TIVOLI THEATRE | CULTURAL HERITAGE IMPACT ASSESSMENT

September 30, 2024

Tivoli Theatre [Source: +VG Architects]

AVENTUS

+VG architecture structure interiors

Tivoli Theatre [Source: Hamilton Public Library]

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EXECUTIVE SUMMARY

The subject of this report is the proposed redevelopment of the property at 108 James Street North, which includes the property at 111 and 115 Hughson Street North. Aventus Developments retained +VG Architects to develop a Cultural Heritage Impact Assessment to evaluate the potential impacts of the proposed development on the Tivoli Theatre.
The project was the subject of pre-consultation meetings with City officials in December 2023, including Heritage Planners Alyssa Golden and Emily Bent. This series of meetings offered valuable insights into the heritage permit application process. A preliminary meeting was completed in February 2024 to provide the City with an overview of the project. A tour was conducted on March 4th 2024 with senior city staff to review questions on the conditions.

The objective of this report is to provide conservation best practices, mitigation strategies and recommendations for a heritage permit application for demolition. The methodology is based on the physical condition of the Tivoli Theatre, existing documentation, research, and analysis.

Heritage Status

The Tivoli Theatre Auditorium is a designated building since 2004. It satisfies the Ontario Regulation 9/06 criteria for designation under Part IV of the Ontario Heritage Act (OHA) as determined by a previous heritage assessment. The property is recognized as "protected heritage property" under the Provincial Policy Statement and is designated under Part IV of the OHA by municipal By-laws 90-255 and 04-256. Consequently, the proposed development must comply with the planning and urban design framework established by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the City of Hamilton Official Plan, and pertinent urban design and heritage guidelines.

The Heritage Team at +VG Architects has conducted investigations and reviewed previous research to inform the evaluation of these consolidated properties.

The Tivoli Theatre is a significant asset to Hamilton's theatre history, as it has architectural, associative, and contextual value as well as contributions to the area's cultural identity and streetscape. In Hamilton's cultural and social life, it has become a central element due to its architecture and adaptive reuse evolution. The theater auditorium interior continues to be an architectural monument with distinctive artistic elements, despite the fact that it has been subjected to years of decay and numerous alterations.

Development Concept

Aventus Developments proposes that the site be redeveloped with a high-rise structure, which requires the demolition of the auditorium building as there are hazardous materials throughout, and substantial deterioration to its structural integrity as identified in reports provided in the appendix.

Strategies for Conservation and Mitigation

The new development should be designed in a way that allows for the contemporary interpretation of the intangible heritage values associated with the building, while maintaining the commercial use associated with the community. Consequently, a new commemorative element can be constructed that would incorporate a shared public space approximately 800 sf, as it is a critical component of the commercial streetscape along James Street North.

The design of the streetscape and its relationship to the on-site heritage resources should adhere to the following mitigation measures:

The new design should incorporate the new common public space through contemporary architectural reinterpretation, avoiding the duplication of the exact form, materiality, style, and detailing of the original building. The design should meet the intent of federal, provincial, and municipal urban planning and heritage policies. Sun studies of the proposed development should be conducted to provide additional guidance on the impact of natural illumination on adjacent properties. Additionally, implementing a transition between the proposed development and the adjacent properties should be considered.

Conclusion

As the James Street North district evolves, new development should typically integrate existing structures into the new, to conserve the original and inform the new design. The condition of the building has continually deteriorated over the years, making this integration untenable. The structural and building envelope breaches as well as the extent of hazardous substances on the historic plasterwork have limited the potential for rehabilitation or restoration of the theatre heritage attributes.

Salvage and conservation of these interior heritage features of Italian Renaissance style is part of the redevelopment plan and CHIA recommendations. More information and study is required to determine the feasibility of removal of hazardous substances on the fragile plaster ornamentation, removal and relocation of the features.

As part of the conservation process for demolition, it is recommended that further investigation be undertaken for:

- Feasibility of remediation of interior heritage attributes.
- Development of design guidelines for the site that respond to Tivoli Theatre qualities such as principles of Second Empire architecture, a marquee entrance, feature lighting, theatrical inspired spaces and details.
- Creation of an interpretive/commemorative plan including historic documentation, materials, signage and architecture.
- Detailed documentation of the existing building and spaces for the City's archival records prior to demolition.

Tivoli Theatre [Source: Hamilton Public Library]

1. INTRODUCTION

1.1. INTRODUCTION

1.1.1 OVERVIEW

+VG Architects has been retained by Aventus Developments to evaluate the impact of the proposed development on the cultural heritage of the Tivoli Theatre through the preparation of a Cultural Heritage Impact Assessment (CHIA).

Ultimately, this study aims to facilitate a strategy to conserve the cultural and associative values and recommend a comprehensive strategy for the adaptation of the Tivoli Theatre's resources during the design phase. Coordination, design recommendations, and historical analysis are necessary to address the potential impact of the proposed construction activities on the existing property. These considerations should be carried out in accordance with the planning requirements of the City of Hamilton and the Ontario Heritage Act.

This recommendation will identify the impact of the proposed development on the Tivoli Theatre's status as a cultural heritage resource and will be founded on an understanding of the theater's significance and heritage attributes. The development design will be guided in all areas by a balanced approach to adaptation.
This iterative process aims to provide guidance for decision-making and effectively manage the redevelopment of the Tivoli Theatre.

1.1.2 Methodology

The research approach requires gathering relevant materials from the city archives, including maps, images, publications, and primary sources. Additionally, it involves conducting on-site analysis and review of recent structural and hazardous materials assessments, and previous reports. This approach aims to address several key issues:

-to determine the historical and cultural significance of the structure.
-to assesses the current condition of the building.

The CHIA will utilize both modern and historical records to develop a strategy that balances urban intensification, and adaptation. This strategy aims to achieve sustainability, meeting the shared goals of the public, city officials, developers, and designers.

1.1.3 Current Owner and Contact Information

Owenr: Aventus Development Corp.
1418 Ontario Street
Burlington , ON

Contact: Edward John, Partner/ Principal Planner
Landwise
T: 905.574.1993, Ext 2002

Tivoli Theatre - View from James St [Source: Hamilton Public Library]

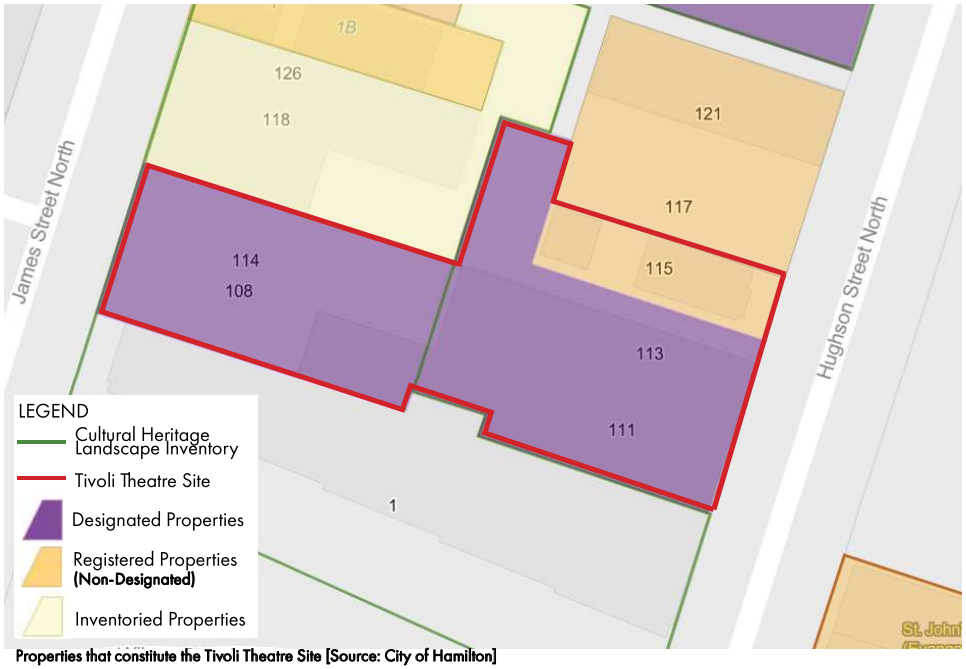
1.2. DESCRIPTION OF THE PROPERTY

1.2.1 SITE

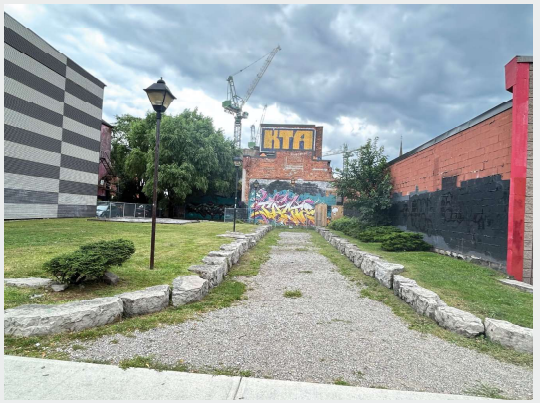
The subject site, municipally known as108 James Street North, is a through lot that stretches from James Street North to Hughson Street North (see Site Map).

The development site encompasses 111 and 115 Hughson Street North. The properties collectively have an area of 2,791 square meters (0.2791 hectares) and have a width of 22.31 meters on James Street North and 26.05 meters on Hughson Street North. A common easement gives access from Hughson Street North to the rear. This easement also grants access to two neighboring houses to the north, which face James Street.

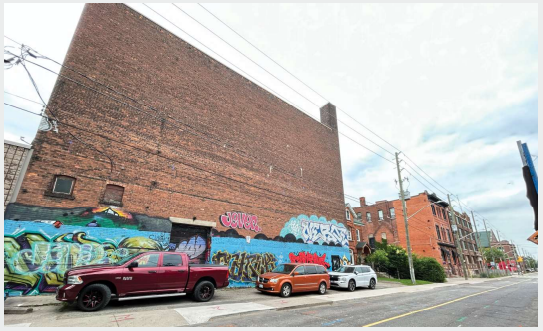
The front part of the site facing James Street North is currently empty and was once used by the Tivoli Theatre for its entrance area and as a place where carriages were made.



Properties that constitute the Tivoli Theatre Site [Source: City of Hamilton]



Tivoli Theatre site - View from James St N looking at the remaining entrance. [Source: +VG Architects]



Tivoli Theatre Auditorium building from Hughson St N. [Source: +VG Architects]

Keyplan Hamilton, ON [Source: City of Hamilton]

1.2.2..ADJACENT AREA

The subject site is situated in the central area of downtown Hamilton, specifically along James Street North. This location has gained significant appeal among artists from several disciplines across southern Ontario. The James Street North block art area spans from Wilson Street to the south, to Murray Street to the north. It consists of low-rise brick buildings from the early 20th century, which house street level stores, restaurants, and cafes. Above these establishments are studios and flats.

James Street North can be described as a self-contained urban community, featuring a variety of buildings, activities, and individuals, as well as a blend of local pubs, clubs, cafés, bistros, and businesses. James Street North possesses an eclectic and pedestrian-friendly vibe. The street is characterized by a diverse range of architectural styles and materials, representing different time periods. Street-level facades typically feature large windows that are ideal for retail spaces, while the second and third floors have smaller windows that accommodate a mix of uses. Building height may vary, but typically they feature a cornice element to delineate the building's edge. The uniqueness of James St N is recognized and listed on the City of Hamilton's Cultural Heritage Landscape inventory.

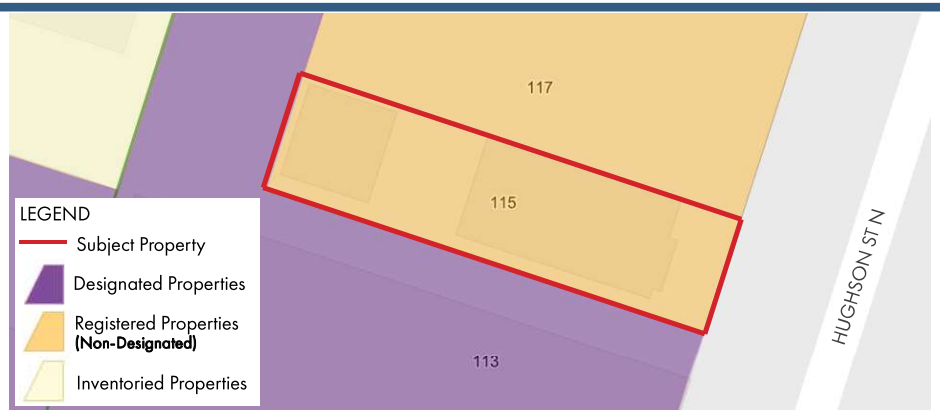
The CBC Hamilton and Art Gallery of Hamilton Art Annex, situated directly north of and adjacent to the site, serves as the entrance to the James Street North Arts District. Currently, it stands as one of the limited modern urban design features in the area.

The Site is located between two main streets in Downtown Hamilton: James Street North to the west, which is a two-lane, two-way street with parking on both sides, and Hughson Street North to the east, which is a two-lane, northbound one-way street with parking in the eastern lane. The surrounding land uses consist of a three-story commercial building to the north, facing James Street, and a parking lot facing Hughson Street. To the south, there is a one-story commercial strip plaza. Towards the west, there is a three-story mixed-use building currently being constructed at the northwest corner of Vine and James Street. Finally, to the east, there is St. John's Lutheran Church located at the northeast corner of Wilson and Hughson Streets.

The region benefits from excellent public transportation services. Hamilton Street Railway presently runs several bus routes along James Street and Hughson Street, which include routes 02, 03, 04, and 99 on James Street North, as well as lines 1 and 1x on York Boulevard and John Street. The location is located one block to the east and four blocks to the north of the MacNab Transit Terminal, which offers access to all areas of the City of Hamilton. In addition, the Hamilton Rapid transportation Preliminary Design and Feasibility Study outlines a light rail transportation route known as the "A-Line" that runs along James Street North.

Map of Tivoli Theatre and adjacent properties [Source: City of Hamilton]

ADJACENT PROPERTIES - 115 HUGHSON ST N



Source: City of Hamilton

Registered (Non-Designated) Property
Property: 115 Hughson St N, Hamilton
Heritage Date: 1900
Extant: Yes

Add Date: September 2014
Report: PED14191/HMHC Report 14-009(a)

Architect/Builder: unknown
Original Owner: unknown

Design Value: 115 Hughson Street North is a single-detached brick house constructed between 1899 and 1910. The two-and-a-half storey building has a medium hip roof with projecting eaves, a projecting front gable, shed-roof dormers to the north and south and a partially-exposed stone foundation. There are two single-stack brick chimneys, one on the east end of the south side and the other in the rear. The brick building is comprised of segmental windows with brick voussoirs and stone lug sills. The front façade has a projecting three-storey bay with transoms in the first and second-storey segmental windows, as well as decorative brick work. The main entrance is accessed through a closed porch with a pedimented front-gable roof.

There is a one-storey rear brick wing with a hip roof and a one-storey stone garage located at the southwestern edge of the lot (c. 1950s).

Associative Value: No identified historical or associative value or interest.

Contextual Value: 115 Hughson Street North is the only remaining 19th-century house on the west side of Hughson Street North between Wilson and Cannon streets, which formerly consisted of 115, 117 and 119 Hughson Street North.

Landscape Features: rear one-storey concrete shed (c. 1911-1964)

Source: +VG Architects

ADJACENT PROPERTIES - 121 HUGHSON ST N

Source: City of Hamilton

Registered (Non-Designated) Property
Property: 121 Hughson St N, Hamilton
Heritage Date: 1900
Extant: Yes

Register Add Date: September 2014
Register Expiry Date: December 2024

Register 5 Year Date: December 2029

Designation Candidate: No

Architect/Builder:
Original Owner:

Preliminary Design Value: 121 Hughson Street North is a single-detached brick building constructed in the early 20th century. The building has a rectangular plan with a short façade, a shallow setback from the public right of way and a single-stack square brick chimney located side left. The three-storey building has a partially-exposed basement and a stone foundation containing flat windows with stone lintels and plain lug sills. The front façade consists of three bays with varying architectural details for each storey. The main entrance, accented by a large rectangular transom, is located in the central bay of the first storey. Flanking the main entrance are flat windows with stone lintels and plain lug sills. Brick pilasters and stone columns with Doric capitals divide and frame the three bays and support the first-storey moulded cornice with a dentilated frieze. Flat windows with stone lintels flank the two semi-circular windows with stone voussoirs and keystones contained in the central bay of the second storey. The second-storey windows are connected via a continuous stone sill. The third storey has similar fenestration to the second storey, only with plain lug stone sills and original wood mullions and transoms. Decorative brick work and courses demarcate the second and third storeys. Brick pilasters, spanning the second and third storey on either side of the front façade, with Doric capitals support the third-storey moulded cornice and frieze, which is also supported by decorative brackets. The roofline is further accented by a shaped brick parapet. The side and rear walls are comprised of segmental windows with brick voussoirs and plain lug stone sills.

Preliminary Associative Value: 121 Hughson Street North was occupied by the Sons of England Benevolent Society (SOE) who used it as their hall c. 1910. A historical business directory places SOE in the building in 1922. The Sons of England Benevolent Society, also known as the Sons of England Benefit Society was a Canadian benevolent society that provided insurance to members in need. It was founded in Toronto in 1876 and disbanded in 1971. Although the primary function of the society was as a form of insurance, the constitution also states that the society foster the British connection and love of Empire in Canada. After the turn of the century, the SOE formed reception committees for new arrivals and sponsored social evenings with music-hall entertainment, patriotic songs, and English ale. An independent women's organization, the Daughters of England (DOE), was established in Hamilton in 1890 and expanded across the country once it began offering sick benefits in 1895. The building was also used by the Hamilton Lions' Club in 1922 and was later used as National Building offices in the 1940s and as a general hall in the 1960s. A fire swept through the building in 1960 when it was occupied by Hindoo Koosh Grotto.

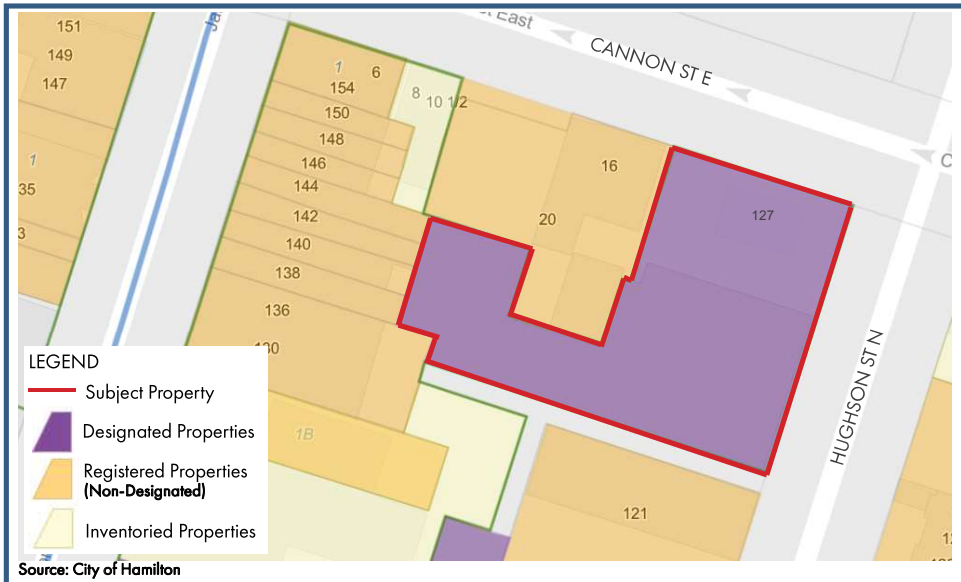
Preliminary Contextual Value: 121 Hughson Street North has a similar setback and roofline as the adjacent building located at 127 Hughson Street North.

Classification:

Inventory Type: DBHI
Survey Date: 2014

Source: +VG Architects

ADJACENT PROPERTIES - 127 HUGHSON ST N



Source: City of Hamilton

DESIGNATED PROPERTY
127 Hughson St N, Hamilton

Firth Brothers Ltd. Complex
Address: 127 HUGHSON ST N, Hamilton

Heritage Date: 1929
Architect / Builder (if known): Willard Bruce Riddell
Extant: Yes

By-Law (PDF): 20-217: See Appendix
Heritage District (PDF):

Part IV Designation: Yes
Part V Designation: No
Heritage Easement:
National Historic Site: No
Canadian Register of Historic Places: No
Former Address:

Preliminary Design Value: 127 Hughson Street North is a four-storey building with a full basement that was constructed with brick and reinforced concrete in 1929 for Firth Bros. Ltd. The building, formerly referred to as 129 Hughson Street North, was built to tie in with a two-storey brick tailor shop that was located to the rear of the lot and connected to 144 James Street North via a one-storey brick extension. The original two-storey brick tailor shop was replaced by a four-storey building at the time of 127 Hughson Street North's construction.
The building features a rectangular plan, a short façade, a shallow setback and a single-stack square brick chimney located in the northwest corner.

The front façade is comprised of four bays of rectangular window openings that have stone lintels and plain slip stone sills. The storeys are demarcated by decorative brick work and stone accents and each bay is framed by ornamental brick columns with stone quoins where the columns meet the foundation. Stone "F"s are located in the triangular brick parapets above the south and north bays. The window openings in the outer bays are comprised of forty-eight panes with three sets of four panes that pivot open. The window openings in the inner bays are comprised of fifty-two panes with two sets of four and one set of six panes that pivot open. Similar multi-paned, pivoting windows can be found on the south side wall window openings. The windows have metal frames and muntins.
The main entrance is located in the first storey of the northerly bay of the front façade. The entrance opening is framed by a moulded stone surround and stone columns with polygonal shafts and Doric capitals that support an intermediate stone cornice. Above the intermediate cornice is a stone block with discolouration outlining the former "FIRTH BROS. LIMITED" letters that were once attached. Directly above the stone block is a moulded stone cornice with large stone dentils.
The projecting entrance is further framed by decorative brick and stone. The entrance doors consists of two leafs with rectangular glass panels trimmed with decorative wood mouldings, as well as a rectangular transom and tall sidelights.
The four-storey brick tailor shop located to the rear of the lot has four bays of windows on the north wall (the west bay is blind) and four bays on the west wall. The building juts out one bay deep from the southeast corner. The rectangular window openings have corbelled brick trim above them and plain slip brick sills. Each of the window openings on the west and south walls has either thirty-two glass panes with two sets of four panes that pivot open or twenty-eight glass panes with one set of six panes that pivot open. There are also two bays with 6/6 glass panes on the south walls.

Source: +VG Architects

ADJACENT PROPERTIES - **ST. JOHN'S EVANGELICAL CHURCH** - 37 WILSON STREET, 104 HUGHSON STREET NORTH [Including 39 Wilson Street]

Source: City of Hamilton

Places of Worship Inventory
St. John's Evangelical Lutheran Church
Address: 37 Wilson Street , 104 Hughson Street North, Hamilton. [Including 39 Wilson Street]

Construction Date: 1865
Other Names: Primitive Methodist Church, The Old German Church, St. Paul's Lutheran Church, St. Paul's Evangelical Lutheran Church
Current Affiliations: Lutheran

Historical Affiliations: Methodist

Architect: Unknown
Building: Albert H. Hills 1865, Mr. Houlden 1884
Architectural Style(s): Gothic Revival
Construction Material: Red brick

Notable Building Features:
Circular brick tower topped by wooden spire, circular window in front façade, datestone 1864.

Preliminary Design Value:
St. John's Evangelical Lutheran Church, originally a Methodist church, was constructed circa 1865 on the northeast corner of Hughson and Wilson streets. The Gothic revival inspired one-storey brick church has a rectangular plan with a short façade fronting onto Wilson Street (formerly known as Gore Street). The medium front-gable vaulted roof meets a triangular brick parapet flush with the front façade, accented by stone pediments and corbelled brick at the eaves. The eaves projecting over the side walls are decorated with brick dentils.
In 1884, when the Lutheran congregation moved into the Hughson Street church, an octagonal tower and steeple were added to the front left of the building and the date stone from their former church located near Market Street at Bay was transferred to the front façade, inscribed:

EV. LUTHERISCHE
ST. PAUL KIRCHE
A.D. 1864

In the centre of the front façade there is a keyhole window with a quatrefoil design above the date stone and a large rose window below, both with stone drip moulds and sills. The front-gabled main entrance, which projects from the centre of front façade, is framed by an arched opening with a blind transom and stone drip mould. The six bays of the side walls each contain paired lancet windows with stone drip moulds and moulded stone lug sills and segmental basement windows with brick voussoirs. The bays are demarcated by brick buttresses with stone accents.
A modern three-storey brick-clad addition was built in 1969 to the north of the original building and projecting east from the rear wall. The addition has a flat roof and three bays fronting onto Hughson Street North with an entrance in the central bay, listed as 104 Hughson Street North, which is now used as the primary entrance for the church.
39 Wilson Street is a two-and-a-half storey brick house constructed between 1899 and 1910 directly east of the church. The house has a medium hip roof with projecting eaves, a central front dormer and two single-stack brick chimneys on the west side wall. The front façade is comprised of segmental windows with brick voussoirs and plain lug stone sills and an off-centre main entrance with a transom and brick voussoirs.

Historical/Associative:
The brick church located at 37 Wilson Street was built in 1868, replacing an earlier wood-frame building on John Street North built as early as 1845 by a small group of Primitive Methodist adherents. In 1880, following the amalgamation of various sects within the Methodist Church, the membership decided to vacate their building in order to join the lager Gore Street Methodist Church on John Street North. In 1884, St. Paul's German Evangelical Lutheran congregation, looking for a larger place of worship for their growing membership, purchased the vacant church for $8,000.
The Lutheran congregation in Hamilton trace their origins to 1857, when the curate of Christ's Church, Rev. Theo Heisse conducted services and performed the rites of the church in the German language for a small group of immigrants. A year later, the group was offered the use of the schoolroom of the Congregational Church and Rev. C. Rechenberg from First Lutheran in Toronto came to conduct occasional services. Wishing to have their own place of worship, the growing congregation purchased a small brick building to serve as a "kirche" on Market and Bay Streets from lawyer John Holden in 1864, naming it St Paul's Lutheran. Steady growth of church membership during the 1870s resulted in the building becoming overcrowded and the site unsuitable for redevelopment, so the need for a new location became necessary. On obtaining ownership of the Hughson Street Church, the Lutheran congregation transferred the name of their former church and the 1864 date stone to the new location. They undertook alterations to the building, the most notable being the addition of a steeple on the southwest corner tower.

Between the beginnings of the congregation in 1857 and 1920, the German language was used for all services and rites of the church. Gradually, English was introduced and services in both languages were held, but the outbreak of war in 1939 resulted in the exclusive use of English at all main services. This church has always been recognized as a place that welcomed European immigrants to its congregation – between 1889 and 1900, 1920 and 1931 and again following the end of World War II, large numbers of refugees and immigrants from Germany and the Baltic States of Latvia, Lithuania and Estonia arrived in Hamilton and came to St. Paul's to worship – increasing the congregation to several thousands by 1953.

ADJACENT PROPERTIES - **ST. JOHN'S EVANGELICAL CHURCH** - 37 WILSON STREET, 104 HUGHSON STREET NORTH [Including 39 Wilson Street]

As a way of solving the serious accommodation problem, the Synod of the Evangelical Lutheran Church of Canada introduced changes in 1955 by dissolving Hamilton's two Lutheran churches, St. Paul's Lutheran and Trinity Lutheran on Victoria Avenue. The total membership was recognized and four new congregations were officially created – Grace Lutheran in the west, Faith Lutheran in the east, Transfiguration Lutheran on the Hamilton Mountain and St. Paul's, which was renamed St. John's, to serve the downtown area.

The two church buildings, St. Paul's and Trinity, were put up for sale. The Synod directed that the purchase of St. Paul's should be offered to the largest ethnic group worshipping at the church – namely the German congregation, while the other English-speaking congregations would build new places of worship, financed from the sale of the two former churches that was expected to raise $150,000.
Formally dissolved on May 29, 1955, the first worship service in the renamed St. John's Evangelical Lutheran Church was held on 5 June 1955. Pastor Philipp Weingartner was installed as minister of the new congregation – having come to Canada with his family like many of his parishioners, a refugee from Europe.

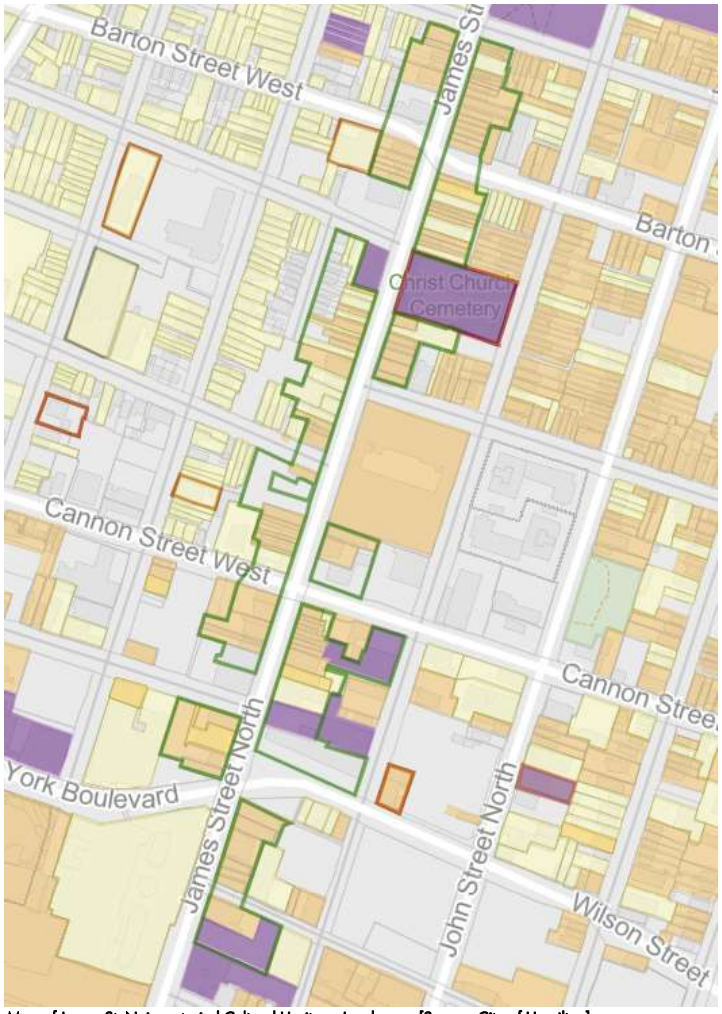
Context:
St. John's Evangelical Church is located on the northeast corner of Hughson Street North and Wilson Street (formerly Gore Street). The church fronts onto Wilson Street via its original entrance (39 Wilson Street) and Hughson Street North via a modern three-storey addition to the rear (104 Hughson Street North). Both the church (37 Wilson Street) and the adjacent house (39 Wilson Street) have shallow setbacks from the public right of way.

Associated Person(s): Rev. Thomas Heisse, Pastor Philipp Weingartner
Associated Group(s): Trinity Lutheran Church
Associated Event(s): 1910, creation of Trinity Lutheran Church by English-speaking members of the church; 1955, church reorganization brings new name to the church now St. John's Lutheran Church.
Associated Theme(s): Annual Good Friday Passion Tide Concerts, Preservation of Germ,man language, served as Mother Church on Hamilton's Lutheran congregations during reorganization in 1950s.

References: St. John's Evangelical Lutheran Church scrapbook (HPL)

Source: +VG Architects

JAMES ST N - CULTURAL HERITAGE LANDSCAPE (INVENTORIED)



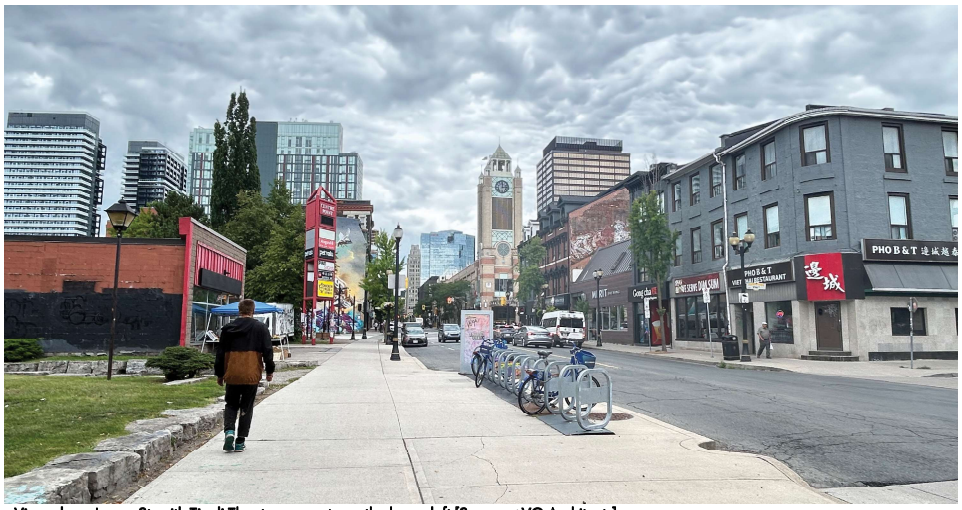
Map of James St. N. inventoried Cultural Heritage Landscape [Source: City of Hamilton]

The Provincial Policy Statement (2005) defines a cultural heritage landscape (CHL) as a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

The portion of the development property identified as 108 James Street North is within the CHL district inventoried as part of the City's cultural heritage resources and has a municipal designated Property Plaque on site. The CHL extends from Murray Street East southward to the 1923 Lister Block at 28 James Street North. It is comprised of Candidates for Designation, National Historic Sites, Designated Properties, Registered Properties and Inventoried Properties.

The 1979 image shows the rich texture of James Street North as a bustling urban landscape. Many historic sites are adjacent to the CHL, and form part of the collective urban fabric. The Tivoli Theatre and the residential house at 115 Hughson Street are both sites adjacent to the CHL. Cultural Heritage Impact Assessments (CHIAs) and conservation in general are required for:

- Properties designated under or adjacent to those designated under the Ontario Heritage Act;
- Properties included on or adjacent to those listed on the Municipal Heritage Register;
- Properties included in cultural heritage landscapes listed on the Municipal Heritage Register.

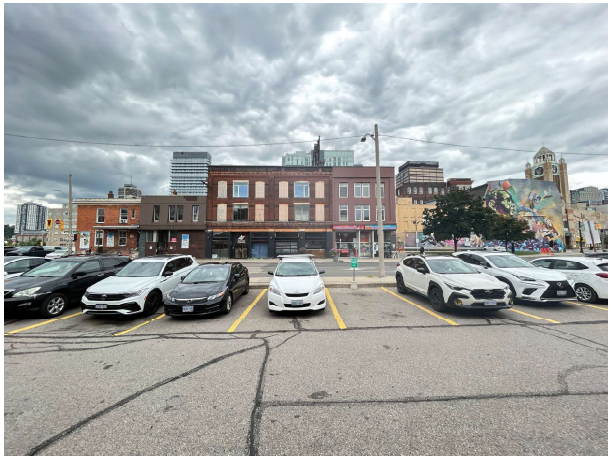


View along James St. with Tivoli Theatre property on the lower left [Source: +VG Architects]

JAMES ST N - CULTURAL HERITAGE LANDSCAPE

View of 108 James St. N. where the 1875 Tivoli Theatre was located [Source: +VG Architects]

View along James St. N. looking south. [Source: +VG Architects]



View from 1 Wilson St. looking south. [Source: +VG Architects]

View along James St. N. looking north from Vine St. [Source: +VG Architects]

View along James St. N. looking north. [Source: +VG Architects]

View of 121 and 127 Hughson St. N. [Source: +VG Architects]

2. HISTORY & EVOLUTION

2.1 HISTORY OF THE TIVOLI THEATRE PROPERTY

Mabel Burkholder writes in her book The Story of Hamilton that when the first French explorers arrived at the head of the lake in the seventeen century, the region was inhabited by the Neutral. The Neutral people numbered around 40,000 and were the largest Indigenous society in the Eastern Woodlands during the early 1600s[1]. The population declined during the 17th century and by 1641 Jesuit missionaries recorded that only about 12,000 people remained due to famine, intertribal wars, and diseases introduced by the Europeans. The increasing importance of European goods caused conflict between Indigenous nations for control of resources and the trade network with the French. After the death of Chief Tsouharissen in 1646, the Neutrals were dispersed by the Seneca and joined other Indigenous nations living nearby to the west and south in the early 1650s.

The City of Hamilton lies on the land of 'Between the Lakes Treaty (No. 3)' which was negotiated in 1784 and updated in 1792[2] . A Royal Proclamation in 1973 recognized Indigenous sovereignty over the land they occupied, and if the Crown needed land, they had to purchase it from the Indigenous occupants. Treaty No.3 between the Mississaugas of the Credit and the British Crown covers approximately 3 million aces between Lake Huron, Lake Erie and Lake Ontario.

The property was initially built as a carriage factory in 1875. However, this purpose ended in 1901. By 1908, it was converted into the first in a series of theaters: the Wonderland, followed by the Colonial (1910-1912), and the Princess (1913-1923). These were situated in the original carriage factory and eventually functioned as the lobby for the Tivoli Theatre. In 1924, the facility underwent significant expansion with the construction of an auditorium at the back of the site. It was then dubbed "The Tivoli" and became a well-known venue for vaudeville performances and motion pictures. It gained recognition for being the first cinema in Hamilton to show movies with soundtracks.

The initial carriage factory was constructed in the Second Empire architectural style by Albert H. Hills, an architect from Hamilton. However, the distinctive characteristics of the building no longer exist. The auditorium's interior was crafted by Toronto architect B. Kingston Hall, who incorporated an Italian Renaissance aesthetic. This includes a proscenium, an elliptical ceiling, ornamental cornice and frieze, as well as six-arch colonnades lining each side wall. The arches next to the stage have bronze statues of Augustus and Minerva, while the bases of the other arches are adorned with medallions depicting the four seasons.

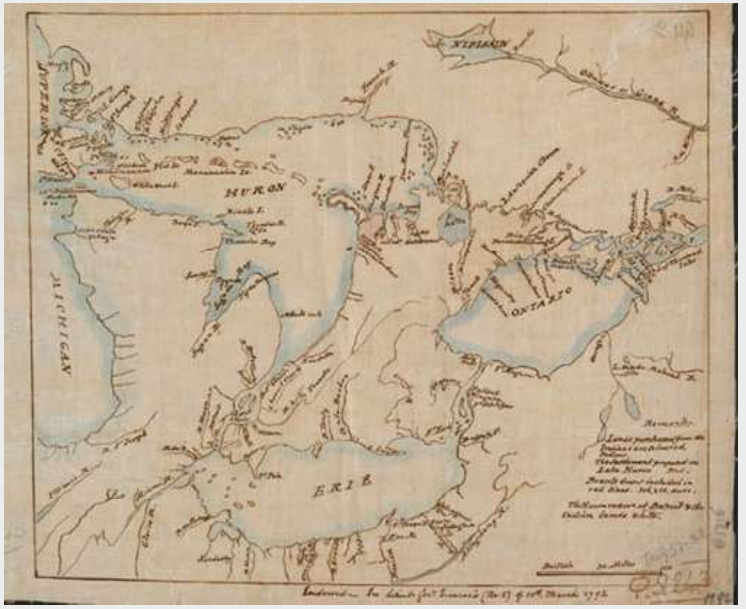
The original elements mentioned below pertain to the residual characteristics that were identified as reasons for designating the property. It is important to note that these elements do not encompass any exterior aspects.

