HERITAGE IMPACT ASSESSMENT

Proposed Security Upgrades at UFC Courthouse N05805

55 Main Street W
Hamilton, ON

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TABLE OF CONTENTS

HERITAGE IMPACT ASSESSMENT

APPENDICES

1. INTRODUCTION

Overview

The proposed interior renovations to the Main Hall public space at the Unified Family Courthouse (No.N05805), formerly The Carnegie Building, are required by the Ministry of the Attorney General (MAG) for the purposes of providing the increased security infrastructure currently required for the courthouse. These alterations will impact the existing heritage marble west stair in the in the Main Hall of the existing Designated building. Due to the heritage status of the building, a+LiNK has prepared a Heritage Impact Assessment (HIA) for the Unified Family Courthouse building in regards to the proposed interior renovations at the Heritage Lobby to review the potential impact of the proposed renovations on the Designated built heritage resource. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Alicia Lesniak, Heritage Consultant/Architect (OAA). The report is being submitted as required by Infrastructure Ontario.

The property is owned by the province of Ontario and is identified as a Provincial Heritage Property (PHP). It is subject to Part III.1 of the Ontario Heritage Act and its management and conservation must comply with the Standards & Guidelines for the Conservation of Provincial Heritage Properties. This HIA was prepared in accordance with MTCS' Information Bulletin 3 - Heritage Impact Assessment for Provincial Heritage Properties to meet the requirements of the Standards and Guidelines.

The purpose of the HIA is to analyze the impact of the proposed interior renovations on the heritage value of the property. As the property at 55 Main Street W is municipally designated under Section 29 of the Ontario Heritage Act (By-Law 87-250) and identified by the Ministry of Infrastructure to be of Local Heritage Significance, an evaluation of the potential impact of the proposed security upgrades on the property's interior heritage attributes is necessary in order to comply with the Provincial Standards and Guidelines. The interior renovations proposed in the form of secure access systems in the Heritage Lobby will directly impact the existing Designated built heritage features, as outlined in the designation By-law 87-250, by requiring alterations to the existing marble stairs. This report will both provide background and baseline information on the existing property and built heritage at 55 Main Street W.

Context

The Unified Family Courthouse, located at 55 Main Street West, at the corner of Main Street W and McNab Street S, is at the heart of downtown Hamilton. The building is a Municipally Designated under Section 29 of the Ontario Heritage Act. Owned by the Province and managed by the Ministry of Infrastructure (MOI), the property is identified as Provincial Heritage Property (PHP). It is subject to Part III.1 of the Ontario Heritage Act and its management and conservation must comply with the Standards & Guidelines for the Conservation of Provincial Heritage Properties.

Formerly known as the The Carnegie (Hamilton Public Library) Building, it was built in 1909-1913 in the 'Neo-Classical' architectural style by philanthropist Andrew Carnegie. It operated as Hamilton's Main Public Library for 67 years (1913-1980) and after remaining vacant for several years, it had been converted into the province's Unified Family Courthouse in 1986 (opening in 1989). The existing heritage building displays a forceful composition of classical features, an imposing monumentality and a formal symmetry that are hallmarks of major public buildings of the period. As a result, it is an important landmark of the city's cultural heritage and is particularly significant as being one of the few historic civic buildings still standing in Hamilton.

1. INTRODUCTION

Proposed Activity

The proposed interior renovations are located in the Main Hall off of the existing main entry at Main Street W. The purpose of the security modifications to the Unified Family Courthouse is to provide a secured Single Point of Entry for the entire building, this includes all public and staff. In order to achieve this, a series of security screens are to be installed to restrict access through the space as well as a screening area. In order for the partitions and walls to be secured to the floor, several posts are required to be anchored to the existing marble tile floor. The 12" x 12" Italian Carrera marble tile set in a grid pattern at the Main Hall floor is not original to the building and therefore the assessment of the impacts of the proposed alterations is not required for this area. It is important to note that although the existing marble stairs are identified in the designation by-law, the floors in the Lobby space are not.

As part of the required security measures, single-swing motorized gates are proposed to be located at the top and bottom of the west stair, located off of the Main Hall and near the Main Entry. The swing gates at the stair are to control access, prohibiting people from bypassing the security checkpoint and gaining access to the building. The west stair, as well as the east stair, is considered to be of heritage value as it demonstrates the use of rich materials and quality of craftsmanship both at the wainscotting, stairs and balustrades. The new gates that are to be installed will have the most impact on the existing marble stair treads at the top and bottom of this stair. Being that the double marble staircase is identified in the designation by-law as an important feature at the interior, the impact of these proposed alterations are to be reviewed to ensure the preservation of this heritage resource.

Mitigation Measures

The potential heritage impact of the proposed interior renovations on the Designated built heritage resource has been assessed and the mitigating approaches reviewed. It has been determined that ultimately, the proposed alterations will have some effect on the existing marble stairs. However, these modifications would have only a minor impact relative to the overall character of the heritage lobby. Suggestions for possible mitigation strategies related to potential impacts of the proposed interior renovations are further outlined in Section 8 of this report.

Disclaimer:

The area of focus for this report includes the history and value of the property located at 55 Main Street W (the location of the proposed interior renovation). At the time of the report, the information that was available on the specific history of this property has been included. A brief summary of the history of the area and some information on the history of the property has also been included in Section 3.0: Assessment of Existing Conditions of this report. This information has been provided to serve as background for the HIA, but also as a baseline from which to evaluate the cultural heritage value of the property at a high level, and assess the potential impact of the proposed development on this property.

2. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

2.1 STATEMENT OF CULTURAL VALUE (SCVH)

As one of more than a hundred libraries built in Ontario by philanthropist Andrew Carnegie during the early 20th Century, the Hamilton building is considered to be one of the finest in the province. Having served as the main public library for 67 years, the building is an important landmark of the city's cultural heritage; it is particularly significant as one of the few historic civic buildings still standing in Hamilton.

Designed in the neo-classical style of architecture, 55 Main Street West displays a forceful composition of classical features, an imposing monumentality and a formal symmetry that are hallmarks of major public buildings of the period. The design displays a stripped or stylized version of classical detailing.

The reasons for designation are defined in the City of Hamilton's Heritage By-law #87-250 referencing the architectural significance of the Heritage Building itself as well as the designated features of the building's interiors. The By-Law's Reasons for Designation specific to the inteiors of the heritage building are as follows:

The Carnegie Corporation's stipulation that the space inside the building be kept unobstructed was successfully followed in the Hamilton library. The open, well-lit interior is articulated by rows of free-standing columns that support a gridwork of dentilated ceiling beams. A central two-story atrium with marble balustrade, double staircase and skylight unifies the interior and provides a spacious and elegant entrance lobby that is a valuable architectural resource of the city.

Important to the preservation of the interior are the original architectural features, including but not limited to the open atrium, the marble double staircase, dado and balustrade, the skylight, the composite columns, wall pilasters and piers, the multiple windows with transoms of lavender-coloured glass, and the dentilated ceiling beams.

Only the interior heritage attributes identified as designated heritage attributes that will be impacted by the proposed alterations (ie. the marble stair, central atrium) have been evaluated in this HIA. Refer to **Appendix C - Statement of Cultural Heritage Value** for further information regarding the designation by-law.

3. ASSESSMENT OF EXISTING CONDITIONS

3.1 PROPERTY CONTEXT

The Unified Family Courthouse is located in the downtown core of the City of Hamilton, at the corner of Main Street W and MacNab Street S. This property lies on the boarder of the Beasley Established Historic neighborhood, part of the King Street East Cultural Heritage Landscape, which was one of the first neighborhoods in Hamilton. The neighborhood is predominantly mid to high-rise commercial and institutional uses, with some residential uses towards the north. As part of the Downtown commercial core, this area functions as a cultural and economic focal point for the City of Hamilton. Due to the historic nature of this neighborhood, many of the buildings in this area are either designated or registered (See Map 1). Some of the more notable amenities adjacent to this property are City Hall to the west and FirstOntario Concert Hall to the north. The subject property is bounded by a major arterial road to the north (Main Street W) and a minor arterial road to the south (Jackson St W) and east (MacNab Street S).

REGISTERED NON-DESIGNATED

DESIGNATED

Major Street

Secondary Plan Boundary

1 UFC Courthouse

2 Bay Street S

3 Main Street W

4 James Street S

5 John Sopinka Courthouse

Image 5.1: Downtown Hamilton Secondary Plan- Cultural Heritage Resources-Appendix B, Aug. 2019.

3. ASSESSMENT OF EXISTING CONDITIONS

3.2 PROPERTY DESCRIPTION

The property at 55 Main Street W is municipally designated under Part IV of the Ontario Heritage Act. Formerly known as the Hamilton Public Library Building, it was built in 1913 in the 'Neoclassical' architectural style with funding from American philanthropist Andrew Carnegie. It is one of the oldest public libraries in Ontario.
The 2-storey building is currently used as the province's Unified Family Courts since 1986. Its north facade plays an integral part of Main Street W streetscape. The UFC Courthouse building sits prominently on the corner of the block and is one of the more dominant facades along the streetscape.

Image 3.2: 55 Main Street W, Hamilton, 3D Map, Google Images, March 2022.

The UFC Courthouse's 2-storey gray limestone facade creates a strong and imposing presence along Main Street W and MacNab Street S. The smooth ashlar facade runs up the two storeys where it terminates with a strong horizontal band. This prominent 'base' becomes more pronounced with the middle grand entrance off of Main Street W centered between the tall window bays along the street-facing facade. The deep recessed windows are set in between vertically fluted limestone pilasters. The building massing is of a monumental public scale, reinforcing the urban streetscape of Hamilton's downtown core.

Image 3.3: Image of Main Street W entrance. Source: Google Street View.

3. ASSESSMENT OF EXISTING CONDITIONS

3.3 PROPERTY HISTORY

Image 3.4: Historical image of the Hamilton Public Library Building. Source: Digital Archive Ontario, Toronto Public Library.

UFC Courthouse *(Hamilton Public Library Building)*
In 1913, the Carnegie Hamilton Public Library (1913-1980) was constructed with a grant of $100,000 from American philanthropist Andrew Carnegie. Although there were hundreds of libraries built by Andrew Carnegie across Ontario in the early 20th century, the Hamilton building is considered to be of the finest in the province. The Carnegie Building is a significant component in Hamilton's redeveloped Civic Square block, providing an imposing historically significant architectural presence to the complex. It served as the main public library for 67 years, closing in 1980, and it is one of the few historic civic buildings still standing in Hamilton, thus, contributing to the city' cultural heritage. The building was recognized for its heritage value (City of Hamilton by-law 87-250) and received Heritage Designation under Part IV of the Ontario Heritage Act in 1987.

It was designed in the neoclassical style by local architect A. W. Peene after winning an international competition for the new library, and it is considered to be his best work in the city. The building was constructed with local building tradition, using limestone ashlar. It was given a prominent site, set back from the street and raised on a green hill, with a main entrance stairway in the center to enter the building. The imposing monumentality and formal symmetry were common in major public buildings of the period.

Its remarkable architectural features at the exterior include two-storey pilasters, massive corner piers, the entablature with a dentilled cornice on the projecting front entrance, and a prominent staired entranceway. Other notable features are the large recessed multiple windows, decorative stone mouldings and panels, the two flanking free-standing stone walls and the parapet wall. The interior features a central two-storey atrium with marble balustrade, double staircase and skylight, providing a spacious and elegant entrance lobby.

The open, well-lit interior is articulated by rows of free-standing columns that support a gridwork of dentilled ceiling beams. A central two-story atrium with marble balustrade, double staircase and skylight unifies the interior and provides a spacious and elegant entrance lobby that is a valuable architectural resource of the city.

Important to the preservation of the interior are the original architectural features, including but not limited to the open atrium, the marble double staircase, dado and balustrade, the skylight, the composite columns, wall pilasters and piers, the multiple windows with transoms of lavender-coloured glass, and the dentilled ceiling beams.

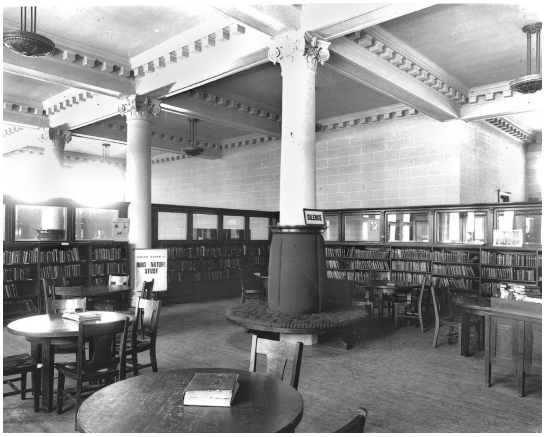


Image 3.5: Historical image of the Hamilton Public Library Building Interior. Source: Digital Archive Ontario, Toronto Public Library.

