and districts.

The cultural heritage mapping in the Downtown Hamilton Secondary Plan identifies elements of designated heritage significance. Additionally, the Downtown Built Heritage Inventory (completed in 2014) identifies a long list of heritage properties including recommended, registered and designated buildings, many of them within the study area (refer to Section 2.5 of the Tall Buildings Study).

In addition to the properties already identified in these documents, the maintenance or adaptation of any existing building element of architectural value that could reinforce the history and character of the property is highly encouraged. New development shall meet the following design principles:

- a. Conservation and retention of existing cultural heritage resources should be a priority;

- b. Building bases should respect the grain and scale of the surrounding historic fabric;
- c. When an existing building is adapted/incorporated into the base of a tall building, the size and shape of the original window openings and entrances should be maintained;
- d. Symmetry features of original design and construction should be maintained;
- e. Vertical and/or horizontal demarcation devices should be maintained where possible;
- f. New buildings should demonstrate similar proportions and massing of adjacent heritage structures and continue the rhythm of the traditional street façade; further, the streetscape rhythm may be maintained and defined by respecting the existing historic vertical fabric, horizontal bays and materiality;
- g. Tall buildings should not visually impede the setting or view of listed/ designated heritage buildings, including the concentration of heritage buildings around the Gore; and,
- h. Modern approaches to building design are a suitable option as long as they respect and enhance the existing historic character of adjacent buildings.

Heritage Planning Services, mcCallumSather:

In conjunction with overlapping municipal policies, the Downtown Tall Building Guidelines most directly address the built environment that surrounds the property located at 85 Catharine Street North. It provides detailed guidelines that should be applied to any new development in this area. Specifically, the policy notes that "the parking lots around John and Rebecca Streets offer rare opportunities to develop full blocks of the Downtown. These blocks could house larger uses like community facilities or supermarkets that are integrated with a mix of building types, including tall buildings, townhouses, and mid-rise buildings." This references and describes the isolated urban context of 85 Catharine Street North, surrounded by a large surface parking lot, and articulates the opportunity to design for the neighbourhood at the city block scale.

5.0 Impact Assessment

This section of the report relies on and carefully considers the applicable federal, provincial and municipal heritage policies and best practice framework, including the Standards and Guidelines for the Conservation of Historic Places in Canada. The Ministry of Citizenship and Multiculturalism (MCM) provides guidance and information regarding cultural heritage and archaeological resource conservation in land use planning in the Ontario Heritage Toolkit (2006). Negative impacts to a cultural heritage resource that may occur due to a proposed development or site alteration are identified in the Ontario Heritage Toolkit. Throughout the impact assessment, consideration has been given to the following potential impacts:

- Demolition, damage or removal of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance of a cultural resource;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; and
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.

Subject Property Heritage Resources

The land at 85 Catharine Street North contains a 19th century residential building; this built heritage resource is protected from immediate demolition as it is a Listed, non-designated property under the Ontario Heritage Act.

Adjacent Heritage Resources

Given the inherent flatness of the surface parking lots that surround 85 Catharine Street North, any infill will have a **significant** on the nearby listed resources and overall urban landscape. While any proposed development will alter the existing spatial organization of the properties, the block-scale of infill will have the opportunity to contribute to the diversity of architectural styles, forms, and shapes in the surrounding heritage context, which features a dense landscape integrating commercial/mixed-use low-rise buildings, with civic and religious landmarks.

The architectural eclecticism in the area represents by itself a key character-defining element of the evolution of the urban landscape over time. Any forthcoming development should be analyzed from a heritage landscape perspective to ensure that it sets a precedent for sympathetic infill that allows for growth and redevelopment in the coming years.

5.1 Analysis of Potential Impacts

The objective of this section is to present an overview of potential impacts associated with the proposed development, and to provide conservation approach and strategies to mitigate those impacts.

Impacts relating to the removal of 85 Catharine Street North and future opportunities for landscape rehabilitation at the city block-scale have been assessed previously and updated in this report. If a new development was to be proposed for this site, further analysis would be required.

Landscape Impact

The building located at 85 Catharine Street North stands in a rather solitary condition, as one of just a few buildings left to dot the periphery of the city block bounded by Rebecca Street to the South, John Street North to the west, Wilson Street to the North, and Catharine Street North to the east.

Retention of the Property in situ would negatively impact that potential for cityscape design that emphasizes the corner expression at Wilson Street and Catharine Street North in a meaningful and functional manner.