After undergoing significant modifications in 1943, 1947, and 1954, the Tivoli cinema theatre discontinued operations on September 28, 1989. It was then repurposed as a store space for music sales and later used by several community theatre companies.

In June 2004, the southern façade of the 1875 carriage factory section of the Tivoli Theatre complex experienced a structural breakdown. The City Council, during its meeting on September 15, 2004, granted a demolition permit for the remaining section of the carriage factory in the complex, with the exception of the lobby component built in 1908. The carriage factory portion underwent partial demolition in order to stabilize the building and ensure its safety and security.

The stabilization process also included the removal of the designated James Street west façade and several architectural features. These features consisted of round-arched windows with two-over-two sash windows and ornate moulded surrounds, a gabled dormer window, a tall mansard-roofed tower, a convex-shaped corner tower with narrow, paired arched dormers topped by circular windows, and a bracketed cornice.
After the roof structure and masonry wall on the south side of the carriage factory section of the theater complex failed in June 2004, demolition work was done to stabilize the surviving building. The Canadian Ballet Youth Ensemble obtained ownership of the site in 2006 and conducted feasibility studies from 2007 to 2009.

The Tivoli Theatre's historical and architectural significance, coupled with its role in enhancing the cultural landscape of Hamilton, underscores the importance of its preservation and protection under heritage legislation.



**Grant to Joseph Brant, 1792 map showing the "Between the Lakes" area of Treaty No. 3.
Library and Archives Canada, 2000215462**

1 https://www.thecanadianencyclopedia.ca/en/article/neutral
2 https://hamiltoncivicmuseums.ca/exhibition/treaties/between-the-lakes-treaty-no-3/

2.2 EXISTING CONDITIONS

The building was visited by +VG Architects on June 5th, 2024. Previous visits and reports were conducted by structural and environmental engineers as summarized below. Overall, the building has continued to deteriorate quickly over the past decade. Water has infiltrated the walls due to collapsed sections of the roof, significantly impacting the structural elements including the wood floor system of the house.

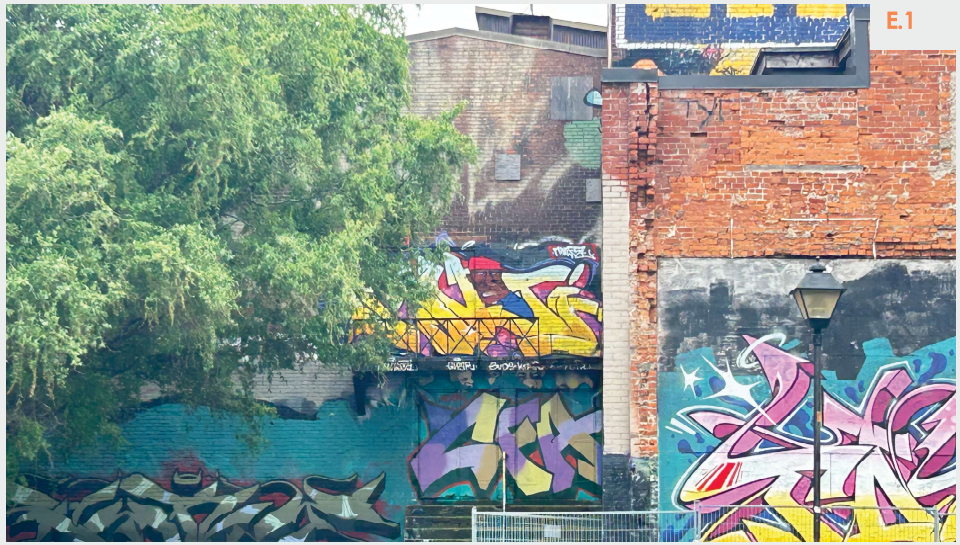
Hazardous materials that were once intact such as plaster asbestos fibres are now dispersed around the building interior, contaminating other surfaces. Other building systems and materials are presumed to contain hazardous elements such as lead, mercury, silica, polychlorinated biphenyls and ozone-depleting substances. Mould growth is evident on interior surfaces and biological contaminants (animal waste) are visible in parts of the attic and likely present elsewhere in the building.

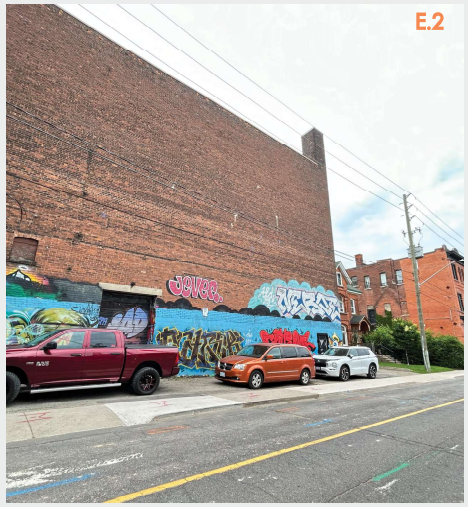
ARCHITECTURAL

HERITAGE ATTRIBUTES

According to the Standards and Guidelines for the Conservation of Canada's Historic Places, conservation would ideally include re-use of the designated theatre. If this can not be achieved and a demolition application is intended, the intent of conservation is to fully document the existing heritage resource including on-site investigation as well as archival and oral history research as the basis for assessment of current conditions and previous maintenance and repair work.

Tivoli Property exterior keyplan [Source: +VG Architects]





Exterior images [Source: +VG Architects]

STRUCTURAL

Recent structural investigations have been conducted by consulting engineers. The building is found to be generally in poor condition.

FEBRUARY 2024 REPORT

Kalos Engineering, a Hamilton firm located at 300 York Boulevard, prepared a Building Condition Assessment in February 2024. The condition assessment is based on visual examination of the existing 1924 theatre structure which, as noted in the report has not been operational for many years and has been closed and unheated. The full report can be found in Appendix A1.

Generally the building was found to be in poor condition:

- Exterior brick and clay tile walls are significantly deteriorating on both the interior and exterior sides.
- The roof structure is comprised of gypsum-based roof deck panels which loses structural integrity when it becomes wet, and heavy moisture is evident. Portions of the roof are collapsing and there is shoring in place to sustain the loads. The roof will need to be rebuilt.
- The plasterwork indicates moisture in the walls as evidenced by the peeling paint and plaster.
- Floor framing would require removal of damaged members and reinforce the floors to meet current day loading requirements.

The report concludes that the building "should be considered past the point of restoration as the aging walls and roof structure should be replaced".

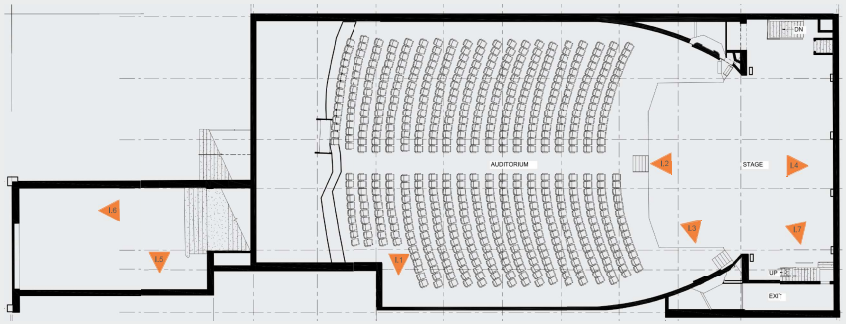
HAZARDOUS MATERIALS

Access Environmental Solutions located in Waterloo Ontario were retained to complete an environmental assessment of the Tivoli Theatre building in April 2024. Designated substances and hazardous building materials were found throughout as summarized below. The full report can be found in Appendix A3.

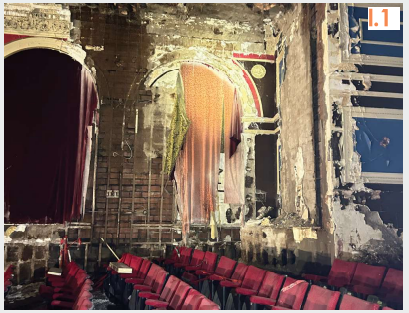
Asbestos

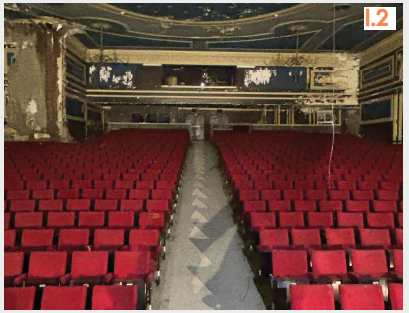
Asbestos was confirmed in the following building materials:

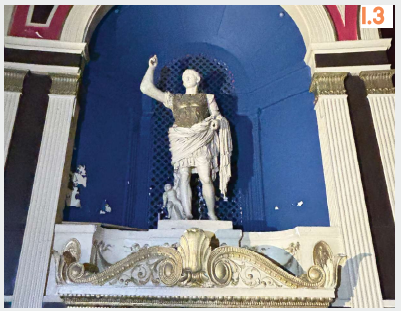
- parging insulation (Alabastine®) at the brick chimney wall
- floor tile and mastic in the second floor projector room
- floor tile and mastic in the second floor washroom area
- various floor levelling compounds and underlying floor mastic present in the front entrance area
- parging cement fitting insulation on pipes in crawl space below front lobby area (generally in poor condition) – parging cement insulation is likely present concealed throughout the building
- thermal pipe insulation on pipes in crawl space below front lobby area (generally in poor condition) – pipe insulation is likely present concealed throughout the building

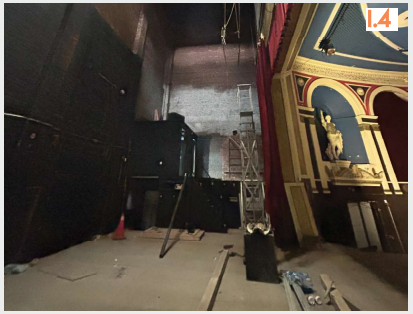


Tivoli Property interior keyplan [Source: +VG Architects]









Interior images [Source: +VG Architects]

- plaster on walls, ceilings, ornamental mouldings throughout subject building (see note below)
- mastic on the floor throughout the front lobby area
- texture finish on walls and ceilings in storage room at the back right corner of backstage area

The condition of the asbestos-containing plaster throughout the building is noted to be extremely poor with widespread damage. All building surfaces are recommended to be treated as contaminated with asbestos fibres.

Asbestos is also presumed to be present in mechanical, electrical, plumbing and building systems such as fabric connectors on ductwork in the basement, sheathing on electrical wiring, electrical components, cast iron pipe connections, fiberglass insulation and other surfaces throughout the building (contaminated with asbestos fibres from damaged plaster).

Lead

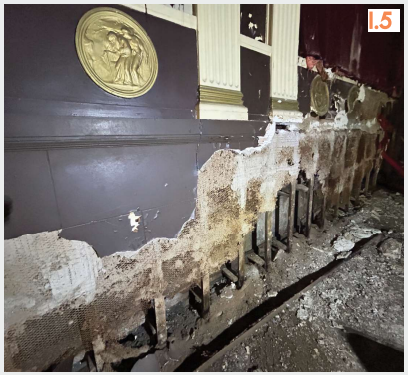
Various paint and surface coatings were tested by Reveal Environmental Inc. in April 2017 and found to have varying concentrations of lead. Access presumes that untested paint and surface coatings also contain lead, and report their deteriorating condition of extensive peeling and flaking and debris on surfaces. Lead is also presumed to be present in:

- batteries (i.e., emergency lighting, exit signs etc.)
- cable and wire sheathing
- cast iron pipe gaskets and connections
- pipes
- solder used on domestic water lines, bell fittings for cast iron pipes, electrical equipment
- structural steel primer

Mercury
Access reports that mercury is suspected to be present in compact fluorescent lights as well as paints and adhesives.

Silica
Access also notes that silica may be present in the following materials:

- concrete and cement
- masonry and mortar
- block walls
- paints
- plaster and stucco
- drywall



Interior images [Source: +VG Architects]

TIVOLI THEATRE STATUARY

The Heritage Designation of the Tivoli Theatre notes the two bronze statues framed in the arched recesses beside the proscenium as Caesar Augustus and Minerva. One a popular emperor at the turn of the millennium, the other a mythical goddess worshipped in the Roman religion at the time. Further investigation has determined that both statues are in fact plaster. [Refer to testing report in Appendix 5.4]

Caesar Augustus

Historians mark 27 BCE as the end of the Roman Republic because it was the year that the senate conferred on Octavian (Caesar Augustus) the title of Augustus (The "Revered one"). Augustus' ascension to the participate was aided not only by the fact that he was the adoptive son of Julius Caesar, whom the senate had just deified, but also by his keen use of art and architecture as a broad part of his propaganda.

Rome's first Emperor Caesar Augustus is known for numerous architectural masterpieces such as the Theatre of Marcellus and the Forum of Augustus, and especially the rebuilding of urban Rome.

The Caesar Augustus statue in the Tivoli is strikingly similar to the Augustus of Prima Porta discovered during archaeological excavations in 1863, believed to be a copy of the lost original bronze from the 1st century CE. The inclusion of a baby Cupid riding a dolphin (also a structural support for the statue) shows a mythical connection to the goddess Venus (Cupid's mother) by way of his adopted father Julius Caesar.

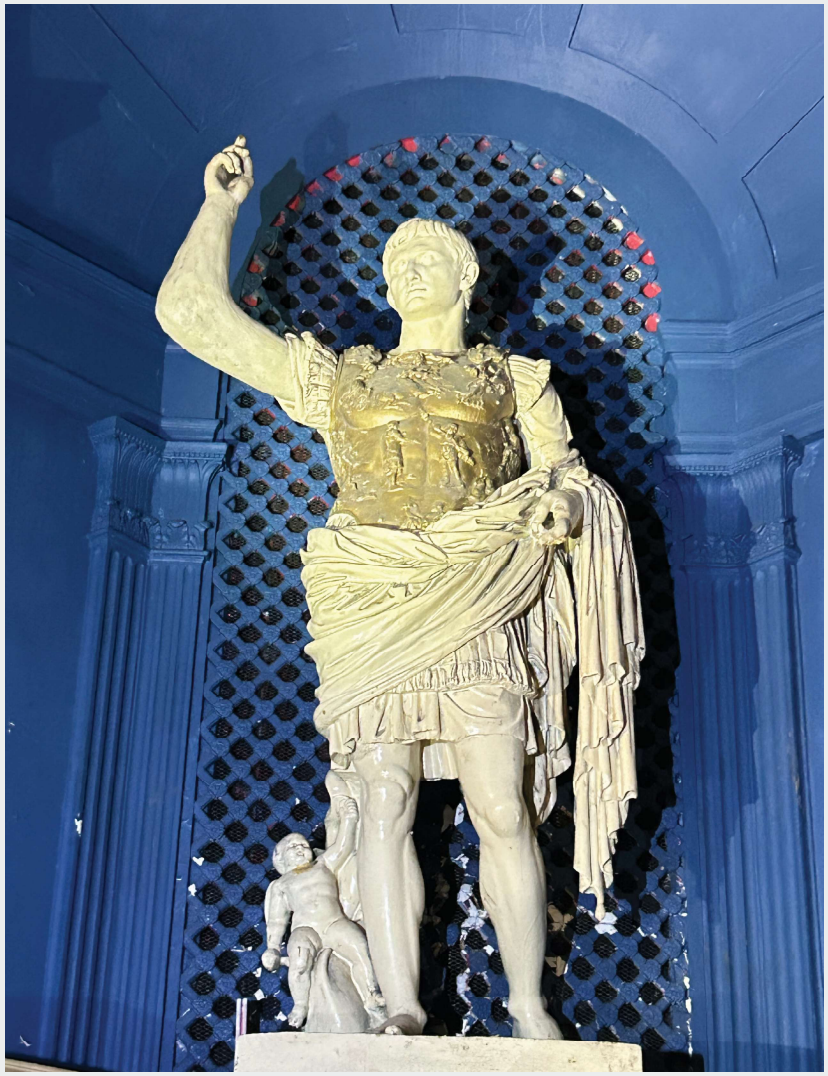
Minerva

Commonly identified with the Greek goddess Athena, Minerva was the Roman goddess of wisdom, inspirer of philosophers, craftsmen and artisans, and later, goddess of war. She was part of the Capitoline Triad, a trio of gods worshipped by the ancient Romans consisting of Jupiter, head of the triad, Juno his consort, and Minerva his daughter. The Triad was worshipped on Capitoline Hill, the smallest of Rome's seven hills.

Minerva at the Tivoli depicts her later incarnation as a military figure wearing floor-length robes and a leather shield fixed with a Medusa head thought to ward off evil. This 18th century version similar to Minerva at the Metropolitan Museum of Art, also sports a Corinthian battle helmet pushed back to show her face and a raised hand holding a spear.

Why are Caesar Augustus and Minerva at the Tivoli Theatre in Hamilton?

Along with the Italian Renaissance inspired auditorium interior, the two statues pay homage to the ethereal Roman world when humans and gods walked together. Extraordinary arts, architecture and urban design were created in Rome. With human Caesar Augustus and goddess Minerva placed on each side of the stage, they remind the audience and actors of grandeur and excellence, and a magical world where all is possible. Human experience and the divine inspire stories, ideas and collaborations.



Caesar Augustus statue [Source: +VG Architects]

3. HERITAGE VALUES

3.1 HERITAGE DESIGNATION SUMMARY

The significance of the Tivoli Theatre as a cultural heritage resource was recognized by the City of Hamilton in 1990 through a designation by-law to protect it for the long term. With the demolition of the portion of the Tivoli Theatre on James St. N. in 2004, a second by-law was written to designate the remaining Tivoli Theatre Auditorium and Fly Gallery. The two designations cite the cultural heritage value as noted below.

1.By-Law No. 90-255 for property at 108-112 James St. N.
According to the current heritage evaluation criteria O. Reg 569/22, the 1990 Designation cites heritage value in:

- The Design or Physical Value,
- Historical or Associative Value, and
- Contextual Value.

2.By-Law No. 04-256 for property at 111-113 Hughson St. N.
According to the current heritage evaluation criteria O. Reg 569/22, the 2004 Designation cites heritage value remaining in:

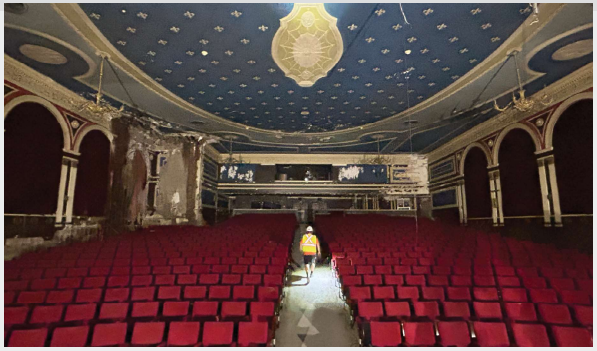
- The Design or Physical Value, and
- Historical or Associative Value.

The remaining portion of the Tivoli Theatre is the auditorium building at 111-113 Hughson St. N., under the 2004 designation. The building is historically significant as the first theatre in Hamilton to introduce sound movies in the late 1920s, and was among the seven largest and grandest in the City. The Theatre is architecturally significant on the interior in the "Italian Renaissance" style designed by Toronto architect B. Kingston Hall.

The designated features identified include the original architectural features of the auditorium including:

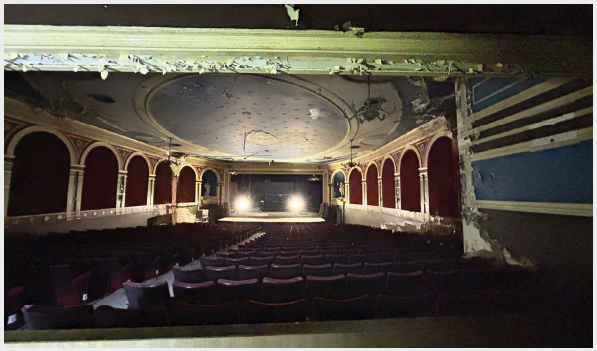
- The ceilings,
- Proscenium,
- Colonnades,
- Statuary, and
- Other decorative wall elements.

A heritage evaluation summary is provided on the following pages which offers a comparison of the heritage value from both by-laws as well as a current observations (2024). The full designation by-laws are included in Appendix A.2.



Tivoli Auditorium view from the stage looking toward the projection box. (+VG Architects)

Tivoli entrance lobby looking to the main doors. (+VG Architects)



Tivoli Auditorium view to the stage and proscenium with side colonnades. (+VG Architects)

3.2 HERITAGE EVALUATION

The property located at 108 – 112 James Street North extending to Hughson Street, Wilson Street and Cannon Street was designated in 1990. In 2004, when the James Street North portion of the theatre was demolished, a new designation by-law was provided for the remainder of the building located at 111-113 Hughson Street North. Because the Tivoli Theatre building fronting James Street North was demolished in 2004, the contextual and physical value of the property has been diminished, as evidenced in the evaluation chart below comparing the two designations. A current evaluation for 2024 has been added as a third column as an update based on recent building assessments.

The evaluation chart is based on the Criteria for Determining Cultural Heritage Value or Interest under O.Reg. 569/22 which came into effect January 1, 2022, amending the previous regulation O.Reg. 9/06. The nine identified criteria fall under three categories – design or physical, historical or associative, and contextual.

	Ontario Regulation 569/22	Tivoli Theatre Heritage Evaluation 1990 (Based on the 1990 Designation By-Law 90-255)	Tivoli Theatre Heritage Evaluation 2004 (Based on the 2004 Designation)	Tivoli Theatre Heritage Evaluation 2024 (Based on site visits and building condition assessments)
	DESIGN OR PHYSICAL VALUE			
1	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes The theatre building on James St is an early example of the Second Empire style which features a steeply-pitched mansard roof with dormers, the bracketed cornices and rich classical detailing.	No The James Street building was demolished in 2004.	No The James Street building was demolished in 2004. The remaining 1924 auditorium portion is constructed as a brick box housing the auditorium and fly tower and not considered as having noteworthy attributes on the exterior.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes Exterior: Detailed features of the James St building include the round-arched windows with two-over-two sash windows and ornate moulded surrounds, the gabled dormer windows, and the tall mansard-roofed tower. This convex-shaped tower displays narrow, paired arched dormers surmounted by circular windows and a bracketed cornice, originally crowned by ornamental Iron cresting. The later Tivoli Theatre entrance originally featured an octagonal ticket office and an ornamental sign marquee, above which was a vertical "Tivoli" sign projecting at right angles to the street. Interior: The theatre house is detailed in an "Italian Renaissance" interior. While much of the interior has been removed during renovations undertaken in 1943, 1947 and 1954, the main architectural features of the auditorium are largely intact. The craftsmanship is evident in the detailed plasterwork, both flat and ornamental.	Yes Interior: The auditorium is detailed in an "Italian Renaissance" interior. While much of the interior has been removed during renovations undertaken in 1943, 1947 and 1954, the main architectural features of the auditorium are largely intact. The craftsmanship is evident in the detailed plasterwork, both flat and ornamental.	Yes Interior: The auditorium retains much of its original form and architectural features including the proscenium, the ceiling with its elliptical design, the decorative cornice and frieze below, the colonnade comprising six round arches and coupled pilasters on the side walls. The two terminating arches each retain their original statue, Caesar Augustus and the goddess Minerva. Heavy water damage has affected the integrity of these heritage features in many areas including the ceiling, exterior walls, the cornice and frieze, general plasterwork and the colonnade at the rear of the auditorium. The structural report summarizes the extent of the damage to the integrity of the building.

3	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No The designation does not note this type of merit.	No The designation does not note this type of merit.	No At the time of building, the Second Empire building style was popular and while impressively detailed, the Tivoli's exterior and interior are likely not considered of technical or scientific achievement.
	HISTORICAL OR ASSOCIATIVE 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.	Yes The original 1875 building was designed by Hamilton architect Albert Hills as a factory for John P. Pronguey, a carriage designer and maker. Albert Hills completed hundreds of works in the City – residential, ecclesiastical, institutional, commercial and industrial. The 1924 expansion showcased a new auditorium interior designed by architect B. Kingston Hall. The Tivoli has an important place in Hamilton's theatre history with many iterations including as Hamilton's first film theatre, a vaudeville theatre and motion picture house, the first to introduce sound movies in the late 1920s. Of the numerous theatres built in Hamilton in the 20th century, only the Tivoli retains any part of its original interior décor.	Yes The Tivoli, a vaudeville theatre and motion picture house, was the first theatre to introduce sound movies in the late 1920s. Of the numerous theatres built in Hamilton during the early 20th century, the Tivoli counted among the seven largest and grandest, the most resplendent were the Capital and the Palace. All but the Lyric (now the Century) and the Tivoli have been demolished; and of these two only the Tivoli has retained any part of its original interior décor.	Yes The Tivoli Theatre remains a legend in Hamilton's entertainment evolution and therefore of historical value. The architects who designed the theatre buildings and interiors also contribute to the historical context of Hamilton. Note: the Century (Lyric) Theatre noted in the 2004 Heritage Designation was demolished in 2010.
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.	Yes As a public venue, the Tivoli has historical and associative value of community and cultural changes over a period of time. With technological advancements, economic and social changes, the Tivoli adapted to various iterations of theatre venue.	Yes As a public venue, the Tivoli has historical and associative value of community and cultural changes over a period of time. With technological advancements, economic and social changes, the Tivoli adapted to various iterations of theatre venue.	No The site remains empty after the demolition of the James Street portion of the building. The remaining auditorium has been unoccupied for many years and its presence as a theatre and public space is not distinguishable from other factory type buildings in the area. Unless recommissioned, it does not contribute to the community.
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.	Yes Albert Hills, Architect The original 1875 building was designed by Hamilton architect Albert Hills as a factory for John P. Pronguey, a carriage designer and maker. Albert Hills designed a significant number of buildings as noted above. B. Kingston Hall, Architect The interior was designed by Toronto architect B. Kingston Hall who formed a partnership with Herbert G. Duerr in late 1919. Together they specialized in design of movie theatres which the Tivoli Theatre in Hamilton is the best known.	Yes	Yes The legacies of the two architects associated with the Tivoli Theatre remains an important contribution to the community and development of the city of Hamilton.

	CONTEXTUAL VALUE			
7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes The property contributes to the character of the area as an early theatre district along with the Grand Opera House and Hotel, both demolished in 1960 and 1986 respectively.	No	No Demolition of the original Tivoli and adjacent buildings over the years has diminished the contextual value of the property. The remaining auditorium now appears as an isolated brick block, no longer linked to its original prominent and architecturally significant James St. N. entrance building or the early theatre district.
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes The prominent James Street building makes this an impressive visual terminus to the block extending from Cannon to Wilson Street.	No	No
9	The property has contextual value because it is a landmark.	Yes The architecturally detailed façade, dominant corner tower and high visibility is a major contributing component of the James North heritage streetscape.	No	No

END OF TABLE

4. PROPOSED DEVELOPMENT

4.1 DESCRIPTION OF NEW DEVELOPMENT

The key objectives of the development are to honor the cultural and historical significance of the Tivoli Theatre and to offer a range of housing types and sizes within a vibrant, livable community. Additionally, the project aims to create a transit-oriented community that ensures easy access to public transportation. Enhancing the public realm by improving pedestrian pathways and public spaces is also a priority. Furthermore, the development seeks to establish strong architectural relationships, ensuring smooth transitions and connectivity to surrounding streets, while aligning with the planned building forms, heights, and scales of the neighboring areas. The proposed development as described and illustrated in the following pages is under senior review by Aventus and subject to changes.

The proposed development showcases a contemporary multi-storey structure, including a corner block of the same size and location as the original Tivoli Theatre. The new corner block is inspired by the Second Empire style original design through massing, rhythm of fenestration, patterns and the iconic entrance and marquee as illustrated on the elevation drawing on Appendix section A.6.2, page 60. Above this corner section, a modern high-rise tower extends upwards, characterized by sleek glass and metal elements that contrast with the referential base.

The high-rise structure is designed to provide residential units with commercial spaces at street level, aiming to create a vibrant mixed-use environment. The architectural design emphasizes verticality and modernity while respecting and incorporating heritage elements of the Tivoli Theatre. The development also features provisions for parking and active transportation, with sub-grade parking facilities for residents and visitors, as well as designated bicycle parking. The height of the building is proposed to be in the range of 32-35 storeys.

The project aims to commemorate the intangible heritage values associated with the Tivoli Theatre's landmark features such as the James St. marquee, main entrance and store front, and integrating them into the new development. It also focuses on creating a livable community with diverse housing options, enhancing the public realm through improved pedestrian pathways and public spaces, and establishing a strong relationship with the surrounding streets and neighborhoods. The design ensures a smooth transition and compatibility with the adjacent built forms, maintaining the height, scale and harmony with the existing urban fabric.

At ground level, the experience begins in an interpretive center that serves as both a lobby and a gateway to the skybridge event space. This welcoming area is open to the public, providing an accessible link to the past through a carefully curated collection of interpretive materials from the original Tivoli Theatre, featuring displays that chronicle the its rich history. Visitors can explore a timeline of photographs, memorabilia, and architectural fragments that tell the story of the theater's glory days, its significance in the community.

From the interpretive center, visitors ascend to the skybridge event space via a dedicated elevator designed to echo the grandeur of the theater's original lobby. This elevator ride is more than just a transition between floors; it's a metaphorical journey through time, drawing on collective memories of the Tivoli Theatre to create a profound sense of connection between past and present.

Perched high above Hamilton, a skybridge elegantly connects two modern residential towers, creating a unique architectural focal point that honors the city's rich cultural heritage. This structure isn't just a bridge; it's a tribute to the iconic Tivoli Theatre, now transformed into an event space with panoramic views that stretch from the Hamilton escarpment to the Toronto skyline. The skybridge design is under structural review and subject to change.

The heart of the skybridge is a 9,000 square foot event space, a contemporary homage to the former Tivoli Theatre. This elevated venue serves as a vibrant hub for the community, capable of hosting a wide range of events from art exhibitions to community gatherings. With floor-to-ceiling windows, guests are treated to breathtaking vistas, capturing the essence of Hamilton while framing the distant Toronto skyline.

The intent of the skybridge theatre space is to showcase this iconic development with an equally iconic event space. However, if the skybridge is not feasible, the event space will still be proposed on an upper floor of the development, with the same intent of creating an iconic building.

The skybridge itself is a unique feature in the design. Its sleek, glass-walled structure offers a sense of openness and light, creating a floating sensation as guests move between the two towers. The bridge not only connects physical spaces but also symbolically links the past with the present, bridging the gap between history and modernity.

From the skybridge, visitors can gaze out over Hamilton, seeing the city from a new perspective. To the east, the distant silhouette of Toronto is visible on clear days, providing a striking contrast to the rugged beauty of the Hamilton escarpment to the west. This duality of views mirrors the juxtaposition of old and new embodied in the Tivoli Theatre's commemoration. The interpretive design element on James St. N. not only commemorates a beloved local landmark but also offers a unique gathering place that celebrates Hamilton's past while looking forward to its future. Through its design, it ensures that the spirit of the Tivoli Theatre continues to inspire and unite the community for generations to come.

Proposed Development - View along James St. N showing interpretive design element [Source: +VG Architects]

4.3 RATIONALE AND ALIGNMENT WITH POLICIES AND GUIDELINES

The information below provides the heritage policy context for the proposed development.

4.3.1 PROVINCIAL POLICY

Provincial Policy Statement, 2020
The Provincial Policy Statement in the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. Policies that apply to built heritage are found in Section 2.6 Cultural Heritage and Archaeology, and direct that built heritage resources and landscapes shall be conserved.

Ontario Heritage Act, R.S.O. 1990, c. O.18
The Ontario Heritage Act (OHA) determines the policies, priorities and programs for the conservation, protection and preservation of Ontario's heritage. This report is guided by O.Reg. 569/22 of the Ontario Heritage Act, Criteria for Determining Cultural Heritage Value or Interest which provides an evaluation framework for determining heritage value.

Ontario Ministry of Citizenship and Multiculturalism (MCM)
MCM provides agency Ontario Heritage Trust (OHT) with a mandate is to conserve, interpret and share Ontario's heritage, and provides expertise in this matter. Through this agency, the Ontario Heritage Toolkit provides core guidance to users of the Ontario Heritage Act.

4.3.2 MUNICIPAL POLICY

Heritage conservation is regulated by the following municipal bodies and policy documents.

Urban Hamilton Official Plan (2013)

The following sections of the Urban Hamilton Official Plan apply:

Section B.3.4.1.3 "Ensure that all new development, site alterations, building alterations and additions are contextual appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources." and,
Section B.3.4.2.1(g) "Ensure that conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals."

Section B.3.4.2.12 requires that a CHIA be submitted with any future application.

Downtown Hamilton Secondary Plan

The following sections of the Downtown Hamilton Secondary Plan apply:

Section 6.1.3.1(a) "Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton," and,

Section 6.1.3(b) "Ensure that new development is compatible with the design of surrounding built heritage resource buildings."

Consultation with Heritage Planning Staff:

Consultations with City of Hamilton staff in late 2023 and July 30th 2024 confirmed submission requirements for the Heritage Permit application process for the proposed development.

Tivoli Theatre - Front Facade [Source: Hamilton Public Library]

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

5.1 ANALYSIS OF POTENTIAL IMPACTS

The development proposes to demolish the remaining portion of the Tivoli Theatre building, the auditorium. The conditions of the current building conditions render it structurally unstable in many areas and the interior is coated with hazardous materials including the plaster finishes – walls, ceiling and the historic ornate decorative details. Aside from the damaged conditions, the space has been considered for reuse by the current owner, but is not considered a workable size for the event space and the large sloping floor adds complications for reuse.

Negative impacts of the proposed development are the full demolition of remaining heritage attributes of the Theatre. The impact is physical loss of interior original heritage fabric of 1924. There will be no opportunity for the public to engage with the space to see its grandeur of another time. The last show at the theatre in 1989 marked the end of its theatre era and has been closed to the public for many years since. Building owners have used it for various leasehold spaces since. Unless there is a theatre use for the space, any change in use would diminish the theatre's integrity through reshaping or reduction of the auditorium size, and change the architectural features significant to the Italian Renaissance style – proportions, symmetry, detailing and overall grandeur. The ornate ceiling for example would likely need to be divided in portions to serve the new re-proportioned interior spaces which is a damaging outcome for a unique historic venue.

The loss in the neighbourhood is part of the vanishing historic buildings which have characterized the area over the years. Demolitions along James Street North have contributed to the loss of associations with the early theatre district and visual impact of the star marquee of the Tivoli. Some of the theatre and urban fabric losses in the area include:

- Grand Opera House, James St N and Gore St /Wilson St
- Century (Lyric) Theatre, Mary Street
- Savoy Theatre, Merrick Street/York Blvd
- Alexandra Arcade Theatre/Canada Business College, James St N
- Griffin Theatre, James St N
- Canada Sewing Machine Factory, Vine St and James St N
- Knox Presbyterian, Cannon St
- City Hall, James St N

Previous ownership of the building has demonstrated a recent history of poor maintenance and lack of mothballing practices that has led to the degradation of the Tivoli Theatre despite support from the City over the years to assist owners with conservation of the building. The Tivoli Theatre event and ownership timeline is provided in the table on the following page.

Passerby observe the damage in the Tivoli wall [Source: Hamilton Public Library]

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

OWNERSHIP AND EVENT TIMELINE		
TIMING	**EVENT**	**SOURCE**
1875	Carriage Factory.	National Trust
1901	Carriage Factory ceased.	
1907	Storefront Nickelodeon.	National Trust
1908	Wonderland Theatre, within original Carriage Factory.	Hamilton Public Library - Archives
1910-1912	Colonial Theatre, within original Carriage Factory.	
1913-1923	Princess Theatre, within original Carriage Factory.	
1924	Auditorium added and property renamed The Tivoli.	
1943, 1947 & 1954	Substantial renovations.	
09/28/1989	The popular movie house closed in September 1989.	cinematreasures.org
July 1989 113 Hughson St N 114 James St N	Transfer to Sniderman Radio Sales and Service Limited	GeoWarehouse
March 1990 111 Hughson St N	Transfer to Main Entrance Entertainments Inc.	GeoWarehouse
1995	Venue for live stage shows.	National Trust
May 1997 113 Hughson St N 114 James St N	Transfer to STRM INC	GeoWarehouse
1998-2004	Rented to local theatre company, Tivoli Renaissance Project, as last known use.	2023 Article
June 2004	Structural failure of roof and masonry wall on southern Carriage Factory façade, pushing debris through an exterior wall. City took over property to secure it and removed the third floor, front wall, cupola and light-bulb encrusted Tivoli marquee.	National Trust & 2013 Article
09/15/2004	City Council approved demolition for the remainder of the Carriage Factory, excluding 1908 lobby.	
Late 2004	City demolished front portion of the building, including original facade on James Street North and long lobby leading to theatre and washrooms, at their expense of $300K.	2013 Article
2005	Owner applied for permit to demolish everything that remained, including auditorium.	National Trust
April 2006 111 Hughson St N	Transfer to STRM INC	GeoWarehouse

OWNERSHIP AND EVENT TIMELINE		
TIMING	**EVENT**	**SOURCE**
September 2006 111 Hughson St N 113 Hughson St N 114 James St N 108 James St N	Transfer to Hamilton Ballet Youth Ensemble	GeoWarehouse
August 2007 115 Hughson St N	Transfer to John Bondy; Patricia Bondy	GeoWarehouse
2008	City issued $20K grant to pay for heritage feasibility study.	2013 Article
2009	City issued $75,455 grant for building stabilization and heating improvements.	
December 2009	City issued $50K interest-free loan to retrofit the theatre's roof, which remained outstanding as of 02/14/2013.	
March 2013 108 James St N	Transfer to 1150735 Ontario Ltd.	GeoWarehouse
March 2013 108/114 James St N & 111/113/115 Hughson St N	Transfer to 1867470 Ontario Inc.	GeoWarehouse
January 2020 108/114 James St N & 111/113/115 Hughson St N	Transfer to 1150735 Ontario Ltd.	GeoWarehouse
2021	Approved Risk Assessment, required under MOE, per Diamante Investments.	2021 Article
Unknown	Structural reinforcement and heating added, per Diamante Investments.	
March 2022 108/114 James St N & 111/113/115 Hughson St N	Transfer to 1000052623 Ontario Inc.	GeoWarehouse
2023	Formal Consultation (FC-23-053).	Development Map

Unfortunately the building has continued to deteriorate over the past years and lack of adequate stabilization has undermined the stability of the remaining Tivoli Theatre auditorium. Structurally compromised in areas and significantly contaminated by hazardous materials due to deteriorating conditions presents need for review of alternatives and mitigation measures to ensure the legacy of the Tivoli Theatre is not lost. Conservation measures required under the Standards and Guidelines of Canada's Historic Places are to fully document the remaining features of the building and commemorate its story through interpretive works.

6. HERITAGE CONSERVATION APPROACH

6.1 ALTERNATIVES OR MITIGATION MEASURES

The conditions of many areas of the current building are described as structurally unstable in the building condition report. The interior is also noted as coated with hazardous materials including the plaster finishes – walls, ceiling and the historic ornate decorative details. Below are some of the measures intended to commemorate the historic building.

The most current option incorporates a re-imagined development that features an architectural tribute to the Tivoli building Second Empire style. The north corner of the new James St N development is characterized by a three and half storey building located on the original Tivoli location. The intent of the building design is to re-interpret the 1924 structure in massing, materials and detailing that contributes to the urban fabric of the James St N inventoried Cultural Heritage Landscape.