Image 3.6: Historical image of the Hamilton Public Library Building Interior. Source: Digital Archive Ontario, Toronto Public Library.

3. ASSESSMENT OF EXISTING CONDITIONS

3.4 HERITAGE INTERIORS

The proposed security upgrades involve alterations to the interior of this designated heritage building therefore the focus of this HIA will be on the Main Hall space, specifically with the east stair.

The interior of the Heritage Lobby is a striking example of neo-classical principles applied to interior design, with careful massing and proportion, simple stylized decorative detailing and elegant materials. Accessed off of the main entry at Main Street W, this grand space is richly finished with marble at the columns, pilasters, double stairs and floors, and high coffered ceilings with dentilated ceiling beams.

Based on the reasons for designation listed in By-law 87-250, the interior architectural heritage features of the Main Hall and Lobby that are to be preserved are:

- The open atrium and skylight.
- Rows of floor to ceiling columns and polished marble clad pilasters, complete with highly articulated capitals.
- Gridwork of dentilated ceiling beams.
- Double marble staircase, dado, balustrade framing a large central skylight above the spacious Main Hall.
- Multiple windows with transoms of lavender-colour glass.

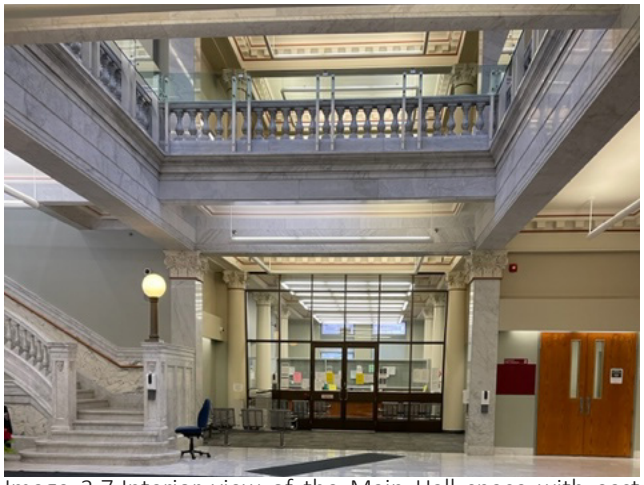


Image 3.7:Interior view of the Main Hall space with east stair and upper atrium with skylight.

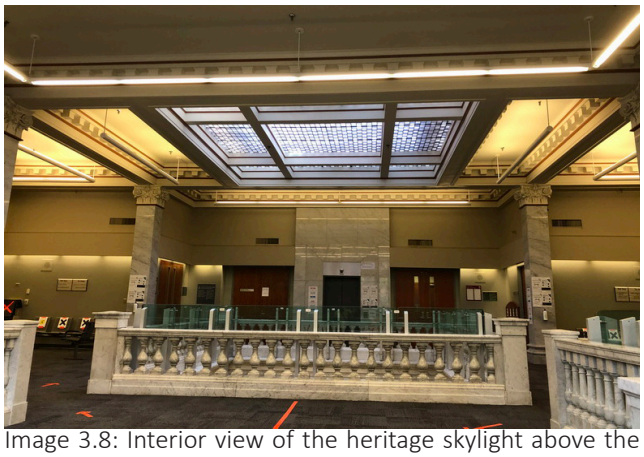


Image 3.8: Interior view of the heritage skylight above the central open space in the Main Hall.

The floors at the Main Hall and Lobby are finished in a carrara marble tile which has a white body with grey veining. This flooring appears not to be original to the building and was more likely a part of a previous renovation, the marble selected to match the existing marble stairs, columns and pilasters. Historical images of the Main Hall appear to show a mosaic tile floor (refer to images #3.5 & 3.6 in Section 3.3).

Image 3.9: Archive photo of Main Hall interior at east stair showing original floor which appears to be mosaic.

Image 3.10: Current view of east Heritage Stair in the Main Hall with existing 12”x12” marble tile flooring.

3. ASSESSMENT OF EXISTING CONDITIONS

The double staircase and balustrades are the original carrara marble and the original architectural detailing has been retained. The inset marble panels at the wainscoting along the stair appears to be a different type of marble, with more dramatic veining that is black in colour rather than the grey. There is a carved marble detail in a floral/leaf motif at the front and side faces of the marble-clad newel posts at each stair.

Image 3.11: Interior view of marble floors in the Main Hall

Image 3.12: Interior view of Heritage Stair (east).

Image 3.13: Interior view of Heritage Stair (west).

3.5 ASSESSMENT OF EXISTING CONDITIONS

Although the interiors spaces of this designated heritage building have undergone various renovations when it transformed from its original use as a library to the current function of a courthouse, much of the quality of the original interior space in the Main Hall and Lobby has survived through the years. The needs of the courthouse required enclosing a majority of the space into offices and courtrooms, yet the Lobby and Main Hall spaces have been left open, maintaining the grand scale of the original design. Currently, this space is well used as it accommodates all of the public traffic that enters into the building from the main entry at Main Street W.. This entry area currently has a security desk and screening gates for all who enter into the building. From here, one can move north towards the courtrooms or elevators going up to the other courtrooms on the upper floor. Otherwise, to the west is the enclosed court services area and to the east is the more open waiting area.

The neoclassical architectural style is characterized by grandeur of scale, simplicity of geometric forms, a dramatic use of columns and a preference in blank walls. This style is well reflected in the Lobby and Main Hall of the courthouse building. The original architectural elements that remain in the Lobby and Main Hall are the tall marble clad pilasters with highly articulated capitals, marble clad beams, marble wainscoting and the marble double stairs and balustrades, with original light fixtures at the newel posts. The marble tile floors throughout the Main Hall and cladding at the elevator walls are not original to the building.

Perhaps the most striking elements in this grand space are the two marble staircases which are located at the Lobby space and open to the Main Hall. These stairs provide access to the upper floor to a large atrium space open to below and skylight above, with courtrooms and offices beyond. The marble used for the treads, square newel posts, balasters and balustrades, base and trim banding at the wainscoting is a carrara marble with the inset marble panels of the wainscoting being of a calacatta marble, which has a more white base with dark grey/ black veining. Some minor alterations have been made to the double staircases over the years, including the addition of anti-slip tape at the stair nosings and a hand sanitizer unit mounted on the east stair wall.

4. DESCRIPTION & PURPOSE OF PROPOSED ACTIVITY

4.1 DESCRIPTION AND PURPOSE OF PROPOSED DEVELOPMENT

The proposed interior renovations to the existing designated building's lobby space and stairs are required by the Ministry of the Attorney General (MAG) for the purposes of providing the security infrastructure necessary for the secure function of the courthouse. The proposed alterations are located in the main Lobby and Main Hall off of the existing main entry at Main Street W. This entry at Main Street W is used as the primary public entry into the courthouse, and is used by staff, attorneys and the general public. There is no alternate Courthouse entry that would allow the implementation of the security infrastructure as set out by MAG and therefore the proposed interior alterations are required.

The interior alterations that are proposed in the Main Hall and Lobby Area involve the installation of security screens, gates and screening equipment for the new screening area. The installation of a swing gate at the top and bottom of the west marble stairs is also required to provide the additional security at this area. Due to the necessary renovations to provide the secure entrance for the Courthouse functions, the area to be focused on for this heritage assessment is at the Lobby interior, specifically the original set of marble stairs. Although the proposed renovations involve the addition of a new screening area in the Lobby space, the marble floor tiles in this area are not original to the building and therefore are not included in the heritage assessment. The proposed alterations will have the most direct impact on the west set of marble stairs in this heritage space.