The public realm improvement of full-block design outweighs the contribution that the residential building at 85 Catharine Street North provides within its current urban landscape context. It is situated in a sea of surface parking lots, and although it represents a building style and date that lacks representation on this block, just north of the intersection is a contiguous row of houses of a comparable style and date that are better in-tact.

Architectural Impact

Removal of the building at 85 Catharine Street North would impact the landscape as a remnant built form of its date and style, but its scale,

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materiality, ornamentation, and design could meaningfully inform block-scale design with pedestrian-focused streetscape planning. The demolition of the building at 85 Catharine Street North will result in the removal of architectural elements that were integral to the previous streetscape and typology, suggesting changes to the surrounding urban fabric. Overall, the removal of this building represents part of the evolution of the property, and makes space for the addition of a contemporary layer of fabric to define a new era for this city block

Visual Impact

Although the building located at 85 Catharine Street North currently creates a vertical punctuation mark on its otherwise quite barren block of street-parking, it is this context that necessitates the removal of the building to accommodate a future redevelopment that can account for design of the entire city block. The visual impact of removing the house could be later mitigated with thoughtful urban streetscape design.

Land Use Impact

Contextually, the properties are surrounded by mixed-use commercial developments and buildings with institutional uses. Following our research and analysis, it has been determined that the removal of the building at 85 Catharine Street North will allow a for a future visual landscaped connection to the commercial area and urbanistically helps to create a sense of place to connect the evolving urban downtown areas. Therefore, any future development that replaces 85 Catharine Street North and infills the surrounding parking lot will contribute to a new use in the downtown core, and help to intensify the Property's use.

Land Disturbances Impact

Construction activity and excavation have potential to cause limited and temporary impacts on adjacent listed, non-designated heritage buildings. These impacts can be mitigated through construction controls, protection plans, and retention of a structural engineer to avoid any damage to the adjacent properties.

Impact of Destruction

This report addresses the potential demolish one (1) existing buildings. Removal of the building at 85 Catharine Street North will represent the loss of a heritage building, but one of isolated vernacular context and style, the latter of which is represented in the surrounding area in better contextual condition.

Shadow Impacts

A revised shadow study should be provided for future developments. At the time of this application, a shadow study is not relevant for inclusion.

Urban / Streetscape Impact

From an urban and streetscape perspective, the opportunity to design a city block anew will create the best holistic approach to redevelopment in line with policy requirements. The current residential building is disconnected from its historical context, and with better vernacular residential pockets of a comparable date and style nearby, removal of the house would impact the current streetscape, but would also negatively impact the potential to design the city block anew.

5.2 Impacts Assessment Summary

The potential proposed development is situated on a downtown city block that is predominantly used as a surface parking lot. The building at 85 Catharine Street North has lost both its neighbours, and its immediate residential context as well.

While removing the building on the property will contribute to the further loss of 19th century built-form on this city block, the previous loss of its surrounding context for use as a surface parking lot has divorced 85 Catharine Street from communicating significant meaning regarding its relationship to the past.

Surrounding the existing building at 85 Catharine Street North with a full block development would compound the issues of disconnection already prevalent on the property, already separated visually from 89 Catharine

Street North, and other visual historical streetscapes that have been reduced to surface parking lots.

The opportunity to design and develop the entire city block as bounded by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street North to the east will offer substantial improvements to the public realm, reinvigorating the pedestrian experience with access to new commercial enterprises, publicly accessible open spaces, opportunities for public art, and private access to green spaces and residential intensification. This has the potential to set a precedent for growth in downtown Hamilton, in line with policies related to redevelopment and reinvigoration of the downtown core as outlined in the City of Hamilton Official Plan (2013), Urban Hamilton Official Plan (2022) and Downtown Hamilton's Tall Buildings Guidelines (2018).

The proposed urban intensification of this city block will optimize the use of previously developed land, reduces travel demand, and revitalizes areas that have lost their urban identity. This is an approach that is aligned with both sustainability and urban strategies, and will prioritize goals relating to environmental responsibility while also intersecting with broader urban development goals.

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6.0 Conservation Approach

All conservation approaches seek to manage change. The main distinction between the types of conservation treatment (Preservation, Rehabilitation, Restoration) relates to the extent of alteration being proposed. The Standards and Guidelines for the Conservation of Historic Places in Canada allows for a broad spectrum of conservation treatments. In all cases, the proposed approach should allow for a continuing or new use, without extensively altering or adding to the historic place in such a way that its heritage value and character-defining elements would be adversely affected.