The new ground level entrance under the new marquee will allow the public to step inside to view a curated collection of Tivoli history integrated into a new gallery/museum space. Inside is an opportunity to convey the unique story of the Tivoli Theatre to residents and visitors to the city. Salvaged or recreated plaster work and details will be featured in the space along with the interpretive materials that celebrate the Italian Renaissance style interior and history of one of Hamilton's key entertainment venues.

In terms of the heritage attributes listed in the 2004 heritage designation, the developer's intent is to replicate the plasterwork such as the proscenium panels and medallions, and feature the details in the design of a new Tivoli Theatre space. If salvageable, Aventus plans to remove the statues and set aside, working with the City to find a suitable new location. Salvage work will depend on the nature and extent of abatement required on the ornate and delicate plaster embellishments.

As part of mitigation, design guidelines should be developed for the project to identify and address urban fabric compatibility through mass, setback, setting and materials, height and density.

James Street View - 1979. Note the distinctive corner tower roof of the Tivoli Theatre in the distance. [Source: Hamilton Public Library]

6.2 DOCUMENTATION & SALVAGE RECOMMENDATIONS

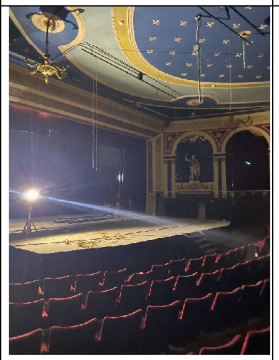
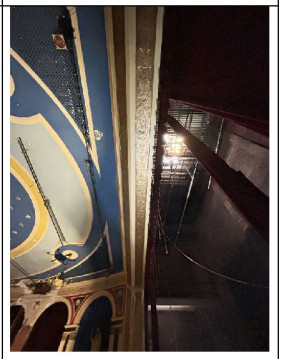
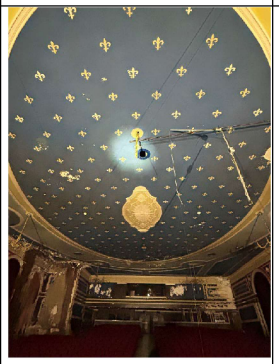
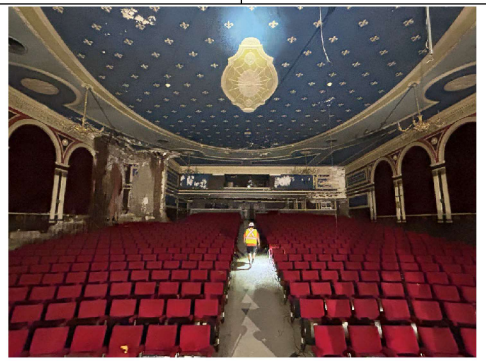
TIVOLI THEATRE | DOCUMENTATION + SALVAGE

ARTIFACT CURATION + REUSE RECOMMENDATIONS

September 26, 2024

+VG

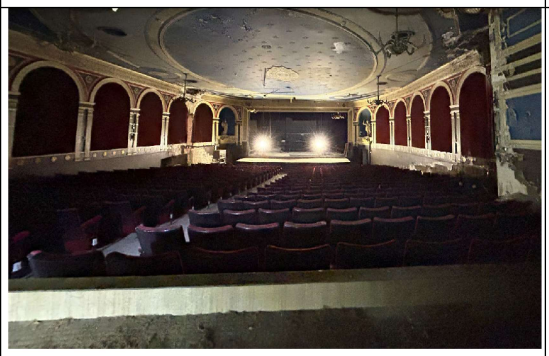
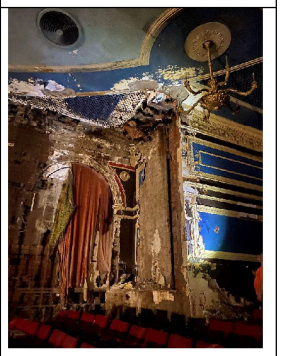
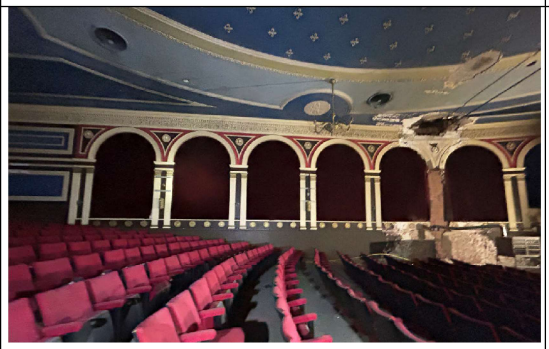
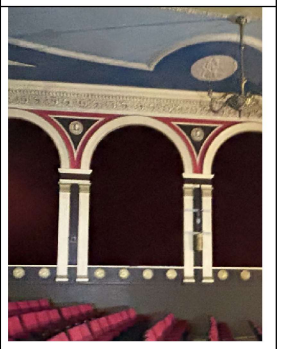
As part of the CHIA – Documentation and Salvage Plan, the City of Hamilton requires "Artifact Curation and Reuse Recommendations. The Italian Renaissance inspired interior designed by Toronto architect B. Kingston Hall is of high architectural value. The 2004 Designation notes that although past interior renovations have removed or covered some of the original décor, the main architectural features of the auditorium "are still largely intact". Twenty years later the remaining attributes are listed below with observations from the +VG site visit on June 5th, 2024, images of current conditions and recommendations.

	HERITAGE ATTRIBUTE	LOCATION	CONDITION	CURATION/ REUSE RECOMMENDATION	IMAGES		
1	Proscenium	Stage arch	General Condition: Fair/ Good Some decorative panels are removed and deterioration of brick tile is evident.	Documentation: Detailed scanning, drawings and descriptions. Reuse: Decorative panels appear to be easily removed. Ideally they would be relocated into the new Tivoli. Note: Two environmental reports identify designated substances and hazardous building materials found throughout the building. Specific to plaster and interior finishes are asbestos and lead paint. Due to deteriorated conditions of the interior, asbestos fibers are noted as having widespread on the interior. Abatement methods may be detrimental to the historic features and further study is required.			
2	Ceiling w elliptical design	Auditorium house	General Condition: Good with areas of heavy damage or missing structure. Areas of damaged and missing ceiling are around penetrations from equipment or fixtures, and areas of water (likely from the failing roof) where plaster has fallen off.	Documentation: Detailed scanning, drawings and descriptions. Ornamental plaster requires careful documentation of the designs, spacing, scale, and location. Note: Two environmental reports identify designated substances and hazardous building materials found throughout the building. Specific to plaster and interior finishes are asbestos and lead paint. Due to deteriorated conditions of the interior, asbestos fibers are noted as having widespread on the interior. Abatement methods may be detrimental to the historic features and further study is required.			

TIVOLI THEATRE | DOCUMENTATION + SALVAGE

ARTIFACT CURATION + REUSE RECOMMENDATIONS

September 26, 2024

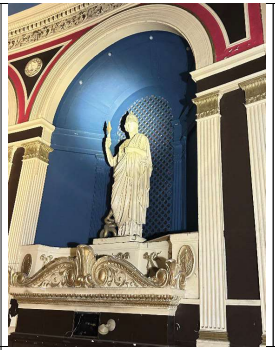
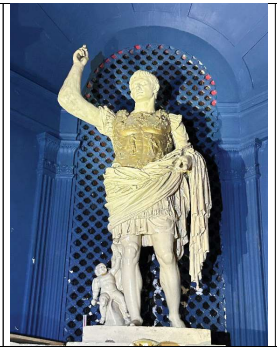
	HERITAGE ATTRIBUTE	LOCATION	CONDITION	CURATION/ REUSE RECOMMENDATION	IMAGES	
3	Decorative plaster cornice & frieze below	House ceiling perimeter.	General Condition: Good in most areas, however severely damaged or missing in others. Plasterwork is constructed on metal lath which is rusting in areas of the auditorium walls. Ornamental plaster is also failing in many areas. The cycle of moisture, freeze-thaw contribute to continuing deterioration. The area on the southwest corner of the auditorium is severely damaged from water due to the roof breach. Water falls into the auditorium further deteriorating the lower plaster wall.	Documentation: Detailed scanning, drawings and descriptions. Ornamental plaster requires careful documentation of the designs, spacing, scale, and location. Note: Two environmental reports identify designated substances and hazardous building materials found throughout the building. Specific to plaster and interior finishes are asbestos and lead paint. Due to deteriorated conditions of the interior, asbestos fibers are noted as having widespread on the interior. Abatement methods may be detrimental to the historic features and further study is required.		
4	Wall colonnades each w five round arches sprung from coupled pilasters.	On the long walls of the auditorium.	General Condition: Good in most areas, however severely damaged or missing in others. The wall colonnades each have six round arches plus the recessed arch with statutory beside the proscenium.	Documentation: Detailed scanning, drawings and descriptions. Ornamental plaster requires careful documentation of the designs, spacing, scale, and location. Note: Two environmental reports identify designated substances and hazardous building materials found throughout the building. Specific to plaster and interior finishes are asbestos and lead paint. Due to deteriorated conditions of the interior, asbestos fibers are noted as having widespread on the interior. Abatement methods may be detrimental to the historic features and further study is required.		

TIVOLI THEATRE | DOCUMENTATION + SALVAGE

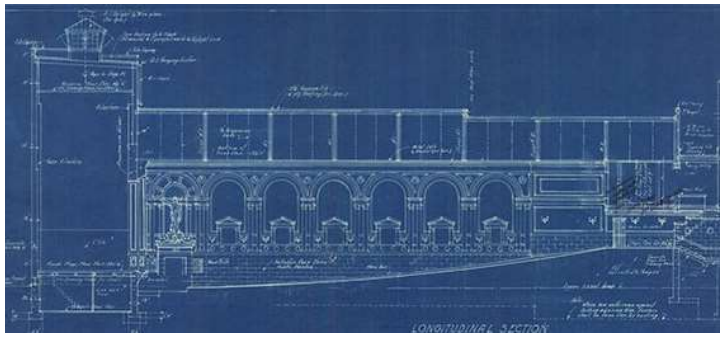
ARTIFACT CURATION + REUSE RECOMMENDATIONS

September 26, 2024

+VG

5	Original bronze statues of Caesar Augustus and the goddess Minerva.	The arches at the end of each colonnade are recessed to hold a statue.	General Condition: Good Bronze statues appear to have a coating and require further investigation to determine best restoration approach as well as best removal and relocation methods.	Documentation: Detailed scanning, drawings and descriptions. Reuse: Ideally the two statues would be featured as part of the new Tivoli – proponents and inspirers of the arts, architecture and urban space. Note: a plaster expert has reviewed the two statues and determined that they are plaster and not bronze. Comments relating to plaster in other sections also apply to the statues.	  
6	Medallions depicting the four seasons.	At the base of the arches	There are 4 medallions below each arch bay between the paired pilasters depicting the four seasons.	Documentation: Detailed scanning, drawings and descriptions. Ornamental plaster requires careful documentation of the designs, spacing, scale, and location. Reuse: 48 plaster medallions identified should be removed and ideally reused in the new Tivoli. This may not be possible due to the abatement required and recreations could be fabricated.	

The blueprint on the right shows the section and elevation of the theatre. Evident are the architectural strengths of rhythm of the arched colonnade, the proportions of the arched bays, detailed pilasters and inset pedimented sculptures (since removed).



7. CONSERVATION STRATEGY

The conservation strategy is guided by the Provincial Policy Statement (PPS), 2005, specifically items:

> 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
>
> 2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

The PPS defines "conserved" as "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

The purpose of this Cultural Heritage Impact Assessment is to demonstrate how the Tivoli Theatre will be impacted and conserved in the context of redevelopment. The intent is to salvage and commemorate heritage attributes and the Tivoli Theatre legacy as part of redevelopment, which also includes demolition of the remaining building.

7.1 Conservation Implementation & Monitoring Plan

To safeguard character-defining elements of a cultural resource, heritage conservation identifies actions or processes required as included in the table below.

Conservation Strategy	Estimated Timeline	Monitoring of Activities	Approval Authority
Documentation	2024	Owner to undertake documentation of existing conditions and features of the property.	City of Hamilton
Interim Protection Measures	Ongoing until time of permit approvals.	Owner to maintain protection measures until time of permit approvals.	Not Required
Managing Change	Ongoing to Construction Completion	- Develop CHIA - Develop Design Guidelines	City of Hamilton
Site Work	Upon permit approvals	- Abatement and/or removals of heritage attributes. - Curate Tivoli Gallery space using CHIA resources. - Redevelopment	Not Required

7.2 Conclusions and Recommendations

The Tivoli Theatre is part of the City of Hamilton's history and early development that characterized James Street North as a thriving business, civic and arts community. The majority of buildings were constructed between 1850 and 1939 according to a 1984 City report "James North Heritage District". Building were typically 3 – 4 storeys in height with elaborate architectural details including cornices, window moldings and trim and brickwork. The unique qualities and history are the reason that James Street North is currently inventoried as a Cultural Heritage Landscape.

As the James Street North district evolves, new development should typically integrate existing structures into the new, to conserve the original and inform the new design. The condition of the building has continually deteriorated over the years, making this integration untenable. The structural and building envelope breaches as well as the extent of hazardous substances on the historic plasterwork have limited the potential for rehabilitation or restoration of the theatre heritage attributes.

Salvage and conservation of these interior heritage features of Italian Renaissance style is part of the redevelopment plan and CHIA recommendations. More information and study is required to determine the feasibility of removal of hazardous substances on the fragile plaster ornamentation, removal and relocation of the features.

As part of the conservation process for demolition, it is recommended that further investigation be undertaken for:

- Feasibility of remediation of interior heritage attributes.
- Development of design guidelines for the site that respond to Tivoli Theatre qualities such as principles of Second Empire architecture, a marquee entrance, feature lighting, theatrical inspired spaces and details.
- Creation of an interpretive/commemorative plan including historic documentation, materials, signage and architecture.
- Detailed documentation of the existing building and spaces for the City's archival records prior to demolition.

7.3 Citations

Reference materials and resources are provided in Appendix A.1

A. APPENDIX

A.1 REFERENCES/ CITATIONS

TIVOLI THEATRE CHIA RESOURCES

Burkholder, Mabel The Story of Hamilton, David-Lisson Limited, Hamilton c. 1938

Houghton, Margaret Hamilton Street Names: An Illustrated Guide, Lorimer, Hamilton c. 2002

Houghton, Margaret (Ed.). Vanished Hamilton IV, North Shore Publishing Inc. Burlington c. 2012

Designation By-Law No. 90-255, Tivoli Theatre 108-112 James Street North – September 19, 1990 https://www.heritagetrust.on.ca/en/oha/details/file?id=4159

Designation By-Law No. 04-256, Land Located at 111-113 Hughson Street North – August 12, 2004
Schedule "A" Property, Schedule "B" Tivoli Theatre Auditorium
https://www.hamilton.ca/sites/default/files/2022-01/04-256.pdf

https://archive.nationaltrustcanada.ca/issues-campaigns/top-ten-endangered/explore-past-listings/ontario/tivoli-theatre

https://www.doorsopenontario.on.ca/hamilton-1/tivoli-theatre

DRAWINGS

Tivoli Theatre Plans [Blueprints, Section/Elevation]
Tivoli Theatre Plans 1926 [Blueprint, House Floor Plan]
https://www.archives.gov.on.ca/en/explore/online/historytheatres/vaudeville_centre_stage_early_1900s.aspx

IMAGES
Tivoli Theatre 1944, View of Stage from House
https://www.archives.gov.on.ca/en/explore/online/historytheatres/vaudeville_centre_stage_early_1900s.aspx

Vaudeville Theatres
https://www.archives.gov.on.ca/en/explore/online/historytheatres/vaudeville_centre_stage_early_1900s.aspx

Tivoli Theater Images, Vintage Hamilton
https://www.facebook.com/VintageHamilton/photos

FIRE INSURANCE PLANS

https://library.mcmaster.ca/collections/fire-insurance-plans

The Lloyd Reeds Map Collection (LRMC) has fire insurance plans for the **City of Hamilton** dated **1898** & **1911** (online and out-of-copyright), and **1947** & **1964** (under copyright and only viewable in paper, hardcopy format in the LRMC).

Tivoli Theatre Marquee - Source: Hamilton Public Library

A.2 HERITAGE DESIGNATIONS - 108-112 JAMES ST. NORTH [1990]

Bill No. C-129

The Corporation of the City of Hamilton

BY-LAW NO. 90- *255*

To Designate:

LAND LOCATED AT MUNICIPAL NOS. 108-112 JAMES STREET NORTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

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

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

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

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

1. The property located at Municipal Nos. 108-112 James Street North and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

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

3. The City Clerk is hereby authorized and directed,

(i) to cause a copy of this by-law, together with reasons for the designation, to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

(ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this *28th* day of *August* A.D. 1990.

Deputy City Clerk

Mayor

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK

(1990) 12 R.P.D.C. 11, June 26

Schedule "A"

To

By-law No. 90-*255*

Tivoli Theatre

108-112 James Street North, Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth, in the Province of Ontario, being composed of:

PART OF Lot Number 2 fronting on James Street, and Part of Lot Number 3 fronting on Hughson Street according to James Hughson Survey and being in the block bounded by James, Wilson, Hughson and Cannon Streets and which parcel of land is designated Parts 1, 2 and 3 according to a plan of record deposited in the Land Registry Office for the Registry Division of Wentworth as Number 62R-10419.

TOGETHER WITH the right to pass over, along, upon and to use as a right of way Part of Lot Number 2 fronting on Hughson Street and which right of way is designated Part 6 according to the said Plan 62R-10419 and,

TOGETHER WITH a right of way over Part of Lot Number 3 fronting on James Street and which right of way is designated Part 7 according to the said Plan 62R-10419,

SUBJECT TO the right of all others entitled thereto to pass over, along, upon and to use as a right of way Part of Lot Number 3 fronting on Hughson Street and which right of way is designated Part 3 according to the said Plan 62R-10419.

A.2 HERITAGE DESIGNATIONS - 108-112 JAMES ST. NORTH [1990]

Schedule "B"

to

By-law No. 90- *355*

REASONS FOR DESIGNATION

Tivoli Theatre, 108 -112 James Street North

Built in 1875 as a carriage factory for J.P. Pronguey, the building at 108-112 James Street North has served primarily as a theatre since 1908. In 1924, the building was substantially enlarged by an auditorium added to the rear to accomodate the Tivoli Theatre, the name by which the building has since been known.

Context

With its architecturally impressive facade, dominant corner tower, and high visibility, the Tivoli Theatre is a major contributing component of the James North heritage streetscape. It also provides a dramatic visual terminus to the block extending from Cannon to Wilson Street. The adjacent site at the north-east corner of James and Wilson was, for many years, occupied by the Grand Opera House and Hotel, erected in 1880 and demolished respectively in 1960 and 1986.

Historical Significance

In the course of its history, the building at 108-112 James Street North has served many different uses: a carriage works (until 1901), a bowling alley on the second floor (1908-64), various restaurants and retail businesses at street level; and of particular significance, a succession of theatres: the Wonderland (1908), the Colonial (1909-12), and the Princess (1913-23), all located in the space which became the lobby of the Tivoli Theatre, and finally, the Tivoli itself.

The Tivoli has an important place in Hamilton's theatre history. The Wonderland was reputedly the City's first film theatre while the Tivoli, a vaudeville theatre and motion picture house, was the first theatre to introduce sound movies in the late 1920s. Of the numerous theatres built in Hamilton during the early 20th century, the Tivoli counted among the seven largest and grandest, the most resplendent of which were the Capitol and the Palace. All but the Lyric (now the Century) and the Tivoli have been demolished; and of these two only the Tivoli Theatre has retained any part of its original interior decor.

Architectural Significance

Exterior

Clearly intended to make a bold statement of Pronguey's entrepreneurial ambitions, the original carriage factory was designed by Hamilton architect Albert H. Hills in the popular Second Empire style. Characteristic of this style are the steeply-pitched mansard roof with dormers, the bracketted cornices, and rich classical detailing. Noteworthy features of the Tivoli facade include the round-arched windows with two-over-two sash windows and ornate moulded surrounds, the gabled dormer windows, and the tall mansard-roofed tower. This convex-shaped tower displays narrow, paired arched dormers surmounted by circular windows and a bracketted cornice, originally crowned by ornamental iron cresting.

The later Tivoli Theatre entrance originally featured an octagonal ticket office and an ornamental sign marquee, above which was a vertical "Tivoli" sign projecting at right angles to the street. Only the basic structure of the marquee, however, survived the major alterations made to the entrance in 1954.

Interior

The Tivoli Theatre was greatly admired for its sumptuously decorated "Italian Renaissance" interior, designed by Toronto architect B. Kingston Hall. While a significant proportion of the original decor was removed or covered in the course of renovations undertaken in 1943, 1947 and 1954 (when the most extensive remodelling occurred), the main architectural features of the auditorium are still largely intact. These include the proscenium, the ceiling with its elliptical design, the decorative cornice and frieze below, and along each side wall: a colonnade comprising five round arches sprung from coupled pilasters. The two arches on either side of the stage still contain the original bronze statues of Caesar Augustus and the goddess Minerva. At the base of each of the other eight arches are medallions depicting the four seasons.

Designated Features

Important to the preservation of the Tivoli Theatre are:

1. the original architectural features of the front (west) and side (south) facades, including the upper-storey arched windows, moulded surrounds, bracketted cornice, and slate-covered mansard roof with its dormers and corner tower.

2. the original architectural features of the lobby and auditorium, including the ceilings, proscenium, colonnades, statuary, and other decorative wall elements. Excluded from designation are the more recent additions, such as the floor covering, seating and stage curtain.

A.2 HERITAGE DESIGNATIONS - 111-113 HUGHSON ST. NORTH [2004]

Authority: Item 22, Planning and Economic Development Committee Report 04-014 (PD04210)
CM: August 12, 2004

Bill No. 256

City of Hamilton

BY-LAW NO. 04-256

To Designate:

LAND LOCATED AT 111-113 HUGHSON STREET NORTH, CITY OF HAMILTON

As Property of:

CULTURAL HERITAGE VALUE

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

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

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

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

1. The property located at 111-113 Hughson Street North, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

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

3. The City Clerk is hereby authorized and directed,

   (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;

   (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and enacted this 13th day October, **2004.**

Mayor

Clerk

A.2 HERITAGE DESIGNATIONS - 111-113 HUGHSON ST. NORTH [2004]

Schedule “A”
To
By-Law No. 04-256
111-113 Hughson Street North
Hamilton, Ontario

Part of Lot 2, west side of Hughson Street between Gore and Cannon Streets, James Hughson Survey, being Parts 4 and 5 on Plan 62R-10419, City of Hamilton.

Subject to a right of way over Part 5, on Plan 62R-10419, and together with a right of way over part of Lot 3, west side of Hughson Street between Gore and Cannon Streets, James Hughson Survey, being Part 3 on Plan 62R-10419.

PIN (Property Identification Number) – PIN 17165-0034(R)

Schedule “B”
To By-law No. 04-256
Tivoli Theatre Auditorium
111-113 Hughson Street North, Hamilton

REASONS FOR DESIGNATION

Built in 1875 as a carriage factory for J.P. Pronguey, the Tivoli Theatre complex at 108-112 James Street North has served primarily as a theatre since 1908. In 1924, the complex was substantially enlarged by an auditorium added to the rear at 111-113 Hughson Street North, to accommodate the enlarged Tivoli Theatre, the name by which the complex has since been known.

Historical Significance

The Tivoli, a vaudeville theatre and motion picture house, was the first theatre to introduce sound movies in the late 1920s. Of the numerous theatres built in Hamilton during the early 20th century, the Tivoli counted among the seven largest and grandest, the most resplendent of which were the Capitol and the Palace. All but the Lyric (now the Century) and the Tivoli have been demolished; and of these two only the Tivoli has retained any part of its original interior decor.

Architectural Significance

Interior:
The Tivoli Theatre was greatly admired for its sumptuously decorated "Italian Renaissance" interior, designed by Toronto architect, B. Kingston Hall. While a significant proportion of the original decor was removed or covered in the course of renovations undertaken in 1943, 1947 and 1954 (when the most extensive remodelling occurred), the main architectural features of the auditorium are still largely intact. These include the proscenium, the ceiling with its elliptical design, the decorative cornice and frieze below, and along each side wall: a colonnade comprising five round arches sprung from coupled pilasters. The two arches on either side of the stage still contain the original bronze statues of Caesar Augustus and the goddess Minerva. At the base of each of the other eight arches are medallions depicting the four seasons.

Designated Features

Important to the preservation of the Tivoli Theatre are the original architectural features of the auditorium, including the ceilings, proscenium, colonnades, statuary, and other decorative wall elements. Excluded from designation are the more recent additions, such as the floor covering, seating and stage curtain

A.2 HERITAGE DESIGNATIONS - 127 HUGHSON ST. NORTH

Authority: Item 5.8, City Council
Minutes 20-016 (PED20050)
CM: July 17, 2020
Ward: 2

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 20-217

To Designate Land Located at 127 Hughson Street North, City of Hamilton as Property of Cultural Heritage Value

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

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

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

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

1. The property located at 127 Hughson Street North, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;

    b. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 14th day of October, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk

Schedule "A"
To
By-law No. 20-217

127 Hughson Street North
Hamilton, Ontario

PIN: 17165-0153 (LT)

Legal Description:

Part Lot 5, James Hughson Survey (unregistered), east side of James Street; Part of Lot 5, James Hughson Survey (unregistered) west side of Hughson Street; Part Lot 6, James Hughson Survey (unregistered), City of Hamilton, being All of PIN 17165-0153 (LT)

A.2 HERITAGE DESIGNATIONS - 127 HUGHSON ST. NORTH

Schedule “B”

To

By-law No. 20-217

127 Hughson Street North
Hamilton, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

The property, municipally known as 127 Hughson Street North, Hamilton is a former industrial complex. The western section of the building was the original four storey factory built circa 1911 and was joined to the storefront located at 144 James Street North. The eastern section of the building was opened in 1929 and was known as ‘Style Park’. The building is a vernacular industrial building that features Art Deco influences.

127 Hughson Street North is located on the west side of Hughson Street North, Hamilton. The property is east of James Street North, west of John Street North, north of Wilson Street, and south of Cannon Street East.

DESIGN / PHYSICAL VALUE

The property is a representative example of an early 20th century vernacular industrial building with art deco influences. This value is represented in the decorative façade of the 1929 east section of the building and displays brick pilasters, unique brickwork, stylized parapets and a decorative entrance and foyer area which are representative of an Art Deco style of this era. The massing and large window openings reinforce the industrial history of the building. The two stone ‘F’s’ located in the parapets and the ‘F’ located in foyer flooring are a unique feature to the building and represent the Firth Brothers.

HISTORICAL / ASSOCIATIVE VALUE

The property has associative value in its direct association with Norman and John Firth. Norman Firth began a clothing business in Hamilton in 1909. Eventually joined by his brother John, the brothers incorporated as Firth Brothers Ltd. in 1918 with Norman acting as president. The Firth Brothers had a storefront, located at 144 James Street North, and the original section of the factory (west section) was located at the rear of the storefront. The brother’s clothing operation was very successful and in 1929, they expanded the factory. The new building, known as ‘Style Park’ cost the company $250,000, revitalizing the area and allowing the Firth Brothers to expand their operation vastly. Members of the Firth family owned and operated the business until 1974. The property has associative value as a contributor to the industrial heritage of Hamilton.

CONTEXTUAL VALUE

The property has contextual value for its location in what may be considered Hamilton’s first industrial neighbourhood. The Firth Brothers manufacturing operations began as a small-scale family run business and grew throughout the early 20th century. The property acts as a reminder of the neighbourhood’s industrial past and reinforces the mixed use nature which has historically been associated with the area. The property is one of the largest industrial buildings in the immediate area and is important in defining and maintaining the industrial character of Hughson Street North.

Description of Heritage Attributes

The Cultural Heritage Value or interest of the property resides in the four storey east section of the structure, built in 1929.

Key heritage attributes associated with the split level foyer include:

- The use of marble, brass and wood;
- The marble and pebble tile Firth Brothers ‘F’ logo at the top of the stairs; and,
- The timber rafters with dentils and decorative supports.

Key heritage exterior attributes of the 1929 east section of the building associated with the façade include:

- Vernacular interpretation of Art Deco style architecture;
- Red brick construction and polychrome brick façade;
- Brick pilasters;
- The multi-panelled windows with operable openings together with the locations, configuration, size, scale, and shape of these window openings which reinforce the industrial character of the building;
- Brick work, including a double herringbone pattern and soldier courses with square-shaped stone insert;
- Decorative and symmetrical use of stone throughout the brickwork, including at the top and bottom of the brick pilasters;
- Flat roof with a pair of decorative parapets with centrally placed stone ‘F’s’;
- Defined main entrance with stone lintel, pilasters, and dentils;
- Decorative brickwork above the main entrance; and,
- Large rectangular transom and sidelights openings found at the front door.

A.3 AUTHOR QUALIFICATIONS

Introduction to +VG Architects

Community history and heritage are hallmark values of The Ventin Group (+VG Architects). Since 1972 the firm has provided services for cultural heritage resources including condition and impact assessments, management plans, feasibility studies and restoration strategies, as well as full architectural services in design, working drawings, project management, cost estimating, and contract administration. The firm has successfully completed heritage projects for IO/ Ontario Realty Corporation, Public Works and Government Services Canada, the City of Toronto, the Archdiocese of Toronto, Ontario Heritage Trust, Niagara Parks Commission and universities, school boards and municipalities across the province.

+VG Architects maintain currency with developments in heritage building technology and construction techniques through active participation in organizations like the Canadian Association of Heritage Professionals (CAHP).

+VG Architects have earned 54 Awards of Excellence specifically for heritage project design including National Historic Sites as well as provincially and locally designated sites. The range of these heritage building types includes Civic Centres, Court Houses, Public Libraries and Archives, Museums, Theatres, Academic Buildings, Churches and Residential conversions.

+VG Approach to Conservation of Cultural Heritage Resources

Cultural heritage resources are part of our collective memory and play an important role in understanding our past. They are also significant contributors to our present and future use through various means of conservation such as restoration, rehabilitation and adaptive re-use.

In approaching each built cultural resource, +VG Architects are guided by international standards of conservation. These include the International Charter for the Conservation and Restoration of Monuments and Sites (ICOMOS): The Venice Charter (1964) and subsequent specific publications such as The Burra Charter for the Conservation of Places of Cultural Significance (1981, ICOMOS Australia) and The Appleton Charter for the Protection and Enhancement of the Built Environment (1983, ICOMOS Canada).

At the National level, Parks Canada has produced "Standards and Guidelines for the Conservation of Historic Places in Canada" (2003, second edition 2010), a benchmark for the heritage conservation decision-making process by understanding the historic place, planning for its conservation and intervening through projects or maintenance.

Provincially, the Ministry of Citizenship and Multiculturalism (Previously Ministry of Tourism, Culture and Sport) has developed a framework for decisions concerning good practice in architectural conservation endorsed by Ontario Heritage Trust. Known as "Eight Guiding Principles in the Conservation of Historic Properties", they underscore respect for documentary evidence, location, materials and history; reversability of alterations, and the importance of maintenance.

In 2017 MCM created Standards and Guidelines for Conservation of Provincial Heritage Properties - Information Bulletin 2. This document has guided the development of this Strategic Conservation Plan.

+VG personnel includes members of Canadian Associatioin of Heritage Professionals (CAHP):

- Paul Sapounzi, Managing Partner, BES BArch, OAA, NSAA, FRAIC, CAHP
- Peter Berton, Principal, OAA, CAHP
- Derek Quilliam, Project Manager, MRAI, APT, CAHP, DIP Arch B.Arch Sc.
- Pietro Frenguelli, Project Manager, B.Arch, CAHP
- Kevin Church, Architect/ Partner, B. Arch., OAA, RAIC, CAHP
- David Ecclestone, Partner, B.E.S., M. Arch., O.A.A., M.R.A.I.C., CAHP
- Terry White, Architect/ Partner Emeriti, B.Arch., OAA., MRAIC, CAHP
- Deb Westman, Project Manager, BES, B.Arch, OAA, CAHP

SAMPLING OF RECENT HERITAGE ASSESSMENTS, CONSERVATION PLANS + CONDITIONS REPORTS

Heritage Impact Assessments

- Ancaster Memorial School, Ancaster
- Auchmar Estate Coach House, Hamilton
- Barber Paper Mills (Project 2008), Georgetown
- Barber Paper Mills (Project 2010), Georgetown
- Cayuga Courthouse, Cayuga
- Erchless Estate Coach House, Oakville
- Generating Stations Niagara Falls
- Guelph Civic Museum, Guelph
- Implications of Re-Zoning on Arland Farms, Oakville
- Jordan Historical Museum, Jordan
- Les Soeurs de la Visitation Convent, Ottawa
- O'Connor Street Condominium, Ottawa

Building Condition Assessments

- 108-116 Sparks Street, historic building condition assessment Ottawa, Ontario
- Bridgepoint Health Centre (Old Don Jail) adaptive re-use Toronto, Ontario (c. 1883)
- Colborne Street Heritage Record, 41 properties Brantford, Ontario
- Generating Stations Niagara Falls
- Leamington Train Station, building condition assessment Leaminton, Ontario
- Milton Town Hall West + Hugh Foster Hall Restoration, Milton
- Milton Heritage Railway Station, Milton

Conservation Plans

- CASO Railway Station, adaptive re-use, restoration and heritage report, St. Thomas
- Generating Stations Niagara Falls
- Orillia Opera House, Orillia
- Queen Victoria Park Cultural Heritage Landscape, Niagara Falls
- Queen Victoria Park Generating Stations, Niagara Falls
- Toronto Power Generating Station, Niagara Falls

PAUL SAPOUNZI

B.E.S., B.Arch., OAA, MRAIC, AIA, CAHP
Partner-in-Charge - Design, Finance & Business Development

PROFESSIONAL EXPERIENCE

1990	Partner-In-Charge Design, Finance & Business Development +VG Architects
1989	Project Designer, Joe Somfay Architects Ltd. Waterloo
1987	Project Designer, A. J. Diamond and Partners Toronto
1986	Designer, Barton Myers Architect Ltd. Toronto
1985	Designer, Design Assistant Adamson Associates, Toronto

EDUCATION

1987	Bachelor of Architecture University of Waterloo
1985	Bachelor of Environmental Studies University of Waterloo
2008	Adjunct Professor Project & Facility Management Conestoga College, Kitchener
1995	Present Visiting Critic, University of Waterloo School of Architecture, Cambridge

PROFESSIONAL AFFILIATIONS

Ontario Association of Architects
Royal Architectural Institute of Canada
Canadian Association of Heritage Professionals (CAHP)

RELEVANT PROJECT EXPERIENCE

- Huntsville Town Hall & Algonquin Theatre
  Huntsville, Ontario
- Hamilton Civic Centre
  Hamilton, Ontario
- Milton Civic Centre
  Milton, Ontario
- Bridgepoint Hospital
  (Formerly the Don Jail)
  Toronto, Ontario
- Welland Courthouse
  Welland, Ontario
- Cambridge Centre-for-the-Arts
  Cambridge, Ontario
- Castle Kilbride Museum, National Historic Site
  Baden, Ontario
- Guelph Civic Museum (Loretto Convent)
  National Historic Site, Guelph
- Wellington County Museum, National Historic Site
  Fergus, Ontario (c. 1877)
- University of Western Ontario
  Law Library
  Childcare Centre
  London, Ontario
- Bridgepoint Hospital
  (Formerly the Don Jail)
  Toronto, Ontario
- Welland Courthouse
  Welland, Ontario
- Wellington County POA Courthouse
  Guelph, Ontario
- Wellington County Social Services, HQ
  Guelph, Ontario
- All Saints Secondary School
  Whitby, Ontario
- Clarington Central Secondary School
  Bowmanville, Ontario
- Huron Heights Secondary School
  Kitchener, Ontario
- Confederation College
  Satellite Campuses, Fort Frances, St. Thomas, Woodstock
  Learning Resources Centre, School of Nursing
- University of Western Ontario
  Faculty of Law Building, Child Care Centre, Student Residence
  London, Ontario

DEB WESTMAN

B.E.S., B. Arch. OAA , CAHP- Senior Associate

As an Architect with +VG, Deb has been involved with all aspects of architectural project design and implementation with specific focus on cultural heritage projects. She facilitates and develops impact and condition assessments, conservation strategies and feasibility studies.

As a member and current newsletter editor of the Architectural Conservancy of Ontario (North Waterloo Branch), Deb is responsible for highlighting heritage news and events through coordination, graphic design and publication of the bi-monthly newsletter. She also served previously as an architectural representative for Heritage Kitchener (LACAC).