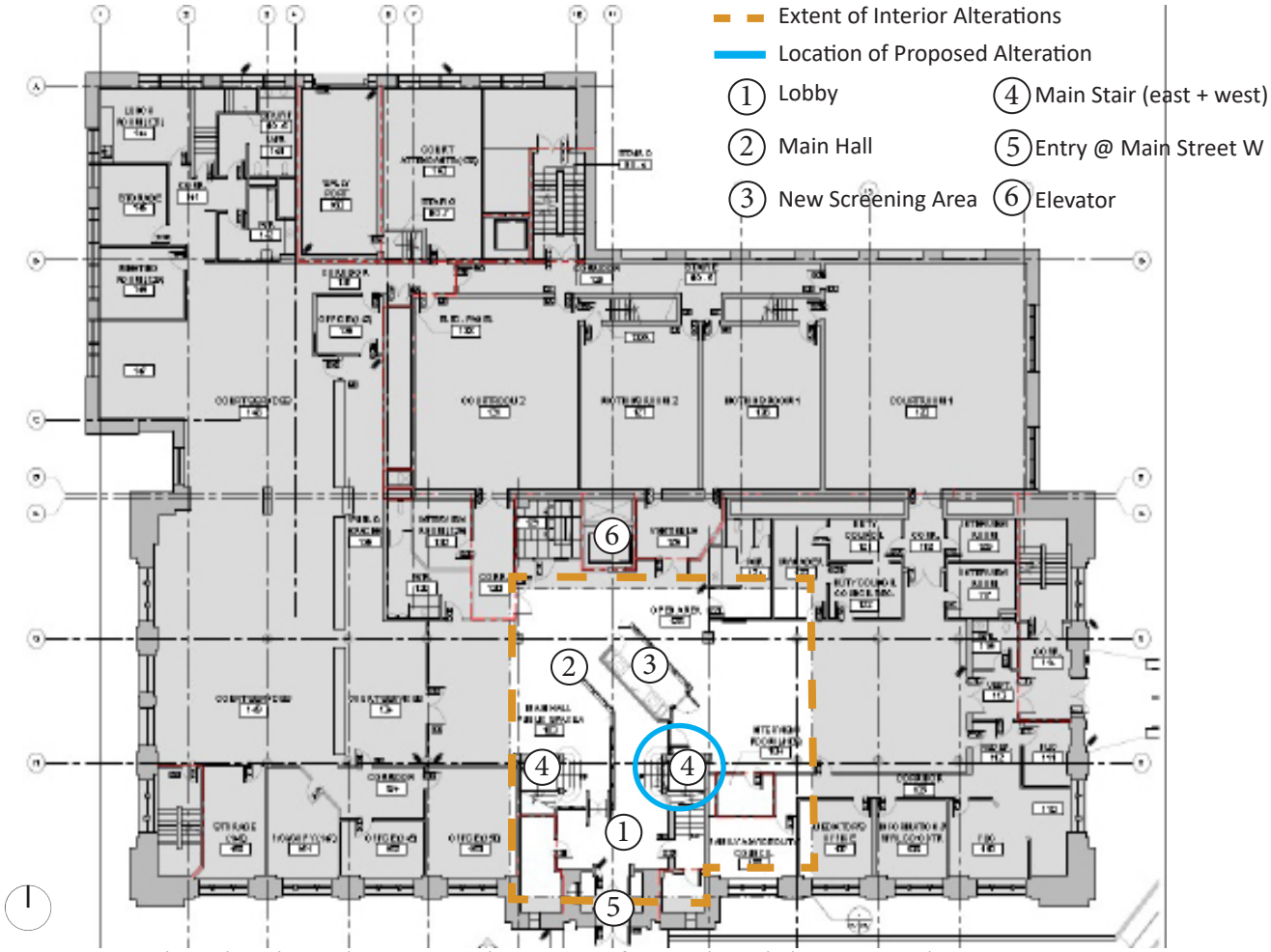


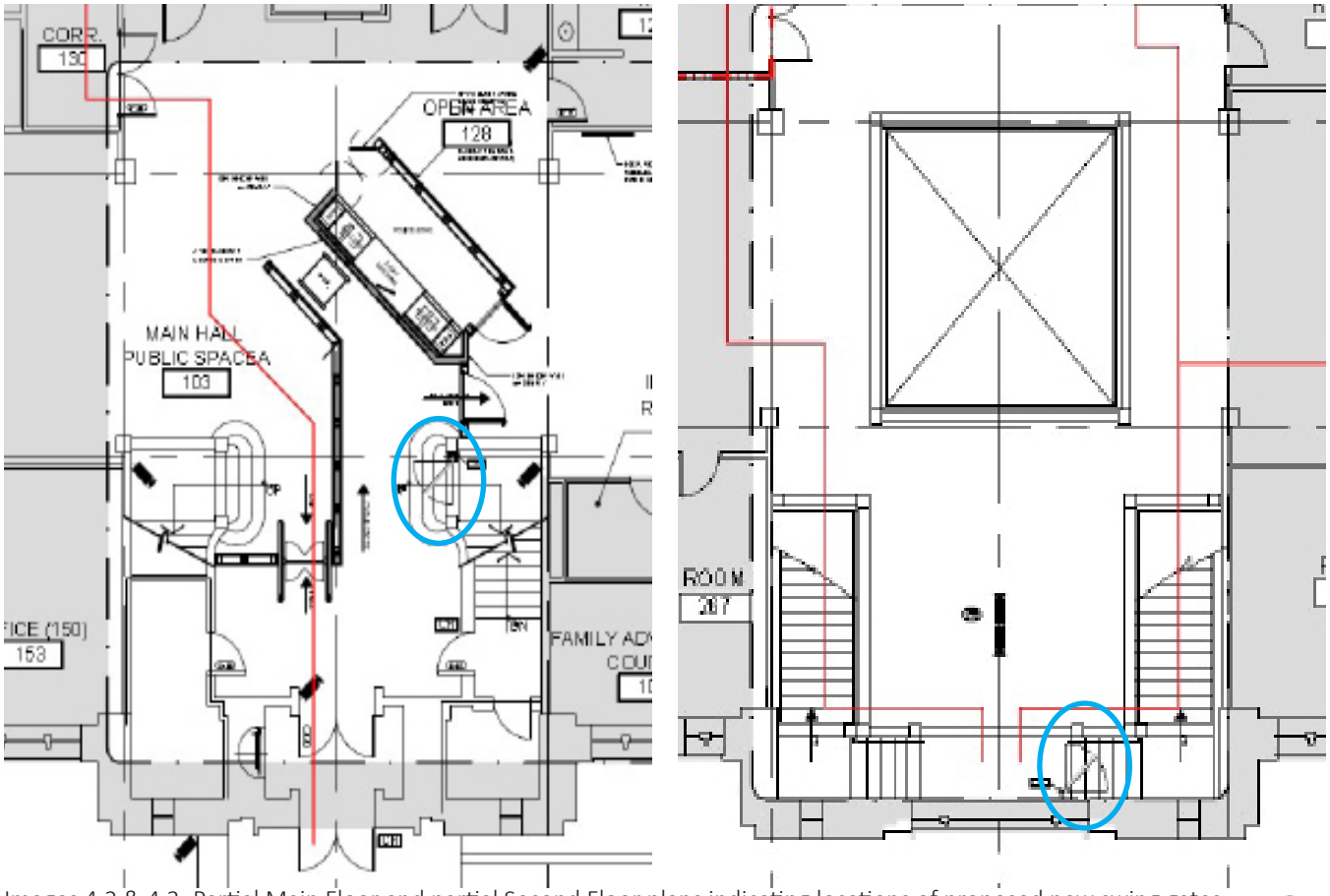
Image4.1: Main Floor Plan- layout by a+LiNK Architecture. Refer to Enlarged Plan in Appendices.

4. DESCRIPTION & PURPOSE OF PROPOSED ACTIVITY

4.2 THE PROPOSED LAYOUT

The partial main floor plan identified below (Image 4.2) is the current proposed design that is based on the security requirements of MAG (Enlarged Plan can be found within the Appendices). This layout provides direct access from the existing entry off of Main Street W. through to the screening area from the Lobby area the the Main Hall. The police zone is located in close proximity to the entry to allow for direct sightlines which are required for security to access incoming patrons. The proposed new security screening area has been located centrally in the Main Hall to maximize the visibility though the space, providing the optimal security requirements for MAG. The screening area is protected from the remainder of the space by glass partitions that are connected to anodized posts that are anchored to the floor. These posts require four (4) anchor bolts in order to securely and structurally anchor them to the floors. If required, these posts may be removed in the future with minimal disruption to the existing space. Being that the existing marble tiles at the Lobby area not identified heritage attributes, the direct physical impacts by the proposed alterations to the floors in this area are not included in this report.

Aside from the physical impacts, the proposed alterations could potentially alter the sightlines through the Main Hall space, with the new screens that are to be installed possibly resulting in a less open space in this large open area. In order to minimize any impacts on the sightlines though the Main Hall space the security screens are nine foot high glass partitions. The intention is to avoid closing off the Main Hall and to maintain the grand feel of the large double height space.



Images 4.2 & 4.3: Partial Main Floor and partial Second Floor plans indicating locations of proposed new swing gates - layouts by a+LiNK Architecture, February 2025

4. DESCRIPTION & PURPOSE OF PROPOSED ACTIVITY

The most prominent heritage elements in the Main Hall and Lobby that could potentially be most impacted by the new screening area renovations would be the east and west marble stairs. The new security gate posts located adjacent to the east stair and the new security door frame adjacent to the west stair are secured to the floor via anchor bolts in order to avoid attachments directly anchored into the marble walls of the stairs.

Additional security is provided via a turnstile swing gate that is located at the top and bottom of the west stair. The lower gate is to be located at the edge of the stair landing while the top gate is to be at the first tread at the top of the stair. These single-swing gates are required to restrict public access up these stairs from the Lobby while allowing exiting down through the stair in the case of an emergency. Due to the concern for possible damage to the existing marble staircase, several options were explored in order to minimize the number of penetrations through the marble. These are described in Section 5 of this report.

Immediately it was recognized that mounting to the vertical face of the marble newel posts was to be avoided as this alteration would be the most impactful to the heritage resource. The initial design involved a double swing gate requiring two posts which would have resulted in a total of 8 (eight) floor penetrations per gate. The type of gate that has been selected was carefully chosen in order to minimize the number of penetrations required. The proposed unit has a single swing gate that allows for only one stainless steel mounting post which is attached to the floor via three 12.5mm diameter fasteners. A fourth hole (50mm diameter) is required to bring in power to the unit for the control mechanism. This layout results in a total of approximately 4 (four) penetrations for the gate's vertical support post required for the proposed security access. The 168mm diametre gate post would be mounted on the marble step with a small vertical gap which would provide enough clearance from the face of the newel post to protect the marble finish and carved detail. The single gate panel is of a thick acrylic material, fastened to the cylindrical stainless steel post. It is the intention of this selection that the materiality of the post and the translucency of the gate panel result in minimal visual impact at the marble heritage stair.

Image 4.4a: Proposed location of the new swing gate at the bottom of the west stair.

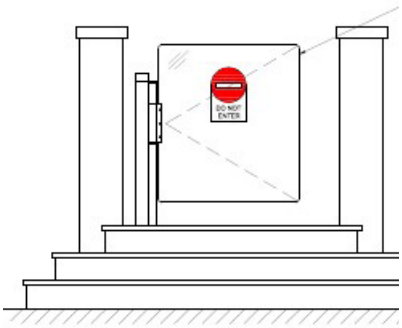


Image 4.4b: Drawing of new swing gate at the bottom of the west stair.

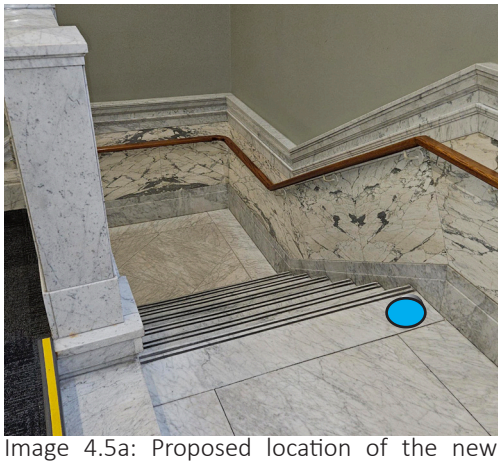


Image 4.5a: Proposed location of the new swing gate at the top of the west stair.

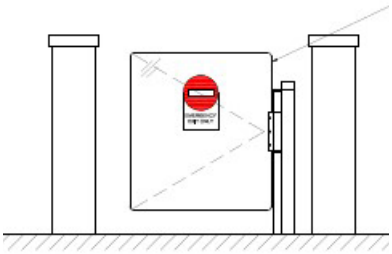


Image 4.5b: Drawing of the new swing gate at the top of the west stair.

There would be a total of two gates required: one at the bottom and one at the top of the east stair.

5. IMPACT ASSESSMENT

5.1 SUMMARY OF THE IMPACTS OF PROPOSED DEVELOPMENT

The interior renovations proposed in the form of security access systems in the heritage space of the Main Hall and Lobby have been reviewed in relation to their potential direct and indirect impacts. Although the new screening area centrally located within the Main Hall will make a visual impact on the space, with the addition of the security screens, the most direct impact will be to the existing marble stair in the form of the installation of a single swing gate at the top and bottom of the east stair. A total of four penetrations are required for both anchoring the vertical support for the gate as well as a penetration for power at each gate. These penetrations are unavoidable in order to provide the necessary security required by the Ministry of the Attorney General (MAG) for the courthouse.

Ultimately, any renovations to the interior of this space will have some affect on the existing cultural heritage resource. However, the proposed layout aims for these modifications to have only a minor impact relative to the overall character of the heritage features in the entry Lobby and Main Hall as well as being able to be removed in the future if required. The impact of the proposed activity to the cultural heritage resource is intended to be reversible so that it can be brought back to as close to its original condition as possible if the proposed alterations are removed at some point.

5.2 IMPACTS OF PROPOSED DEVELOPMENT

An impact assessment of the proposed development on the existing cultural heritage resource has been made following the principles laid out in the Standards & Guidelines for Conservation of Provincial Heritage Properties - Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties. The purpose of the assessment is to determine any impacts, positive, negative, direct or indirect, that the proposed activity may have on the property's cultural heritage value or interest. An impact is defined in Bulletin #3 as being *a change in an identified cultural heritage resource resulting from a particular activity.*

A direct adverse impact would have a permanent and irreversible negative affect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of the provincial heritage property. Examples of direct adverse impacts on a provincial heritage property may include, but are not limited to:

IMPACT: DIRECT ADVERSE		**DESCRIPTION**
REMOVAL/ DEMOLITION	Removal or demolition of all or part of any heritage attribute.	Not applicable - no heritage attributes are to be removed for the required alterations.
REMOVAL/ DEMOLITION	Removal or demolition of any building or structure on the provincial heritage property whether or not it contributes to the cultural heritage value or interest of the property (i.e. non-contributing buildings)	Not applicable - no heritage attributes are to be removed for the required alterations.

5. IMPACT ASSESSMENT

IMPACT: DIRECT ADVERSE		DESCRIPTION
LAND DISTURBANCE	Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a provincial heritage property, including archaeological resources;	Not applicable - interior renovation.
ALTERATIONS	Alterations to the property in a manner that is not sympathetic, or is incompatible, with cultural heritage value or interest of the property. This may include necessary alterations, such as new systems or materials to address health and safety requirements, energy-saving upgrades, building performance upgrades, security upgrades or servicing needs;	The proposed alterations require a total of four penetrations through the marble steps of the top and bottom of the east stair. Three of these penetrations are 1/2" diameter in size for the pole mounting and one is 2" diameter in size for the power input. These holes may be repaired by professional restorers if the alterations are removed in the future.
ALTERATIONS - ACCESS	Alterations for access requirements or limitations to address such factors as accessibility, emergency egress, public access, security;	The proposed alterations are necessary to provide security for access required by the courthouse. The alterations involve the installation of glass security screens at the Main Hall and a security swing gate at the top and bottom of the east stair.
NEW CONSTRUCTION	Introduction of new elements that diminish the integrity of the property, such as a new building, structure or addition, parking expansion or addition, access or circulation roads, landscape features;	Not applicable - interior renovation.
NATURAL FEATURES	Changing the character of the property through removal or planting of trees or other natural features, such as a garden, or that may result in the obstruction of significant views or vistas within, from, or of built and natural features;	Not applicable - interior renovation. No significant views or vistas from within will be affected.
CHANGE IN USE	Change in use for the provincial heritage property that could result in permanent, irreversible damage or negates the property's cultural heritage value or interest;	Not applicable - the interior renovation supports the existing use.
INTENSIFICA-TION	Continuation or intensification of a use of the provincial heritage property without conservation of heritage attributes;	Continuation of existing use: the proposed interior renovation aims to conserve the heritage attributes of the property with minimal impact and proposed mitigation strategies.