The over-arching conservation approach to the property is one of broader **landscape rehabilitation**, which considers the building's current situation as a property disconnected from its previous contextual heritage surroundings. In its existing siting and surrounding relationships, 85 Catharine Street North has become one of a few remaining peripheral buildings on an otherwise vacant city block that is being used primarily for surface parking. This urban condition indicates that there is potential for urban landscape renewal that can better accommodate the evolution of the part of Hamilton's downtown landscape in cultural, functional, aesthetic, and architectural forms. Consequently, the rehabilitation approach, relating not to the conservation of the singular residential building at 85 Catharine Street, but rather referring to the opportunity to plan for a full urban block rehabilitation is in line with current municipal and provincial policies and priorities.

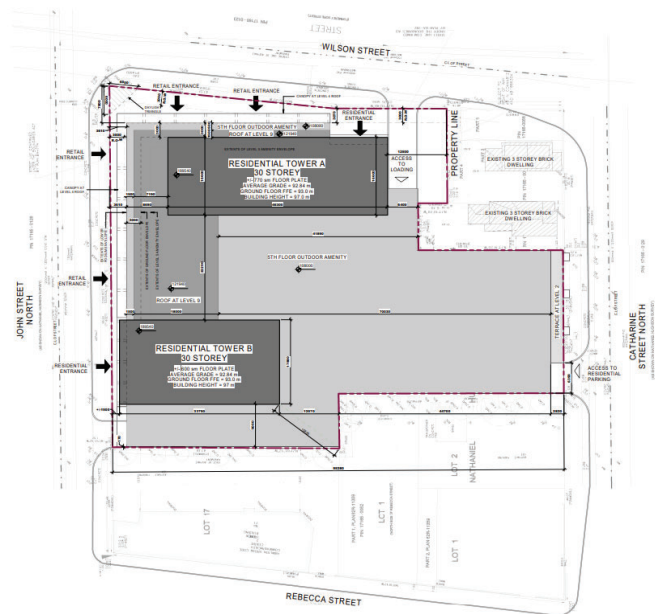
It is the position of mcCallumSather to consider all viable solutions that allow for heritage conservation to be a catalyst for change, specifically ensuring that the retention of built forms is indicative of the best outcome as it relates more broadly to urban and community planning. As such, retention of the residential building at 85 Catharine Street North would present a barrier to the opportunity to redevelop the city block bounded by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street North to the east. Per the priorities of the City of Hamilton, as outlined in the Urban Hamilton Official Plan (November 2022).

6.1 Previously Proposed Development DA 21-375

The site plan provided in the drawings below, dating to July 16, 2021, were prepared by mcCallumSather as part of the Site Plan Approval Application DA-21-137.

Note that, at the time of submission, proposal DA-21-137 did not include the property located at 85 Catharine Street North, and proposed a development around the retention of the buildings located at 85 and 89 Catharine Street North, respectively.

Application DA-21-137 represents only one possibility for block-plan design. Future proposals should include the property located at 85 Catharine Street North as part of a singular parcel with the 80 John Street property.



6.2 Mitigation Measures

Removal of the building at 85 Catharine Street North should allow for a full block redevelopment, following the extensive guidelines outlined in Section 4 of the City of Hamilton's Tall Building Guidelines, specifically Section 4. The contemporary infill should consider the materiality, massing, fenestration pattern, and fine-grained rhythm that recalls the 19th century built-form context formerly surrounding on the Property on the city block bounded by Rebecca Street to the south, John Street North to the west, Wilson Street to the north, and Catharine Street North to the east. This will allow for a sensitive redevelopment that reinforces the historic context of Hamilton's downtown core.