PROFESSIONAL EXPERIENCE

2006|	Associate, Project Manager - +VG Architects Kitchener/ Cambridge/ Brantford
1993|06	Design Consultant - Deb Westman Consultant Kitchener
2002|04	Project Manager (Exhibits) - Waterloo Region Children's Museum, Kitchener
2001	Project Manager - Nicholas Hill Architect, Guelph
1989|93	Project Designer/ Coordinator - Snider Reichard March Architects, Waterloo

EDUCATION

1989	Bachelor of Architecture, University of Waterloo
1986	Bachelor of Environmental Studies (Architecture) University of Waterloo
recent	*studies in Cultural Heritage Resources* *University of Victoria*

PROFESSIONAL AFFILIATIONS/ MEMBERSHIPS

Architect, Ontario Association of Architects
Building Specialist, CAHP (Canadian Association of Heritage Professionals)
Member, ACO NWR (Architectural Conservancy of Ontario North Waterloo Region)
Member, Grand Valley Society of Architects

+VG PROJECT EXPERIENCE

Heritage Assessments, Studies + Projects

- Power Plants and Queen Victoria Park CHL Strategic Conservation Plan, Niagara Falls
- Jordan Historical Museum, Jordan Ontario
- Generating Stations Adaptive Reuse Studies, Niagara Falls
- Ontario Power Generating Station, The Fallsview & Thompson Point Cultural Heritage Assessment, Niagara Falls
- Jordan Historical Museum Design Feasibility Study, Jordan
- Cultural Heritage Evaluation Report & Heritage Impact Assessment for various sites, Niagara Falls
- Victoria Park Heritage Guidelines Review for Class B Properties, London
- Ancaster Memorial School Heritage Impact Assessment, Ancaster
- Paris Old Town Hall Conservation Strategy, Paris
- Implications of Re-Zoning on Arland Farms, Heritage Impact Assessment, Oakville
- Guelph Civic Museum, Adaptive Re-use & Restoration at Loretto Convent, Guelph
- Cayuga Courthouse, Study - Stone Wall Restoration
  Cayuga, Ontario
- Auchmar Estate Coach House, Adaptive Re-use & Restoration, Hamilton
- Visitation Convent, Cultural Heritage Impact Assessment (Rezoning), Ottawa
- Barber Paper Mill, Cultural Heritage Impact Assessment, Georgetown
- Wilfrid Laurier University, Brantford Campus Expansion, Adaptive Re-use of Historic Moody's Tavern, Brantford
- Generating Stations Technical Assessments, Gap Analysis and Rehabilitation Study (3 Stations), Niagara Falls
- Erchless Estate Museum, Condition Assessment & Expansion Feasibility Audit, Oakville

Heritage Presentations, Exhibitions, Affiliations

- ACO North Waterloo Region, Branch editor -- *current*
- Ontario Museum Association Conference/ AGM, presentation of Guelph Civic Museum
- Conservation Exhibition, Guelph's Favourite Buildings - Guelph Civic Museum
- Building Conservation presentation for Frank Cowan Insurance
- Past member, Heritage Kitchener (formerly LACAC)

A.3 AUTHOR QUALIFICATIONS

National Historic Sites

- Annandale House Museum, Tillsonburg (c. 1883)
- Canada Armoury, Simcoe (c. 1912)
- Birkbeck Building (Ontario Heritage Trust Centre) Toronto (c. 1884)
- Castle Kilbride Museum, Township of Wilmot (c. 1877)
- County Jail and Governor's Residence, Guelph (c. 1844)
- County of Wellington Building, Guelph (c. 1868)
- Dominion Public Building, Guelph (c. 1936)
- Dufferin County Court House, Orangeville (c. 1880)
- Erchless Estate, Oakville (c. 1835)
- Fergus District High School, Township of Centre Wellington (c. 1927)
- Fergus Public Library, Township of Centre Wellington (c. 1911)
- First Delta Baptist Church, Cambridge (c. 1881)
- Frontenac County Courthouse, Kingston (c. 1855)
- Fryfogel's Tavern, Shakespeare (c. 1855)
- Galt Fire Department Hall, Cambridge (c. 1898)
- Government of Canada Building, St. Catharines (c. 1956)
- Guelph Civic Museum, Guelph (c. 1883)
- London Mechanics Institute Building, London (c. 1876)
- London Normal School, London (c. 1898)
- Mackenzie Hall (Former Essex County Court House) Windsor (c. 1855)
- Milton Court House, Milton (c. 1855)
- Napanee Town Hall, Napanee (c. 1864)
- Old Toronto City Hall / York County Court House, Toronto (c. 1899)
- Old Town Hall, Newmarket (c. 1882)
- Ontario Legislative Assembly Building, Queen's Park (c. 1893)
- Osgoode Hall, Toronto (c. 1829)
- R.C. Harris Water Treatment Plant (National Historic Engineering Site) Toronto (c. 1941)
- St. Lawrence Hall, Toronto (c. 1850)
- St. Thomas City Hall, St. Thomas (c. 1898)
- Toronto Power Generating Station, Niagara Falls (c. 1906)
- Union Station, Toronto (c. 1914/1927)
- Waterloo County Jail and Governor's House, Kitchener (c. 1853/1878)
- Wellington County House of Industry and Refuge, Aboyne (c. 1877)

Provincial + Municipal Historic Sites

Civic Centres

- Ancaster Town Hall, Ancaster (c. 1871)
- County of Lennox & Addington Memorial Centre, Napanee (c. 1864)
- County of Victoria Civic Centre, Lindsay (c. 1861)
- County of Wellington Civic Centre, Guelph (c. 1844, 1904)
- Exeter Town Hall, Exeter (c. 1855)
- Hanover Civic Centre (c. 1911)
- Old City Hall, Toronto (c. 1899)
- Ontario Legislative Building, Queen's Park (c. 1893)
- Oxford County Board of Health Administration Offices, Woodstock (c. 1854)
- Milton Town Hall (c. 1854)
- Orangeville Town Hall (c. 1875)
- Shelburne Town Hall (c. 1873)
- Simcoe Town Hall (c. 1846, 1863)
- St. Thomas City Hall (c. 1898)
- Strathroy Town Hall (c. 1928)

Court Houses

- Brantford Courthouse (c. 1851)
- Brockville Courthouse (c. 1842)
- Cayuga Courthouse (c. 1853)
- Cobourg Courthouse (c. 1831)
- Dufferin County Courthouse (c. 1888)
- Elgin County Courthouse, St. Thomas (c. 1853, 1898)
- Essex County Courthouse, Windsor (c. 1855)
- Haldimand County Courthouse, Cayuga (c. 1857)
- Napanee Courthouse (c. 1864)
- Norfolk County Courthouse, Simcoe (c. 1863)
- Osgoode Hall, North Wing Renovations, Toronto (c. 1860+)
- Peel County Courthouse, Brampton (c. 1867)
- Regional Municipality of Waterloo P.O.A. Courthouse, Kitchener (c. 1853)
- Welland Courthouse, Welland (c. 1856)
- Wellington County Courthouse, Guelph (c. 1844)

Public Libraries & Archives

- Aylmer Public Library, Aylmer (c. 1913)
- Clinton Public Library, Clinton (c. 1903)
- Hanover Carnegie Public Library, Hanover (c. 1863)
- Simcoe Public Library, Simcoe (c. 1863)
- Stratford Carnegie Public Library, Stratford (c. 1906)
- Walkerton Carnegie Public Library, Walkerton (c. 1913)
- Wellington County Library, Fergus (c. 1911)
- Wellington County Archives, Fergus (c. 1877)

Museums

- Apps Mill, Paris (c. 1841)
- Backus Heritage Museum, Port Rowan (Backus Mill c. 1800)
- Dufferin County Museum, Shelburne (new, with historic components)
- Eva Brook Donly Museum, Simcoe (c. 1838)
- Fryfogel Inn, Shakespeare (c. 1855)
- Ireland House Museum, Burlington (c. 1830)
- Lawrence House Museum, Sarnia, (c. 1892)
- Lock 3 Historical Museum & Interpretative Centre, St. Catharines (new, historic components)
- Lynnwood Arts Centre, Simcoe (c. 1851)
- Mackenzie Hall Gallery, Windsor (c. 1855)
- Meaford Museum (c. 1961)
- Niagara-On-The-Lake Pumphouse Museum & Arts Center (c. 1891)
- Peel County Museum, Brampton (c. 1867)

Theatres

- Algonquin Theatre, Huntsville (Huntsville Civic Centre c. 1926)
- Aylmer Opera Hall (c. 1874)
- Cambridge Performing Arts Theatre (c. 1881)
- Meaford Hall Theatre (c. 1908)
- Orangeville Opera Hall (c. 1875)
- Port Dover Lighthouse Theatre (c. 1904)
- Shelburne Opera Hall (c. 1883)

Academic Buildings

- Central High School, Detroit (c. 1926)
- Mechanics Institute, Simcoe (c. 1874-75)
- Queen's University, School of Business, Kingston (c. 1890)
- University of Western Ontario, Law Library, London (c. 1943)
- W. Ross MacDonald School, Brantford (c. 1872) Churches
- St. John's Anglican Church, Port Rowan (c. 1860)
- St. John's Church, Ancaster (c. 1868)
- St. Michael's Cathedral, Toronto (c. 1845)
- St. Peter's Basilica, London (c. 1880)

Multi-unit & Mixed-use Residential Buildings

- Alexandra School Live / Work Residence, Waterloo (c. 1908)
- Armagh House, Mississauga (c. 1901)
- Kitchener Housing, Forsyth Factory Development Study, Kitchener (c. 1900-1937)
- Kitchener Housing, Gaol Development Study, Kitchener (c. 1853)
- Sir Adam Beck Residence, London (c. 1887)
- 36 Water Street South, Mixed-use Development, Cambridge (c. 1843)
- 18 Main Street East, Mixed-use Development, Cambridge (c. 1846)

Public Buildings

- Milton Railway Station, Milton (c. 1900)
- Milton Registry Office, Milton (c. 1902)
- Old Fire Hall, Simcoe (c. 1891)
- Old Toronto (Don) Jail, Toronto (c. 1863)
- Post Office & Customs House, Simcoe (c. 1898)
- Prince's Gate Restoration, Exhibition Place, Toronto (c. 1927)

A.4 115 HUGHSON ST. N. CHIA

Exterior view of the front facade [Source: +VG Architects]

1.0 INTRODUCTION TO THE PROJECT

Location Plan: Refer to page 7 for overall location map and context.
Owner contact information is provided in Section 1.1 [Page 5]

Description of Property:
The urban site is a rectangular residential lot with a 2½-storey single-detached brick house. The historic building dating to the turn of century is Queen Anne in style featuring a projecting 3-storey bay with gable roof top, off-center entrance and elaborate brick detailing and stone lug sills on the front (east) facade. The covered entrance porch is not original to the building. Most east windows are modified except for the first and second level segmental arched windows in the bay which retain original leaded glass work.

The side elevations contain one second level window on the north façade, and three windows on each level on the south façade. Additions to the building include shed-roof dormers on the north and south roof slopes, and a one-storey concrete shed on the rear. Refer to page 8 for register information.

View of the west elevation [Source: +VG Architects]

View showing the rear garage [Source: +VG Architects]

Context:
The property frontage is on Hughson Street North, situated between the Tivoli Theatre property (111-113 Hughson St N) on the south and west and a parking lot (117 Hughson St N) on the north side. Hughson St N on this block is comprised of commercial, old factory buildings, parking lots and Trinity Lutheran Church. The c. 1900 brick house is set back approximately 6m further from the street than the adjacent historic buildings -- Tivoli Auditorium (1924), the Son's of England Benevolent Society Hall c.1910 (121 Hughson St N) and the 4½-storey brick clothing factory building c. 1929 (127 Hughson St N).

The site is located at the edge of the James Street North Cultural Heritage Landscape Inventory which encompasses most properties along James Street North from Wood Street on the north, extending near King William Street on the south end. The CHL zone is comprised of Designated Properties, Registered (Non-Designated) Properties, Inventoried Properties Heritage Inventory Listed (non-designated) Properties and

The property is now part of the larger project site including 108 James Street North and 111 Hughson Street North.

For additional information and images refer to Section 1.2.2 [Pages 7-14]

A.4 115 HUGHSON ST. N. CHIA

2.0 BACKGROUND RESEARCH & ANALYSIS

Cultural Heritage Value

Listed on the City's Heritage Register in 2014, the building is described as having design value due to its architectural features, and contextual value as the only remaining 19th-century house on the west side of Hughson Street N between Wilson and Cannon streets.

The design value is noted in the heritage register as:
115 Hughson Street North is a single-detached brick house constructed between 1899 and 1910. The two-and-a-half storey building has a medium hip roof with projecting eaves, a projecting front gable, shed-roof dormers to the north and south and a partially-exposed stone foundation. There are two single-stack brick chimneys, one on the east end of the south side and the other in the rear. The brick building is comprised of segmental windows with brick voussoirs and stone lug sills. The front façade has a projecting three-storey bay with transoms in the first and second-storey segmental windows, as well as decorative brick work.

Development History:

Fire Insurance Plan maps document changes over time from 1898 when only 117 Hughson St N existed. By 1911, 115 and 119 Hughson St N were constructed on each side of 117. The 1947 map shows the Tivoli auditorium which had been added to the main theatre in 1924. By 1964, 119 Hughson St N no longer existed and a parking lot existis there today.

The property has been tied to the Tivoli Theatre property since 2007. For ownership and area development information refer to Section 5.1, page 47.

+VG attended site visits on June 5th, 2024 and August 21, 2024 to review the building exterior and surrounding area. The owner has provided recent photos of the interior which is currently occupied by tenants and unavailable for viewing.

Cultural Heritage of Adjacent Properties

Heritage values of adjacent properties are included in the Tivoli Theatre CHIA, Section 3.

3.0 STATEMENT OF SIGNIFICANCE

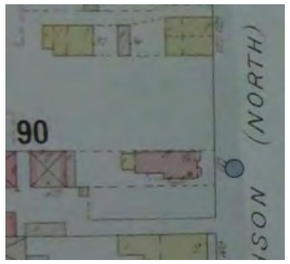
The building is currenty on the City's Heritage Register with the heritage values as provided in the Registered (Non-Designated) Property description on page 8.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

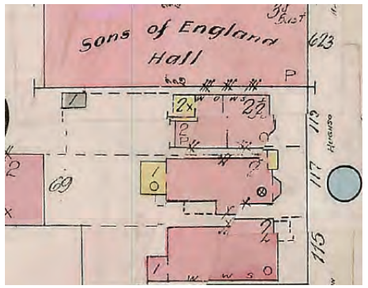
Written and visual descriptions of the proposed adjacent development are provided in Section 4 of the Tivoli Theatre CHIA.

View of the front facade bay with brick detailing and original upper windows. [Source: +VG Architects]

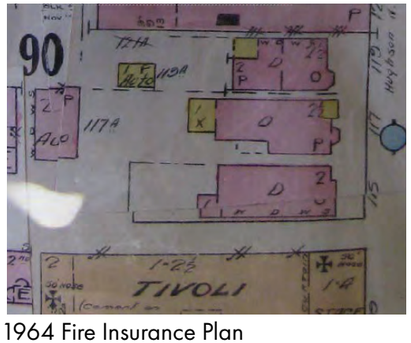
1898 Fire Insurance Plan



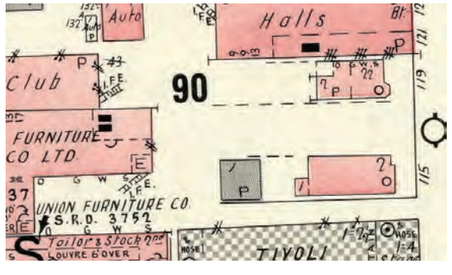
1911 Fire Insurance Plan



1947 Fire Insurance Plan



1964 Fire Insurance Plan



City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

5.0 IMPACT OF PROPOSED DEVELOPMENT

Like the Tivoli Theatre Auditorium, the new development proposes to demolish the buildings on 115 Hughson St N. While an isolated remnant of residential homes in the area, there is loss of historic fabric. The exterior design with brick detailing and ornate features belongs with the intense building period of the area.

6.0 MITIGATION MEASURES

As required by the City of Hamilton for a listed (Registered, Non-Designated) property, the owner will provide 60 days notice to the City with intent to demolish the building at 115 Hughson St N as per Section 27(9) of the Ontario heritage Act. During the 60-day interim period, it is anticipated that the City will provide feedbackback for discussion on mitgation measures and any other requirements.

7.0 CONSERVATION STRATEGY

7.1 Conservation Implementation & Monitoring Plan, Recommendations

To safeguard character-defining elements of a cultural resource, heritage conservation identifies actions or processes required as included in the table below.

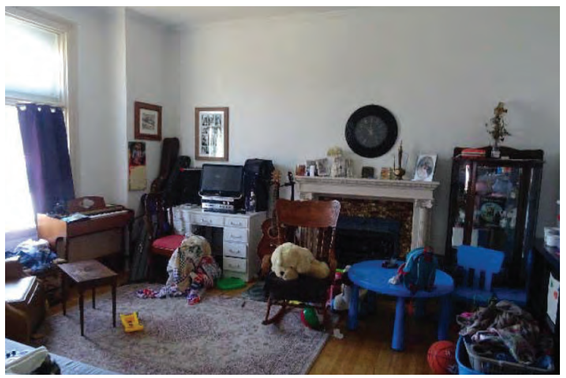
Conservation Strategy	Estimated Timeline	Monitoring of Activities	Approval Authority
Documentation	2024	Owner to undertake documentation of existing conditions and heritage features of the building and property.	City of Hamilton
Interim Protection Measures	Ongoing until time of permit approvals.	- Owner to maintain protection measures until time of permit approvals. - Salvage building features for reuse.	Not Required
Managing Change	Ongoing to Construction Completion	- Develop CHIA	City of Hamilton

View of Level 3 under roof space with gable window, wood trims and wood flooring. [Source: Aventus)

View of Level 3 under roof space with attic access door, wood trims and wood flooring. [Source: Aventus)

View of Level 2 living space with historic glass transom window, fire place and wood flooring. [Source: Aventus)

View of Level 2 bedroom with historic wood trim, baseboards and wood flooring. [Source: Aventus)



View of Level 1 living space with historic glass transom window, fire place and wood flooring. [Source: Aventus)

A.5 REPORTS

A.5.1 References/ Citations

A.5.2 Building Condition Assessment

A.5.3 Designated Substances And Hazardous Building Materials Assessment [108 James Street North, Hamilton]

A.5.4 Hazardous Building Materials Assessment [108 James Street North, Hamilton]

A.5.5 Heritage Plaster Work at Tivoli Theatre

Tivoli Condo Development
108 James Street North, Hamilton
Building Condition Assessment
February 2024

Prepared by:

KALOS ENGINEERING

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Hamilton, Ontario L8R 3K6
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www.kaloseng.ca

Project File No. 24044

CONTENTS

EXECUTIVE SUMMARY

The Structural Building Condition Assessment (BCA) project for Aventus Development Corporation for the Tivoli Condo Development at 108 James Street North in Hamilton was approved under Purchase Order No. 3524063 issued on February 26, 2024.

This structural building condition assessment is for a floor based visual inspection of the building with no destructive testing.

The original Tivoli facility was constructed circa 1875 as a factory and converted to a theatre in 1908. The original Tivoli Theatre was located on James Street – tragically collapsed from disrepair. A new (current structure) theatre was built on the current location.

The site is located just north of Wilson Street and extends on the west from James Street North to Hughson Street on the east. The building consists of a 2-storey building, single level basement, re-constructed in 1924.

The primary configuration consists of the Stage House and Audience Chamber with supporting loft for projection/lighting control and basement (assumed for service space).

The majority of the earlier theatre on this site that fronted directly onto James Street has been demolished in 2004. The building has not been operational for many years and has been closed and unheated.

General Building Configuration

- Stage House is located at the east end of the property.
  - Constructed higher than the Audience Chamber in order to contain space for hanging scenery,
  - Walls constructed of common brick masonry from ground level to the roof,
  - Below stage level – mainly reinforced concrete construction,
  - Common to the stage house and audience chamber is the proscenium wall,
  - Single storey basement under stage portion; construction is generally reinforced concrete,
  - Stage floor is framed, at least in some sections, with steel beams and wood planking.
- Audience Chamber
  - Framed with a series of clear span steel pitched trusses spanning the width of the auditorium,
  - Total of 3 distinct trusses,
  - Roof panels between trusses is gypsum base planks, likely Syporex or similar product,
  - Walls are common clay brick on the exterior,
  - Clay tile on the interior wall sides,
  - Piers are constructed around the steel columns along the north and south walls,

    - Pairs of columns support steel roof trusses above and extend down to bear on the top of the reinforced concrete wall that extends around the base of the auditorium chamber.
- Crush Space
    - Crush space located west of the audience chamber at the rear of the audience and on the second floor.

Foundations

- It is assumed that the building is founded on strip and spread footing, founded on clay tile (not visible),
- The footings were not visible at the time of our inspection. No signs of settlement were visible and as such the footings are assumed to be working as designed.

A. General Description of the Facility

North Elevation

South Elevation (original)

East Elevation

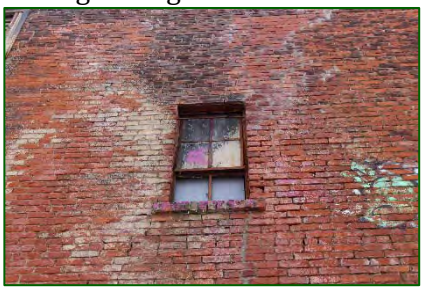
West Elevation

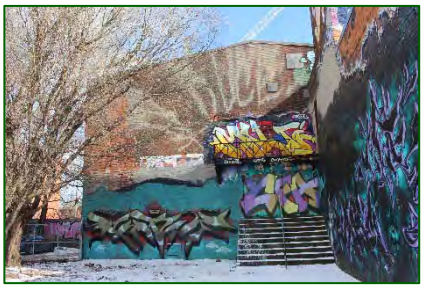
INFORMATION	
Location:	108 James Street North, Hamilton, Ontario
Facility Type:	Previous factory and then theatre
Construction Date:	1875, rebuilt in 1924
Additions:	Unknown
No. of Storeys:	2 plus part basement
Ancillary Features:	N/A
General Description:	Poured concrete foundations with brick walls and a mixture of wood and steel framing. Some walls are clay tile (speed tile)
Date of Inspection:	February 29, 2024
Weather, day of inspection	Sunny, 1 degree Celsius
Inspector:	Kalos Engineering: Hank Huitema (Structural) Harjot Dev (Structural) Jason Smith (Rise Real Estate)

B. Observations

1. Exterior

The exterior of the building is primarily brick. Interior of walls (in main hall) exhibits clay tile, commonly known as speed tile. Some areas have been parged over, painted or infilled with plywood. The exterior review was completed as a visual inspection from grade.

Area/Item Reviewed	Photograph
Item 1.1 East Elevation Observation East elevation of the building consists of brick. Brick has been parged over approximately 3m above grade. The brick is in fair condition. Some deterioration and staining of brick around existing window/door openings.	
Item 1.2 North Elevation Observation North elevation of the building consists of brick and a parge coat approximately 3m above grade. Brick wall is in poor condition. Some deterioration of brick and cracking was observed.	
Item 1.3 North Elevation Observation Significant mortar loss at brick joints throughout wall. Significant staining throughout wall. 	

Area/Item Reviewed	Photograph
Item 1.4 West Elevation Observation Brick wall with plywood used to infill majority of the wall. Wall is in poor condition. 	
Item 1.5 West Elevation Observation Brick is loose, crumbling and missing in several areas. Large portion of wall is missing in the south west corner. Area of wall missing in north west corner.  	  

Area/Item Reviewed	Photograph
Item 1.6 West Elevation <u>Observation</u> Concrete steps deteriorating.	
Following the structural review several photos were shared by the building owner. Items from photos listed below.	
Item 1.7 Roof <u>Observation</u> Roof was not reviewed as part of this inspection. Photos of the roof were shared by owner. Roof is in poor condition, vegetation growth on roof suggest moisture problems.	  

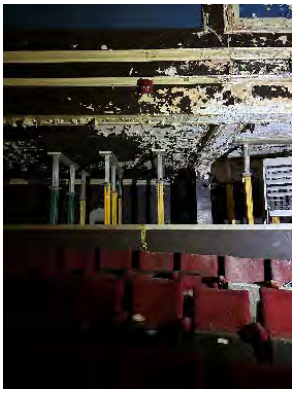
2. Interior

The interior structure of the building consists of a mix of poured concrete walls and masonry block foundation walls in the basement. The floor structure for the main auditorium space is poured concrete on a mix of steel and wood framing. The interior framing consists of clay tile walls, wood framing, steel framing and steel trusses. The roof deck consists of some wood and gypsum based (Siporex) roof deck panels.

The building is unheated and unoccupied.

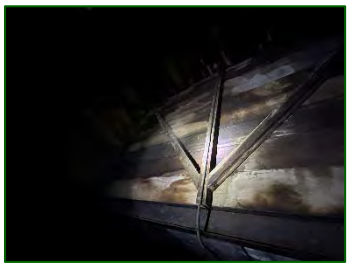
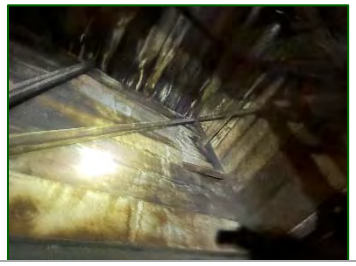
The interior review was a visual inspection of components that could be viewed on site from floor levels.

Area/Item Reviewed	Photograph
Item 2.1 Main Auditorium Walls Observation Brick and clay tile interior walls covered with plaster finish in most areas. Plaster is in poor condition; where visible, clay tiles and bricks are in poor condition.	 

Area/Item Reviewed	Photograph
Item 2.2 Back of Auditorium Observation Shoring installed at back of auditorium to support second floor and roof structure above. 	
Item 2.3 Floor Structure Observation Clay tile ceiling at shoring locations.	
Item 2.4 Walls Observation Moisture damage to wall.	

Area/Item Reviewed	Photograph
Item 2.5 Roof Structure Observation Shoring up to ceiling of roof structure. Ceiling has significant moisture damage and is on the verge of collapse. Shoring is installed but may not prevent collapse of moisture ridden gypsum panels.	
Item 2.6 Walls Observation Deterioration to clay tile and brick at inside of walls. Walls are in poor condition where viewed. Considerable cracking of brick walls was observed.	 
Item 2.7 Roof Framing Observation Siporex roof structure with damage at penetrations, several areas are stained suggesting moisture damage. Siporex roof structure loses significant structural integrity when wet. Action Shore areas of damaged Siporex immediately.	

Area/Item Reviewed	Photograph
Item 2.8 Walls <u>Observation</u> Steel framing supporting brick wall above. Limited visibility. Previous report states steel trusses and channels used for roof framing.	
Item 2.9 Basement <u>Observation</u> Wood framing supporting ground floor visible in basement. Wood beams are in fair condition.	
Item 2.10 Basement <u>Observation</u> Steel beams supporting second floor visible in basement. Beams are painted and condition could not be confirmed.	 
Item 2.11 Basement <u>Observation</u> Water ingress to basement some flooding of rooms in the basement.	No Photo

Area/Item Reviewed	Photograph
Following the structural review, several photos were shared by the building owner. Items from photos are listed below	
Item 2.12 Siporex at Roof <u>Observation</u> Siporex roof collapsing in several areas from water damage. 	 
Item 2.13 Steel Framing at Roof <u>Observation</u> Steel roof trusses with wood infill. Wood appears to be stained suggesting water damage.	 

C. Summary of Findings

Structural

Kalos Engineering Inc. completed a Structural Conditions Assessment, findings are based strictly on the visual examination of the facility.

Generally, the structure was found to be in poor condition. Brick and clay tile walls are significantly deteriorating at both the exterior and interior of the walls. Many areas would have to be rebuilt to restore the structural integrity of the walls.

Roof structure consists of gypsum based (Siporex) roof deck panels. This material loses structural integrity when it becomes wet. Heavy moisture, likely from a failing roofing system, is evident throughout. This is seen throughout the building; portions of the roof are beginning to fall down inside the building. Shoring installation is a temporary fix but ultimately the entire roof structure would have to be replaced. This area should be cordoned off to protect occupant safety.

Peeling paint and plaster is indicative of moisture in the walls. The plaster would need to be removed to better assess the state of damage to the walls. Removal of moisture damaged plaster was ongoing during this visit.

Floor framing was mostly painted and condition could not be fully reviewed. Additional reinforcing would be required to remove damaged members and reinforce the floors to meet current day loading requirements.

Architectural

No architectural review was undertaken during this Building Condition Assessment, any comments are for recording purposes only.

Mechanical

No mechanical review was undertaken during this Building Condition Assessment, any comments are for recording purposes only.

Electrical

No electrical review was undertaken during this Building Condition Assessment, any comments are for recording purposes only.

Plumbing

No plumbing review was undertaken during this Building Condition Assessment, any comments are for recording purposes only.

Roofing

No Roofing review was undertaken during this Building Condition Assessment, any comments are for recording purposes only.

Generally, we find the building structure located at 108 James Street North in Hamilton (former Tivoli Theatre) to be in poor condition. It should be considered past the point of restoration as the aging walls and roof structure should be replaced.

Respectfully submitted,

Kalos Engineering Inc.

Per: Hank A. P. Huitema, M. Eng., P. Eng.
Senior Structural Engineer

Per: Harjot Dev, B.E.Sc., E.I.T.
Junior Structural Designer

HAPH/HD/ejd

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Appendix A
Limitations

Limitations

No party other than the Client shall rely on the Consultant's work without the express written consent of the Consultant. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of this work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees).

The work reflects the Consultant's best judgement in light of the information reviewed by them at the time of preparation. Unless otherwise agreed in writing by Kalos Engineering Inc., it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. This is not a certification of compliance with past or present regulations. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

This work does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Kalos Engineering Inc. can perform further investigation on items of concern if so required.

Only the specific information identified has been reviewed. The Consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information.

Kalos Engineering Inc. is not investigating or providing advice about pollutants, contaminants or hazardous materials. The Client and other users of this report expressly deny any right to any claim, including personal injury claims which may arise out of pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. As a result design loads (particularly loading from occupancy, snow, wind, rain and seismic loads) and the specific methods of calculating capacity of the system to resist these loads may have changed significantly. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

FINAL REPORT

Former Tivoli Theatre
108 James Street North, Hamilton, Ontario

Prepared for:
Aventus Developments
1418 Ontario Street, Burlington, Ontario L7S 1G4

***Attention**: Edward John, Director of Development*

Prepared by:
Access Environmental Solutions
775 Lucerne Avenue, Waterloo, Ontario N2T 2Y3

April 9, 2024

Project No.: **10113.002**

EXECUTIVE SUMMARY

Access Environmental Solutions (Access) was retained by the Aventus Developments (Aventus / Client) to complete an assessment for designated substances and hazardous building materials at the former Tivoli theatre located at 108 James Street North, Hamilton, Ontario.

The assessment is required in advance of planned renovation of the subject building to meet the requirements of the Ontario Occupational Health and Safety Act and Regulations.

The assessment was completed by Andy Andriotis and Norbert Nabbe of Access on October 5, 2023. The assessors were provided access to the building by Edward John of Aventus. The building was unoccupied during the Access site visit.

KEY FINDINGS

Designated substances and hazardous building materials were identified to be present as summarized below.

Asbestos (Confirmed)

Asbestos was confirmed to be present in the following building materials:

- parging insulation (Alabastine®) at the brick chimney wall (L105)
- floor tile and mastic in the second-floor projector room (L208)
- floor tile and mastic in the second-floor washroom area (L205)
- various floor levelling compounds and underlying floor mastic present in the front entrance area (L101)
- parging cement fitting insulation on pipes in crawl space (L02) below front lobby area (generally in poor condition) – parging cement insulation is likely present concealed throughout the building
- thermal pipe insulation on pipes in crawl space (L02) below front lobby area (generally in poor condition) – pipe insulation is likely present concealed throughout the building
- plaster on walls, ceilings, ornamental mouldings throughout subject building (see note below)
- mastic on the floor throughout the front lobby area (L102)
- texture finish on walls and ceilings in storage room (L109) at the back right corner of backstage area

The condition of the asbestos-containing plaster throughout the building is extremely poor, evidenced by widespread damage to plaster walls and ceilings. Debris from this asbestos plaster can be found throughout the premises. Consequently, it is recommended to treat all building surfaces as contaminated with asbestos fibres due to the extent of plaster damage and debris present.

In addition to the above, a cementitious coating is present in basement room (L15) below the backstage area. Although the material contains asbestos at less than the O. Reg. 278/05 threshold of 0.5%, as a safety precaution it is recommended to be managed as an asbestos-containing material.

The previous assessment completed by Reveal Environmental Inc. identified fibrous asbestos-containing paper debris in the ceiling space above the balcony, but Access did not observe this. It is possible that the debris was removed during earlier abatement efforts in this area.

Asbestos (Presumed)

Asbestos is presumed to be present in the following building materials:

- flexible fabric connectors on ductwork in basement mechanical room (L03)
- sheathing on electrical wiring throughout subject building
- electrical components within electrical panels, switches, breakers, fuse holders, light fixtures etc.
- cast iron pipe connections
- fibreglass insulation and other surfaces throughout the building (contaminated with asbestos fibres from damaged plaster)

Refer to **Appendix 3** for a summary of building components and materials that were assessed for asbestos and **Appendix 4** for a detailed summary of components and materials confirmed to contain and/or presumed to be asbestos containing.

Refer to Section 4.1.3 of the report for a list of additional building materials that if uncovered should be suspected of containing asbestos.

Lead

Reveal Environmental Inc. (Reveal) conducted tests that identified lead in various paint and surface coatings, with concentrations varying from less than 0.0005% (5 ppm) to 3.67% (36,700 ppm).

Paint and surface coatings that have not been tested are presumed to contain lead.

Paint and surface coatings were found to be in deteriorating condition, exhibiting extensive peeling and flaking and debris on surfaces throughout the premises.

Lead is also presumed to be present in the following materials:

- batteries (i.e., emergency lighting, exit signs etc.)
- cable and wire sheathing
- cast iron pipe gaskets and connections
- pipes
- solder used on domestic water lines, bell fittings for cast iron pipes, electrical equipment
- structural steel primer

Mercury

Mercury is suspected to be present in the following materials:

- compact fluorescent lights (vapour form)
- paints and adhesives (in stable form)

Silica

Silica may be present in the following materials common to buildings:

- concrete and cement
- masonry and mortar
- block walls
- drywall
- paints
- plaster and stucco

Polychlorinated Biphenyls (PCB)

PCBs may be present in the following materials:

- concealed within electrical equipment including transformers, capacitors, pot heads, cables

Ozone-Depleting Substances (ODS)

ODS-containing equipment was not observed to be present within the building. Rooftop HVAC units (if present) may contain ODS refrigerants.

Mould

Mould growth is prevalent on various surfaces throughout the building due to ongoing water damage and leaks. Temperature and humidity are unregulated, which has contributed to conditions that promote mould growth.

Biological Contaminants

Animal waste was observed in several parts of the attic, particularly beneath the fibreglass batt insulation. Given the state of the building, it is likely that similar waste is present in other areas of the building.

SUMMARY OF RECOMMENDATIONS

General Recommendations

- A copy of this designated substances and hazardous building materials assessment report should be kept on the premises during the renovation process.
- Ensure workers have awareness training with respect to the hazards of asbestos, lead, silica, mercury, and mould on a project.
- Due to the presence of damaged asbestos-containing plaster, debris, mould growth, and flaking and peeling lead paint, to safeguard health, it is recommended for anyone entering the building to wear personal protective equipment (PPE), including an appropriate respirator (half-face or full-face respirator equipped with P100 filters).

Recommendations for Renovation Projects

Asbestos

- Building materials excluded from the scope of this assessment or that could not be assessed due to limitations encountered at the time of the assessment, as noted in the report, should be investigated prior to disturbance. Refer to the report for details regarding this.
- Building materials confirmed and/or presumed to contain asbestos must be removed prior to disturbance in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for removal recommendations.
- Damaged asbestos-containing materials should be cleaned-up in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for recommendations.
- Safe work procedures satisfying the requirements of O. Reg. 278/05 should be implemented if the asbestos-containing materials and presumed asbestos-containing materials are not removed but may potentially be disturbed by any renovation, alteration, or maintenance work.
- Due to the extensive presence of damaged asbestos-containing plaster and plaster debris, O. Reg. 278/05 Type 3 operations (in conjunction with EACC Level 3 mould operations) should be followed for the removal and clean-up of asbestos-containing materials within the building.
- If suspect asbestos-containing materials (refer to Section 4.1.3) are uncovered during renovation work, work that may disturb the material should cease immediately. Samples of the materials should be collected and tested for asbestos content. Materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures. Alternatively, the suspect materials can be presumed to be asbestos-containing and removed following O. Reg. 278/05 work procedures.
- In accordance with the requirements of O. Reg. 278/05, the Ministry of Labour, Joint Health and Safety Committee, building owner(s) and contractors should be notified when previously unidentified friable material that is confirmed to be asbestos-containing (i.e., Aircell® pipe

insulation, parging cement pipe fitting insulation, etc.) is discovered during demolition and construction work.

- It is recommended that a qualified asbestos consultant monitor and document abatement operations.
- Clearance air monitoring by a qualified asbestos consultant is a regulated requirement for O. Reg. 278/05 Type 3 operations.

Lead

- The safe work practices provided in the following documents should be followed for the disturbance of lead-containing materials:
    - “Lead on Construction Projects”, Ministry of Labour, April 2011
    - “Lead Guideline for Construction, Renovation, Maintenance or Repair”, Environmental Abatement Council of Canada (EACC), October 2014
- Loose and flaking paints confirmed or presumed to contain lead should be cleaned-up and disposed of in accordance with the requirements of O. Reg. 347/90, the Ontario waste management regulation.
- Building materials containing lead should be tested for leachable lead prior to disposal as they may be subject to classification as hazardous waste.
- Lead-containing batteries should be recycled when taken out of service.

Mercury

- Avoid damage to mercury-containing equipment.
- Complete removal and proper disposal of mercury-containing equipment is required when the equipment is taken out of service or prior to renovation work.
- Mercury is a hazardous waste and should be disposed of in accordance with the requirements of O. Reg. 347/90. As a preferred alternative, mercury-containing equipment can be sent for recycling.

Silica

- The safe work practices provided in the following document should be followed for the disturbance of silica-containing materials:
    - “Silica on Construction Projects”, Ministry of Labour, April 2011

Polychlorinated Biphenyls (PCB)

- Prior to decommissioning, verify the PCB content of electrical equipment. Confirmed PCB-containing equipment should be handled, stored, and disposed of in accordance with applicable federal and provincial regulations.

Ozone-Depleting Substances (ODS)

- Equipment containing or suspected to contain ODS refrigerants should be decommissioned by a licenced refrigeration technician prior to removal.

Mould

- Mould abatement work should be undertaken where mould-impacted building materials were identified. The work should be completed by specialized mould abatement contractors following the safe work practices and precautions provided in the EACC publication entitled “EACC Mould Abatement Guideline”, Edition 3, (2015)
- Implement EACC Level 3 operations (in conjunction with O. Reg. 2778/05 Type 3 operations) for the remediation of mould-impacted building materials.
- The degree of mould growth noted may change with time if water or humidity issues continue or develop beyond the assessment date(s). As such, it is recommended that any sources of water infiltration or high humidity be corrected to prevent the continuation or reoccurrence of mould growth prior to remedial efforts and reinstatement of removed materials.

Biological Contaminants

- Follow recommendations provided by the L'Institute de recherche Robert-Sauvéen santé et en sécurité du travail (IRSST), for the management of biologically. contaminated materials to protect workers during demolition activities.

Refer to Section 5.0 of the report for more detailed recommendations.

The findings and recommendations provided in the Executive Summary must be read and understood within the context of the full report including all standard limitations.

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LIST OF APPENDICES

1.0 INTRODUCTION

Access Environmental Solutions (Access) was retained by the Aventus Developments (Aventus / Client) to complete an assessment for designated substances and hazardous building materials at the former Tivoli theatre located at 108 James Street North, Hamilton, Ontario.

The assessment was undertaken in advance of planned renovation of the subject building to meet the requirements of the Ontario Occupational Health and Safety Act and Regulations (refer to **Appendix 1**, Regulatory Framework). In accordance with these requirements, the assessment is intended to identify designated substances and hazardous materials requiring special attention prior to their disturbance. The report identifies the presence of building materials that contain and/or are presumed to contain asbestos and other building-related designated substances. Additionally, the report identifies the potential presence of hazardous building materials such as mould, polychlorinated biphenyls (PCB) and ozone-depleting substances. These were included in the assessment as there are regulations, standards and best-practices in place governing their management.

The assessment was completed by Andy Andriotis and Norbert Nabbe of Access on October 5, 2023. The assessors were provided access to the building by Edward John of Aventus. The building was unoccupied during the Access site visit.

2.0 ASSESSMENT APPROACH

2.1 Scope of Work

Access assessed the subject building for designated substances including asbestos, lead, mercury, and silica that may be incorporated in the building's structure and finishes.

Additionally, Access assessed for the following hazardous materials:

- Mould
- Polychlorinated Biphenyls (PCB)
- Ozone Depleting Substances (ODS)

The assessment excluded the following designated substances that are not typically incorporated into building materials:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride (i.e., monomer form)

2.2 Methodology

Details on the methodology that were used during the assessment are provided in **Appendix 1**.

2.3 Extent of the Assessment

The assessment was limited to the following areas:

- lower levels (basement area below stage and portion of crawl space area below front theatre lobby area)
- main theatre area
- front entrance and lobby
- second floor level (balcony, projector room, washrooms, etc.)
- catwalk area (above main theatre area)

2.4 Areas Not Inspected

The following areas were not accessible for inspection for the reasons provided:

- crawl space below front entrance (inaccessible)
- building exterior at elevated heights (inaccessible)
- spaces above hard ceilings or within wall cavities without access hatches (inaccessible)
- roofing materials (outside scope of work)

2.5 Standard Limitations

Unless explicitly included in the project scope of work, the assessment by Access excludes the following:

- sub-grade materials and equipment (i.e., buried storage tanks, drums, vessels, conduits, pipes etc.)
- concealed drywall and/or plaster finishes (i.e., behind new walls in renovated areas)
- interior surfaces of ductwork (i.e., insulation, woven tape on duct joints etc.)
- building contents including non-fixed equipment, stored items, furniture, appliances, etc.
- building and structural components that are subject to damage if sampled
- energized equipment and systems
- areas deemed unsafe to enter due to structural damage, confined spaces etc.
- operational and process-related equipment including associated process chemicals and stored materials etc.