5. IMPACT ASSESSMENT

An indirect adverse impact would be the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. Examples of indirect adverse impacts include, but are not limited to:

IMPACT: INDIRECT ADVERSE		DESCRIPTION
SHADOWS	Shadows that alter the appearance of a heritage attribute or change the visibility of an associated natural feature or plantings, such as a tree row, hedge or garden;	Not applicable - interior renovation.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No direct change to the context or any significant relationships of the heritage attribute with its surroundings.
VIBRATION	Vibration damage to a structure due to construction or activities on or adjacent to the property;	Not applicable - minimal intervention required to the interior space.
VIEWS	Alteration or obstruction of a significant view of or from the provincial heritage property from a key vantage point.;	Not applicable - the proposed interior alterations do not obstruct any significant views.

Positive impacts are those that may positively affect a property by conserving or enhancing its cultural heritage value or interest and/or heritage attributes. Examples of positive impacts may include, but are not limited to:

IMPACT: POSITIVE		DESCRIPTION
CONSERVATION	Changes or alterations that are consistent with accepted conservation principles, such as those articulated in MTCS's Eight Guiding Principles in the Conservation of Historic Properties, Heritage Conservation Principles for Land Use Planning, Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;	The proposed alterations to the existing cultural heritage resource involve minimal intervention to maintain the historical content of the resource. The future mitigation strategies for the proposed alterations are consistent with accepted conservation principles.
ADAPTIVE RE-USE	Adaptive re-use of a property – alteration of a provincial heritage property to fit new uses or circumstances of the of property in a manner that retains its cultural heritage value of interest;	The addition of modern security systems , including new swing gates at the east stair, would allow for continued use of the Courthouse in a safe and secure manner that is required by this use.
COMMEMORATION	Public interpretation or commemoration of the provincial heritage property.;	Not applicable.

6. CONSIDERED ALTERNATIVES & MITIGATION MEASURES

6.1 OPTIONS FOR MITIGATION - ALTERNATE LAYOUTS

The proposed design for upgraded security access at the heritage Lobby and Main Hall involves the addition of a screening area and secure access off of the building's main entry. Due to the fact that the east stair is accessed off of the Lobby area outside of the secured screening area, a new swing gate is required to be installed at the stair to control access, prohibiting people from bypassing the security checkpoint and gaining access to the building. The new screening area will require a number of penetrations to anchor the vertical supports and service penetrations through the floor. The marble tile floor in this area is not identified in the designation and therefore the impact of the new installation in the Main Hall would mainly be visual within the space. The intention is for the use of glass panel security screens to avoid impeding views through the grand space. As the majority of the heritage features in this space are at higher levels, the new screens should not hamper the enjoyment of the heritage features of the Main Hall, such as the column capitols, coffered ceilings, etc,. The cultural heritage resource that will be directly impacted is the west marble stair with the proposed installation of a single swing gate at the top and bottom of the stair. This will require a total of four holes, three (3) 12.5mm in diameter and one (1) 50.0mm in diameter, that will penetrate the third marble stair tread, below the landing as well as the top marble tread. The selection of the single-post swing gate was based on minimizing the impact to the heritage marble stair, avoiding penetrations to the marble newel post. Refer to the appendices for more information about selected gate manufacturer/model.

Alternate design options have been reviewed extensively for their viability both from a heritage impact point of view and the security feasibility perspective. The challenge was to provide the required level of security necessary for the proposed activity while reducing the impact to the cultural heritage resource. Any alternative to be considered needed to avoid compromising the viability of the secure access requirements specified by the Ministry of the Attorney General (MAG) for the courthouse.

Alternate Option 1: The Proposed Layout with Gate at Bottom Tread Only

The floor plans show the current proposed design with the addition of a single swing gate at the bottom and top tread of the existing heritage stair. This option would eliminate the gate at the top of the stair, leaving just the one at the bottom of the stair. This alternate design reduces the overall number of penetrations by approximately 50% by reducing the number of gates. Although this option would have a lesser impact on the marble stair, there remains a risk of a breach in security.

Total penetrations: 4 for one gate/bottom tread

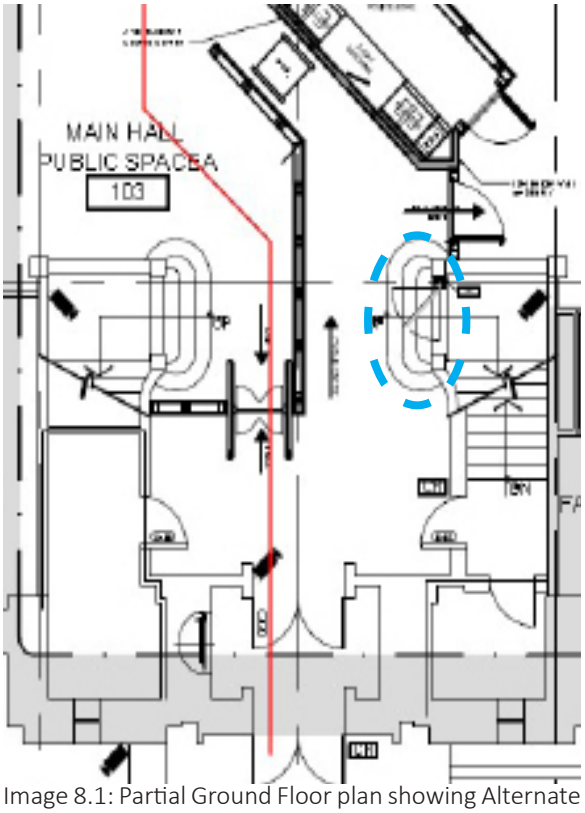


Image 8.1: Partial Ground Floor plan showing Alternate Option 1 layout, by a+LiNK Architecture.

Alternate Option 2: Freestanding Barrier

An alternate option would be to place moveable (unattached) stanchions with retractable bands at the top and bottom of the stair to limit access. Although this would not require any penetrations to the marble treads, this would also pose a major risk to public safety, with potential threats to security, staff and courtroom spaces on the upper floor by not providing a a more secure method of restricted access. An added risk would be the possibility of the moveable stantion being used as a weapon which could result in potential bodily harm to the public or staff.

6. CONSIDERED ALTERNATIVES & MITIGATION MEASURES

Alternate Option 3: Removal of Marble Stair Treads

A second option would be to remove the existing stair tread where the attachments are required and replace with a similar marble tread. The removed treads would then be stored until such time as the alterations would be removed and the space returned to its original condition. This option is not recommended as it is highly unlikely that the marble treads would not be damaged or broken during the process of removal. Even if the treads were removed in one piece, the other issue would be with long-term storage of the treads. There is a risk that these treads may be damaged or lost while in storage. Ultimately, the best conservation is with minimal intervention which would include avoiding the dismantling of the historic fabric.

Alternate Option 4: Do nothing

The last option would be to do nothing, leaving the heritage stair as it currently is, without any further intervention. Without the required security measures, there would be a higher risk of a breach in security, with unrestricted access both at the top and bottom of the stair. This would result in unrestricted access through the two floors and would pose a risk to public safety, with potential threats to security to the courtroom spaces on the upper floor. It may be possible to place guards at either the top or bottom of the stair to monitor access, however, this may be a less feasible option with the lack of available manpower to provide the necessary security. It was discussed at subsequent meeting to have Police / Security monitor the stair, however Police advised that this would not be possible. In the event that Police are called to an event within the building while still maintaining supervision over the incoming patrons it would not be possible to monitor access at the stair.

6.2 SUMMARY OF ALTERNATIVES

The interior renovations required by MAG in the form of security access systems in the Lobby will directly impact the existing cultural heritage resource by requiring alterations to the existing marble stair to the west of the main entry. As the proposed layout will require a total of 8 penetrations at the marble treads of the heritage stair, alternate options were studied in order to minimize or eliminate penetrations through the marble. Since this original carrara marble stair is considered to be of heritage value as it demonstrates the extensive use of costly materials and quality of craftsmanship, it is important to preserve this cultural heritage resource and minimize any damage, if possible. The proposed screening area located in the Main Hall will have minimal visual impact to the heritage resource as most of the heritage features are located above the height of the panels, which are glass to allow for views through the space.

The potential heritage impact of the proposed interior renovations on the designated built heritage resource has been assessed and alternate options have been reviewed. The aim of the alternate options was to provide the required security access while reducing the number or eliminating the need for penetrations through the marble stair treads. In most options, several penetrations are still required for both anchoring the vertical supports for the gates as well as some penetrations for services. Option 1 provided the required security but still required a number of penetrations. Option 2 involved the removal and storage of the affected marble floor treads, which was not a viable option as it was highly unlikely that the treads would be removed cleanly or the risk of the treads being damaged or lost during storage. Finally, Option 3 'Do Nothing', would leave the existing marble stair untouched but would result in a possible risk of a breach in security by not restricting access through the stair. This option is not feasible in order for the courthouse to operate securely.

Ultimately, any required security renovations to the heritage stair will have some affect on the existing marble treads. The key to having the least impact on the existing cultural heritage resource is to follow comprehensive mitigation strategies for the repair of the marble treads in the future when the proposed alterations are no longer required and can be removed.

6. CONSIDERED ALTERNATIVES & MITIGATION MEASURES

6.3 MITIGATION MEASURES

As shown in the previous section, both the proposed and alternate design option 1 involve penetrations to the existing marble treads at the heritage stair. The potential damage to the marble floors by the proposed penetrations may potentially be less adverse to the full removal of the marble tiles. That being said, a plan for the tread repairs is required for when the gates are removed in the future. This would involve a relatively minor restoration of the marble, including patching and polishing of the two treads that required the penetrations. The approach taken for marble repairs would be done by certified restoration specialists with experience in heritage marble restoration. A heritage marble preservation specialist would monitor the security installation and document each hole, preserving the marble dust, to ensure that future repairs can be made utilizing exact marble colouring resulting in the proper restoration of the cultural heritage resource. A mock up of test patches would be required for review and approval before proceeding with the work. Due to the relatively minor scope of the alterations, an accredited Conservator would not be require for the repair work.

MARBLE REPAIR STRATEGIES

Methods for Small Hole Repairs:

a) Marble Dust Aggregate: this repair uses the existing marble fragment materials and mixed with a non-yellowing epoxy matrix to create a patching mortar to repair smaller holes, less than 1" in diameter, in the future (Refer to image 8.2). The process would involve the following:

1. Salvaging and collecting the marble dust and fragments produced when drilling holes into the existing marble treads.
2. Each hole to be bagged, labelled, and stored in a secure location, perferably on site for future use. Documentation of what is stored is to be kept on site; to be coordinated with the BGIS Facility Manager.
3. A floorplan identifying the location of each bag is to be provided to the owner and a copy is to be stored with the bagged contents.

In the future, when the holes need to be repaired the contents of each bag is to be mixed with a non-yellowing epoxy and inserted into the prepared holes in the floor. Once dry the repair patch is to be ground and polished smooth to suit the surrounding marble. The complete stripping and refinishing of the entire tread would be required to ensure a uniform appearance once repaired. This is common form of floor maintenance and does not have a negative impact on the marble.

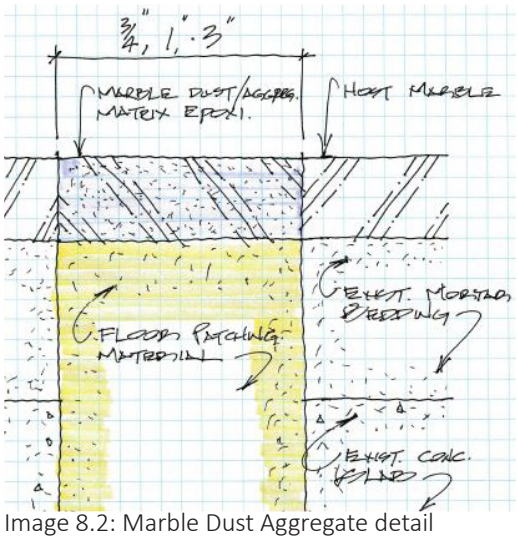


Image 8.2: Marble Dust Aggregate detail

Methods for Larger Hole (1-3") Repairs:

a) Marble Plugs: core the 2" hole using a diamond hole saw, gather the chips and dust along with the 2" marble core (plug). This would be labeled accordingly for future repair should that be necessary. The repair would be similar to the small holes, the marble core would be set in non-yellowing epoxy resin with the chips and dust mixed to fill the void between the plug and the surrounding stair tread.