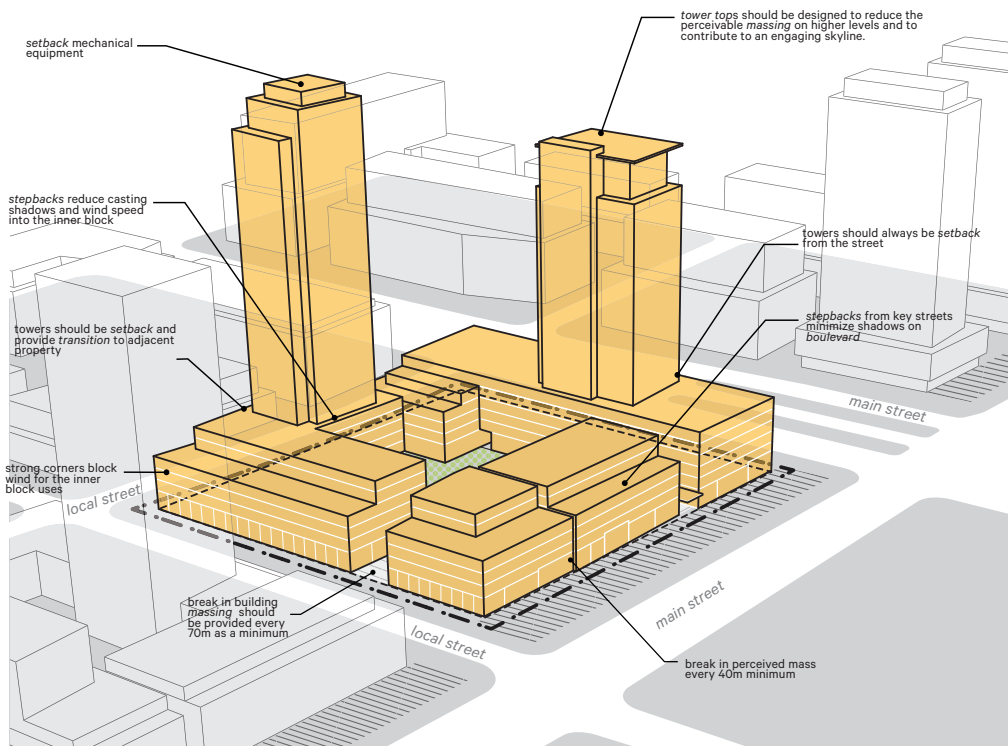


Figure 37. Example of a Block Plan design, City of Hamilton's Tall Building Guidelines (2018), Section 4, Page 70.

- Design considerations should not only regard the character of the historical downtown core of Hamilton, but also the opportunity to improve the area with a full city block design that thoughtfully engages with nearby heritage resources, contemporary development from the past 40 years to present, and future outlooks for municipal goals relating to community and urban planning;
- New development is encouraged in a manner that is compatible with the form and character of the surrounding's properties and respects the heritage values of the historic context;
- Incorporating commercial use on the property in a way that does not impact circulation patterns in the area;
- Meeting the intent of the federal, provincial and municipal urban planning and heritage policies; and
- Providing shadow studies of proposed development to provide further direction on the aspect of natural lighting and impacts on adjacent properties.

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Further recommendations: Considerations should be given to implement some form of transition between the adjacent properties and proposed development, such as an increased stepback from all elevations.

- This report represents the most complete and updated heritage assessment of the property. It includes a summary of the options and alternatives that were considered, along with a thorough understanding of the building's condition, background, and heritage value.
- Architectural lighting: confirmation of the exterior lighting reflecting heritage, sustainability, accessibility, environmental aspects, security, and integration with the surrounding downtown core;
- Consideration should be given to a four-storey podium, which is more consistent with the extant fabric of the historic street wall to the east of the Property; this could allow for a reduced tower height and/or the enclosure of the mechanical penthouse, with the latter reducing overall noise pollution
- Any redevelopment of the Property or its adjacent city block should begin with a Stage 1 Archaeological Assessment, to be followed up as needed.
- The design and redevelopment of the Property and its surrounding municipal block should be undertaken in consultation with Indigenous stakeholders as it relates to all aspects of the project, from archaeology, to design, to interpretation, and to commemoration, among others, that demonstrates a nuanced understanding of the historical, ongoing, and future Indigenous relationship to the land.
- The new design should effectively convey both the tangible and intangible values outlined in the report. These values could encompass architectural significance, symbolic representation, and other aspects that contribute to the cultural historical identity of the area. This approach indicates a focus on preserving the essence of the original streetscape within the context of the preliminary proposed redevelopment project.
- Future development should enhance the contextual and landscape values; as any new building will be proposed to front onto two major, one minor, and one local thoroughfare with the introduction of more commercial streetscape.
- Per urban design guidelines for city block planning, any new construction should maintain appropriate setbacks from the property lines to enhance

visibility and accessibility from the public realm.

- The historic function of the building at 85 Catharine Street and the city block in its entirety should be commemorated on the city block;
- Future development must recognize that the demolition of an existing building poses a substantial environmental impact, consideration should be given to opportunities for adaptive reuse, and, where possible, the salvage and reuse of materials.
- Further consideration towards environmental impacts is encouraged to aim for a net zero carbon emission for the commercial podium and residential tower.
- Due to the quality of the materials, if feasible, a demolition company which specializes in reclaiming building materials should be retained, to ensure the reuse of these materials.