All quantities referenced within the report are approximate and should be verified by the user.

3.0 BACKGROUND INFORMATION

3.1 Relevant Historic Reports

The following reports were provided to Access as part of this assessment:

- "Hazardous Building Materials Assessment, 108 James Street North, Hamilton, Ontario", by Reveal Environmental Inc. (Reveal), dated April 26, 2017, prepared for Metro Contract Management Inc.,

The Reveal report provided Access with an understanding of previously identified asbestos-containing materials and other designated substances and hazardous building materials.

3.2 Renovation Scope of Work

Extensive renovations are to be undertaken. However, the full scope of these renovations was not determined at the time of the assessment.

3.3 Description of Assessed Area

The following describes existing conditions known to be present or encountered during the assessment:

Building	General Information	Construction Materials
108 James Street North, Hamilton	- *usage*: theatre (former) - *no. of levels*: 4 – basement, main theatre level, second floor, catwalk - *total area (sf)*: ~12k (estimated footprint) - *age (orig. const.):* pre-1994 (theatre) - *age (addition)*: pre-1994 (entrance foyer)	- *foundation:* poured concrete - *building structure*: wood, metal, poured concrete - *exterior cladding*: brick - *interior finishes*: plaster, drywall, acoustic tiles, decorative textiles, textured finishes, plaster moulding - *flooring*: vinyl sheet flooring, vinyl floor tiles, concrete, wood - *roofing system*: built-up roof (assumed) - *building insulation*: fibreglass (catwalk area)

4.0 FINDINGS

The findings of the assessment for designated substances and hazardous building materials are provided below.

4.1 Asbestos

The assessment involved a review of each building component and material that was suspected to contain asbestos. For ease of reference, each component and material was assigned a unique "Building Component & Material" (BCM) number. A summary of all building components and materials that were assessed are provided in **Appendix 3**.

The summary includes the following information:

- BCM Reference #
- identification of each building component or material under review
- a description of the material
- whether the material is friable or not (based on the definition provided in the asbestos regulation)
- sample reference numbers and analytical results
- comments
- photographs depicting the material or building component

Where asbestos was confirmed to be present, the following additional details were provided for each building component or material:

- Access Location ID Numbers (for cross reference with floorplans provided in **Appendix 2**)
- location/area description (i.e., common names for each room space)
- approximate quantity
- condition
- damaged quantity (as a percentage of the total quantity)
- accessibility (i.e., criterion for how easily the asbestos-containing material can be accessed by building occupants, maintenance workers etc.)
- visibility (i.e., whether the building materials are hidden from view versus those that are visible without opening hatches or removing ceiling tiles)
- comments
- recommendations for the management of the particular building component or material

A copy of the laboratory Certificate of Analysis for asbestos testing is provided in **Appendix 5**.

4.1.1 Asbestos-Containing Materials (Confirmed)

Based on the findings of the assessment, asbestos was confirmed to be present in the following building materials:

- parging insulation (Alabastine) at the brick chimney wall (L105)
- floor tile and mastic in the second-floor projector room (L208)
- floor tile and mastic in the second-floor washroom area (L205)
- various floor levelling compounds and underlying floor mastic present in the front entrance area (L101)
- parging cement fitting insulation on pipes in crawl space (L02) below front lobby area (generally in poor condition) – parging cement insulation is likely present concealed throughout the building
- thermal pipe insulation on pipes in crawl space (L02) below front lobby area (generally in poor condition) – pipe insulation is likely present concealed throughout the building

- plaster on walls, ceilings, ornamental mouldings throughout subject building (see note below)
- mastic on the floor throughout the front lobby area (L102)
- texture finish on walls and ceilings in storage room (L109) at the back right corner of backstage area

The condition of the asbestos-containing plaster throughout the building is extremely poor, evidenced by widespread damage to plaster walls and ceilings. Debris from this asbestos plaster can be found throughout the premises. Consequently, it is recommended to treat all building surfaces as contaminated with asbestos fibres due to the extent of plaster damage and debris present.

In addition to the above, a cementitious coating is present in basement room (L15) below the backstage area. Although the material contains asbestos at less than the O. Reg. 278/05 threshold of 0.5%, as a safety precaution it is recommended to be managed as an asbestos-containing material.

Reveal identified fibrous asbestos-containing paper debris in the ceiling space above the balcony, but Access did not observe it. It is possible that the debris was removed during earlier abatement efforts in this area.

4.1.2 Asbestos-Containing Materials (Presumed)

Asbestos is presumed to be present in the following building materials that were specifically observed during the assessment that are known to contain asbestos and/or materials that could not be sampled and tested due to limitations encountered:

- flexible fabric connectors on ductwork in basement mechanical room (L03)
- sheathing on electrical wiring throughout subject building
- electrical components within electrical panels, switches, breakers, fuse holders, light fixtures etc.
- cast iron pipe connections
- fibreglass insulation and other surfaces throughout the building (contaminated with asbestos fibres from damaged plaster)

4.1.3 Asbestos-Containing Materials (Suspected)

The following building materials may contain asbestos but were not specifically observed during the assessment and may become uncovered during renovation or demolition activities:

- additional floor levelling compounds
- concealed caulking, sealants, mastics, adhesives
- Transite® cement products such as board or pipe/conduit (concealed, including subgrade areas)
- concealed insulation (i.e., thermal systems insulation, vermiculite, thermal or fire spray insulation, insulative linings, firestop etc.) in wall and ceiling cavities, attics, crawlspaces, chimneys, inside

masonry cavities, interstitial spaces between masonry walls, within any mechanical equipment, inside fire doors etc.

These are listed as suspect materials **that require special attention should they be encountered during planned renovation or demolition activities**. If encountered, work that may disturb the material should stop immediately. Samples of the materials should be collected and tested for asbestos content. As noted in the recommendations section below, materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures.

Please refer to **Appendix 4** for a detailed summary of building components and materials that were confirmed or are presumed to contain asbestos.

4.2 Lead

4.2.1 Paint and Surface Coatings

Reveal Environmental Inc. (Reveal) conducted tests that identified lead in various paint and surface coatings, with concentrations varying from less than 0.0005% (5 ppm) to 3.67% (36,700 ppm).

Paint and surface coatings that have not been tested are presumed to contain lead.

Paint and surface coatings were found to be in deteriorating condition, exhibiting extensive peeling and flaking and debris on surfaces throughout the premises.

Photo 1: Example of peeling and flaking paint on wood ceilings below stage area.

Photo 2: Example of peeling and flaking paint on plaster walls below stage area.

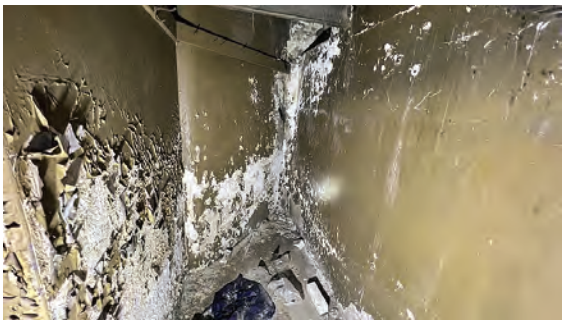

Photo 3: Example of peeling and flaking paint on plaster walls behind stage area.

Photo 4: Example of peeling and flaking paint on plaster walls on second floor in the projection room.

Photo 5: Example of damaged paint on plaster walls on second floor.

4.2.2 Other Presumed Lead-Containing Materials

Lead is presumed to be present in the following building materials:

- batteries (i.e., emergency lighting, exit signs etc.)
- cable and wire sheathing
- cast iron pipe gaskets and connections
- pipes
- solder used on domestic water lines, bell fittings for cast iron pipes, electrical equipment
- structural steel primer

Photo 6: Example of suspected lead-containing primer on structural steel roof framing.

Photo 7: Example of suspected lead-containing pipes and joints.

Photo 8: Example of exit signs suspected to contain lead acid batteries.

4.3 Mercury

Mercury is suspected to be present in the following materials:

- compact fluorescent lights (vapour form)
- high intensity discharge (HID) lamps (vapour form)
- paints and adhesives (in stable form)

4.4 Silica

The following common building materials may contain crystalline silica and are present within the assessed area.

- concrete and cement
- masonry and mortar
- block walls
- drywall
- paints
- plaster and stucco

4.5 Polychlorinated Biphenyls (PCB)

PCBs may be present in the following materials:

- concealed within electrical equipment including transformers, capacitors, pot heads, cables

4.6 Ozone Depleting Substances (ODS)

ODS-containing equipment was not observed to be present within the building. Rooftop HVAC units (if present) may contain ODS refrigerants.

4.7 Mould

Mould growth is prevalent on various surfaces throughout the building due to ongoing water damage and leaks. Temperature and humidity are unregulated, which has contributed to conditions that promote mould growth.

Photo 9: Example of moisture damage and mould growth on lower walls throughout rooms below stage area.

Photo 10: Example of moisture damage on lower walls throughout rooms below stage area.

Photo 11: Water damage and mould growth in staircase area leading to projection room.

Photo 12: Water-damaged ceiling and mould growth on second floor.

Photo 13: Water damage and mould growth on roofing above catwalk area.

4.8 Biological Contaminants

Animal waste was observed in several parts of the attic, particularly beneath the fibreglass batt insulation. Given the state of the building, it is likely that similar waste is present in other areas of the building.

5.0 RECOMMENDATIONS

5.1 General Recommendations

The following general recommendations apply to the management of designated substances and hazardous materials identified at the subject building:

- A copy of this designated substances and hazardous building materials assessment report should be kept on the premises during the renovation process.
- In addition to specific recommendations provided below, apply the following good general work practices on construction/demolition projects:
    - Avoid dry-sweeping and use of compressed air for cleaning surfaces. Alternatively, high-efficiency particulate air (HEPA) vacuums are recommended for cleaning up dust settled on surfaces.
    - Implement good personal hygiene measures including:
        - prohibiting eating drinking or use of tobacco products in work areas
        - washing hands and face before eating, drinking, or smoking outside of work areas
        - changing into disposable or washable work clothes at the worksite
        - showering (if possible) and changing into clean clothes before leaving the worksite to prevent contamination of other work areas, cars, and homes
    - Ensure workers have awareness training with respect to the hazards of asbestos, lead, silica, mercury, and mould on a project.
- Due to the presence of damaged asbestos-containing plaster, debris, mould growth, and flaking and peeling lead paint, to safeguard health, it is recommended for anyone entering the building to wear personal protective equipment (PPE), including an appropriate respirator (half-face or full-face respirator equipped with P100 filters).

5.2 Recommendations for Renovation Projects

5.2.1 Asbestos

- Building materials excluded from the scope of this assessment or that could not be assessed due to limitations encountered at the time of the assessment, as noted in the report, should be investigated prior to disturbance.

- Building materials confirmed and presumed to contain asbestos must be removed prior to disturbance in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for removal recommendations.
- Damaged asbestos-containing materials should be cleaned-up in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for recommendations.
- Safe work procedures satisfying the requirements of O. Reg. 278/05 should be implemented if the asbestos-containing materials and presumed asbestos-containing materials are not removed but may potentially be disturbed by any renovation, alteration, or maintenance work.
- Due to the extensive presence of damaged asbestos-containing plaster and plaster debris, O. Reg. 278/05 Type 3 operations (in conjunction with EACC Level 3 mould operations) should be followed for the removal and clean-up of asbestos-containing materials within the building.
- If suspect asbestos-containing materials are uncovered during renovation work, work that may disturb the material should stop immediately. Samples of the materials should be collected and tested for asbestos content. Materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures. Alternatively, the suspect materials can be presumed to be asbestos-containing and removed following O. Reg. 278/05 work procedures.
- In accordance with the requirements of O. Reg. 278/05, the Ministry of Labour, Joint Health and Safety Committee, building owner(s) and contractors should be notified when previously unidentified friable material that is confirmed to be asbestos-containing (i.e., Aircell® pipe insulation, parging cement pipe fitting insulation, etc.) is discovered during demolition and construction work.
- It is recommended that a qualified asbestos consultant monitor and document abatement operations.
- Clearance air monitoring by a qualified asbestos consultant is a regulated requirement for O. Reg. 278/05 Type 3 operations.

5.2.2 Lead

- The safe work practices provided in the following documents should be followed for the disturbance of lead-containing materials:
    - o “Lead on Construction Projects”, Ministry of Labour, April 2011
    - o “Lead Guideline for Construction, Renovation, Maintenance or Repair”, Environmental Abatement Council of Canada (EACC), October 2014

  The guidelines referenced above provide specific recommendations for controlling lead hazards on construction projects including i) engineering controls; ii) work practices; iii) hygiene practices;

iv) protective clothing and equipment; v) work classifications; vi) training; and, vii) medical surveillance.

- Lead exposure monitoring should be considered to determine the adequate level of protection that may be required, if any, for project-specific tasks that disturb lead-containing materials. In the absence of such monitoring, the use of personal protective equipment including respirators and implementation of other safe work practices are recommended to reduce the potential for over-exposure to lead dust.
- Loose and flaking paints confirmed or presumed to contain lead should be cleaned-up and disposed of in accordance with the requirements of O. Reg. 347/90, the waste management regulation made under the Environmental Protection Act.
- Building materials containing lead should be tested for leachable lead prior to disposal as they may be subject to classification as hazardous waste.
- Lead-containing batteries should be recycled when taken out of service.

5.2.3 Mercury

- Avoid damage to mercury-containing equipment.
- Complete removal of mercury-containing equipment is required when the equipment is taken out of service or prior to renovation work.
- Mercury-containing equipment can be sent for recycling.
- Mercury is a hazardous waste and should be disposed of in accordance with the requirements of O. Reg. 347/90.

5.2.4 Silica

- The safe work practices provided in the following document should be followed for the disturbance of silica-containing materials:
    - “Silica on Construction Projects”, Ministry of Labour, April 2011

  The guideline provides specific recommendations for controlling silica hazards on construction projects including i) engineering controls; ii) work practices; iii) hygiene practices; iv) protective clothing and equipment; v) work classifications; vi) training; and, vii) medical surveillance.
- Silica exposure monitoring should be considered to determine the adequate level of protection that may be required, if any, for project-specific tasks that disturb silica-containing materials. In the absence of such monitoring, the use of personal protective equipment including respirators and implementation of other safe work practices, housekeeping and hygiene measures are recommended to reduce the potential for over-exposure to silica dust during drilling, cutting, grinding, sawing, sanding, scarifying, sweeping or other demolition activities that disturb silica-containing materials.

5.2.5 Polychlorinated Biphenyls (PCB)

- Prior to decommissioning, verify the PCB content of electrical equipment. Confirmed PCB-containing equipment should be handled, stored, and disposed of in accordance with applicable federal and provincial regulations.

5.2.6 Ozone-Depleting Substances (ODS)

- Equipment containing or suspected to contain ODS refrigerants should be decommissioned by a licenced refrigeration technician prior to removal.

5.2.7 Mould

- Mould abatement work should be undertaken where mould-impacted building materials were identified. The work should be completed by specialized mould abatement contractors following the safe work practices and precautions provided in the EACC publication entitled “EACC Mould Abatement Guideline”, Edition 3, (2015)
- Implement EACC Level 3 operations (in conjunction with O. Reg. 2778/05 Type 3 operations) for the remediation of mould-impacted building materials.
- The degree of mould growth noted may change with time if water or humidity issues continue or develop beyond the assessment date(s). As such, it is recommended that any sources of water infiltration or high humidity be corrected to prevent the continuation or reoccurrence of mould growth prior to remedial efforts and reinstatement of removed materials.

5.2.8 Biological Contaminants

- Follow recommendations provided by the L'Institute de recherche Robert-Sauvéen santé et en sécurité du travail (IRSST), for the management of biologically. contaminated materials to protect workers during demolition activities.

6.0 CLOSURE

Limitations with respect to the assessment methodology are provided in **Appendix 1**.

The work performed by Access is conducted by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time and geographic location the work is performed.

The findings of the assessment represent the best technical judgment of Access based on the information made available by the Client and on the site conditions encountered by Access at the date and time the work was performed. The findings are limited to the areas assessed based on the mutually agreed to scope of work. The extent of the area that was assessed may be limited by various factors including

building construction and conditions, subsurface conditions, concealed or obscured areas, weather, building usage, occupancy and other factors. Due to the nature of the investigation and the limited data available, Access cannot warrant against undiscovered environmental liabilities. Conclusions presented in the report or other information provided should not be construed as legal advice.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. Access' liability will be limited to the lesser of the fees paid or actual damages incurred by the Client. Access will not be responsible for any consequential or indirect damages and can only be liable for damages resulting from the negligence of Access.

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We trust the report is in accordance with your expectations. If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

Should you have any questions or require clarification on any aspect of this assessment, please feel free to contact the undersigned at any time.

Thank you for choosing Access.

Sincerely,

ACCESS ENVIRONMENTAL SOLUTIONS

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APPENDIX 1

Regulations, Methodology
& References

1.0 REGULATORY FRAMEWORK

Under Ontario Regulation 490/09 (O. Reg.490/09) of the Occupational Health and Safety Act (OHSA), there are eleven designated substances that are regulated and must be controlled for on a construction, renovation or demolition project. Of the eleven substances, four are commonly associated with buildings. These include asbestos, lead, mercury and silica. Under Section 30 of the OHSA, before beginning a project, an owner is obligated to determine whether any designated substances are present at the project site and to provide a list of designated substances to prospective contractors bidding on the work. Additionally, Ontario Regulation 278/05 (O. Reg. 278/05) specifically regulates the disturbance of asbestos-containing materials (ACM) on construction projects and requires building owners to inform contractors of the presence of ACMs prior to requesting tenders or contracting the work. Contractors are in turn obligated to inform their sub-contractors of the presence of these materials.

Regulations and guidelines are also in place for the management of hazardous materials such as mould, polychlorinated biphenyls (PCBs), ozone depleting substances (ODS) and other biological contaminants (i.e., bird, rat or rodent droppings) that may be present in a building and that can be potentially disturbed on a project.

2.0 GENERAL METHODOLOGY

Access undertook a room-by-room walkthrough of the subject building to assess each space for the presence of designated substances and hazardous materials that may be present in building materials based on the defined scope of work. Samples of building materials that were collected were submitted for laboratory analysis.

Given that plaster in the building has been previously identified to contain asbestos, the assessment completed by Access was non-intrusive in nature (i.e., no demolition of building components such as walls, solid ceilings, finishes, to view concealed spaces). Ceiling and wall cavities were inspected where access hatches are present and accessible. Select openings were made in block wall cavities to inspect for vermiculite (refer to Section 2.1.2 below).

The assessment of flooring finishes was more intrusive and included lifting elements like carpets, floor tiles and other layers to examine concealed materials.

The relocation of building contents such as shelving, wall mounted materials, stored items or other items restricting our ability to fully inspect areas was not undertaken.

Details on the methodology employed during the assessment are provided in the following sections.

2.1 Asbestos

Access assessed the subject building for asbestos-containing building materials. During the assessment, representative samples of building materials that are suspected to contain asbestos were collected in accordance with the requirements of Ontario Regulation 278/05 (O. Reg. 278/05). The approach used to determine which building materials are suspected to contain asbestos and require confirmatory testing is based on an understanding of “last use” dates after which asbestos was banned or phased out for a particular type of building material plus a few years to allow for uncertainty.

The condition and approximate quantity of visually encountered potential asbestos-containing material (ACMs) were recorded along with information on the accessibility and visibility of the ACMs. These criteria were used in evaluating the presence and risk posed by the ACMs based on evaluation and risk criteria provided in the Public Works and Government Services Canada (PWGSC) document entitled “Deputy Ministers Directive 057 – Asbestos Management” (Last Revised June 16th, 1999).

Bulk samples collected were submitted for analysis following EPA 600/R-93/116 test method. The samples were submitted to EMC Scientific Inc. (EMC), a NVLAP[1] accredited laboratory. Building materials identified to be non-asbestos are subject to the limitations of the analytical method used.

The number of bulk samples collected is based on the requirements of O. Reg. 278/05 (Table 1, Bulk Material Samples). The regulation specifies the minimum number of samples of a particular building material that should be collected and tested to consider a material non-asbestos-containing. The number of samples will vary between 3 and 7 per set depending on the type of building material.

A “positive stop” option is used during the laboratory analysis of the bulk samples. The “positive stop” option involves consecutively testing a series of samples of a particular building material until test results indicate the presence of asbestos. When this occurs, the remaining samples are not tested. If none of the samples in a sample set test positive for asbestos, the building material under consideration is identified as non-asbestos. This is a cost-effective method of limiting the number of samples that are ultimately tested.

Depending on the project scope of work, age of construction and/or access limitations, some building materials may or may not be sampled and tested for asbestos content per the rationale provided in the following sections.

2.1.1 Vermiculite

Vermiculite may contain asbestos depending on where the material was mined. Vermiculite sourced from the former Libby mine in Montana is known to have been contaminated with asbestos.

[1] National Voluntary Laboratory Accreditation Program

Intrusive sampling of building components (i.e., masonry block walls) was not undertaken however, Access did look for the presence of vermiculite through existing openings in block walls where the vermiculite may be present and accessible for viewing.

2.1.2 Drywall Joint Compound

Drywall joint compound (DJC) may contain asbestos based on date of installation (i.e., pre-1986 after which the use of asbestos-containing drywall joint compound was banned). DJC was not sampled (previously sampled and tested for asbestos by Reveal).

2.1.3 Mastics, Adhesives

Mastics and adhesives associated with flooring materials (i.e., carpet, vinyl floor tile, sheet flooring, baseboards etc.), wall or ceiling materials (acoustic tiles, wall board, paneling etc.) have been known to contain asbestos.

Intrusive sampling of building components to collect sufficient amounts of mastics or adhesives was undertaken.

2.1.4 Cement-Based Products

Asbestos-cement products such as cement board (i.e., Transite) or cement pipe were visually determined to contain asbestos based on markings. Sampling was not undertaken.

2.1.5 Caulking, Sealants, Putties

Caulking, sealants and putties have been known to contain asbestos and were sampled based on project requirements.

2.1.6 Floor Levelling Compounds

Floor levelling compounds are known to contain asbestos. Sampling was undertaken where visible/accessible. Complete removal of floor coverings would be required to fully assess and sample levelling compounds.

2.1.7 Roofing Materials

Roofing materials have been known to contain asbestos.

Sampling of roofing materials was not undertaken (outside scope of work).

2.1.8 Presumed Asbestos Containing Materials (PACM)

Building materials that were visually identified to be present and are widely known to contain asbestos or that are reasonably expected to be present and suspected to be asbestos-containing based on age of construction but that could not be sampled due to limitations of the assessment, project scope of work and/or methodology are listed herein as presumed asbestos-containing materials (PACM). These

materials would require confirmatory testing to determine their asbestos content if they are uncovered. These would include but not be limited to the building materials listed within the body of the report.

2.2 Lead

Samples of paint applications and surface coating were not collected as to the agreed upon scope of work for this project. All paint applications are presumed to be lead-containing.

Sampling previously undertaken by Reveal is referenced.

The potential presence of lead in equipment such as batteries, sheeting, flashing was recorded along with approximate quantities.

2.3 Mercury

Equipment, including thermostat switches, light tubes, pressure gauges etc. that are suspected to contain liquid mercury or mercury vapour were visually assessed. Equipment was not disassembled to determine the presence of mercury. Laboratory testing for mercury was not undertaken.

2.4 Silica

Building components (i.e., cement, concrete, ceramics, masonry, mortar etc.) that may contain crystalline silica were visually assessed and reported on but not quantified. Laboratory testing for crystalline content was not undertaken.

2.5 Polychlorinated Biphenyls

Electrical equipment suspected to contain PCBs were visually assessed and reported on based on the age of the equipment, equipment labels and/or historical information made available to Access. For health and safety reasons, the ballasts of individual lamp fixtures were not inspected as the fluorescent light fixtures may be energized. Laboratory testing of equipment and/or their contents was not undertaken.

2.6 Mould

The presence of mould-impacted building materials was identified where visually accessible at the time of the assessment. Indicators of potential mould growth such as water damage, staining, delamination, efflorescence were reported. Concealed areas were not assessed. Confirmatory bulk or air testing was not undertaken.

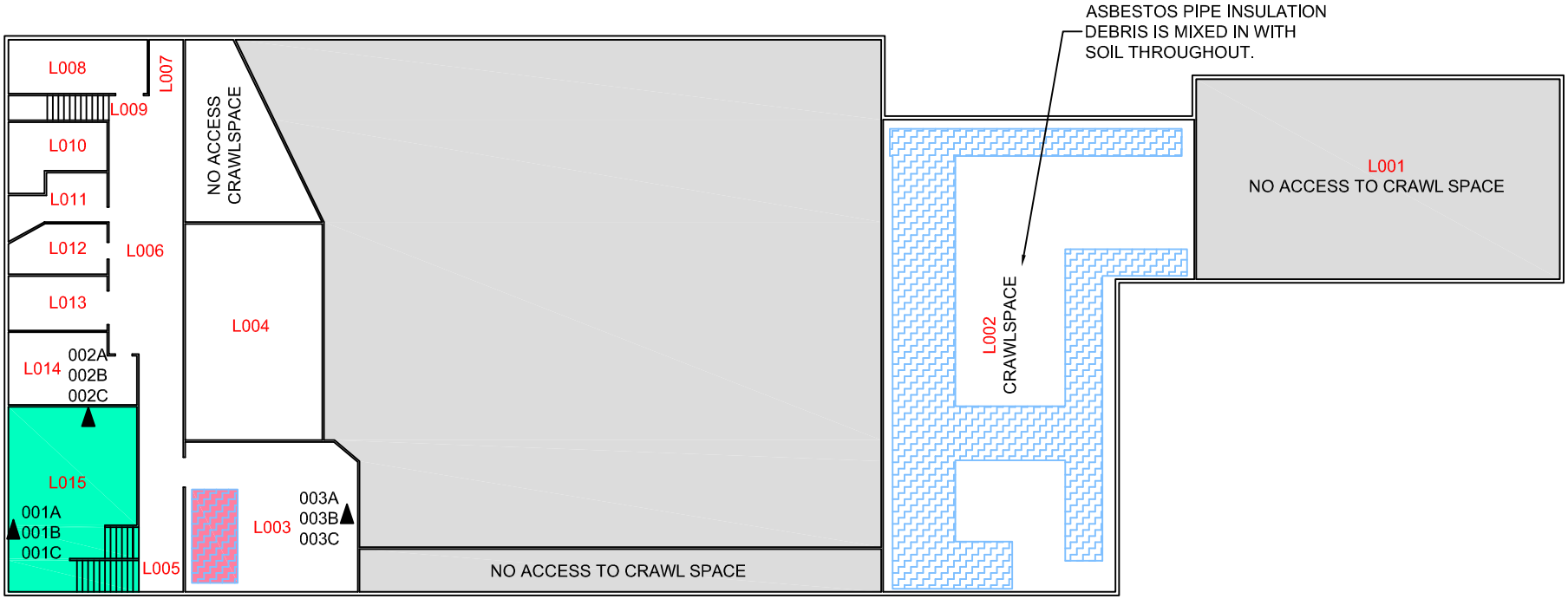
3.0 REFERENCES

The assessment was completed based on information obtained from the following references:

- Occupational Health and Safety Act, R.S.O. 1990
- Environmental Protection Act, R.S.O. 1990
- Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05
- Designated Substances, Ontario Regulation 490/09, Occupational Health and Safety Act
- General – Waste Management, Ontario Regulation 347/90, Environmental Protection Act
- Surface Coating Materials Regulations, SOR/2005-109, Hazardous Products Act
- Lead on Construction Projects, Ministry of Labour Guidance Document, Occupational Health and Safety Act
- Silica on Construction Projects, Ministry of Labour Guidance Document
- EACC Mould Abatement Guidelines, Edition 3 (2015)
- Alert – Mould in Workplace Buildings, Ontario Ministry of Labour

APPENDIX 2

Floor Plans



BASEMENT LEVEL

LEGEND

- L# LOCATION IDs
- BULK SAMPLING LOCATION
- NOT ASSESSED (NO ACCESS)

ASBESTOS-CONTAINING MATERIALS

- PIPE AND FITTING INSULATION
- PARGING CEMENT INSULATION (AT CHIMNEY, MAY EXTEND TO ROOF)

PRESUMED ASBESTOS-CONTAINING MATERIAL

- CEMENTITIOUS WALL COATING

NOTES:

1. **PLASTER MATERIAL ON WALLS, CEILINGS AND ORNAMENTAL MOULDINGS ETC. THROUGHOUT CONTAINS ASBESTOS.**
2. **FLEXIBLE FABRIC CONNECTORS ON VENTILATION EQUIPMENT IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
3. **VARIOUS SWITCHES, BREAKERS, FUSE HOLDERS, WIRING ETC. WITHIN ELECTRICAL PANELS IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
4. **SHEATHING ON ELECTRICAL WIRING, CABLES ETC. IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
5. **CAST IRON PIPE CONNECTIONS ARE PRESUMED TO CONTAIN ASBESTOS.**
6. **PLASTER DEBRIS THROUGHOUT SUBJECT BUILDING IS PRESUMED TO CONTAIN ASBESTOS.**
7. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES.
8. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION.
9. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

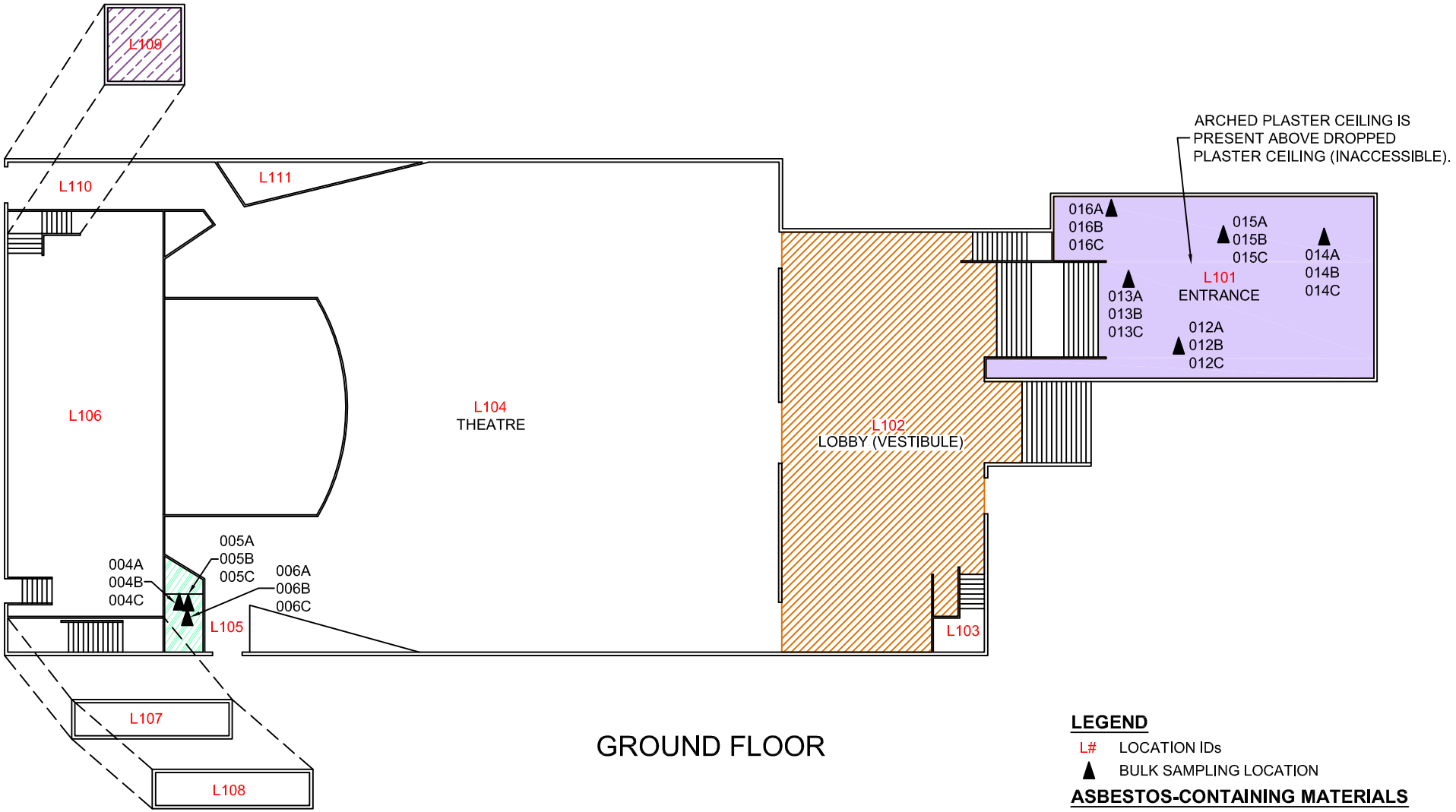
FORMER TIVOLI THEATRE, 108 JAMES STREET NORTH, HAMILTON, ONTARIO

Client: AVENTUS DEVELOPMENTS, 1418 ONTARIO STREET, BURLINGTON, ONTARIO L7S 1G4

Project No.:	10113.002
Scale:	N.T.S.
Date:	24/04/08
Dwn. By:	CD_{CS} AC2024040013
App'd By:	AA

Dwg. No.: 1

Access



GROUND FLOOR

LEGEND

- L# LOCATION IDs
- ▲ BULK SAMPLING LOCATION

ASBESTOS-CONTAINING MATERIALS

- PARGING CEMENT INSULATION (AT CHIMNEY)
- TEXTURE FINISH (STUCCO)
- LEVELLING COMPOUND AND FLOOR MASTIC
- FLOOR MASTIC

NOTES:

1. **PLASTER MATERIAL ON WALLS, CEILINGS AND ORNAMENTAL MOULDINGS ETC. THROUGHOUT CONTAINS ASBESTOS.**
2. **VARIOUS SWITCHES, BREAKERS, FUSE HOLDERS, WIRING ETC. WITHIN ELECTRICAL PANELS IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
3. **SHEATHING ON ELECTRICAL WIRING, CABLES ETC. IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
4. **CAST IRON PIPE CONNECTIONS ARE PRESUMED TO CONTAIN ASBESTOS.**
5. **PLASTER DEBRIS THROUGHOUT SUBJECT BUILDING IS PRESUMED TO CONTAIN ASBESTOS.**
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DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

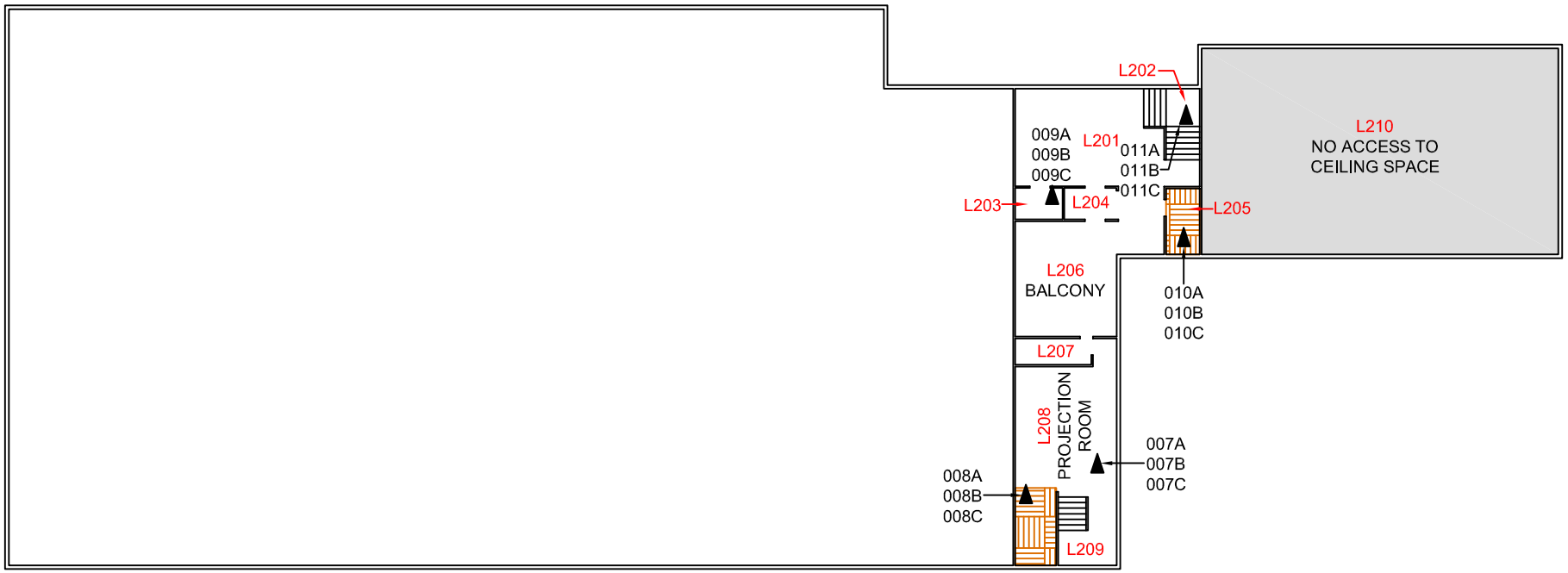
FORMER TIVOLI THEATRE, 108 JAMES STREET NORTH, HAMILTON, ONTARIO

Client: AVENTUS DEVELOPMENTS, 1418 ONTARIO STREET, BURLINGTON, ONTARIO L7S 1G4

Project No.:	10113.002
Scale:	N.T.S.
Date:	24/04/08
Dwn. By:	CD_{CS} AC2024040014
App'd By:	AA

Dwg. No.: 2

Access



SECOND FLOOR

NOTES:
1. **PLASTER MATERIAL ON WALLS, CEILINGS AND ORNAMENTAL MOULDINGS ETC. THROUGHOUT CONTAINS ASBESTOS.**
2. **VARIOUS SWITCHES, BREAKERS, FUSE HOLDERS, WIRING ETC. WITHIN ELECTRICAL PANELS IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
3. **SHEATHING ON ELECTRICAL WIRING, CABLES ETC. IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
4. **CAST IRON PIPE CONNECTIONS ARE PRESUMED TO CONTAIN ASBESTOS.**
5. **PLASTER DEBRIS THROUGHOUT SUBJECT BUILDING IS PRESUMED TO CONTAIN ASBESTOS.**
6. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES.
7. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION.
8. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

LEGEND

L# LOCATION IDs

▲ BULK SAMPLING LOCATION

NOT ASSESSED (NO ACCESS)