Note:

The original marble treads (circa 1913) appear to be White Bianco Carrara marble from Italy. White Bianco Carrara marble has been quarried in Italy for over 2000 years. However, the colour of the stone currently obtained is not the same today as it was in the past history. This phenomenon is inherent with all naturally sourced materials and is to be expected. While the colour and pattern of this marble today are similar to the original, there would be a slight colour and pattern differential that would be observable upon close inspection. However, the general overall appearance would be cohesive and uniform through the entire stair.

6. CONSIDERED ALTERNATIVES & MITIGATION MEASURES

6.4 SUMMARY OF MITIGATION

The proposed interior renovations to the Heritage Lobby space at the Unified Family Courthouse, a Provincial Heritage Property, are required by the Ministry of the Attorney General (MAG) for the purposes of providing the security infrastructure required for the courthouse. These renovations will have have the most impact on the existing historical marble treads at the east stair.

The anchoring of the new 168mm diameter stainless steel posts required for the single swing gates will require three 1/2" and one 2" diameter holes to be drilled through the existing marble treads at the top and bottom of the east stair. Each cylindrical post will be mounted to the floor with three embedded anchor bolts at the circular steel base plate. An additional hole will be required to provide power and data that will be run through the floor via a conduit. The designs presented in Section 6.1 show different options that were explored for reducing the number of penetrations, all with their own set of advantages and disadvantages. Upon review, it was concluded that there is no viable option where penetrations through the marble treads can be avoided in order to provide the security levels required by MAG for the courthouse operations.

The main concern regarding the proposed renovations is the potential long term effect on the heritage marble treads. If in the future the alterations were not required and removed from the space, the remaining holes made in the marble would need to be patched. Epoxy patch repairs are a common method of repairing holes with a maximum diameter of 1" in marble. In the case of the heritage stair, the colour and consistancy of the marble, believed to be White Bianca Carrara, would allow the marble dust aggregate repair to hide the patches well.

It is noted that any variation in the marble repairs should not be perceived as a problem when viewing the heritage stairs and the lobby in its overall grandeur and wonder. The repairs noted above would be minor in scale and would not detract from the overall experience of the heritage marble stairs and the grand lobby in which they are located.

7. RECOMMENDATIONS

7.1 RECOMMENDATIONS

The purpose of this report is to assess the impact of the proposed development on the built heritage resource and recommend mitigative measures to conserve the heritage attributes of that resource. The proposed design for the required security and surveillance upgrades that are necessary for the safe operation of the Unified Family Courthouse has been reviewed and the extent of the potential damage due to penetrations at the existing marble stair treads has been identified. Alternate designs to mitigate the extent of adverse impact to the floors have been studied and evaluated to see if they were viable options for the intended use. Ultimately, there is no viable option that does not involve penetrations through the marble stair treads. Based on which design most fulfills the requirements of the required security upgrades, the original design outlined in Section 6 of this report should be pursued subject to the mitigation measures recommended below. This approach presents the best option to mitigating impacts to the built heritage resource while maintaining project viability.

Moving forward, the following recommendations for conservation/mitigation measures focus on ensuring that the holes in the marble treads of the heritage stair are executed in the least invasive methods possible with the possibility of reversibility of the proposed alterations in the future:

Execution of Proposed Alterations
In order to minimize the adverse impact of the proposed development, a marble specialist with demonstrated experience on heritage buildings, shall:

- Review the plan for hole locations prior to drilling, perform the drilling and document & store the marble dust according to a site map of the hole locations.
- During the alterations , the surrounding marble treads and floors are to be protected in order to avoid any remedial damage.
- Care is to be taken that the proper equipment is used in order to ensure that the holes are cut in a clean and concise manner without damaging the surrounding marble stair.
- Ensure that the holes that are made through the marble are no larger than the size required for the required purpose and adequate space from a tread edge is maintained to avoid chipping.

Remediation + Restoration
In the event that the alterations to the heritage marble stair are to be removed in the future, the marble floors will require patching and repair. For this work the following steps should be taken:

- A restoration specialist or Conservator with experience in heritage marble restoration retained.
- Mock-ups of the proposed repairs to be completed on a marble similar in colour.
- Test patching to be completed on an inconspicuous area of the floor for final review and approval before proceeding with the restoration work.
- Once an approved method has been signed off the heritage marble restoration specialist will then carry out the repairs with all penetrations.
- It is recommended that all of the stair treads to be polished and re-sealed to provide the best overall finish.

7. RECOMMENDATIONS

Heritage Impact Assessment + Conservation Plan

Prior to any restoration work being done, a Heritage Impact Assessment (HIA) may be required to review mitigation options. A Marble Conservation and Restoration Plan would be conducted at that time to provide current restoration methods and material available. If the proposed alterations are planned to be in place for ten years or more, there may be improvements in the restoration process.

The Marble Conservation and Restoration Plan would outline would be completed if the security measures are removed in the future and marble restoration is undertaken. At that time the plan would also review what new technologies may be available and best suited for the repair of the heritage marble stairs.

APPENDICES

APPENDIX A : References

REFERENCES

Province of Ontario Documents

1. Ministry of Heritage, Sport, Tourism and Culture Industries. *Standards and Guidelines for Conservation of Provincial Heritage Properties.* April 2010.
2. Ministry of Tourism, Culture and Sports. *Standards and Guidelines for Conservation of Provincial Heritage Properties- Information Bulletin #3-Heritage Impact Assessment for Provincial Heritage Properties*. 2017.
3. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Second Edition. 2010.
4. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act.* 2014, 2020.
5. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement.* 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.
6. Ontario Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
7. The Planning Act and Provincial Policy Statement (PPS) 2024
8. The Ontario Heritage Act (OHA)

Municipal Documents

1. City of Hamilton. *City of Hamilton Register of Property of Cultural Heritage Value or Interest. June 2017.*
2. City of Hamilton. *By-Law No. 87-250 - Designation of property at 55 Main Street West, September 1987.*
3. City of Hamilton*. Urban Hamilton Offical Plan, Volume 2. January 2022.*
4. City of Hamilton*. The Downtown Hamilton Secondary Plan, August 14, 2019.*
5. City of Hamilton. *Hamilton's Heritage Volume 5, June 2005.*

Other

1. Unified Family Courthouse Security Upgrades: *drawing set by a+LiNK architects. February 2025.*
2. Map Images: *Hamilton, Ontario. Google Maps. November/March 2022.*
3. Historical renderings and photographs, *Digital Archive Ontario*
4. Interior photographs*, a+LiNK architecture, October 2021.*
5. Marble restoration: *Marble Restoration Services Ltd.,Ottawa. www.marblerestoration.ca*

APPENDIX B : Project Personel

ED VAN DER MAAREL

PRINCIPAL ARCHITECT + PARTNER + HERITAGE CONSULTANT
Dip. Arch., Dip. Arch.Tech., OAA, CAHP

Ed is Partner, CEO and Principal Architect of a+LiNK Architecture and is responsible for the design of heritage restoration, preservation and adaptive reuse projects. Ed has led a variety of complex renovation, addition, and adaptive reuse projects over the last 35 years. Ed is the firm's heritage specialist and strongly supports adaptive reuse, restoration and preservation projects in order to provide our communities with a sense of place. He began his studies by completing an Architectural Technology Diploma at Fanshawe College of Applied Arts and Technology in London. Ed furthered his studies by graduating from The Royal Architectural Institute of Canada Syllabus Program in Vancouver (RAIC). Ed is widely known in the heritage community for the restoration of the Canada Southern Railway Station in St. Thomas, which became an award-winning restoration project.

Responsibilities: Coordinate communication of project team and client team, manage and oversee project team throughout design + construction documentation, and oversee contract administration.

EDUCATION

- Graduate of the Royal Architectural Institute of Canada (RAIC) Syllabus Program, Vancouver, B.C.
- Diploma Architectural Technology, Fanshawe College of Applied Arts and Technology, CAD Programming
- OAA Professional Development, Ongoing

PROFESSIONAL ASSOCIATIONS

- Registered Architect, Ontario Association of Architects
- Heritage Consultant, Canadian Association of Heritage Professionals
- Member, Community Heritage Ontario
- Member, Architectural Conservancy of Ontario
- Member, Heritage Canada Foundation

PUBLIC ACTIVITIES

- Board Member, On Track St. Thomas (St. Thomas Elevated Park)
- Past Director, North America Railway Hall of Fame
- Committee Member, St. Thomas RAILS (promoting St. Thomas as the Railway Capital of Canada)
- Ontario Visual Heritage Committee, Elgin County
- Speaker, Architectural Conservancy of Ontario for Heritage
- Past Chairman, St. Thomas Local Architectural Conservation Advisory Committee

SELECTED EXPERIENCE

HERITAGE

- Canada Southern Railway Station Adaptive Reuse + Restoration, St. Thomas, ON
- Eldon House Restoration, London, ON
- RBJ Schlegel Park Heritage House Adaptive Reuse, Kitchener, ON
- City of St. Thomas Heritage Conservation District, St. Thomas, ON
- City of Kincardine Heritage Conservation District, Kincardine, ON
- St. Thomas Elevated Park (STEP), St. Thomas, ON
- Banting House Museum, London, ON
- Grosvenor Lodge Restoration, London, ON
- Colborne Building Roof Stabilization + Adaptive Reuse, London, ON
- City of London Heritage Conservation District, London, ON
- John Sopinka Courthouse Restoration, Hamilton, ON
- Unified Family Courthouse Security Upgrades, Hamilton, ON
- Elgin County Railway Museum, St. Thomas, ON
- Red Antiquities Building, London, ON
- City of London Heritage Condition Assessment, 13 Heritage Buildings
- Victoria Park Cenotaph Restoration, London, ON
- City of London T-Block Restoration, London, ON
- Petrolia Post Office Renovations and Restoration, Petrolia, ON
- Brantford Gaol Restoration, Brantford, ON
- Elsie Perrin Williams Estate Restoration, London, ON
- Cayuga Courthouse Restoration, Cayuga, ON
- Pinafore Park Dance Pavilion, St. Thomas, ON
- Stratford Gaol Restoration, Stratford, ON
- City of London Park Farm Restoration, London, ON
- Flint Cottage, London, ON

ALICIA LESNIAK

ARCHITECT
B. Arch., B. E.S.

Alicia is an experienced Architect with the Ontario Association of Architects with a passion for architecture with experience ranging from small-scale commercial and residential to large-scale commercial and institutional buildings. With experience in British Columbia, Yukon, and Ontario including Toronto and London, Alicia brings a breadth of experience in designing, coordinating, developing and managing projects as Design Lead through all design and construction stages. By balancing the design intent and the reality of site conditions, with budgetary and functional needs, Alicia provides her expertise in project management in order to satisfy client and project goals. Alicia also specializes in providing Heritage Impact Assessments for various project types as per municipal requirements.

Responsibilities: Assist with design and planning, attend client design meetings, lead + coordinate sub-consultants throughout design, construction documentation + contract administration.

EDUCATION

- Bachelor of Architecture, University of Waterloo, 1993
- Bachelor of Environmental Studies, University of Waterloo, 1991
- OAA Professional Development, Ongoing

PROFESSIONAL ASSOCIATIONS

- Registered Architect, Ontario Association of Architects

PUBLIC ACTIVITIES

- Committee Member, London Society of Architects

SELECTED EXPERIENCE *(*Prior to joining a+LiNK)*

HERITAGE
- 344-360 Talbot Street Heritage Impact Assessment, St. Thomas, ON
- 788 + 792 Dundas Street East Heritage Impact Assessment, London, ON
- 672 Hamilton Road Heritage Impact Assessment, London, ON
- 34 The Ridgeway Heritage Impact Assessment, London, ON
- 1 Cathcart Street (HIA), London
- 920-930 Dundas Street (HIA), London

COMMUNITY + INSTITUTIONAL
- Tillsonburg Community Centre Addition + Renovation, Tillsonburg, ON
- Tillsonburg Splash Pad, Tillsonburg, ON
- Lennoxville Curling Club, Sherbrooke, QC
- Thames Valley District School Board, Various Schools, London, ON*
- New Learning Commons Yukon College, Whitehorse, YT*
- School Replacement I&II, FH Collins Secondary School, Whitehorse, YT*
- New Classroom Modulars, Ecole Emilie Tremblay, Whitehorse, YT*
- The Clubhouse at Bowen Island Golf Course, Bowen Island, BC*
- Art + Margaret Fry Recreational Facility (BCA), Whitehorse, YT*

RESIDENTIAL
- 34 The Ridgeway Multi-Residential Infill Development, London, ON
- 300-306 Princess Ave. Multi-Residential Infill Development, London, ON
- 551-111 Waterloo Street Multi-Residential Infill Development, London, ON
- Maitland Ave. Multi-Residential Infill Development, London, ON
- Elias St. Multi-Residential Infill Development, London, ON
- Whetter Avenue Non-Profit Housing, London, ON*
- Vipond Residence, Collingwood, ON*
- Central Park Low Impact Residential Development, Whitehorse, YT*
- Nelson Landing Lakefront Mixed Use Development, Nelson, BC*

APPENDIX C : Property Designation

Bill No. D-110

The Corporation of the City of Hamilton

BY-LAW NO. 87- 250

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 55 MAIN STREET WEST

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

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. 1980, Chapter 337;

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

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

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

1. The property located at Municipal No. 55 Main Street West and more particularly described in scheudle "A" hereto annexed, 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", 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 1st day of September, A.D. 1987.