Should these recommendations be considered in the design of the potential proposed development, minimal adverse impacts to the existing landscape are expected.

Further analysis and research are recommended to better understand the overall historic character of the area and urban landscape, prior to the implementation of residential/commercial intensification of the site.

Conclusion

There is no proposed development associated with this report, which is to be submitted alongside a Notice to Demolish a Listed non-designated property, protected under the Ontario Heritage Act. The building located at 85 Catharine Street North is proposed to be demolished by the Owner. A previous Site Plan Approvals Application for the property adjacent to 85 Catharine Street at 80 John Street North was submitted to the City of Hamilton (DA-21-375).

While it is crucial to consider the environmental impacts of demolition, it is equally important to assess the heritage value of the property located at 85 Catharine Street North within its broader landscaped context. Notably, minimal historic fabric from the 19th century remains in situ that would reinforce the built heritage context of the original construction at the southwest corner of Catharine Street North and Wilson Street. The isolation of 85 Catharine Street North from its dense row context, particularly with the more recent loss of 87 Catharine Street North (after 1973), underscores this challenge. Additionally, other built forms have been replaced by parking lots, interspersed with buildings of varying dates, styles, and urban landscape designs.

Given the consideration demolition and replacement of the surrounding built environment with surface parking lots and eclectic typologies, there is an opportunity, through lot consolidation, to revitalize the urban landscape at the scale of a city block. Rooted in urban and heritage planning perspectives, this approach could lead to broader public realm enhancements and a more vibrant living environment, informed by considerations of pedestrian experiences and community planning.

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APPENDICES

Appendix A:

References

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Appendix B: City of Hamilton Cultural Heritage Impact Assessment Terms of Reference

1.0 PURPOSE

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of a CHIA is to ensure that the cultural heritage value of the property is conserved.

Under the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP), a CHIA shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- Properties that are included in the City of Hamilton's Municipal Heritage Register or adjacent to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been prepared; or,
- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal Heritage Register.
- The UHOP and RHOP also identify that CHIA reports may be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect properties listed on the City's Inventory of Heritage Buildings.

The UHOP also identifies that there may be cultural heritage properties that are not yet included in the City's Municipal Heritage Register, nor designated under the Ontario Heritage Act, but have cultural heritage interest.

The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved. New development, site alteration or redevelopment may create disturbances or disruptions including, but not limited to:

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

2.0 CONTENT

Planning staff will inform the proponent during the Formal Consultation phase of any development application, whether the submission of a CHIA will be required prior to the submission of any subsequent applications under the Planning Act.

The Assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, excluding the project architect or any other professional with a stake in the development, and shall contain:

1. Introduction to the Development / Project

- a. A location plan showing and describing the contextual location of the site.
- b. An existing site plan, current floor plans of built structures where appropriate.
- c. A concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (i.e. National Historic Site, Municipal Designation, etc.).
- d. A concise written and visual description of the context including adjacent properties and their recognition (as above) and any yet unidentified potential cultural heritage resource(s).
- e. Present owner and contact information.

2. Background Research & Analysis

For the subject property:

- a. 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.
- b. Development history of the site including original construction, additions, and alterations with substantiated dates of construction; and,
- c. Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc.

For adjacent properties:

- d. Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value.

3. Statement of Significance

- a. A 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 Ontario Heritage Tool Kit. 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.

4. Description of Proposed Development or Site

- a. A 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.

5. Impact of Proposed Development or Site

- a. 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:
 - i. Destruction of any, or part of any, significant heritage attributes or features;
 - ii. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
 - iii. Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
 - iv. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - v. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
 - vi. A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,
 - vii. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

6. Alternatives or Mitigation Measures

- a. A 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:
 - i. The means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
 - ii. The manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration.

7. Conservation Strategy

- a. The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to:
 - i. A mitigation strategy including the proposed methods;
 - ii. A conservation scope of work including the proposed methods; and
 - iii. An implementation and monitoring plan.
 - iv. Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional

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record and documentation prior to demolition; and long-term maintenance.
v. Referenced conservation principles and precedents.

8. Cited Materials

- a. Any photographic records, maps, or other documentary materials found during the historical research of the property as well as present-day photographs taken during research; and,
- b. A detailed list of cited materials

Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.