ASBESTOS-CONTAINING MATERIAL

FLOOR TILE AND MASTIC

DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

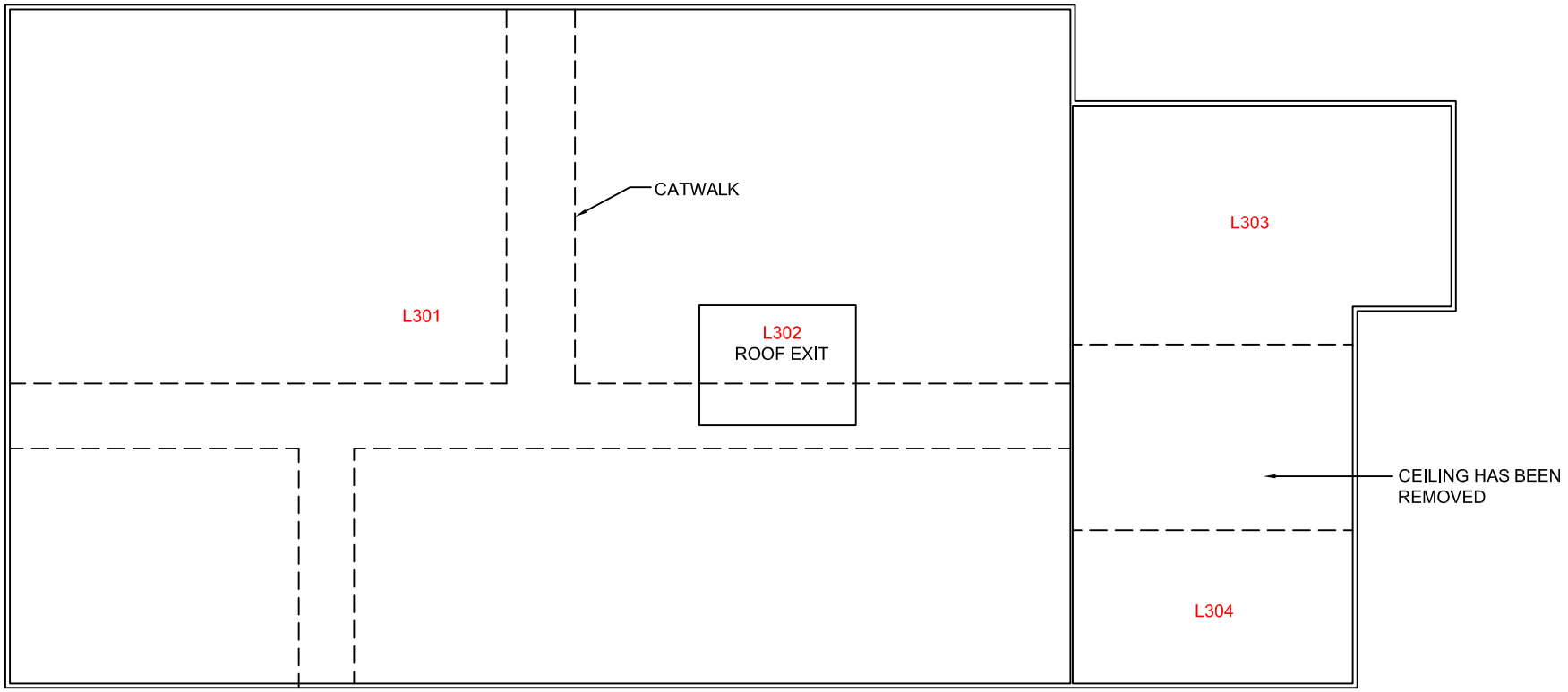
FORMER TIVOLI THEATRE, 108 JAMES STREET NORTH, HAMILTON, ONTARIO

Client: AVENTUS DEVELOPMENTS, 1418 ONTARIO STREET, BURLINGTON, ONTARIO L7S 1G4

Project No.:	10113.002
Scale:	N.T.S.
Date:	24/04/08
Dwn. By:	CD_{CS} AC2024040015
App'd By:	AA

Dwg. No.: 3

Access



CATWALK / CEILING SPACE

NOTES:
1. **PLASTER MATERIAL ON WALLS, CEILINGS AND ORNAMENTAL MOULDINGS ETC. THROUGHOUT CONTAINS ASBESTOS.**
2. **VARIOUS SWITCHES, BREAKERS, FUSE HOLDERS, WIRING ETC. WITHIN ELECTRICAL PANELS IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
3. **SHEATHING ON ELECTRICAL WIRING, CABLES ETC. IS PRESUMED TO CONTAIN ASBESTOS UNTIL TESTING PROVES OTHERWISE.**
4. **CAST IRON PIPE CONNECTIONS ARE PRESUMED TO CONTAIN ASBESTOS.**
5. **PLASTER DEBRIS THROUGHOUT SUBJECT BUILDING IS PRESUMED TO CONTAIN ASBESTOS.**
6. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES.
7. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION.
8. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

LEGEND

L# LOCATION IDs

DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

FORMER TIVOLI THEATRE, 108 JAMES STREET NORTH, HAMILTON, ONTARIO

Client: AVENTUS DEVELOPMENTS, 1418 ONTARIO STREET, BURLINGTON, ONTARIO L7S 1G4

Project No.:	10113.002
Scale:	N.T.S.
Date:	24/04/08
Dwn. By:	CD_{CS} AC2024040016
App'd By:	AA

Dwg. No.: 4

Access

APPENDIX 3

Building Components and Materials (BCM)

Assessed for Asbestos

Building Component and Materials (BCM) Inventory

BCM # 1 CEMENTITIOUS PARGING MATERIAL

Description: *Cementitious parging material on walls and ceiling in basement room below stage (L15).*

Colour: *White, grey*
Friable: na

Samples: *001A to C*
Lab Result: *None detected*
Comment: *Parging material tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 2 BLACK COATING OVER CEMENTITIOUS PARGING

Description: *Black coating on lower half of walls covering grey cementitious parging in basement room below stage (L15).*

Colour: *Grey (cementitious parging)*
Black (coating)

Friable: PFM

Samples: *002A.a) to 002C.a) (cementitious material)*

Lab Result: *<0.5% Chrysotile (cementitious material)*

Comment: *Although cementitious material contains asbestos at less than the O. Reg. 278/05 threshold of 0.5%, as a safety precaution it is recommended to be managed as an asbestos-containing material. Black tar material tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L015	Walls	~150 sf	poor	All	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 3 CEMENTITIOUS SKIM COAT

Description: *Cementitious skim coat on concrete walls throughout basement mechanical room (L03).*

Colour: *Off white, grey*
Friable: na

Samples: *003A to C*
Lab Result: *None detected*
Comment: *Cementitious skim coat tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 4 PARGING INSULATION TYPE 1 ON BRICK (CHIMNEY)

Description: *Light grey cementitious parging at chimney brick (Alabastine).*

Colour: *Light grey*
Friable: na

Samples: *004A to C*
Lab Result: *None detected*
Comment: *Parging insulation tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 5 PARGING INSULATION TYPE 2 ON BRICK (CHIMNEY)

Description: *Soft, grey powdery parging cement overtop of brick (Alabastine).*

Colour: *Grey*
Friable: Yes

Samples: *005A.a)*
Lab Result: *60% Chrysotile*
Comment: *Parging cement tested contains asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L105	Alcove area to the left of the stage	~ 100 to 2,500 sf	-	-	A	Yes	Parging on brick likely extends from basement to roof (concealed).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

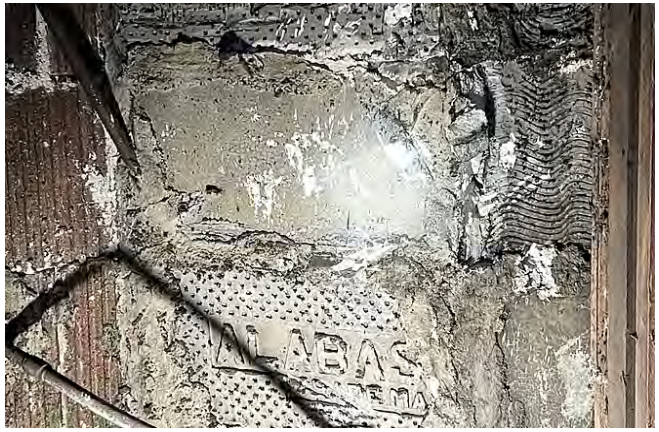
Building Component and Materials (BCM) Inventory

BCM # 6 PARGING INSULATION TYPE 3 ON BRICK (CHIMNEY)

Description: *Hard, cementitous material on Alabastine brick.*

Colour: *Grey, white, grey*
Friable: Yes

Samples: *006A.a), 006A.b) and 006A.c)*
Lab Result: *60% Chrysotile (parging cement-grey)*
1% Chrysotile (white plaster)
<0.5% Chrysotile (grey plaster)
Comment: *Parging insulation tested contains asbestos. Plaster contains asbestos.*



Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L105	Alcove area to the left of the stage	~ 100 to 2,500 sf	good	-	A	Yes	Parging on brick likely extends from basement to roof (concealed).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 7 FLOORING MATERIAL

Description: *Cementitious flooring material in second floor projection room (L208).*

Colour: *Black, brown, off white*
Friable: na

Samples: *007A to C*
Lab Result: *None detected*
Comment: *Flooring material tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 8 FLOOR TILE AND MASTIC

Description: *Stone pattern vinyl floor tile with black and white mastic in second floor projection room.*

Colour: *Beige (vinyl floor tile)*
Black, off white (mastic)

Friable: No

Samples: *008A.b) (tile)*
008A to C (mastic)

Lab Result: *2% Chrysotile (tile)*
None detected (mastic)

Comment: *Floor tile material tested contains asbestos. Mastic tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L208	Projection room	nq	poor	All	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 9 VINYL SHEET FLOORING

Description: *Brown vinyl sheet flooring in second floor bathroom area (L203 / L204).*

Colour: *Brown, grey, off white, yellow*
Friable: na

Samples: *009A to C*
Lab Result: *None detected*
Comment: *Vinyl sheet flooring tested does not contain asebstos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 10 12" X 12" THIN WITH UNDERLYING THICK FLOOR TILE & MASTIC

Description: *12" x 12" thin floor tile with 12" x 12" thick floor tile layer (underneath) with black mastic.*

Colour: *Black, brown (tiles)*
Black (mastics)

Friable: No

Samples: *010A.a), 010A.b) & 010A.c)*

Lab Result: *3% Chrysotile (thin tile)*
1% Chrysotile (mastic)
2% Chrysotile (thick tile)
<0.5% (mastic)

Comment: *Floor tile and mastic tested contains asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L206	Second floor bathroom	~50 sf	poor	All	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 11 MASTIC (ON STAIRS)

Description: *Green mastic on stair treads and risers.*

Colour: *Green*
Friable: na

Samples: *11A to C*
Lab Result: *None detected*
Comment: *Mastic tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 12 FLOOR LEVELLING COMPOUND (TYPE 1)

Description: *Soft, white floor levelling compound with grey cementitious material at front entrance (L101).*

Colour: *Off white, grey, beige*
Friable: PFM

Samples: *012A.b)*
Lab Result: *2% Chrysotile*
Comment: *Levelling compound tested contains asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L101	Front entrance	~ 100 sf	good	-	A	Yes	Exact location of LC is difficult to determine. May be concealed elsewhere within the front entrance (L101).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 13 FLOOR LEVELLING COMPOUND (TYPE 2) AND MASTIC

Description: *Light grey cementitious material with brown and black mastic at front entrance.*

Colour: *Light grey (cementitious material) Black, brown (mastic)*

Friable: No

Samples: *013A.b) (mastic)*

Lab Result: *1% Chrysotile (mastic)*

Comment: *Levelling compound tested does not contain asbestos. Mastic tested contains asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L101	Front entrance	nq	-	-	A	Yes	Exact location of mastic is difficult to determine and is likely present concealed elsewhere within the front entrance (L101).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 14 FLOOR LEVELLING COMPOUND (TYPE 3) AND MASTIC

Description: *Black cementitious material with brown and black mastic at front entrance.*

Colour: *Black (tar)*
Brown (cementitious material)
Black, brown (mastic)

Friable: No

Samples: *014A.c)*

Lab Result: *1% Chrysotile*

Comment: *Tar material tested does not contain asbestos. Cementitious material tested does not contain asbestos. Mastic tested contains asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L101	Front entrance	~ 50 sf	-	-	A	Yes	Exact location of mastic is difficult to determine and is likely present concealed elsewhere within the front entrance (L101).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 15 FLOOR LEVELLING COMPOUND (TYPE 4)

Description: *Grey cementitious material with black mastic in front entrance.*

Colour: *Grey (cementitious material)*
Off white (cementitious material)
Black (mastic)

Friable: na

Samples: *015A to C*

Lab Result: *None detected*

Comment: *Floor levelling material tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
							Concealed asbestos levelling compound and mastics may be present.	Refer to BCM #12, BCM #13 and BCM #14.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 16 TAR MATERIAL (INSIDE PIPE)

Description: *Black tar material inside disconnected roof pipe in front entrance area (L101) .*

Colour: *Black*
Friable: na

Samples: *016A to C*
Lab Result: *None detected*
Comment: *Tar material tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 17 CARPET UNDERLAYMENT

Description: *Grey fibrous material where present under remaining carpet fragments throughout lobby and theatre area.*

Colour: *Grey*
Friable: na

Samples: *017A to C*
Lab Result: *None detected*
Comment: *Carpet underlayment tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 18 LEVELLING COMPOUND (TYPE 5)

Description: *Where present on floor throughout theatre area (L104).*

Colour: *Beige*
Friable: na

Samples: *018A to C*
Lab Result: *None detected*
Comment: *Levelling compound tested does not contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 19 PARGING CEMENT FITTING INSULATION

Description: *Parging cement on various mechanical pipes where present throughout crawl space below front lobby area (L02).*

Colour: *Grey*

Friable: Yes

Samples: *A001A (Reveal Report)*

Lab Result: *40% Chrysotile (Reveal Report)*

Comment: *Parging cement fitting insulation contains asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L002	Crawl space below lobby area	nq	poor	Extensive	D	No	Refer to floor plans for approximate locations. Asbestos debris is mixed in with soil.	Remove insulation and debris in soil as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 20 THERMAL PIPE INSULATION (AIRCELL)

Description: *Aircell insulation on various mechanical pipes where present throughout crawl space below front lobby area (L02).*

Colour: *Grey*

Friable: Yes

Samples: *A002A (Reveal Report)*

Lab Result: *60% Chrysotile (Reveal Report)*

Comment: *Aircell insulation contains asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L002	Crawl space below lobby area	nq	poor	Extensive	D	No	Refer to floor plans for approximate locations. Asbestos debris is mixed in with soil.	Remove insulation and debris in soil as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 21 PLASTER

Description: *Plaster walls, ceilings and ornamental mouldings where present throughout subject building.*

Colour: *Grey, white*
Friable: Yes

Samples: *A003A (Reveal Report)*
Lab Result: *3% Chrysotile (Reveal Report)*
Comment: *Plaster contains asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
All	Subject building	All	Fair to poor, debris	All	A	Yes	Intact plaster is non-friable. Damagned plaster and plaster debris is in a friable condition.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 22 MASTIC

Description: *Mastic on ground floor level in lobby area.*

Colour: *Brown*
Friable: No

Samples: *A005A to C & A006A (Reveal Report)*
Lab Result: *1% Chrysotile (Reveal Report)*
Comment: *Mastic material tested contains asbestos (Reveal Report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L102	Lobby	-	-	-	A	Yes	Mastic is presumed to be present throughout the lobby area.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 23 DRYWALL JOINT-FILL COMPOUND

Description: *Drywall joinf-fill compound in projection room.*

Colour: *White, off white*
Friable: na

Samples: *A009A to C (Reveal Report)*
Lab Result: *None detected (Reveal Report)*
Comment: *Drywall joint-fill compound tested does not contain asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 24 TEXTILE (CURTAINS)

Description: *Curtain material where present throughout theatre area.*

Colour: *Red*
Friable: na

Samples: *A010A to C (Reveal Report)*
Lab Result: *None detected (Reveal Report)*
Comment: *Textile material does not contain asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
							Textile fabric is likely contaminated by asbestos plaster debris.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 25 FLEXIBLE FABRIC CONNECTORS

Description: *Fabric connectors on old ventilation unit in basement mechanical room (L03).*

Colour: *Beige*
Friable: PFM

Samples: *ns*
Lab Result: *PACM*
Comment: *Fabric connectors are known to contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L003	Basement	2x	poor	-	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 26 ELECTRICAL EQUIPMENT

Description: *Various electrical panels, switches, breakers, fuse holders, wiring, cables, light fixtures etc., where present throughout subject building.*

Colour: *Varies*

Friable: PFM

Samples: *ns*

Lab Result: *PACM*

Comment: *Electrical equipment is presumed to contain asbestos until testing proves otherwise.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
All	Subject building	-	-	-	-	-		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 28 WIRE SHEATHING

Description: *Where present on electrical wiring throughout subject building.*

Colour: *Varies*
Friable: PFM

Samples: *ns*
Lab Result: *PACM*
Comment: *Sheathing on electrical wiring is presumed to contain asbestos.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
All	Where present throughout subject building	nq	-	-	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 29 FIBREGLASS INSULATION

Description: *Where present throughout subject building, specifically above main theatre in catwalk area.*

Colour: *Yellow, pink*
Friable: PFM

Samples: *ns*
Lab Result: *PACM*
Comment: *Though fibreglass insulation is not asbestos containing, fibreglass batts should be treated as contaminated by asbestos fibres from extensive damage to asbestos-containing plaster and debris throughout the building.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
All	Where present throughout subject building	all	-	-	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 30 CAST IRON PIPE CONNECTIONS (OAKUM)

Description: *Cast iron pipe connections (Oakum) where present throughout subject building.*

Colour: -
Friable: PFM

Samples: *ns*
Lab Result: *PACM*
Comment: *Oakum is presumed to contain asbestos until testing proves otherwise.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
All	Where present	-	-	-	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 31 DUCTWORK

Description: *Where present throughout subject building.*

Colour: -
Friable: na

Samples: *ns*
Lab Result: *na*
Comment: *Ductwork is bare throughout subject area.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 32 TEXTURE FINISH (STUCCO)

Description: *Textured plaster throughout raised storage room at rear left corner of back stage area (L109).*

Colour: *Beige*
Friable: No

Samples: *A013A (Reveal Report)*
Lab Result: *2% Chrysotile (Reveal Report)*
Comment: *Texture finish tested contains asbestos (Reveal report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L109	Storage room	All	fair	-	A	Yes		Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
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PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 33 VINYL SHEET FLOORING

Description: *Black, red vinyl sheet flooring in open space area on second floor (L201 / L206 / L208).*

Colour: *Black, red*
Friable: na

Samples: *A007A to C (Reveal Report)*
Lab Result: *None detected (Reveal Report)*
Comment: *Vinyl sheet flooring previously tested does not contain asebstos (Reveal report). Vinyl tile was not observed to be present during Access assessment.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 34 FIBROUS PAPER DEBRIS

Description: *Identified by Reveal to be present in ceiling space above balcony.*

Colour: *Grey*
Friable: PFM

Samples: *A008A (Reveal Report)*
Lab Result: *80% Chysotile*
Comment: *Fibrous paper debris previously tested contains asbestos (Reveal report). The material is suspected to have been removed during a past abatement in the area.*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L303 L304	Open space above balcony area where scaffolding is currently located	-	-	-	-	-	Grey fibrous material may be cocnealed elsewhere.	If encountered, remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 35 BEIGE TEXTILE UNDERPAD

Description: *Beige textile underpad in main theatre area.*

Colour: *Beige*
Friable: na

Samples: *A011A to C (Reveal Report)*
Lab Result: *None detected (Reveal Report)*
Comment: *Textile underpad previously tested does not contain asbestos (Reveal Report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
na - not applicable
ns - not sampled
sf - square feet
lf - linear feet
F - friable
NF - non friable
PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

Building Component and Materials (BCM) Inventory

BCM # 36 RED DECORATIVE TEXTILE

Description: *Red decorative textile in main theatre area.*

Colour: *Red, beige*
Friable: na

Samples: *A012A to C (Reveal Report)*
Lab Result: *None detected (Reveal Report)*
Comment: *Textile material previously tested does not contain asbestos (Reveal Report).*

Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

Accessibility (Acc.)
A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility (Vis.)
Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:
nq - not quantified
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sf - square feet
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PFM - potentially friable material
BCM - buildng component and material
ACM - asbestos-containing material
PACM - presumed asbestos-containing material

APPENDIX 4

Summary of Confirmed and Presumed Asbestos-Containing Materials

Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
All	Where present	30	Cast Iron Pipe Connections (Oakum)	Cast iron pipe connections (Oakum) where present throughout subject building.	-	-	-	-	A	Yes	PFM	Oakum is presumed to contain asbestos until testing proves otherwise.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
All	Subject building	26	Electrical Equipment	Various electrical panels, switches, breakers, fuse holders, wiring, cables, light fixtures etc., where present throughout subject building.	Varies	-	-	-	-	-	PFM	Electrical equipment is presumed to contain asbestos until testing proves otherwise.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
All	Where present throughout subject building	29	Fibreglass Insulation	Where present throughout subject building, specifically above main theatre in catwalk area.	Yellow, pink	all	-	-	A	Yes	PFM	Though fibreglass insulation is not asbestos containing, fibreglass batts should be treated as contaminated by asbestos fibres from extensive damage to asbestos-containing plaster and debris throughout the building.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
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F - friable
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Fru, - friable

Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
All	Subject building	21	Plaster	Plaster walls, ceilings and ornamental mouldings where present throughout subject building.	Grey, white	All	Fair to poor, debris	All	A	Yes	Yes	Plaster contains asbestos (Reveal report).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
All	Where present throughout subject building	28	Wire Sheathing	Where present on electrical wiring throughout subject building.	Varies	nq	-	-	A	Yes	PFM	Sheathing on electrical wiring is presumed to contain asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L002	Crawl space below lobby area	19	Parging Cement Fitting Insulation	Parging cement on various mechanical pipes where present throughout crawl space below front lobby area (L02).	Grey	nq	poor	Extensive	D	No	Yes	Parging cement fitting insulation contains asbestos (Reveal report).	Remove insulation and debris in soil as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L002	Crawl space below lobby area	20	Thermal Pipe Insulation (Aircell)	Aircell insulation on various mechanical pipes where present throughout crawl space below front lobby area (L02).	Grey	nq	poor	Extensive	D	No	Yes	Aircell insulation contains asbestos (Reveal report).	Remove insulation and debris in soil as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility

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Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L003	Basement	25	Flexible Fabric Connectors	Fabric connectors on old ventilation unit in basement mechanical room (L03).	Beige	2x	poor	-	A	Yes	PFM	Fabric connectors are known to contain asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L015	Walls	2	Black Coating over Cementitious Parging	Black coating on lower half of walls covering grey cementitious parging in basement room below stage (L15).	Grey (cementitious parging) Black (coating)	~150 sf	poor	All	A	Yes	PFM	Although cementitious material contains asbestos at less than the O. Reg. 278/05 threshold of 0.5%, as a safety precaution it is recommended to be managed as an asbestos-containing material. Black tar material tested does not contain asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L101	Front entrance	12	Floor Levelling Compound (Type 1)	Soft, white floor levelling compound with grey cementitious material at front entrance (L101).	Off white, grey, beige	~ 100 sf	good	-	A	Yes	PFM	Levelling compound tested contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

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Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L101	Front entrance	13	Floor Levelling Compound (Type 2) and Mastic	Light grey cementitious material with brown and black mastic at front entrance.	Light grey (cementitious material) Black, brown (mastic)	nq	-	-	A	Yes	No	Levelling compound tested does not contain asbestos. Mastic tested contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L101	Front entrance	14	Floor Levelling Compound (Type 3) and Mastic	Black cementitious material with brown and black mastic at front entrance.	Black (tar) Brown (cementitious material) Black, brown (mastic)	~ 50 sf	-	-	A	Yes	No	Tar material tested does not contain asbestos. Cementitious material tested does not contain asbestos. Mastic tested contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L102	Lobby	22	Mastic	Mastic on ground floor level in lobby area.	Brown	-	-	-	A	Yes	No	Mastic material tested contains asbestos (Reveal Report).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L105	Alcove area to the left of the stage	5	Parging Insulation Type 2 on Brick (Chimney)	Soft, grey powdery parging cement overtop of brick (Alabastine).	Grey	~ 100 to 2,500 sf	-	-	A	Yes	Yes	Parging cement tested contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility

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B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
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Acc. - accessibility
Vis. - visibility
Fru, - friable

Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L105	Alcove area to the left of the stage	6	Parging Insulation Type 3 on Brick (Chimney)	Hard, cementitous material on Alabastine brick.	Grey, white, grey	~ 100 to 2,500 sf	good	-	A	Yes	Yes	Parging insulation tested contains asbestos. Plaster contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L109	Storage room	32	Texture Finish (Stucco)	Textured plaster throughout raised storage room at rear left corner of back stage area (L109).	Beige	All	fair	-	A	Yes	No	Texture finish tested contains asbestos (Reveal report).	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L206	Second floor bathroom	10	12" x 12" Thin with Underlying Thick Floor Tile & Mastic	12" x 12" thin floor tile with 12" x 12" thick floor tile layer (underneath) with black mastic.	Black, brown (tiles) Black (mastics)	~50 sf	poor	All	A	Yes	No	Floor tile and mastic tested contains asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.
L208	Projection room	8	Floor Tile and Mastic	Stone pattern vinyl floor tile with black and white mastic in second floor projection room.	Beige (vinyl floor tile) Black, off white (mastic)	nq	poor	All	A	Yes	No	Floor tile material tested contains asbestos. Mastic tested does not contain asbestos.	Remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

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C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
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F - friable
NF - non friable
PFM - potentially friable material
ACM - asbestos-containing material
BCM - building component and material
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Vis. - visibility
Fru, - friable

Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L303 L304	Open space above balcony area where scaffolding is currently located	34	Fibrous Paper Debris	Identified by Reveal to be present in ceiling space above balcony.	Grey	-	-	-	-	-	PFM	Fibrous paper debris previously tested contains asbestos (Reveal report). The material is suspected to have been removed during a past abatement in the area.	If encountered, remove as part of the overall O. Reg. 278/05 Type 3 abatement operations within the building.

Accessibility

A - Areas of the building within reach (from floor level) of all building users
B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
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Visibility

Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

Notes:

nq - not quantified
na - not applicable
ns - not sampled
F - friable
NF - non friable
PFM - potentially friable material
ACM - asbestos-containing material
BCM - building component and material
Acc. - accessibility
Vis. - visibility
Fru, - friable

APPENDIX 5

Laboratory Analytical Report – Asbestos

emcscientific INCORPORATED

Laboratory Analysis Report

To:

Andy Andriotis
Access Environmental Solutions
775 Lucerne Avenue
Waterloo, ON
N2T 2Y3

EMC LAB REPORT NUMBER: A96668
Job/Project Name: 108 James St. N. Hamilton
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Oct 10/23 **Date Analyzed:** Oct 18/23
Analysts: Chengming Li & Elizabeth Mierzynski
Reviewed By: Malgorzata Sybydlo

Job No: 10113.002
Number of Samples: 54
Date Reported: Oct 19/23

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
001A	A96668-1	Parging Material (B-12)	2 Phases: a) White, cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100
001B	A96668-2	Parging Material (B-12)	2 Phases: a) White, cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100
001C	A96668-3	Parging Material (B-12)	2 Phases: a) White, cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100
002A	A96668-4	Black Tar Material on Cementitious Coating (B-12)	2 Phases: a) Grey, cementitious material b) Black, paint	 **Chrysotile** **ND**	 **<0.5**		 100 100
002B	A96668-5	Black Tar Material on Cementitious Coating (B-12)	2 Phases: a) Grey, cementitious material b) Black, paint	 **Chrysotile** **ND**	 **<0.5**		 100 100
002C	A96668-6	Black Tar Material on Cementitious Coating (B-12)	2 Phases: a) Grey, cementitious material b) Black, paint	 **Chrysotile** **ND**	 **<0.5**		 100 100
003A	A96668-7	Cementitious Coating (B-14)	2 Phases: a) Off white, textured cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
003B	A96668-8	Cementitious Coating (B-14)	2 Phases: a) Off white, textured cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100
003C	A96668-9	Cementitious Coating (B-14)	2 Phases: a) Off white, textured cementitious material b) Grey, cementitious material	 **ND** **ND**			 100 100
004A	A96668-10	Parging Insulation Type 1 on Brick (Chimney)	Light grey, cementitious material	**ND**			100
004B	A96668-11	Parging Insulation Type 1 on Brick (Chimney)	Light grey, cementitious material	**ND**			100
004C	A96668-12	Parging Insulation Type 1 on Brick (Chimney)	Light grey, cementitious material	**ND**			100
005A	A96668-13	Parging Insulation Type 2 on Brick (Chimney)	Grey, parging cement	**Chrysotile**	**60**		40
005B	A96668-14	Parging Insulation Type 2 on Brick (Chimney)	NA	**NA**			
005C	A96668-15	Parging Insulation Type 2 on Brick (Chimney)	NA	**NA**			
006A	A96668-16	Parging Insulation Type 3 on Brick (Chimney)	3 Phases: a) Grey, parging cement b) White, plaster c) Grey, plaster	 **Chrysotile** **Chrysotile** **Chrysotile**	 **60** **1** **<0.5**		 40 99 100
006B	A96668-17	Parging Insulation Type 3 on Brick (Chimney)	NA	**NA**			

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
006C	A96668-18	Parging Insulation Type 3 on Brick (Chimney)	NA	**NA**			
007A	A96668-19	Flooring Material (2-07)	3 Phases: a) Black, mastic b) Brown, cementitious material c) Off white, cementitious material	 **ND** **ND** **ND**			 100 100 100
007B	A96668-20	Flooring Material (2-07)	3 Phases: a) Black, mastic b) Brown, cementitious material c) Off white, cementitious material	 **ND** **ND** **ND**			 100 100 100
007C	A96668-21	Flooring Material (2-07)	3 Phases: a) Beige, cementitious material b) Black, mastic c) Brown, cementitious material d) Off white, cementitious material	 **ND** **ND** **ND** **ND**			 100 100 100 100
008A	A96668-22	Floor Tile and Mastic (2-07)	3 Phases: a) Off white, mastic b) Beige, vinyl floor tile c) Black, mastic	 **ND** **Chrysotile** **ND**	 **2** 		 100 98 100
008B	A96668-23	Floor Tile and Mastic (2-07)	2 Phases: a) NA b) Black, mastic	 **NA** **ND**			 100
008C	A96668-24	Floor Tile and Mastic (2-07)	2 Phases: a) NA b) Black, mastic	 **NA** **ND**			 100
009A	A96668-25	Sheet Flooring (2-01)	4 Phases:				

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			a) Brown, vinyl flooring	**ND**		10	90
			b) Brown, cellulose backing	**ND**		90	10
			c) Grey, paper	**ND**		90	10
			d) Off white, cementitious material	**ND**			100
009B	A96668-26	Sheet Flooring (2-01)	5 Phases:				
			a) Yellow, mastic	**ND**			100
			b) Brown, vinyl flooring	**ND**		10	90
			c) Brown, cellulose backing	**ND**		90	10
			d) Grey, paper	**ND**		90	10
			e) Off white, cementitious material	**ND**			100
009C	A96668-27	Sheet Flooring (2-01)	5 Phases:				
			a) Yellow, mastic	**ND**			100
			b) Brown, vinyl flooring	**ND**		10	90
			c) Brown, cellulose backing	**ND**		90	10
			d) Grey, paper	**ND**		90	10
			e) Off white, cementitious material	**ND**			100
010A	A96668-28	12x12 Thin and underlying Thick Floor Tiles with Black Mastic (2-02)	4 Phases:				
			a) Black, vinyl floor tile	**Chrysotile**	**3**		97
			b) Black, mastic	**Chrysotile**	**1**		99
			c) Brown, vinyl floor tile	**Chrysotile**	**2**	10	88
			d) Black, mastic	**Chrysotile**	**<0.5**		100
010B	A96668-29	12x12 Thin and underlying Thick Floor Tiles with Black Mastic (2-02)	4 Phases:				
			a) NA	**NA**			
			b) NA	**NA**			
			c) NA	**NA**			
			c) Black, mastic	**ND**			100

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
010C	A96668-30	12x12 Thin and underlying Thick Floor Tiles with Black Mastic (2-02)	4 Phases: a) NA b) NA c) NA d) Black, mastic	 **NA** **NA** **NA** **ND**			 100
011A	A96668-31	Mastic (on stairs 2-01)	Green, caulking	**ND**		1	99
011B	A96668-32	Mastic (on stairs 2-01)	2 Phases: a) Green, caulking b) Beige and brown, cementitious material	 **ND** **ND**		1	 99 100
011C	A96668-33	Mastic (on stairs 2-01)	2 Phases: a) Green, caulking b) Beige, cementitious material	 **ND** **ND**		1	 99 100
012A	A96668-34	Floor Levelling Compound – white (1-01)	2 Phases: a) Off white, cementitious material b) Grey and beige, cementitious material	 **ND** **Chrysotile**	 **2**		 100 98
012B	A96668-35	Floor Levelling Compound – white (1-01)	NA	**NA**			
012C	A96668-36	Floor Levelling Compound – white (1-01)	NA	**NA**			
013A	A96668-37	Floor Levelling Compound – grey (1-01)	2 Phases: a) Light grey, cementitious material b) Brown and black, mastic	 **ND** **Chrysotile**	 **1**		 100 99

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
013B	A96668-38	Floor Levelling Compound – grey (1-01)	NA	**NA**			
013C	A96668-39	Floor Levelling Compound – grey (1-01)	NA	**NA**			
014A	A96668-40	Floor Levelling Compound – black (1-01)	3 Phases: a) Black, tar b) Brown, cementitious material c) Black and brown, mastic	 **ND** **ND** **Chrysotile**	 **1**		 100 100 99
014B	A96668-41	Floor Levelling Compound – black (1-01)	NA	**NA**			
014C	A96668-42	Floor Levelling Compound – black (1-01)	NA	**NA**			
015A	A96668-43	Floor Levelling Compound – dark grey (1-01)	3 Phases: a) Grey, cementitious material b) Off white, cementitious material c) Black, mastic	 **ND** **ND** **ND**		 2 	 100 98 100
015B	A96668-44	Floor Levelling Compound – dark grey (1-01)	4 Phases: a) Grey, cementitious material b) Off white, cementitious material c) White, cementitious material d) Black, mastic	 **ND** **ND** **ND** **ND**		 2 	 100 98 100 100
015C	A96668-45	Floor Levelling Compound – dark grey (1-01)	3 Phases: a) Grey, cementitious material b) Off white, cementitious material c) Black, mastic	 **ND** **ND** **ND**		 2 	 100 98 100
016A	A96668-46	Tar-Pipe (1-01)	Black, tar	**ND**			100

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A96668
Client's Job/Project Name/No.: 10113.002
Analysts: Chengming Li & Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
016B	A96668-47	Tar-Pipe (1-01)	Black, tar	**ND**			100
016C	A96668-48	Tar-Pipe (1-01)	Black, tar	**ND**			100
017A	A96668-49	Carpet Underlayment (1-02)	2 Phases: a) Gry, fibrous material b) Beige, cementitious material	 **ND** **ND**		 60 2	 40 98
017B	A96668-50	Carpet Underlayment (1-02)	Grey, fibrous material	**ND**		60	40
017C	A96668-51	Carpet Underlayment (1-02)	Grey, fibrous material	**ND**		60	40
018A	A96668-52	Levelling Compound (1-04)	Beige, cementitious material	**ND**			100
018B	A96668-53	Levelling Compound (1-04)	Beige, cementitious material	**ND**			100
018C	A96668-54	Levelling Compound (1-04)	Beige, cementitious material	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.

Reveal
Environmental Inc.

- Investigate
- Evaluate
- Reveal

Hazardous Building Materials Assessment

108 James Street North, Hamilton

Prepared for:

Metro Contract Management Inc

272 Rosslyn Avenue North
Hamilton, ON L8L 7R1

Attention: Laura Upson

April 26, 2017

Table of Contents

APPENDICES

EXECUTIVE SUMMARY

Metro Contract Management Inc. (Client) retained Reveal Environmental Inc. (Reveal) to conduct a hazardous building materials assessment at 108 James Street North, Hamilton, Ontario.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area included all common areas of the buildings.

SUMMARY OF FINDINGS

Hazardous building materials were confirmed, or are presumed to be present as follows within the survey area:

Table 1 - Executive Summary

Asbestos:	• Plaster wall and ceiling finishes • Parging cement insulation on pipe fittings and mechanical equipment • Aircell pipe insulation on pipes • Texture finish • Brown mastic
Lead:	• Lead is present in paints throughout the building.
Crystalline Silica:	• Silica is present throughout the building.
Mercury:	• No mercury-containing materials were found
Mould:	• Mould growth is present on the majority of textiles throughout the building.

THIS EXECUTIVE SUMMARY FORMS PART OF THE OVERALL REPORT AND IS NOT TO BE USED INDEPENDENT OF THE ENTIRE REPORT. THIS SUMMARY IS SUBJECT TO ALL REPORT LIMITATIONS.

1.0 INTRODUCTION

This report is meant to fulfil the owners requirements under Section 30 of the Ontario Occupational Health and Safety Act, Revised Statutes of Ontario 1990, (as amended). The building owner, or the owners representative must provide this report to constructors bidding on the project work. Constructors must also provide this report to contractors and subcontractors prior to requesting bids. This report also meets the requirements of Section 10 of Ontario Regulation 278/05, Designated Substance – Asbestos on Construction Projects and in Building and Repair Operations, which requires that owners report on the presence of asbestos within the construction areas to contractors prior to requesting bids.

The objective of the assessment was to identify specified hazardous building materials in preparation for renovation work. This assessment is intended to be used for pre-construction purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Assessment Scope

The purpose of the assessment was to identify the type and location of specified hazardous materials used in the construction of the building and building finishes. The assessed area included all accessible areas.

The following hazardous materials and Designated Substances were included in the assessment:

- Asbestos
- Lead
- Mercury
- Silica
- Polychlorinated Biphenyls
- Mould

The following Designated Substances were not included in the assessment because they are not typically found in buildings and building finishes:

- Arsenic
- Acrylonitrile
- Benzene

- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer

2.0 ASSESSMENT AREA CONSTRUCTION

All three buildings were constructed at the same time in approximately the 1950s.

Table 2- Assessment Area Construction

System	Construction
Floors	Vinyl Tile, Vinyl Sheet, Concrete
Ceilings	Plaster
Walls	Plaster, Drywall
Structure	Wood
HVAC	Not operational
Exterior	Brick

3.0 FINDINGS

3.1 Asbestos

Parging cement pipe insulation, containing chrysotile asbestos (samples A001A-C) is present on pipe fittings throughout the building. Parging cement in poor condition is present in B-01 Crawl Space, 1-03 Shaft, and 3-01 Ceiling Space. Remaining parging cement is in good condition. Parging cement is friable.

Parging cement mechanical insulation, containing chrysotile asbestos (samples A014A-C) is present on breeching in B-13 Mechanical Room. The is 20 square feet of debris in poor condition on the floor and mechanical equipement. The remaining parging cement is in good condition. Parging cement is friable.

Aircell pipe insulation, containing chrysotile asbestos (samples A002A-C) is present on pipe straights throughout the building. Aircell in poor condition is present in B-01 Crawl Space, 1-03 Shaft, and 3-01 Ceiling Space. Remaining aircell cement is in good condition. Aircell cement is friable.

Plaster finish, containing chrysotile asbestos in the finish coat (samples A003A-G), is present on walls and ceiling throughout the building. Plaster is in poor condition throughout the facility as debris on the floors. Remaining plaster on walls and ceiling is non-friable and is in good condition.

Fibrous paper, containing chrysotile asbestos (samples A008A-C), is present in location 3-01 Ceiling Space above the Second Floor Balcony accessible through a ceiling opening accessible by ladder. The paper is friable and is in poor condition.

Non-asbestos 12” beige black vinyl floor tiles are present throughout the building (samples A004A-C).