City Clerk

Mayor

(1987) 13 R.P.D.C. 22, June 23

SCHEDULE "A"

To

By-law No. 87- 250

55 Main Street West,

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 and being composed of all of Lot 69 and part of Lots 50, 51, 52, 67 and 68, P.H. Hamilton Survey, Unregistered Plan, in the block bounded by Main Street, MacNab Street, Jackson Street, and Charles Street, (now closed by City of Hamilton By-law No. 9246, registered as Instrument No. 152827 H.L.), shown as Parts 1, 2 and 3 on Plan 62R-5764.

SCHEDULE "B"

To

By-law No. 87-250

REASONS FOR DESIGNATION

55 Main Street West,

Hamilton, Ontario

The Carnegie Building at 55 Main Street West was built in 1913 as Hamilton's main public library and is currently, in 1986, in the process of being converted into the province's Unified Family Courts.

Located directly east of City Hall, the Carnegie Building is a significant component in Hamilton's redeveloped Civic Square block, providing an imposing architectural presence as well as a valued historic dimension to the complex.

As one of more than a hundred libraries built in Ontario by philanthropist Andrew Carnegie during the early 20th Century, the Hamilton building is considered to be one of the finest in the province. Having served as the main public library for 67 years, the building is an important landmark of the city's cultural heritage; it is particularly significant as one of the few historic civic buildings still standing in Hamilton.

Local architect A. W. Peene won the international competition for the new library which is considered to be his best work in the city.

Limestone ashlar was used in the construction, following local building tradition, and the structure was given a prominent site, set back from the street and raised on a grassy bank, with a formal central stairway providing the approach.

Designed in the neo-classical style of architecture, 55 Main Street West displays a forceful composition of classical features, an imposing monumentality and a formal symmetry that are hallmarks of major public buildings of the period. The design displays a stripped or stylized version of classical detailing.

Important to the preservation of the three stone facades are the building's original features, including but not limited to the two-story pilasters, massive corner piers, the entablature with dentilated cornice, the projecting front entranceway, the large recessed multiple windows, the decorative stone mouldings and panels, the exterior stairways and doors, the two flanking free-standing stone walls and the parapet wall.

The Carnegie Corporation's stipulation that the space inside the building be kept unobstructed was successfully followed in the Hamilton library. The open, well-lit interior is articulated by rows of free-standing columns

that support a gridwork of dentilated ceiling beams. A central two-story atrium with marble balustrade, double staircase and skylight unifies the interior and provides a spacious and elegant entrance lobby that is a valuable architectural resource of the city.

Important to the preservation of the interior are the original architectural features, including but not limited to the open atrium, the marble double staircase, dado and balustrade, the skylight, the composite columns, wall pilasters and piers, the multiple windows with transoms of lavender-coloured glass, and the dentilated ceiling beams.

DYE & DURHAM CO. LIMITED
Form No. 985

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

429246 C.D.
NUMBER CERTIFICATE OF REGISTRATION

1987 SEP 25 P 3:38

WENTWORTH No. 62 HAMILTON LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) **Registry** ☒ **Land Titles** ☐ (2) Page 1 of 5 pages

(3) **Property Identifier(s)** Block Property — Additional: See Schedule ☐

(4) **Nature of Document**
Designating By-law

(5) **Consideration**
Nil Dollars $ --

(6) **Description**
All of Lot 69 and Part of Lots 50, 51, 52, 67, 68, P.H. Hamilton Survey, Unregistered Plan
Parts 1, 2 and 3 on Plan 62R-5764
City of Hamilton
The Regional Municipality of Hamilton-Wentworth
As described in 355356 C.D.
(see Schedule "A" of By-law 87-250)

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

(8) **This Document provides as follows:**

By-law No. 87-250, attached.

Continued on Schedule ☐

(9) **This Document relates to instrument number(s)**
355356 C.D.

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

Name(s)	Signature(s)	Date of Signature Y	M	D
The Corporation of the City of Hamilton (Applicant) By its Solicitor, P.M. Eker	P. M. Eker	1987	09	24

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

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

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

(13) **Address for Service**

(14) **Municipal Address of Property**
55 Main Street West
Hamilton, Ontario
L8P 1H4

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

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	16 00
ENTRY	
Total	

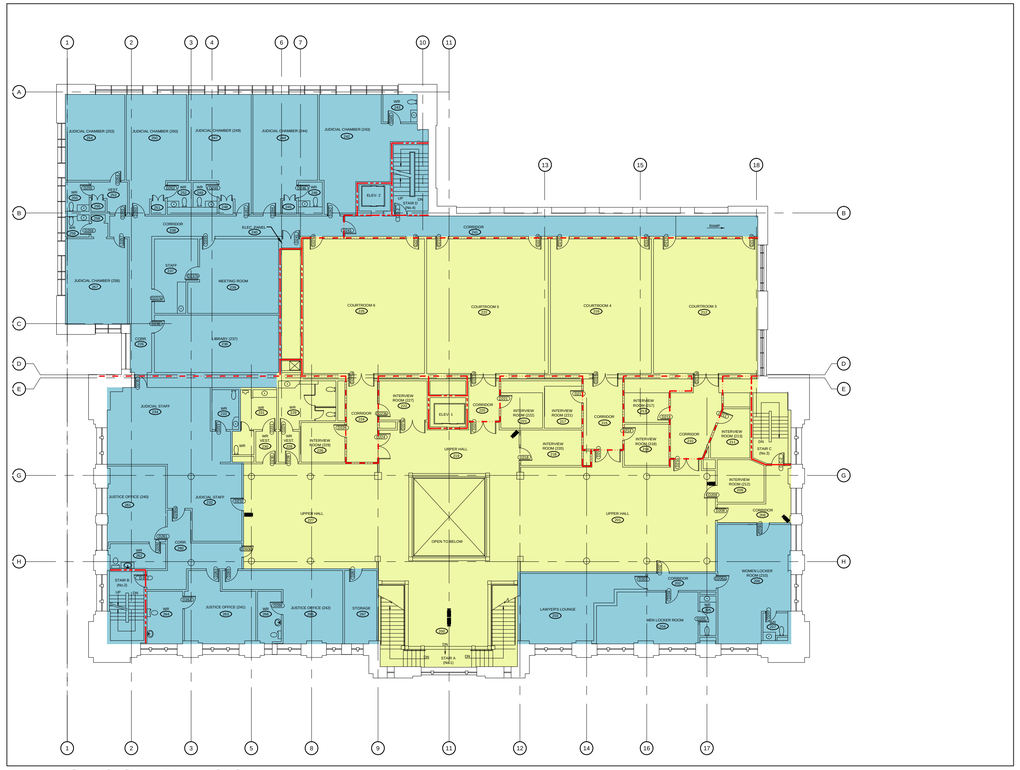
10174 (12/84)

APPENDIX D : Drawings

SECURITY HATCH LEGEND	
HATCH	DESCRIPTION
	PUBLIC ACCESS SPACES
	PRIVATE ACCESS SPACES
	SECURED ACCESS SPACES
	PARKING
	MECHANICAL & ELECTRICAL
	HIGH SECURITY
	PRISONER PATH OF TRAVEL

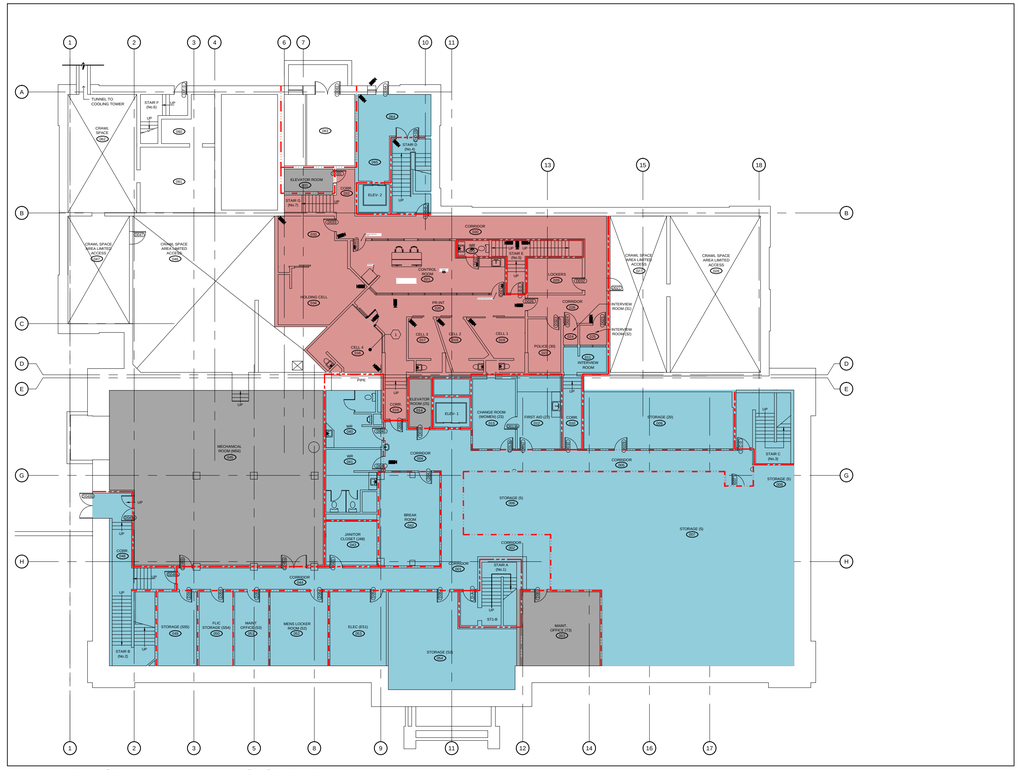
2 SC2.1 SC2.1 SCALE: 1:200

GROUND FLOOR PLAN



3 SC2.1 SC2.1 SCALE: 1:200

SECOND FLOOR PLAN



1 SC2.1 SC2.1 SCALE: 1:200

BASEMENT FLOOR PLAN

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
4	ISSUED FOR 99% CLIENT REVIEW	2024.12.09
3	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16
2	ISSUED FOR 66% CLIENT REVIEW	2024.03.13
1	ISSUED FOR 33% CLIENT REVIEW	2023.11.14

Orientation

Seal

a+Link PROJECT NO: 1953A

The Contractor shall check and verify all dimensions and report all errors and omissions to the IO-Owner's/MBS Designee (as applicable) for his/her written direction before proceeding with the Work.