Non-asbestos black mastic is present on floors throughout the building (samples A005A-C).

Textured finish is present as a ceiling finish in the 1-09 Storage Room (samples A013A-C). Textured finish is friable and is in good condition.

Non-asbestos brown black mastic is present behind wall mounted items (samples A006A-C).

Non-asbestos black vinyl sheet flooring is present on the Second Floor (samples A007A-C).

Non-asbestos drywall joint compound is present throughout the building in limited quantities (samples A009A-C).

Non- asbestos textile wall coverings and curtains are present throughout the Theater Area (samples A0010A-C, A011A-C, and A012A-C).

The following building materials are historically made with asbestos, but were not observed or were not sampled due to the destructive nature of the sampling procedure during this assessment and are not mentioned in this report or are assumed to contain asbestos:

- Spray-applied fireproofing or thermal insulation
- Vermiculite
- Acoustic ceiling tiles
- Firestopping
- Sealants, Caulking, and Putty
- Roofing materials

3.2 Lead

Lead paint samples were collected as follows

Sample Number	Color	Location	Result (%)
L001	Red	1-01 Entrance	1.86
L002	Blue	1-01 Entrance	2.34

L003	Brown	1-02 Vestibule	0.766
L004	Pink	2-01 Open Area	3.03
L005	Green	2-02 Washroom	3.26
L006	Light brown	2-04 Room	3.67
L007	Black	2-05 Balcony	<0.0005
L008	Beige	1-04 Theater	0.0358
L009	White	1-10 Corridor	1.55
L010	Orange	B-06 Corridor	2.21
L011	Grey	B-06 Corridor	0.076

Lead may be present in electrical components, including wiring connectors, fibre optic cable sheathing, grounding conductors, and solder

3.3 Mercury

No devices containing mercury were observed.

3.4 Silica

Crystalline silica is a assumed component of the poured concrete, masonry, mortar and ceramic tiles present throughout the building.

3.5 Polychlorinated Biphenyls

PBS's are presumed to be present in the exterior caulking and roofing materials.

3.6 Mould

Mould growth is present on textiles throughout the Theater area. There are multiple building envelope failures which has allowed water to infiltrate the building. The HVAC is not operational and condensation has formed on the textiles during the weather transition in spring.

4.0 RECOMMENDATIONS

4.1 General

1. Prepare plans and specifications for hazardous material removal which will or may be affected by the planned work.
2. Provide this report to the contractor prior to bidding or commencing work.
3. If abatement work is required, retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
4. If asbestos materials are removed as part of this project, update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials.

4.2 Renovation Work

The following recommendations are made regarding demolition or renovation involving the hazardous materials identified.

4.2.1 Asbestos

Restrict access to the building until all asbestos debris has been remediated following Type 2 Precautions. Maintain restricted access into areas where the cleanup of asbestos debris cannot be immediately performed.

Remove all asbestos-containing materials that may be disturbed by the work or during the work.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

4.2.2 Lead

Disturbance of lead in paint and coatings (or other materials) during maintenance activities may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines. Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or guidelines.

4.2.3 Silica

Disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica

should be completed only with proper respiratory protection and other worker safety precautions that comply with provincial standards or guidelines.

4.2.6 Mould

Remove mouldy textiles in the Theater Area following procedures that comply with provincial guidelines.

5.0 Closure

Should you have any questions or concerns regarding this report, please do not hesitate to contact the author.

Prepared by:

Thong Nguyen, EP
Reveal Environmental Inc
tnguyen@RevealENV.com
416.500.3992

6.0 LIMITATIONS

The work performed by Reveal was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Reveal can only comment on the environmental conditions observed on the date(s) the survey is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Reveal makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Reveal accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of Reveal or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Reveal will not be responsible for any consequential or indirect damages. Reveal will only be liable for damages resulting from the negligence of Reveal. Reveal will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Reveal to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Reveal, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

Information provided by Reveal is intended for Client use only. Reveal will not provide results or information to any party unless disclosure by Reveal is required by law. Any use by a third party of reports or documents authored by Reveal or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Reveal accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

7.0 References

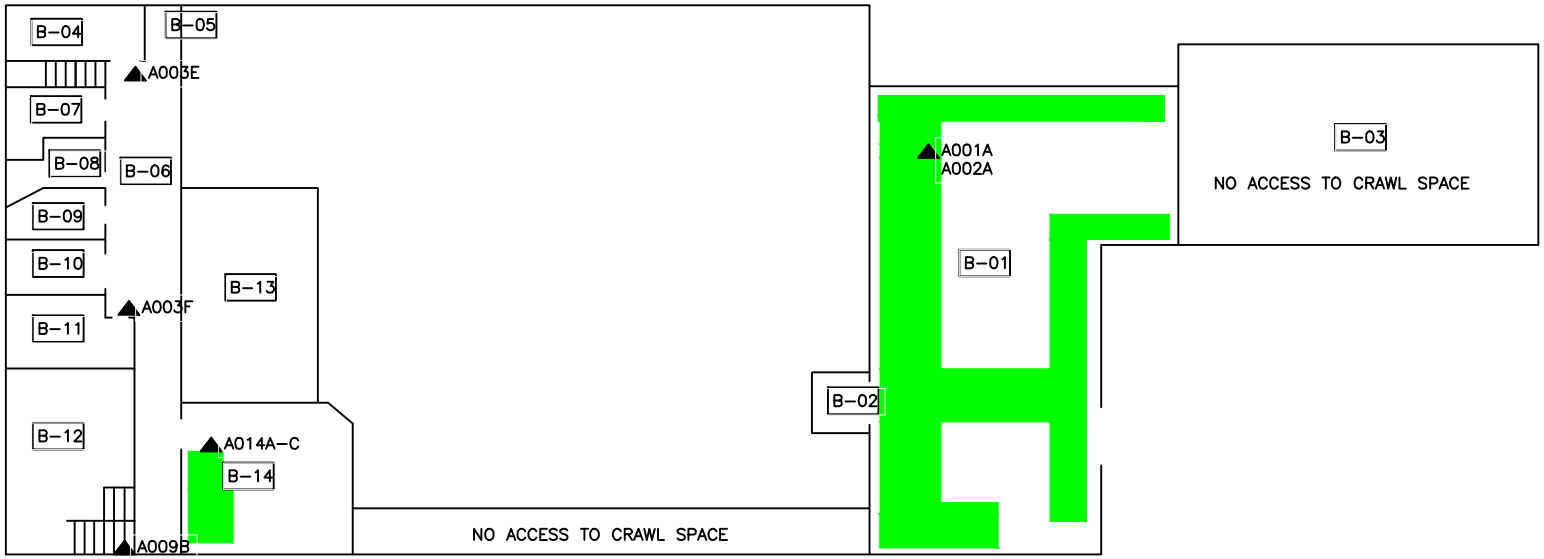
EACO. (2014). *EACO Lead Guideline for Construction, Renovation, Maintenace or Repair.* Toronto: EACO.

Ministry of Labour. (2005). *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations.* Toronto: Ministry of Labour.

Ontario Environmental Safety Network. (2008). *Asbestos Assessment within Niagara Regional Housing Facility A12C 436, 438, 440 Scott Street, St. Catharines, Ontario.* St. Catharines: Ontario Environmental Safety Network.

APPENDIX I

Drawings



NOTE : ALL PLASTER FINISHES ON WALLS AND CEILINGS CONTAINS ASBESTOS.

LEGEND

- ASBESTOS SAMPLE
- LEAD SAMPLE
- ASBESTOS MECHANICAL INSULATION
- ASBESTOS TEXTURED FINISH

Reveal Environmental Inc.

PROJECT NAME
2017 ASBESTOS ASSESSMENT

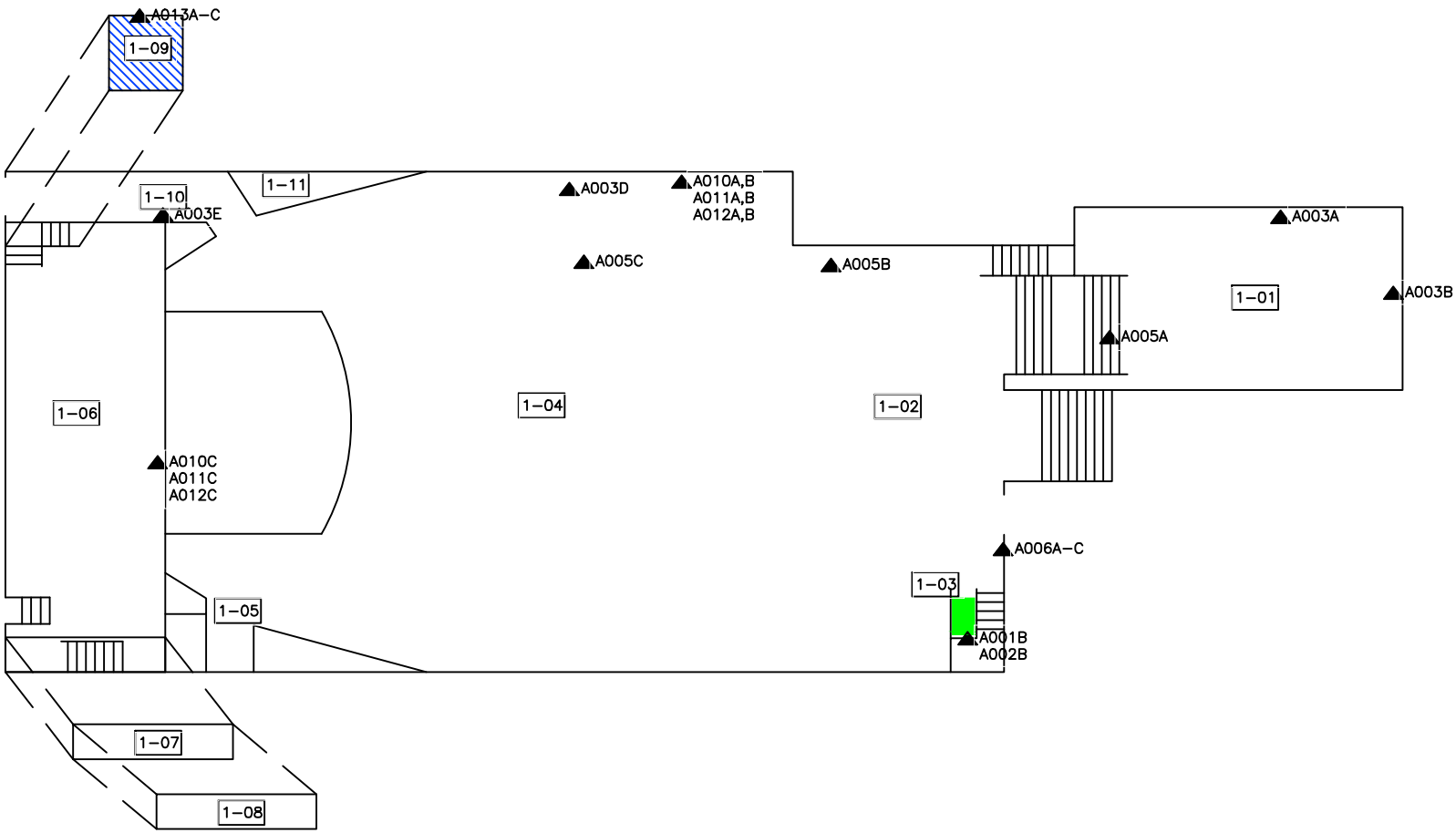
PROJECT ADDRESS
108 JAMES STREET NORTH
HAMILTON, ONTARIO

DRAWING NAME
BASEMENT

DATE
APRIL 26, 2017

SCALE
NOT TO SCALE

SHEET
A1



NOTE : ALL PLASTER FINISHES ON WALLS AND CEILINGS CONTAINS ASBESTOS.

LEGEND

- ASBESTOS SAMPLE
- LEAD SAMPLE
- ASBESTOS MECHANICAL INSULATION
- ASBESTOS TEXTURED FINISH

Reveal Environmental Inc.

PROJECT NAME
2017 ASBESTOS ASSESSMENT

PROJECT ADDRESS
108 JAMES STREET NORTH
HAMILTON, ONTARIO

DRAWING NAME
GROUND FLOOR

DATE
APRIL 26, 2017

SCALE
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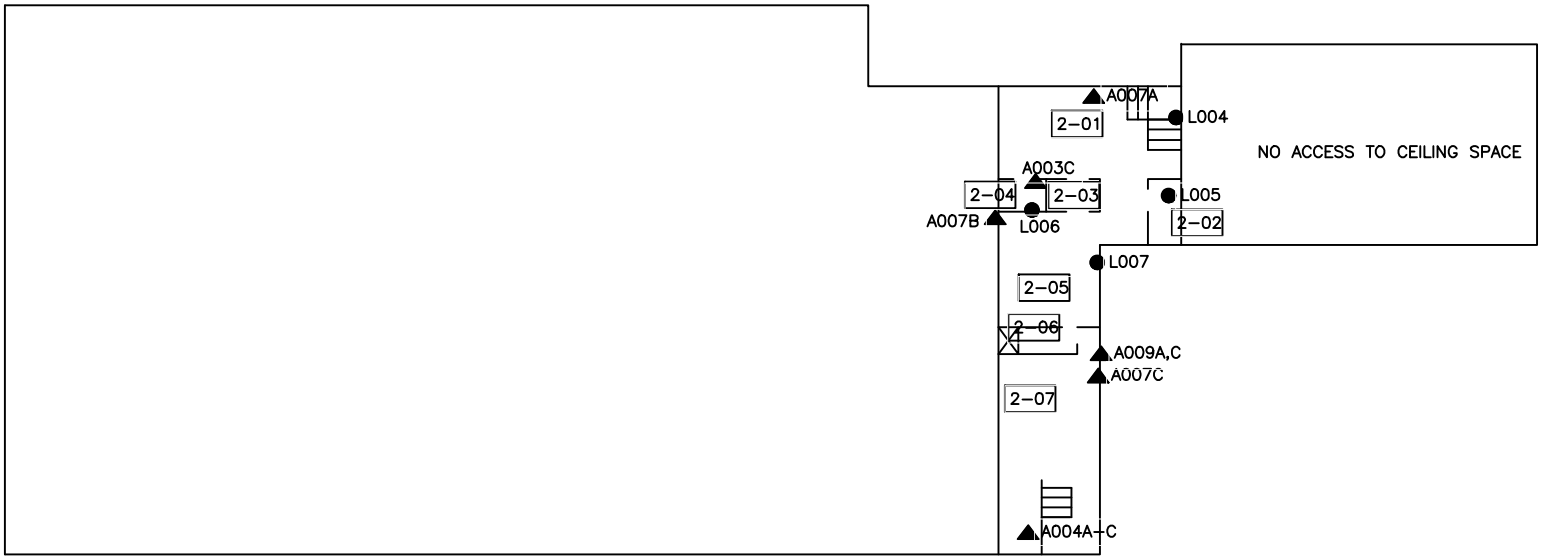
SHEET
A2



NOTE : ALL PLASTER FINISHES ON WALLS AND CEILINGS CONTAINS ASBESTOS.

LEGEND

- ASBESTOS SAMPLE
- LEAD SAMPLE
- ASBESTOS MECHANICAL INSULATION
- ASBESTOS TEXTURED FINISH

Reveal Environmental Inc.

PROJECT NAME
2017 ASBESTOS ASSESSMENT

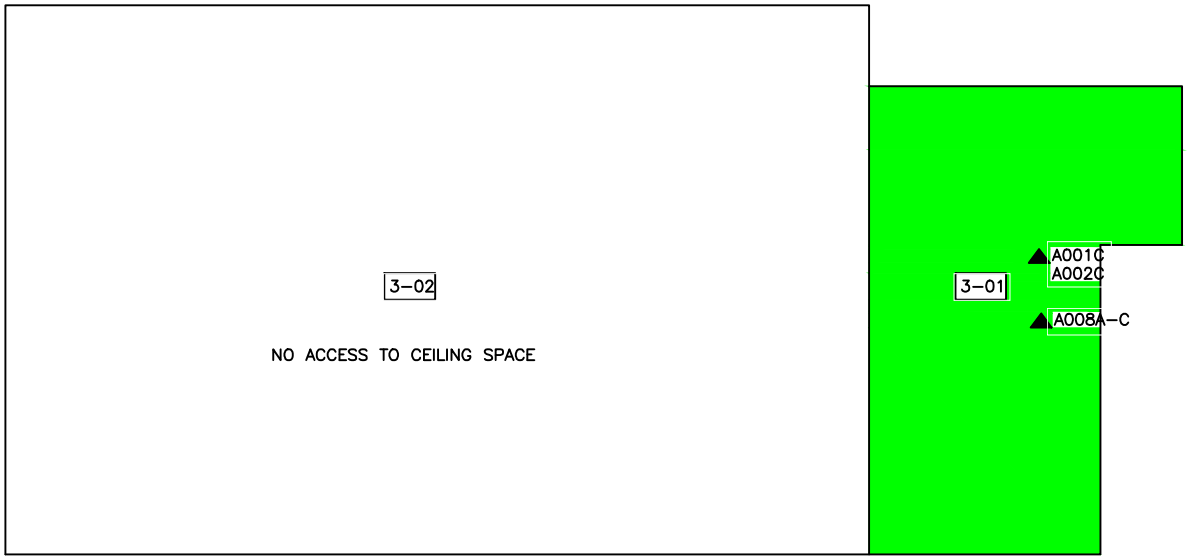
PROJECT ADDRESS
108 JAMES STREET NORTH
HAMILTON, ONTARIO

DRAWING NAME
SECOND FLOOR

DATE
APRIL 26, 2017

SCALE
NOT TO SCALE

SHEET
A3



NOTE : ALL PLASTER FINISHES ON WALLS AND CEILINGS CONTAINS ASBESTOS.

LEGEND

- ASBESTOS SAMPLE
- LEAD SAMPLE
- ASBESTOS MECHANICAL INSULATION
- ASBESTOS TEXTURED FINISH

Reveal Environmental Inc.

PROJECT NAME
2017 ASBESTOS ASSESSMENT

PROJECT ADDRESS
108 JAMES STREET NORTH
HAMILTON, ONTARIO

DRAWING NAME
CATWALK\CEILING SPACE

DATE
APRIL 26, 2017

SCALE
NOT TO SCALE

SHEET
A4

APPENDIX II

Lab Sample Results

emcscientific INCORPORATED

Laboratory Analysis Report

To:

Laura Upson
Metro Contract Management
272 Rosslyn Avenue N
Hamilton, Ontario
L8L 7R1

EMC LAB REPORT NUMBER: A30128r*
Job/Project Name: 108 James Street North, Hamilton
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Mar 27/17 **Date Analyzed:** Apr 3/17
Analyst: Kathy Feick, *Analyst*
Reviewed By: Malgorzata Sybydlo, *Laboratory Manager*

Job No:
Number of Samples: 46
Date Reported: Apr 3/17

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A001A	A30128-1	Parging cement, B-01 Crawlspace	Grey, parging cement	**Chrysotile**	**40**		60
A001B	A30128-2	Parging cement, 1-03 Pipe space	NA	**NA**			
A001C	A30128-3	Parging cement, 3-01 Ceiling space	NA	**NA**			
A002A	A30128-4	Aircell, B-01 Crawlspace	Grey, fibrous material	**Chrysotile**	**60**	20	20
A002B	A30128-5	Aircell, 1-03 Pipe space	NA	**NA**			
A002C	A30128-6	Aircell, 3-01 Ceiling space	NA	**NA**			
A003A	A30128-7	Plaster, 1-01 Entrance	2 Phases: a) Grey, plaster b) White, plaster	**ND** **Chrysotile**	 **3**	1	99 97
A003B	A30128-8	Plaster, 1-01 Entrance	2 Phases: a) Grey, plaster b) White, plaster	**ND** **Chrysotile**	 **3**	1	99 97
A003C	A30128-9	Plaster, 2-03 Storage Room	2 Phases: a) Grey, plaster b) White, plaster	**ND** **ND**			100 100
A003D	A30128-10	Plaster, 1-04 Theater	2 Phases: a) Grey, plaster b) White, plaster	**ND** **Chrysotile**	 **3**	1	99 97

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A30128r*
Client's Job/Project Name: 108 James Street North, Hamilton
Analyst: Kathy Feick, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A003E	A30128-11	Plaster, 1-10 Corridor	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **Chrysotile**	 **3**	1	 99 97
A003F	A30128-12	Plaster, B-06 Corridor	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **Chrysotile**	 **3**	1	 99 97
A003G	A30128-13	Plaster, B-08 Room	2 Phases: a) Grey, plaster b) White, plaster	 **ND** **Chrysotile**	 **3**	1	 99 97
A004A	A30128-14	Vinyl floor tile, 12" beige black, 2-07 Open area former washroom	3 Phases: a) White, cementitious material b) Brown, mastic c) Black, vinyl flooring	 **ND** **ND** **ND**			 100 100 100
A004B	A30128-15	Vinyl floor tile, 12" beige black, 2-07 Open area former washroom	4 Phases: a) White, cementitious material b) Brown, mastic c) Black, vinyl flooring d) Yellow, mastic	 **ND** **ND** **ND** **ND**			 100 100 100 100
A004C	A30128-16	Vinyl floor tile, 12" beige black, 2-07 Open area former washroom	4 Phases: a) White, cementitious material b) Brown, mastic c) Black, vinyl flooring d) Yellow, mastic	 **ND** **ND** **ND** **ND**			 100 100 100 100
A005A	A30128-17	Brown black mastic, 1-01 Entrance	2 Phases:				

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A30128r*
Client's Job/Project Name: 108 James Street North, Hamilton
Analyst: Kathy Feick, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			a) Grey, cementitious material b) Brown and black, mastic	**ND** **ND**			100 100
A005B	A30128-18	Brown black mastic, 1-02 Vestibule	2 Phases: a) Grey, cementitious material b) Brown and black, mastic	 **ND** **ND**			 100 100
A005C	A30128-19	Brown black mastic, 1-04 Theater	2 Phases: a) Grey, cementitious material b) Brown and black, mastic	 **ND** **ND**			 100 100
A006A	A30128-20	Brown mastic, 1-02 Vestibule	Brown, mastic	**Chrysotile**	**1**		99
A006B	A30128-21	Brown mastic, 1-02 Vestibule	NA	**NA**			
A006C	A30128-22	Brown mastic, 1-02 Vestibule	NA	**NA**			
A007A	A30128-23	Vinyl sheet flooring, black, 2-01 Open space	3 Phases: a) Black and red, vinyl flooring b) Beige, vinyl backing c) Black, mastic	 **ND** **ND** **ND**		 10 95	 90 5 100
A007B	A30128-24	Vinyl sheet flooring, black, 2-03 Storage Room	3 Phases: a) Black and red, vinyl flooring b) Beige, vinyl backing c) Black, mastic	 **ND** **ND** **ND**		 10 95	 90 5 100
A007C	A30128-25	Vinyl sheet flooring, black, 2-07 Open space	3 Phases: a) Black and red, vinyl flooring b) Beige, vinyl backing	 **ND** **ND**		 10 95	 90 5

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A30128r*
Client's Job/Project Name: 108 James Street North, Hamilton
Analyst: Kathy Feick, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			c) Black, mastic	**ND**			100
A008A	A30128-26	Fibrous paper, debris, 3-01 Ceiling space above the balcony	Grey, paper	**Chrysotile**	**80**		20
A008B	A30128-27	Fibrous paper, debris, 3-01 Ceiling space above the balcony	NA	**NA**			
A008C	A30128-28	Fibrous paper, debris, 3-01 Ceiling space above the balcony	NA	**NA**			
A009A	A30128-29	Drywall joint compound, 2-07 Open space	White and off-white, joint compound	**ND**			100
A009B	A30128-30	Drywall joint compound, B-12 Room	White and off-white, joint compound	**ND**			100
A009C	A30128-31	Drywall joint compound, 2-07 Open space	White and off-white, joint compound	**ND**			100
A010A	A30128-32	Red textile, wall covering, 1-04 Theater	Red, fibrous woven material	**ND**		95	5
A010B	A30128-33	Red textile, wall covering, 1-04 Theater	Red, fibrous woven material	**ND**		95	5
A010C	A30128-34	Red textile, wall covering, 1-06 Stage	Red, fibrous woven material	**ND**		95	5
A011A	A30128-35	Beige textile, under pad, 1-04 Theater	Beige, fibrous woven material	**ND**		95	5
A011B	A30128-36	Beige textile, under pad, 1-04 Theater	Beige, fibrous woven material	**ND**		95	5
A011C	A30128-37	Beige textile, under pad, 1-04 Theater	Beige, fibrous woven material	**ND**		95	5

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A30128r*
Client's Job/Project Name: 108 James Street North, Hamilton
Analyst: Kathy Feick, *Analyst*

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A012A	A30128-38	Red decorative textile, 1-04 Theater	Red and beige, fibrous woven material	**ND**		95	5
A012B	A30128-39	Red decorative textile, 1-04 Theater	Red and beige, fibrous woven material	**ND**		95	5
A012C	A30128-40	Red decorative textile, 1-04 Theater	Red and beige, fibrous woven material	**ND**		95	5
A013A	A30128-41	Textured finish, 1-09 Storage room	Beige, textured plaster	**Chrysotile**	**2**		98
A013B	A30128-42	Textured finish, 1-09 Storage room	NA	**NA**			
A013C	A30128-43	Textured finish, 1-09 Storage room	NA	**NA**			
A014A	A30128-44	Parging cement, breeching, B-13 Mechanical room	Grey, parging cement	**Chrysotile**	**60**		40
A014B	A30128-45	Parging cement, breeching, B-13 Mechanical room	NA	**NA**			
A014C	A30128-46	Parging cement, breeching, B-13 Mechanical room	NA	**NA**			

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.

* This report has been revised as requested on April 5, 2017.

CADUCEON™ ENVIRONMENTAL LABORATORIES
Client committed. Quality assured.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: ---

REPORT No. B17-07477

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100,
Mississauga ON L4W 4J4 Canada
Attention: Alister Haddad

Caduceon Environmental Laboratories
2378 Holly Lane
Ottawa Ontario K1V 7P1
Tel: 613-526-0123
Fax: 613-526-1244

DATE RECEIVED: 28-Mar-17
DATE REPORTED: 03-Apr-17
SAMPLE MATRIX: Paint Chips

JOB/PROJECT NO.: 108 James St. N., Hamilton
P.O. NUMBER:
WATERWORKS NO.

	Parameter		Lead				
	Units		% by wt				
	R.L.		0.0005				
	Reference Method		EPA 6010				
	Date Analyzed/Site		29-Mar-17/O				
Client I.D.	**Sample I.D.**	**Date Collected**					
L001-Red, 1-01 Entrance	B17-07477-1	25-Mar-17	1.86				
L002-Blue, 1-01 Entrance	B17-07477-2	25-Mar-17	2.34				
L003-Brown, 1-02 Vestibule	B17-07477-3	25-Mar-17	0.766				
L004-Pink, 2-01 Open Area	B17-07477-4	25-Mar-17	3.03				
L005-Green, 2-02 Washroom	B17-07477-5	25-Mar-17	3.26				
L006-Light Brown, 2-04 Room	B17-07477-6	25-Mar-17	3.67				
L007-Black, 2-05 Balcony	B17-07477-7	25-Mar-17	< 0.0005				
L008-Beige, 1-04 Theater	B17-07477-8	25-Mar-17	0.0358				
L009-White, 1-10 Corridor	B17-07477-9	25-Mar-17	1.55				
L010-Orange, B-06 Corridor	B17-07477-10	25-Mar-17	2.21				
L011-Grey, B-06 Corridor	B17-07477-11	25-Mar-17	0.076				

K. Pipin

Krystyna Pipin , M. Sc.
Lab Supervisor

R.L. = Reporting Limit
Test methods may be modified from specified reference method unless indicated by an *
Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill

Designs By Dall
18 Hawarden Ave.
Brantford, On
N3T 4H3

Project # 0929-24
Revised # 0929-24

Heritage Plaster Work at Tivoli Theatre, Hamilton, On.
C/O Aventus Development,
Mitch Gold
Revised this Sunday September 29th,2024.

This is an addendum to original Prospectus from site visit and exploration of works of plaster designated as Heritage.

Statues.

Augustus of Primaporta, Roman reproduction of Greek work, 1st C, C.E

Replace right arm, missing fingers and prepare and restore damage by years of neglect and paint and delamination. Finished as original in Porcelain Gloss finish of Plaster Casting.
Head of Cupid riding Dolphin also needs extensive Repair and Restoration.

Note
Repair to Ceasar of Augustus right arm is a deficiency, it is neither to scale or quality of original, but it can be repaired seamlessly to OG, with great care and skill.

Minerva Giustiniani, Roman reproduction of Goddess of War with Coiled Serpent at her feet.

Both Statues are Plaster, not bronze as per Heritage Assessment. And finished in a Porcelain Paint to mimic original sculptors which were Marble. And Caesars Breastplate with carvings of the gods to illustrate his creation is in gold leaf. As Is coiled serpent to represent the gods at Minervas Feet.

Overall shape of these pieces are **fair**, and structurally sound, and can be well preserved, restored and finished for future use.
These are thorough and confident observations, made personally by myself,
Steven Dall, owner and operator of Designs By Dall Painting and Restoration, expert in Paint and Plaster Restorations.

Please contact me with any questions. I hope to be involved with the Salvage and Documentation of all designated plaster mouldings in this amazing building.

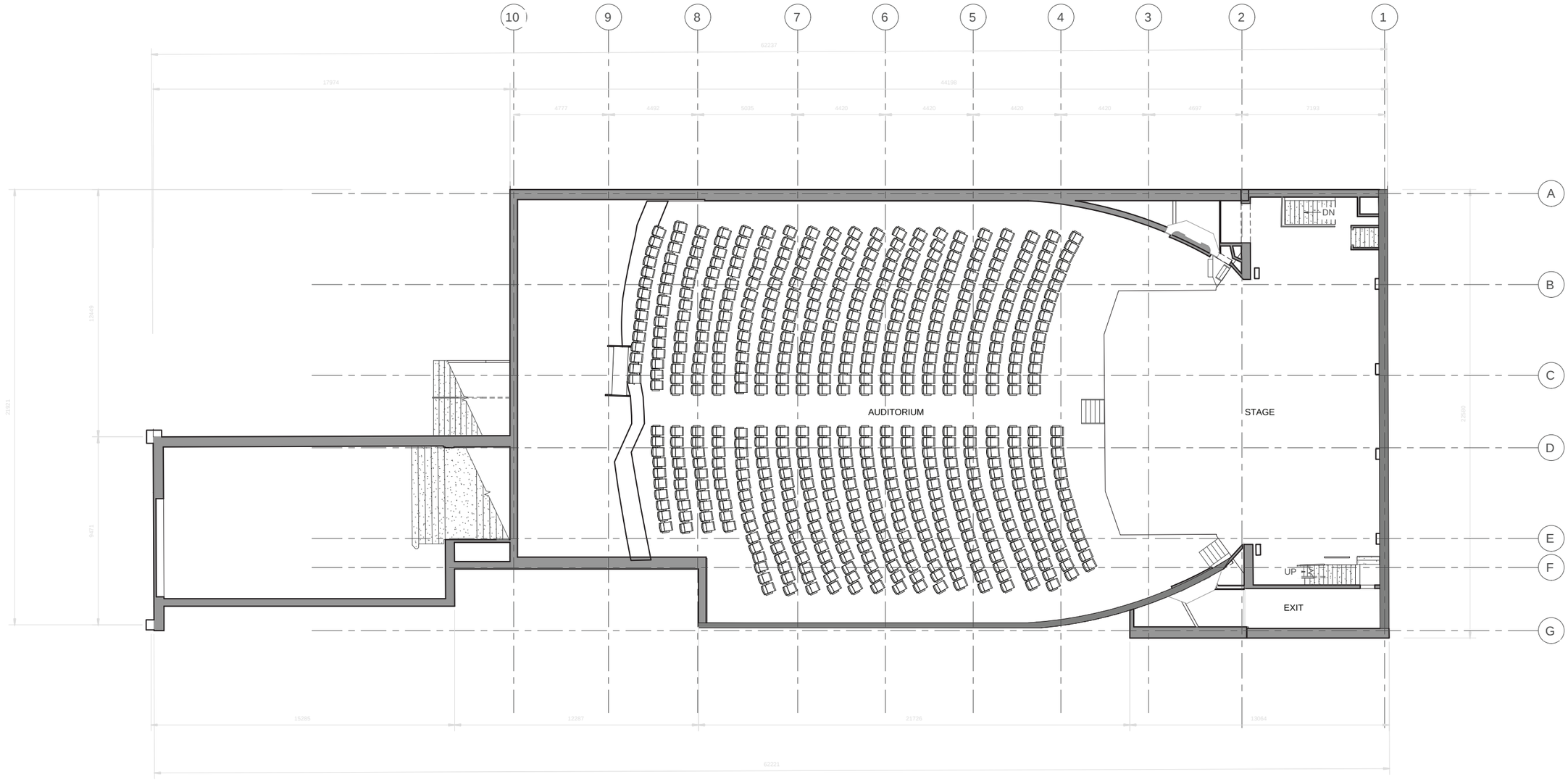
Sincerely
Steven Dall
905.541.5873

A.6 DRAWINGS

A.6.1 Current Conditions

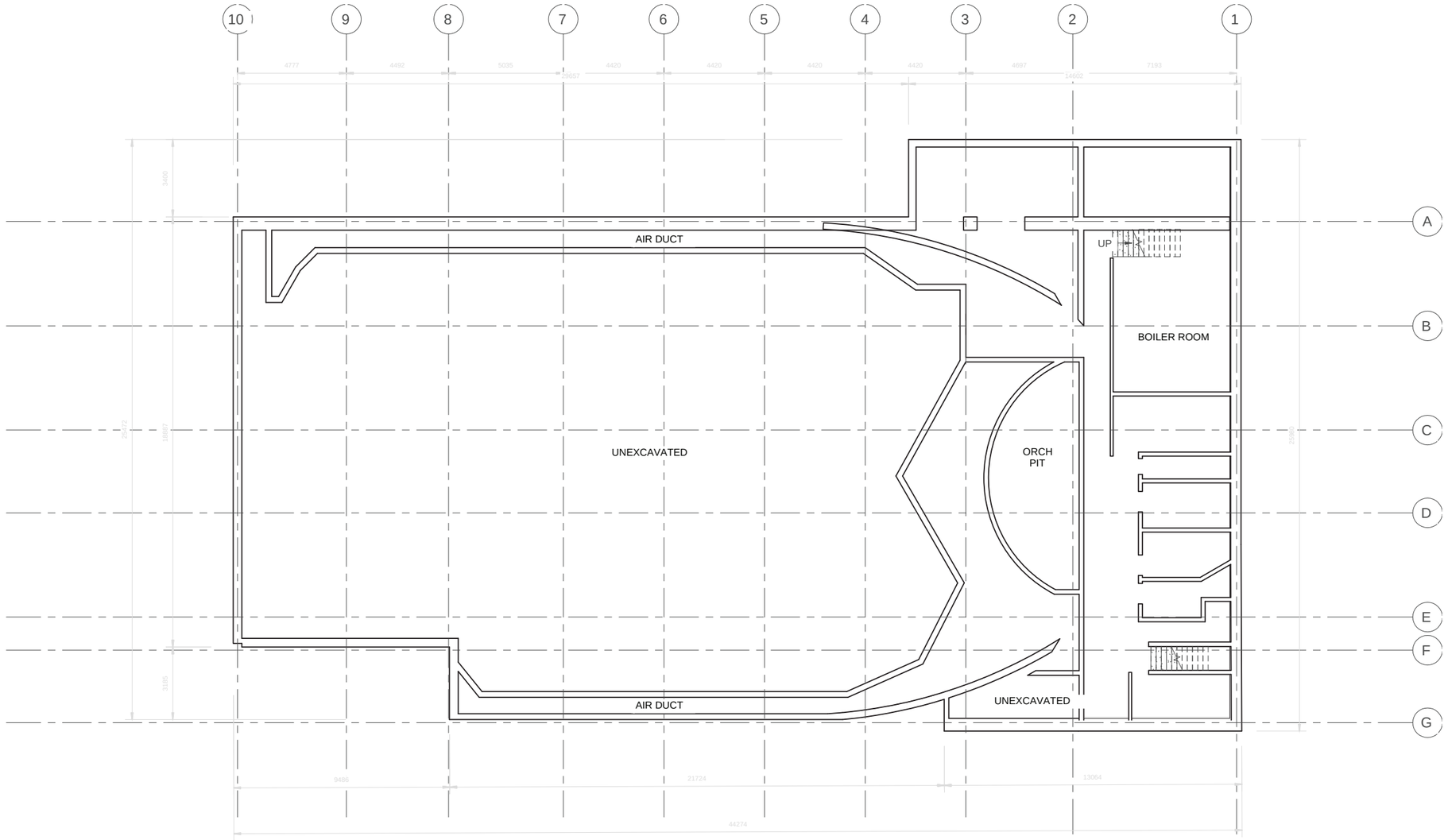
A.6.2 Proposed Development

A.6.1 TIVOLI DRAWINGS - CURRENT CONDITIONS



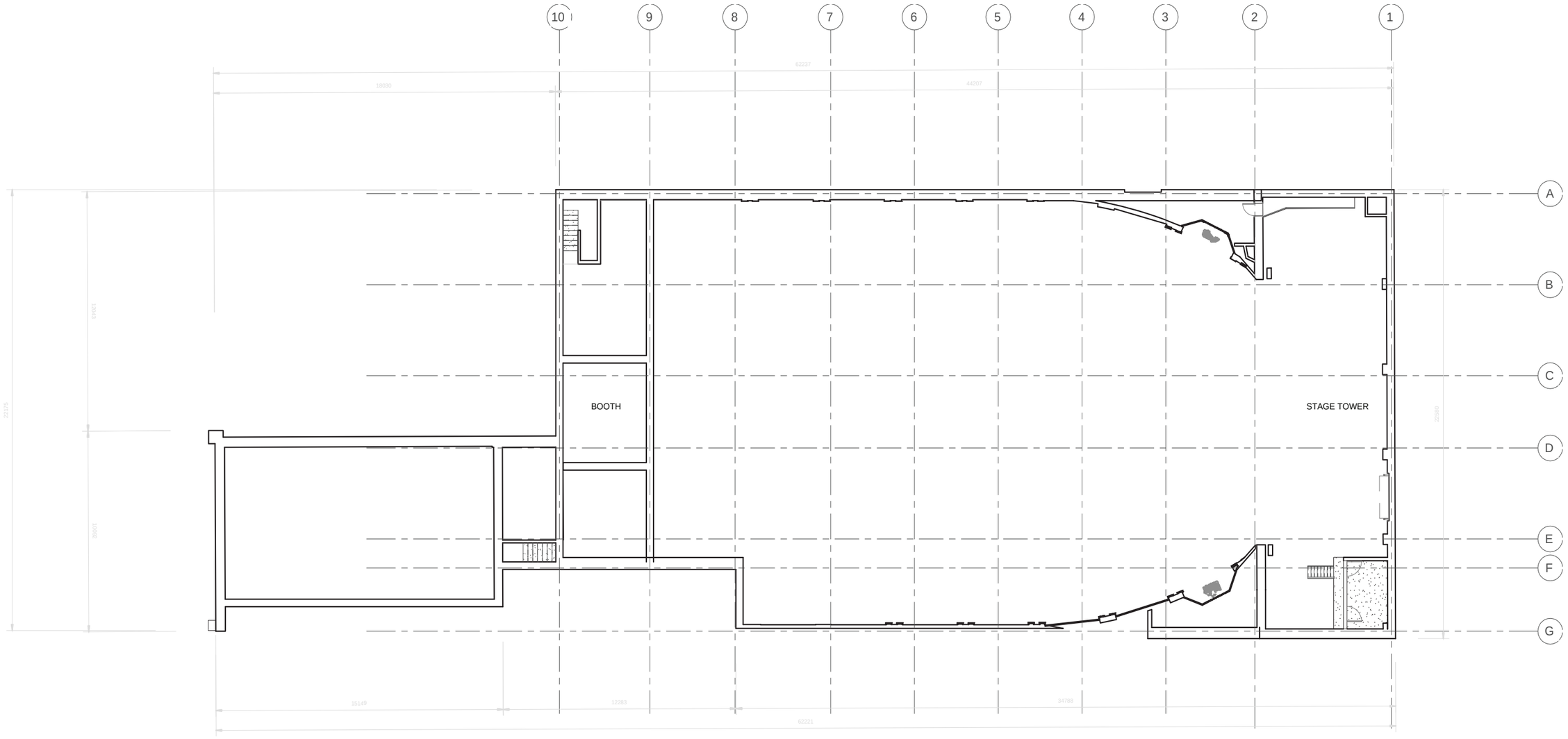
Tivoli Theatre - Ground floor plan [Source: Aventus Developments]