A Detail No
B Sheet No where detailed

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Infrastructure Ontario

AMIS N B

Project
UNIFIED FAMILY COURTHOUSE SECURITY UPGRADES

Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

IO Project No 1102795 | Site No | Building No

Client

Drawing Title
SECURITY REFERENCE FLOOR PLANS

Scale: AS NOTED	Date: 2025.02.13
Drawn by: BA	Substantial Performance Date:
Designed by: –	Drawing No: SC2.1
Approved by:	CADD File NAME:

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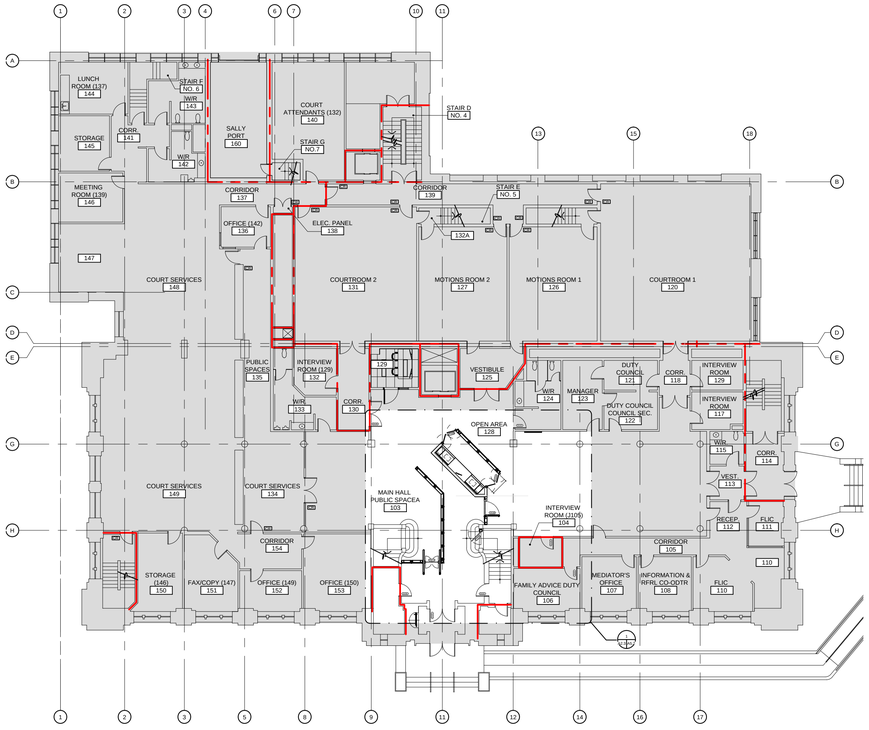
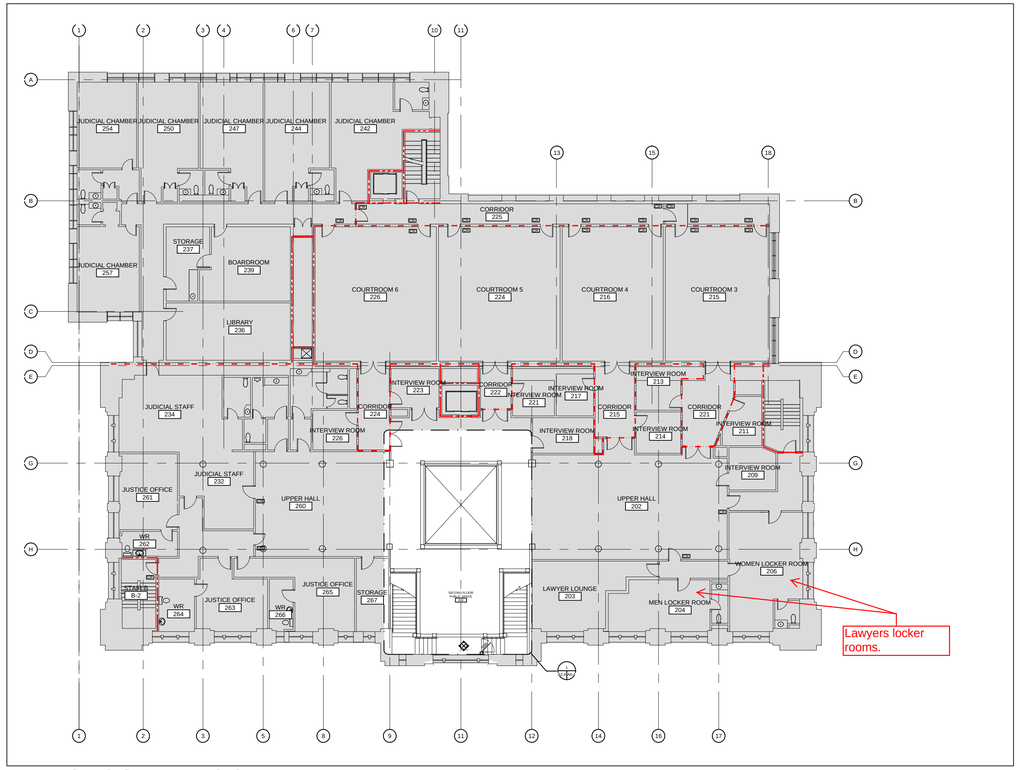


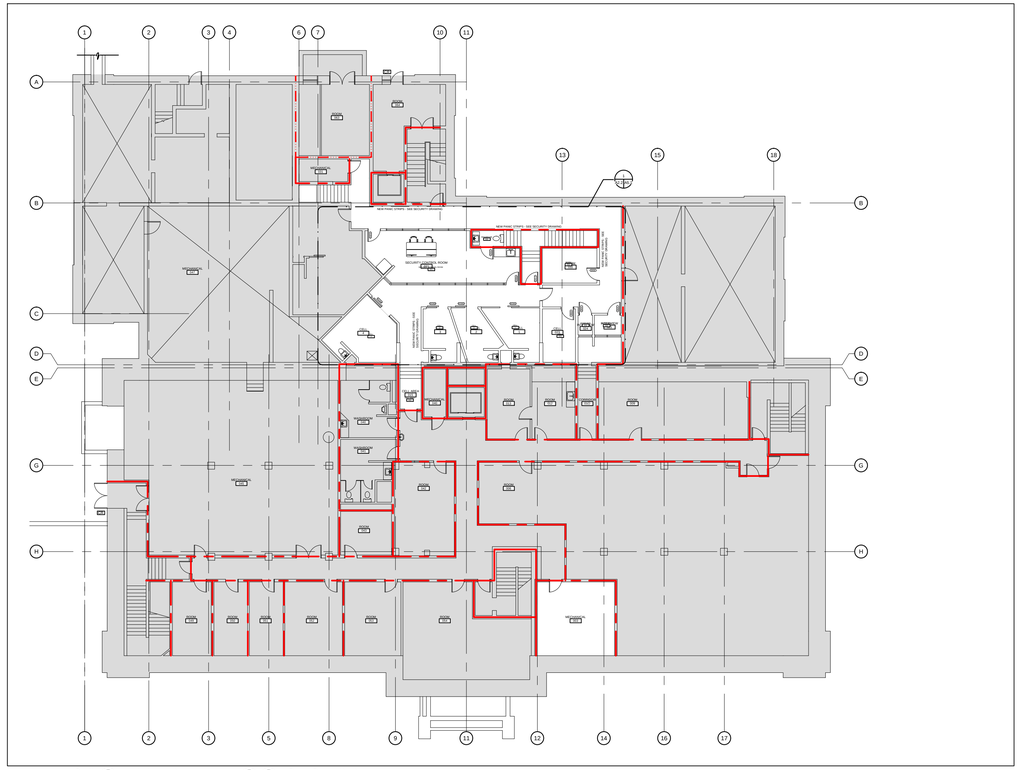
2 A2.1 A2.1 GROUND FLOOR PLAN

SCALE: 1:200



3 A2.1 A2.1 SECOND FLOOR PLAN

SCALE: 1:200



1 A2.1 A2.1 BASEMENT FLOOR PLAN

SCALE: 1:200

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
4	ISSUED FOR 99% CLIENT REVIEW	2024.12.09
3	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16
2	ISSUED FOR 66% CLIENT REVIEW	2024.03.13
1	ISSUED FOR 33% CLIENT REVIEW	2023.10.13

Orientation

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B Sheet No where detailed

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HAMILTON, ONTARIO

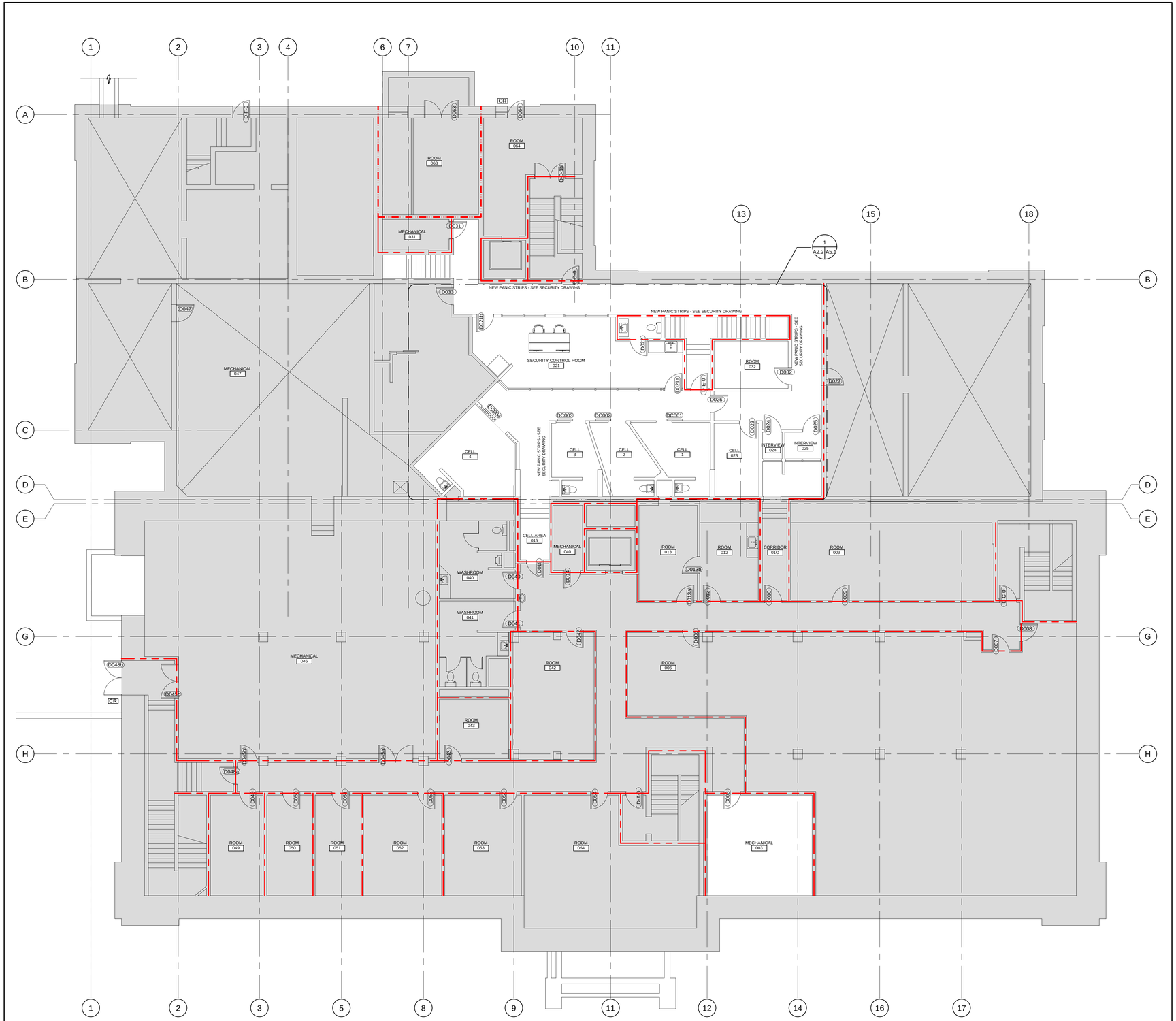
IO Project No 1102795 | Site No | Building No

Client
COLLIERS PROJECT LEADERS

Drawing Title
FLOOR PLANS

Scale: AS NOTED
Date: 2025.02.13
Drawn by: BA
Substantial Performance Date:
Designed by: –
Approved by:
Drawing No: A2.1 of 16
CADD File NAME:

610x914mm



2 A2.2 A2.2 RESERVED
SCALE: 1:100

1 A2.2 A2.2 BASEMENT FLOOR PLAN
SCALE: 1:100

610x914mm

No	Revisions	Date
3	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
2	ISSUED FOR 99% CLIENT REVIEW	2024.12.09
1	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16

Orientation

Seal

a+Link PROJECT NO: 1953A

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A/B A Detail No
B Sheet No where detailed