A.6.1 TIVOLI DRAWINGS - CURRENT CONDITIONS



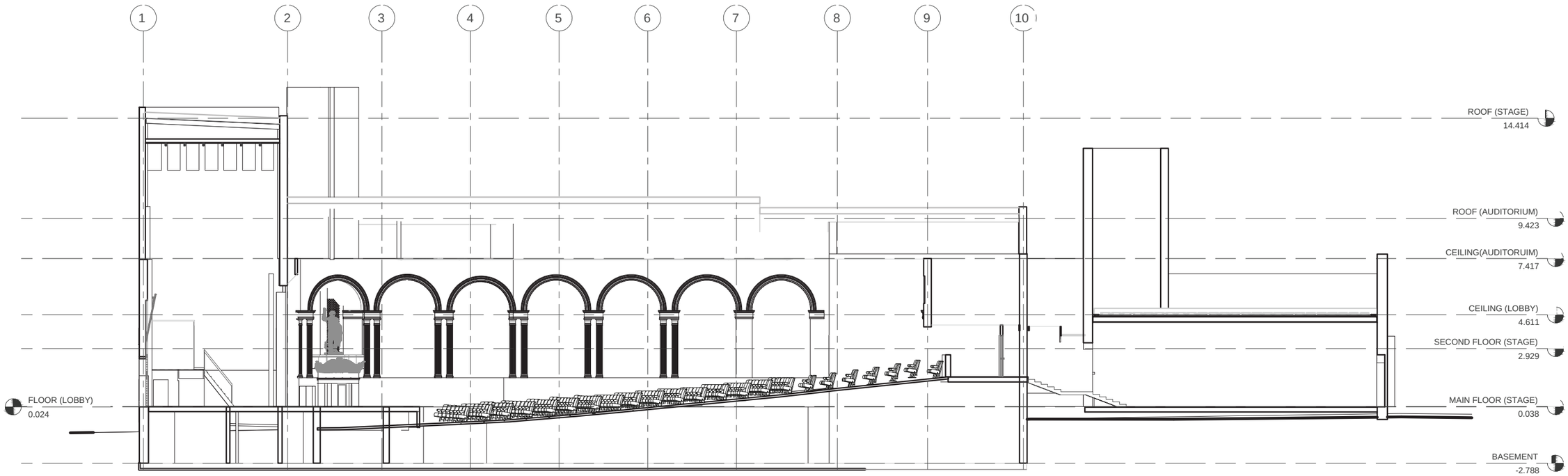
Tivoli Theatre - Basement floor plan [Source: Aventus Developments]

A.6.1 TIVOLI DRAWINGS - CURRENT CONDITIONS



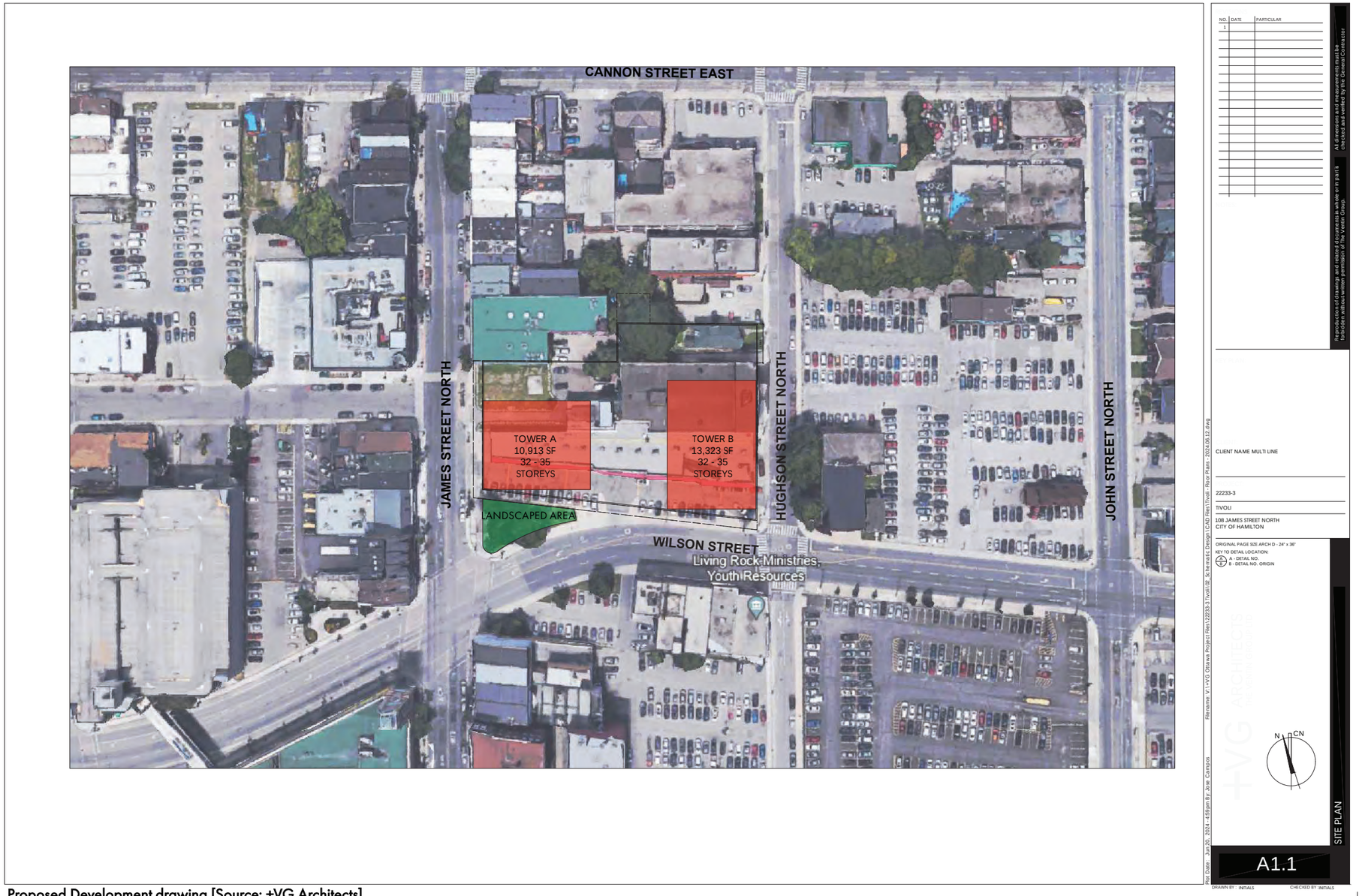
Tivoli Theatre - Basement floor plan [Source: Aventus Developments]

A.6.1 TIVOLI DRAWINGS - CURRENT CONDITIONS



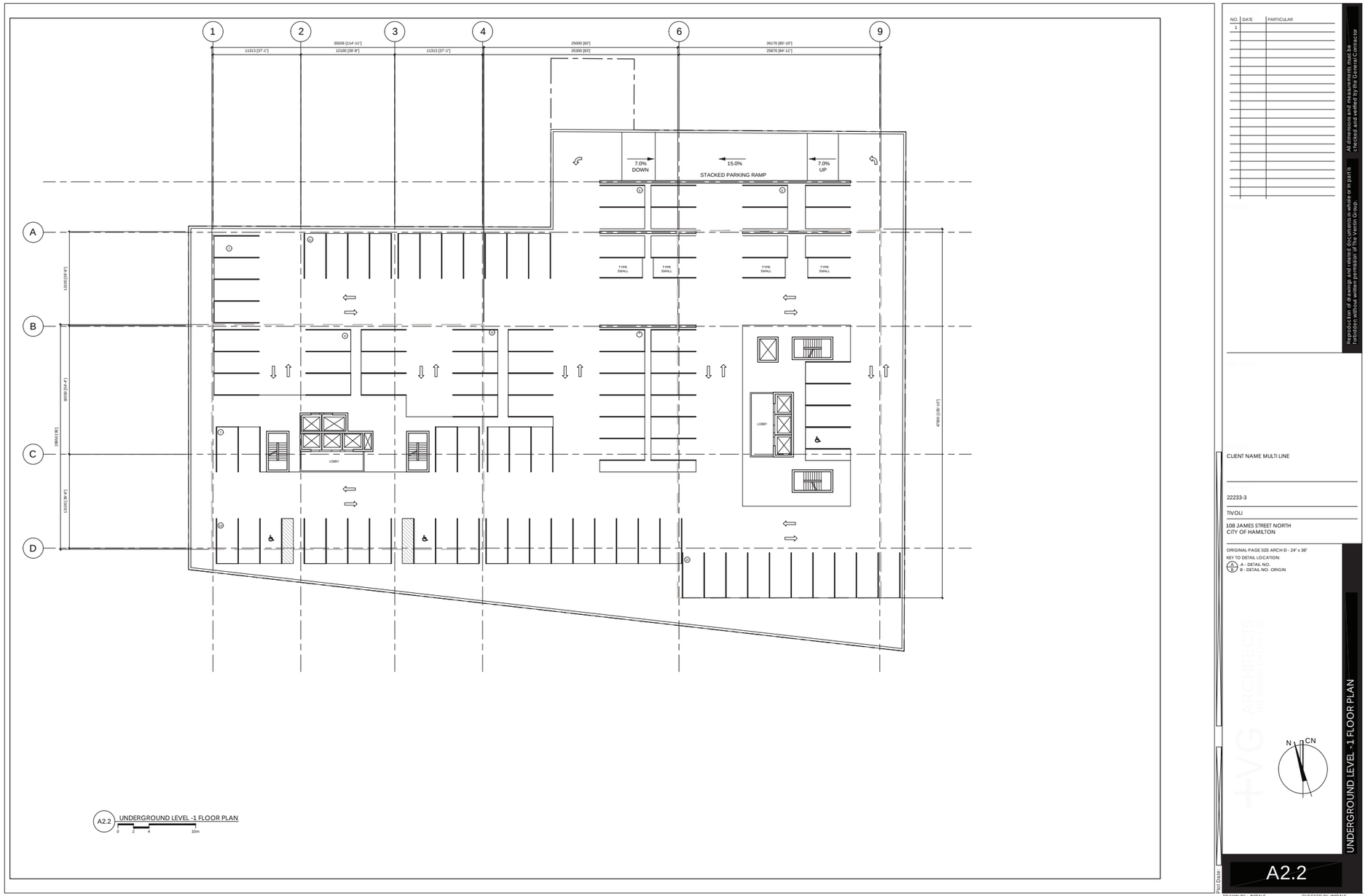
Tivoli Theatre - Section [Source: Aventus Developments]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS



Proposed Development drawing [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS



NO. | DATE | PARTICULAR
1

CLIENT NAME MULTI LINE

22233-3

TIVOLI

108 JAMES STREET NORTH
CITY OF HAMILTON

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS

N 1 CN

UNDERGROUND LEVEL -1 FLOOR PLAN

A2.2

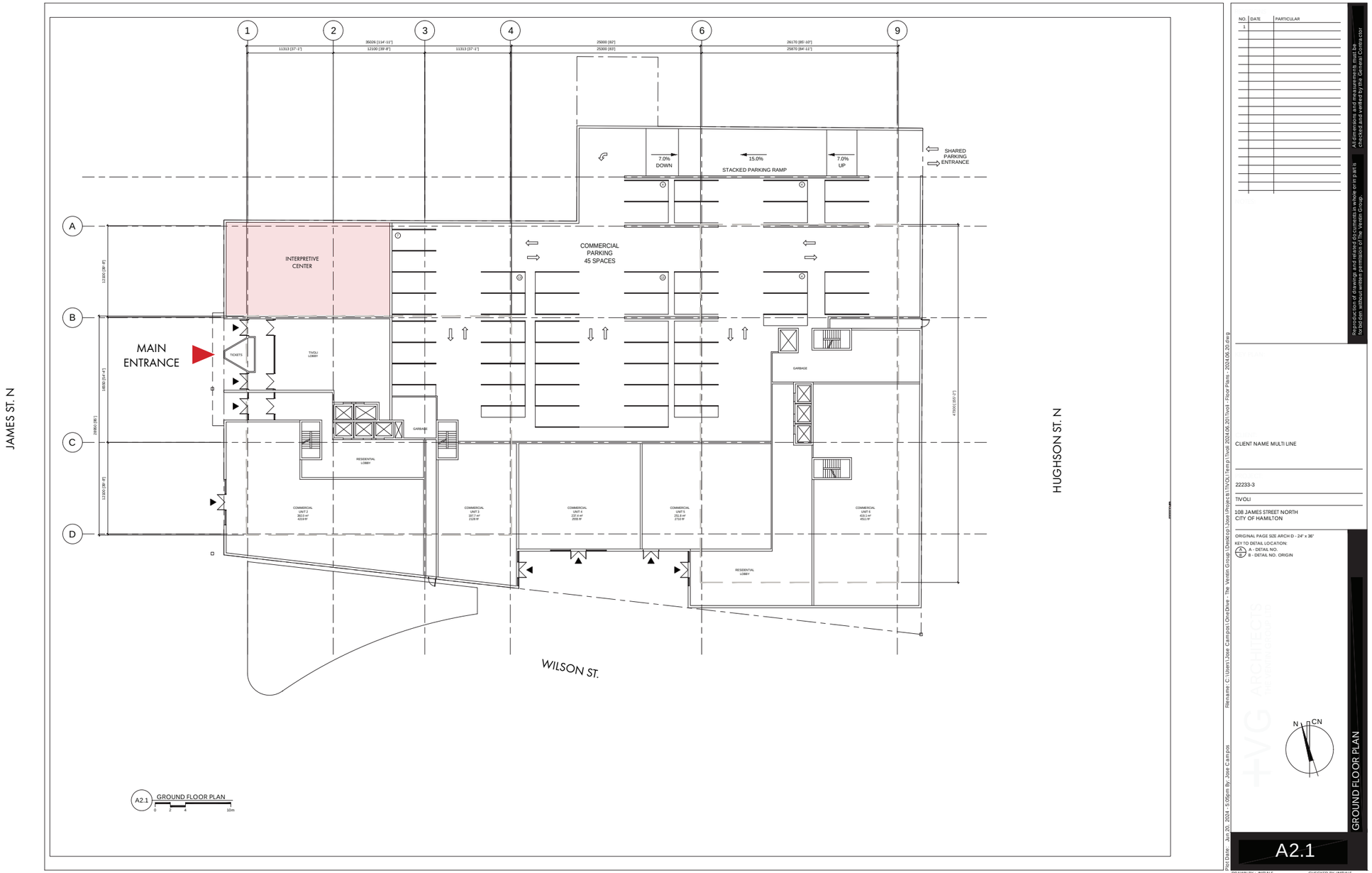
PROJ Date

DRAWN BY : INITIALS

CHECKED BY :INITIALS

Proposed Development drawing [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS



Proposed Development drawing [Source: +VG Architects]

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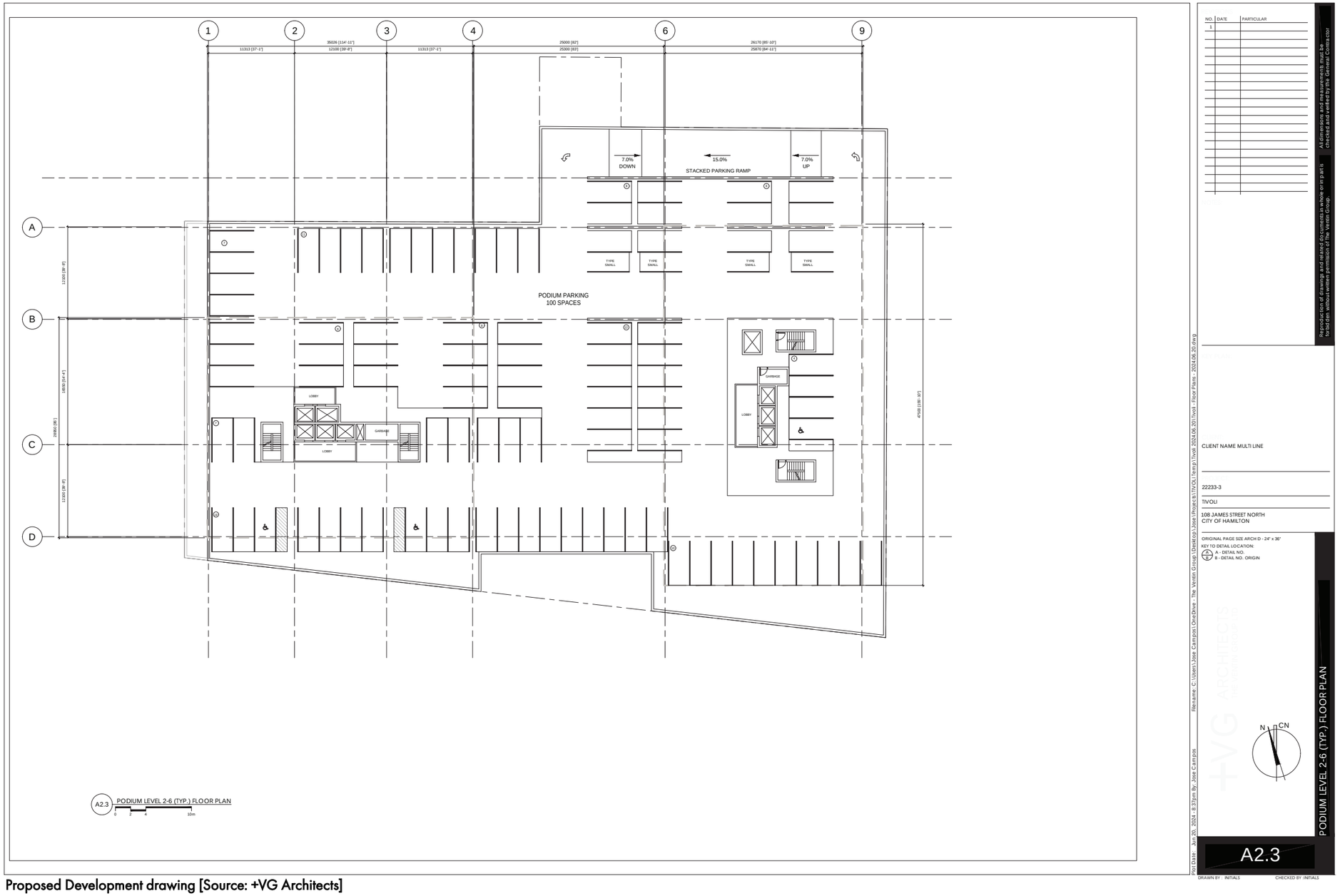

Proposed Development drawing [Source: +VG Architects]

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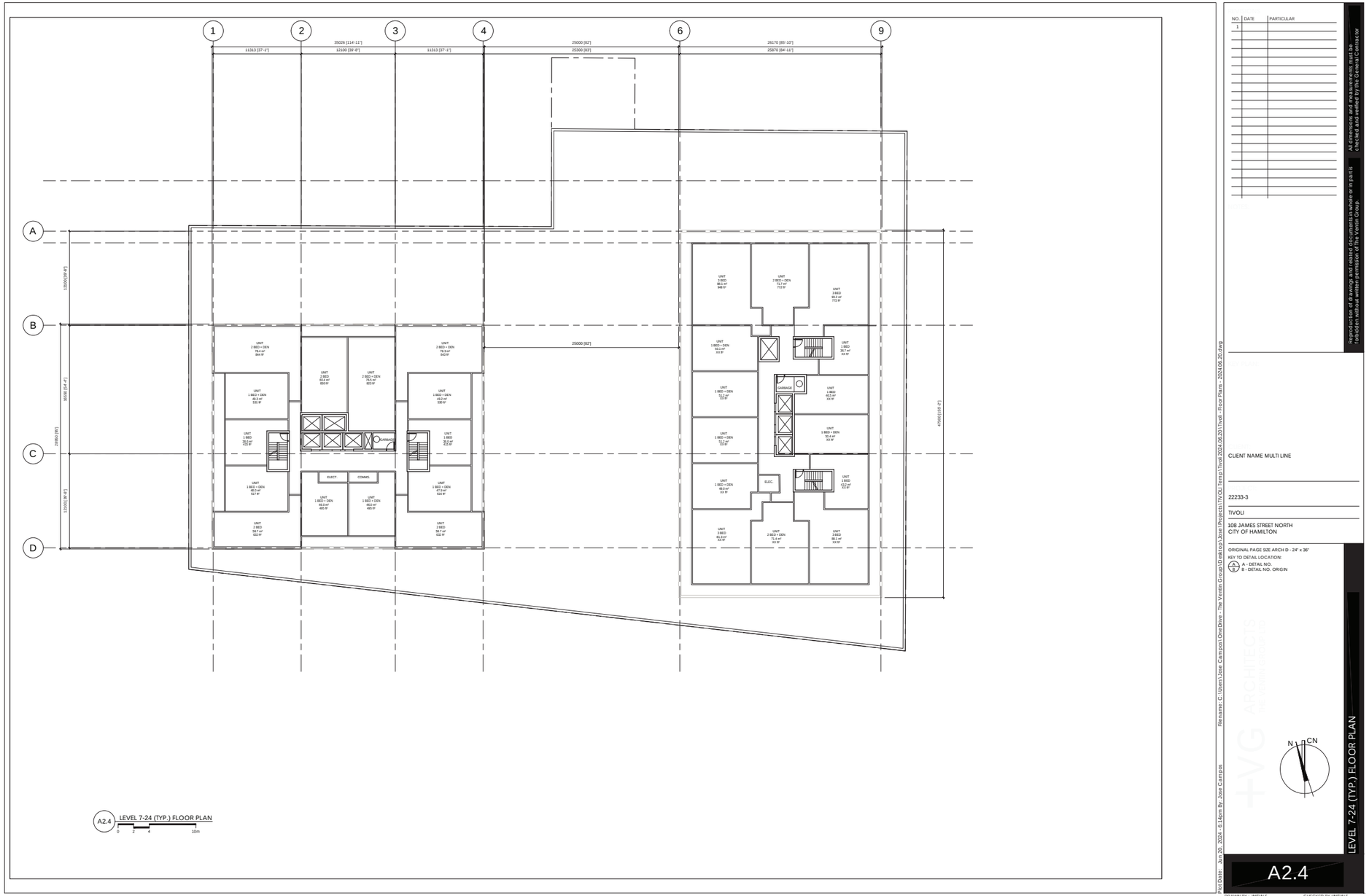

Proposed Development drawing [Source: +VG Architects]

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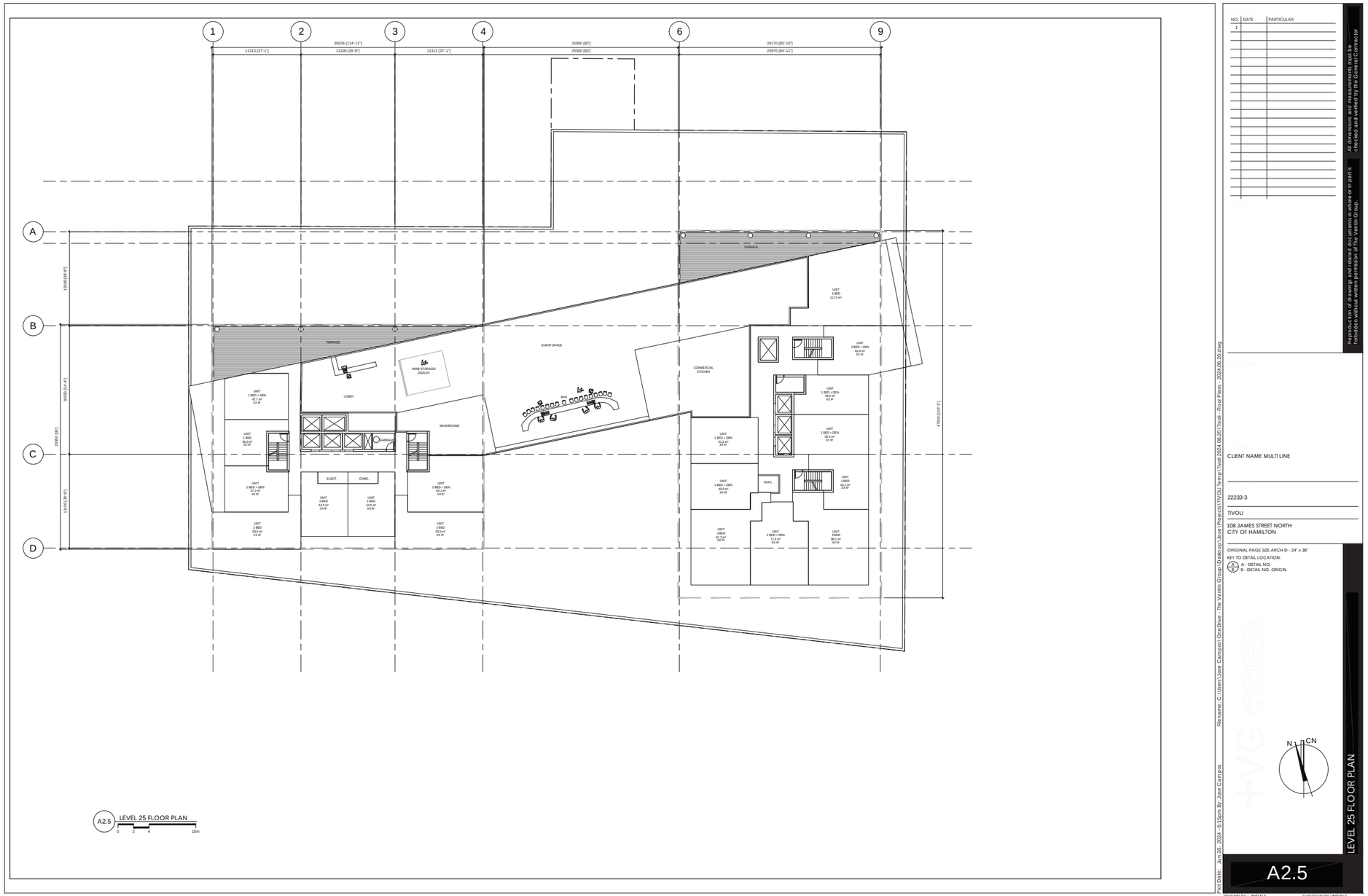

Proposed Development drawing [Source: +VG Architects]

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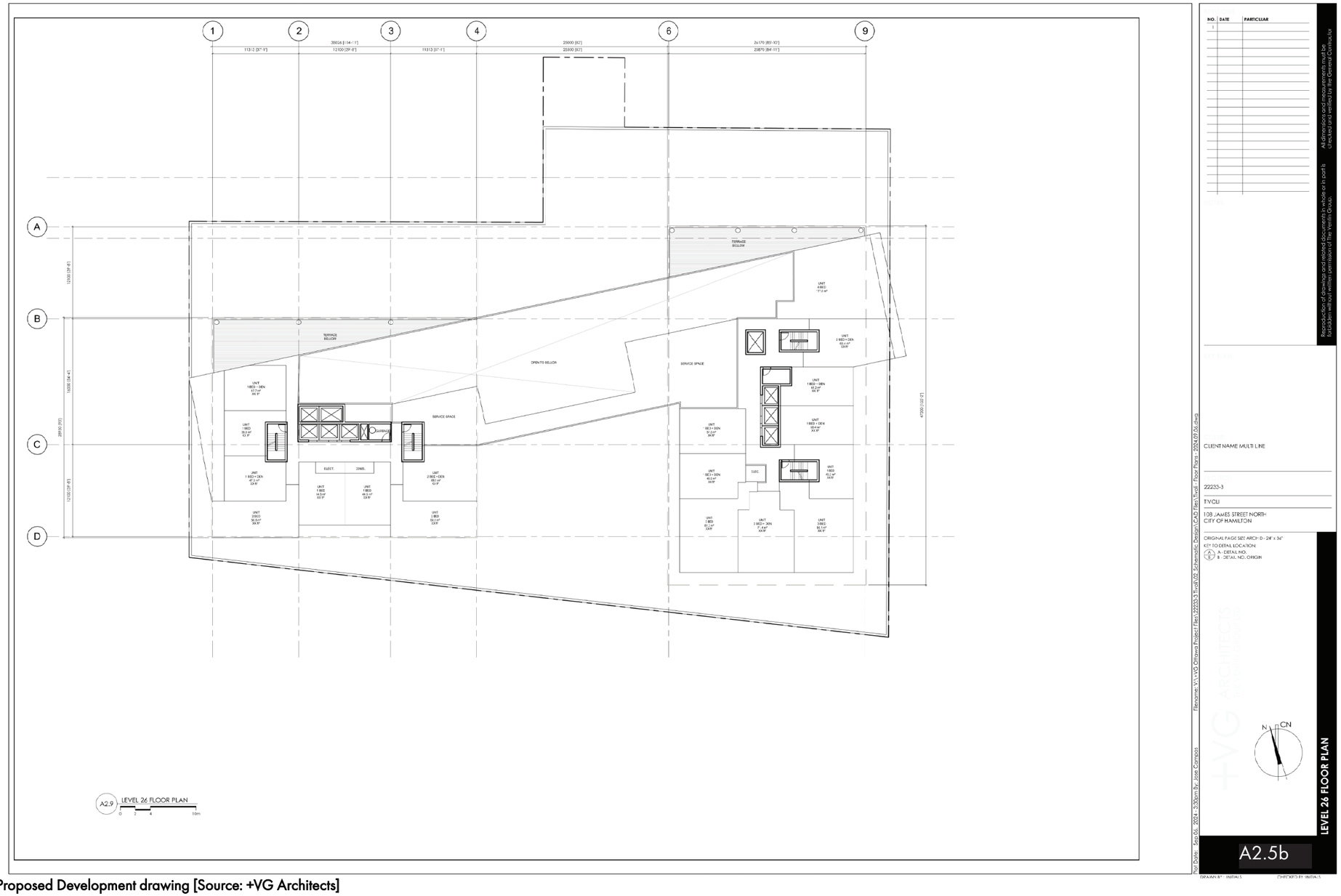

Proposed Development drawing [Source: +VG Architects]

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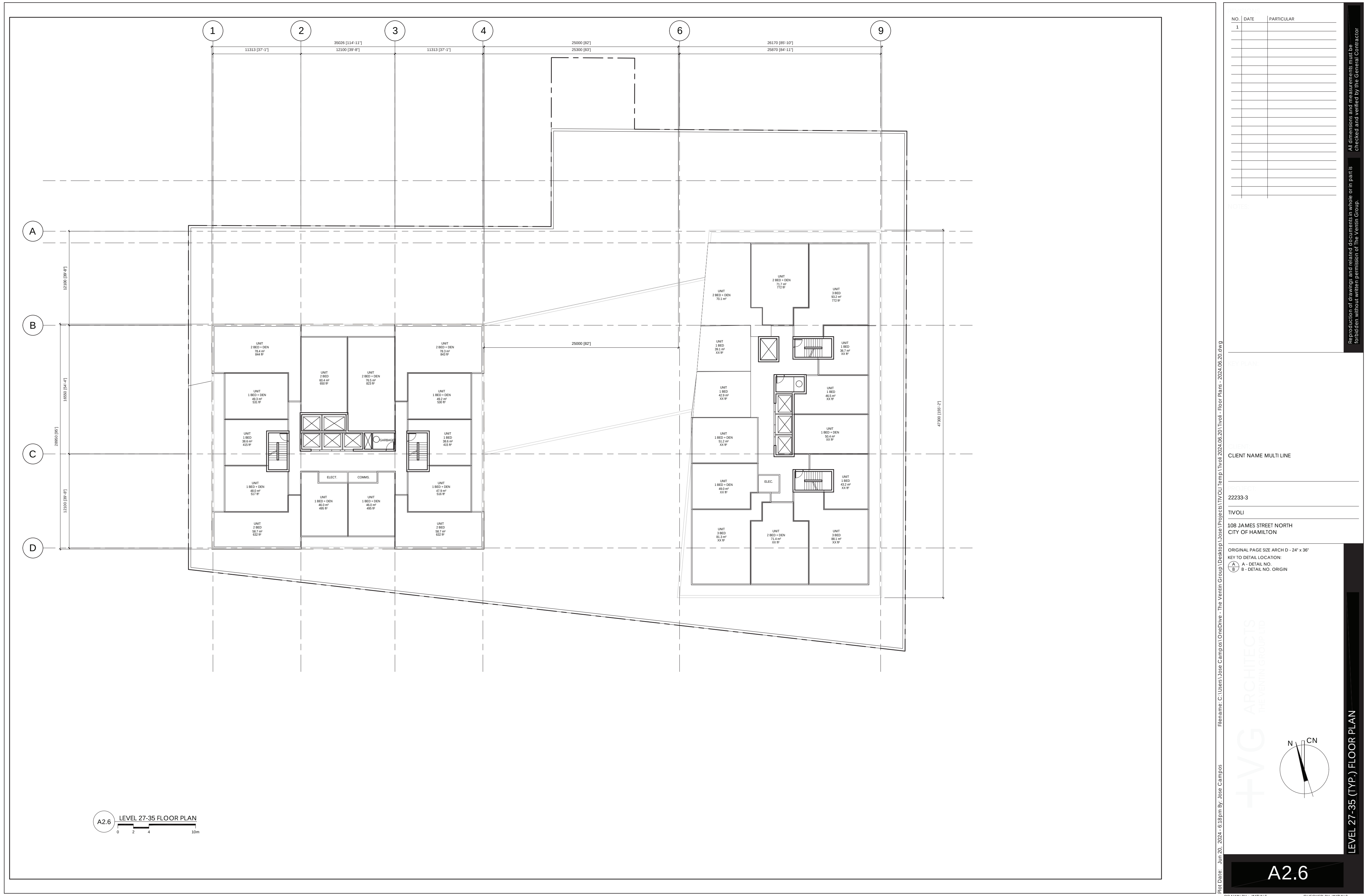

Proposed Development drawing [Source: +VG Architects]

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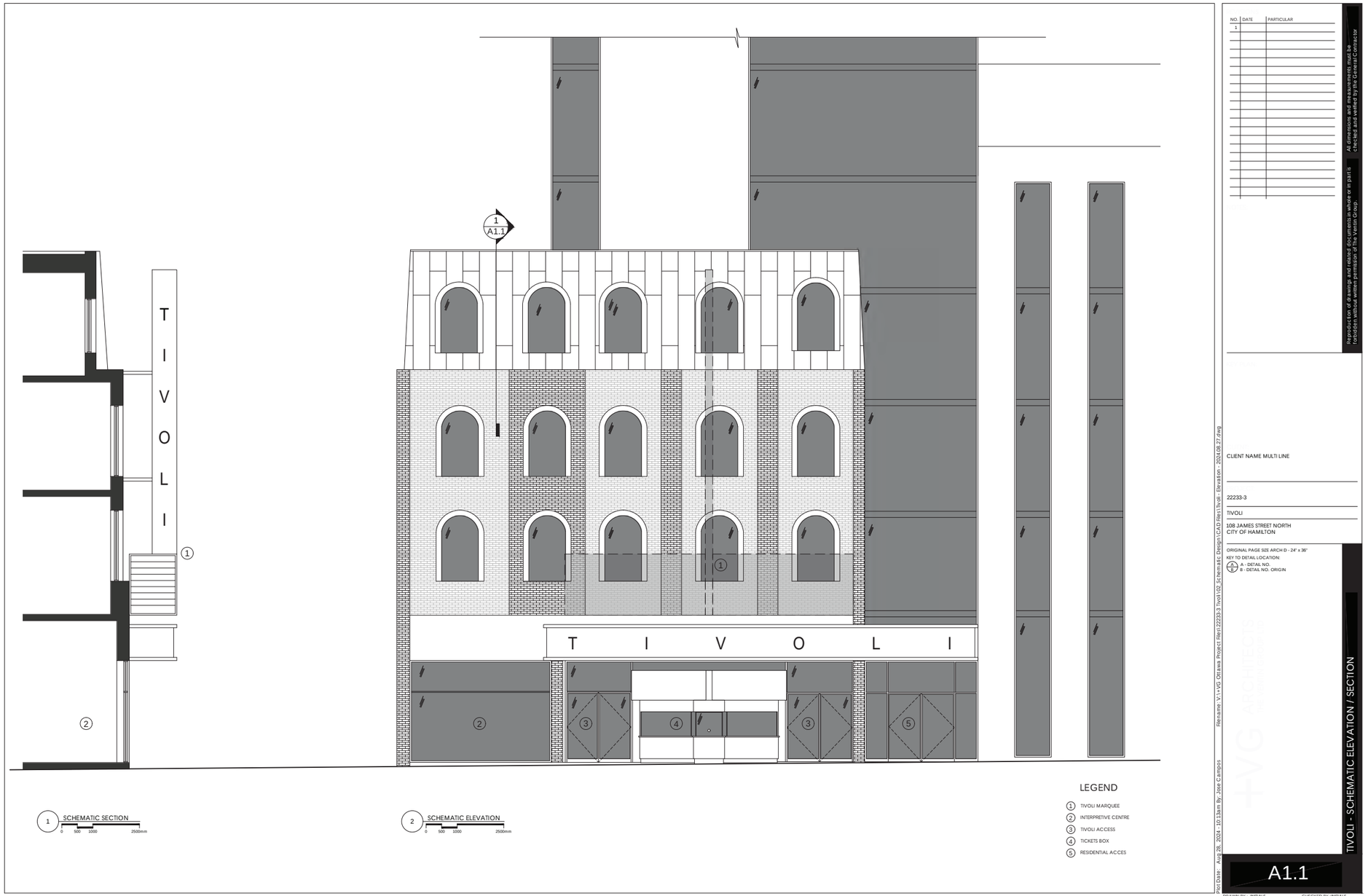

Proposed Development drawing [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Proposed Development - View along James St. N looking South [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Proposed Development aerial view of the northwest corner[Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Historic view along Vine St. to the Proposed Development showcasing Tivoli Theatre interpretive design element [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Inspiration for interpretive design element [Source: +VG Architects]

Proposed Development - West Facade on James St. N. [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Proposed Development - View from James St. N. [Source: +VG Architects]

A.6.2 PROPOSED DEVELOPMENT DRAWINGS

Aerial view of Proposed Development within the James St. Cultural Heritage Landscape [Source: +VG Architects]

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Aerial view of Proposed Development within the James St. Cultural Heritage Landscape [Source: +VG Architects]

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