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UNIFIED FAMILY COURTHOUSE SECURITY UPGRADES

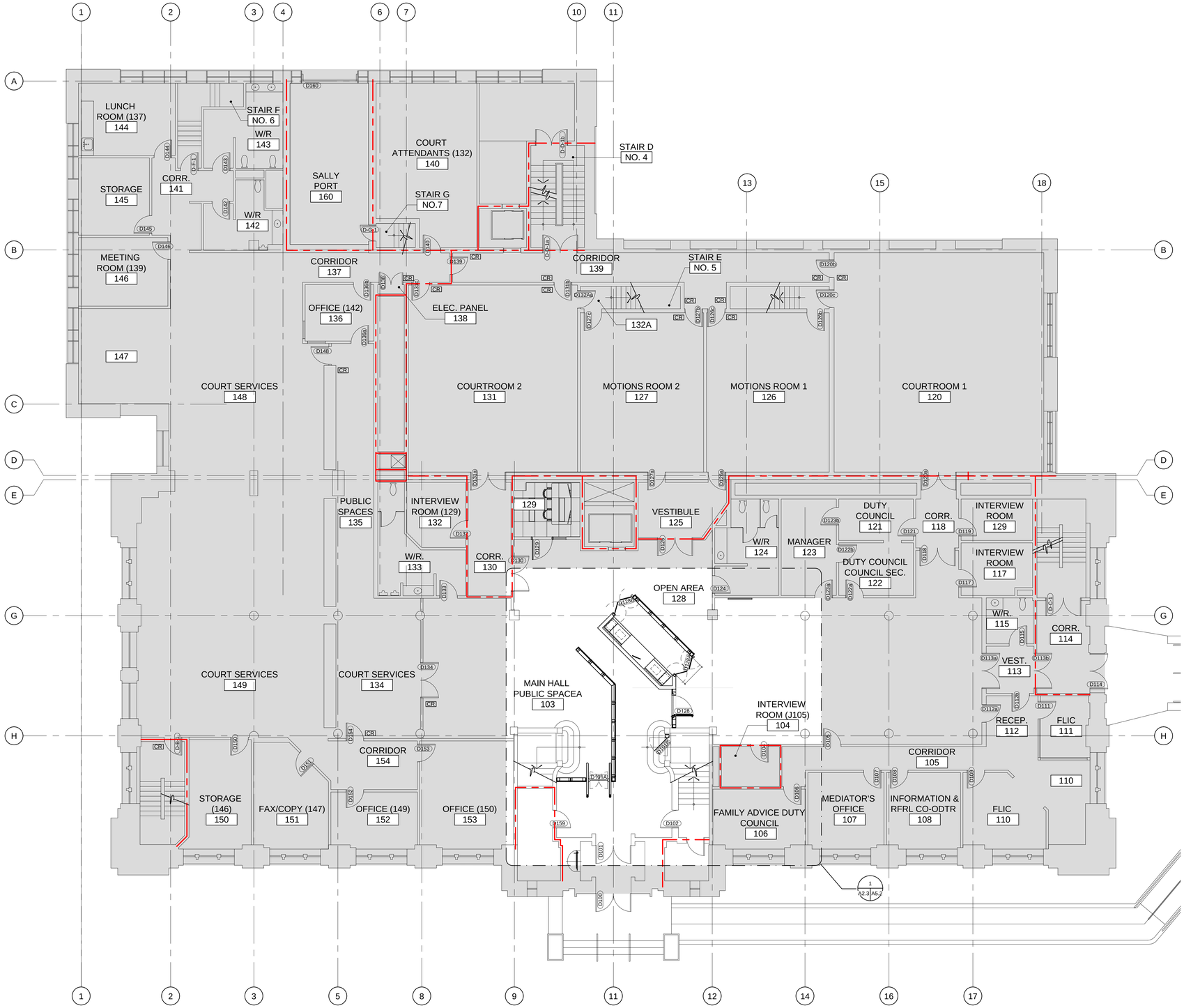
Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

IO Project No: 1102795
Site No:
Building No:

Client
COLLIERS PROJECT LEADERS

Drawing Title
BASEMENT FLOOR PLAN

Scale: AS NOTED
Date: 2025.02.13
Drawn by: BA
Substantial Performance Date:
Designed by: –
Approved by:
Drawing No: A2.2 of 16
CADD File NAME:



RESERVED

2 A2.3 A2.3 SCALE: 1:100

GROUND FLOOR PLAN

1 A2.3 A2.3 SCALE: 1:100

610x914mm

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
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1	ISSUED FOR 33% CLIENT REVIEW	2023.11.14

Orientation

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B Sheet No where detailed

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UNIFIED FAMILY COURTHOUSE SECURITY UPGRADES

Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

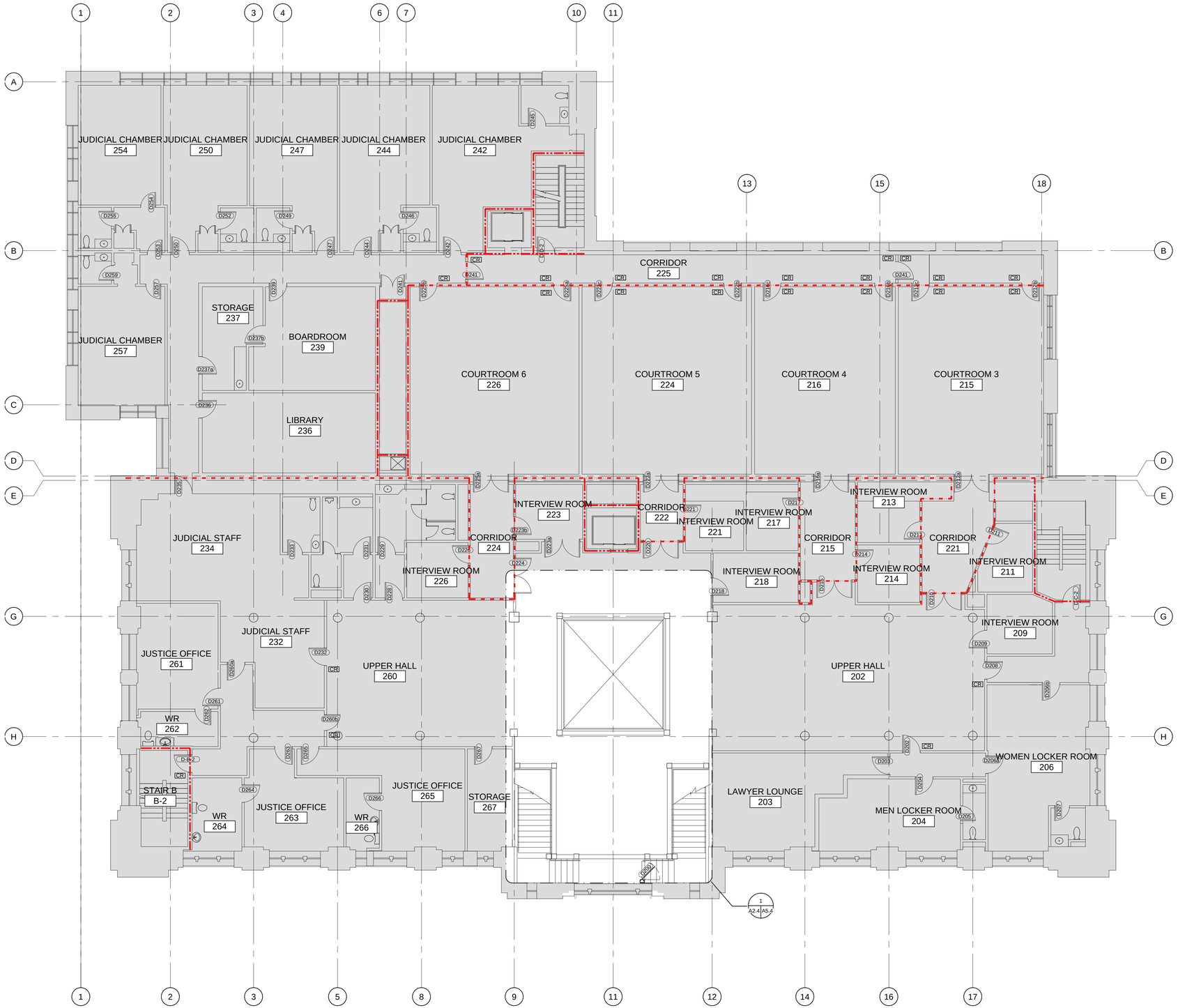
IO Project No 1102795 Site No Building No

Client
COLLIERS PROJECT LEADERS

Drawing Title
GROUND FLOOR PLAN

Scale AS NOTED
Date 2025.02.13
Drawn by BA
Substantial Performance Date
Designed by –
Approved by
Drawing No A2.3 of 16

CADD File NAME



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Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

IO Project No 1102795 | Site No | Building No

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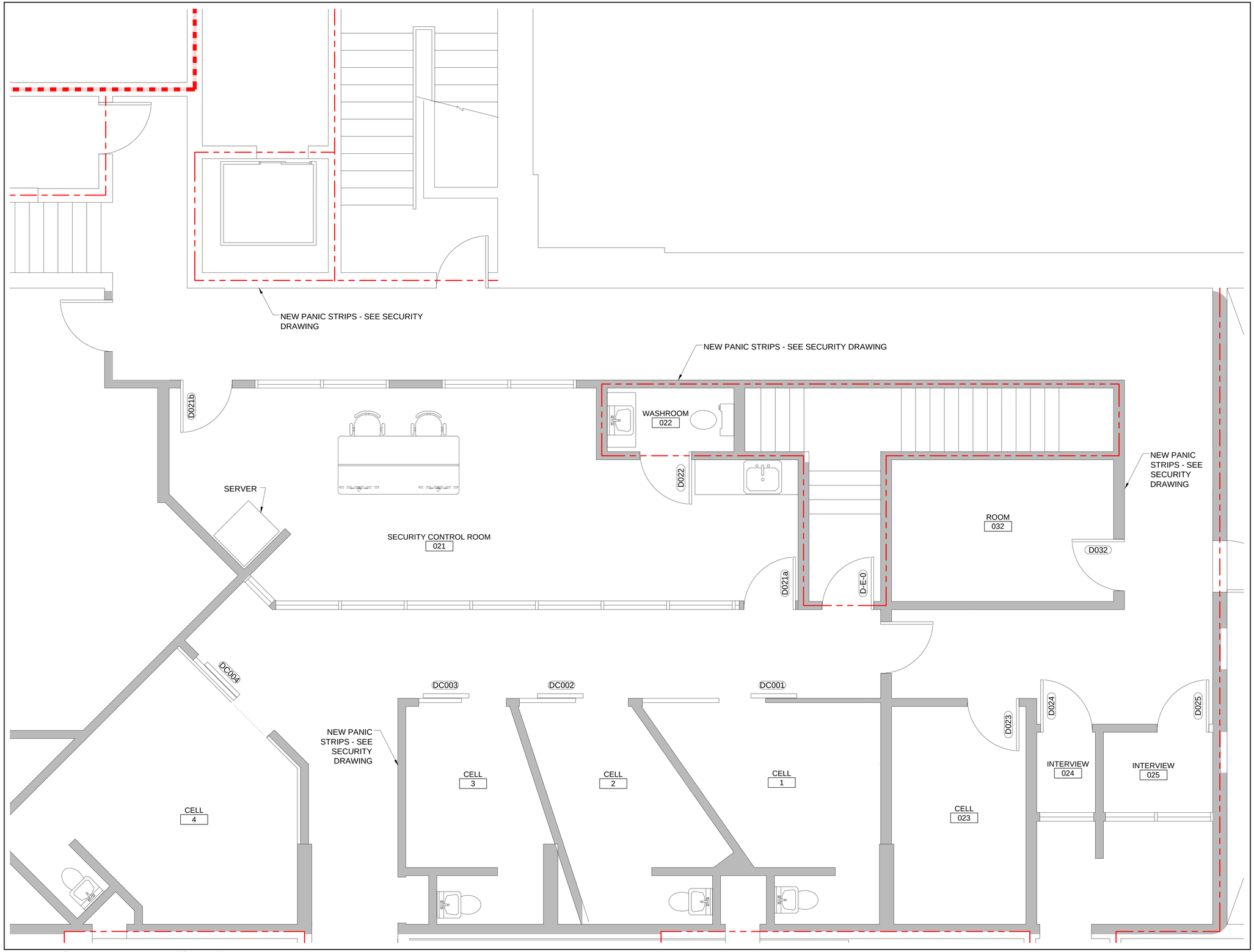
Drawing Title
SECOND FLOOR PLAN

Scale AS NOTED
Date 2025.02.13
Drawn by BA
Substantial Performance Date
Designed by –
Approved by
Drawing No A2.4 of 16
CADD File NAME

2 A2.4 A2.4 RESERVED
SCALE: 1:100

1 A2.4 A2.4 SECOND FLOOR PLAN
SCALE: 1:100

610x914mm



1 / A2.2 / A5.1 BASEMENT ENLARGED PLAN

SCALE: 1:25

610x914mm

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
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1	ISSUED FOR 33% CLIENT REVIEW	2023.11.14

Orientation

Seal

a+Link PROJECT NO: 1953A

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Project
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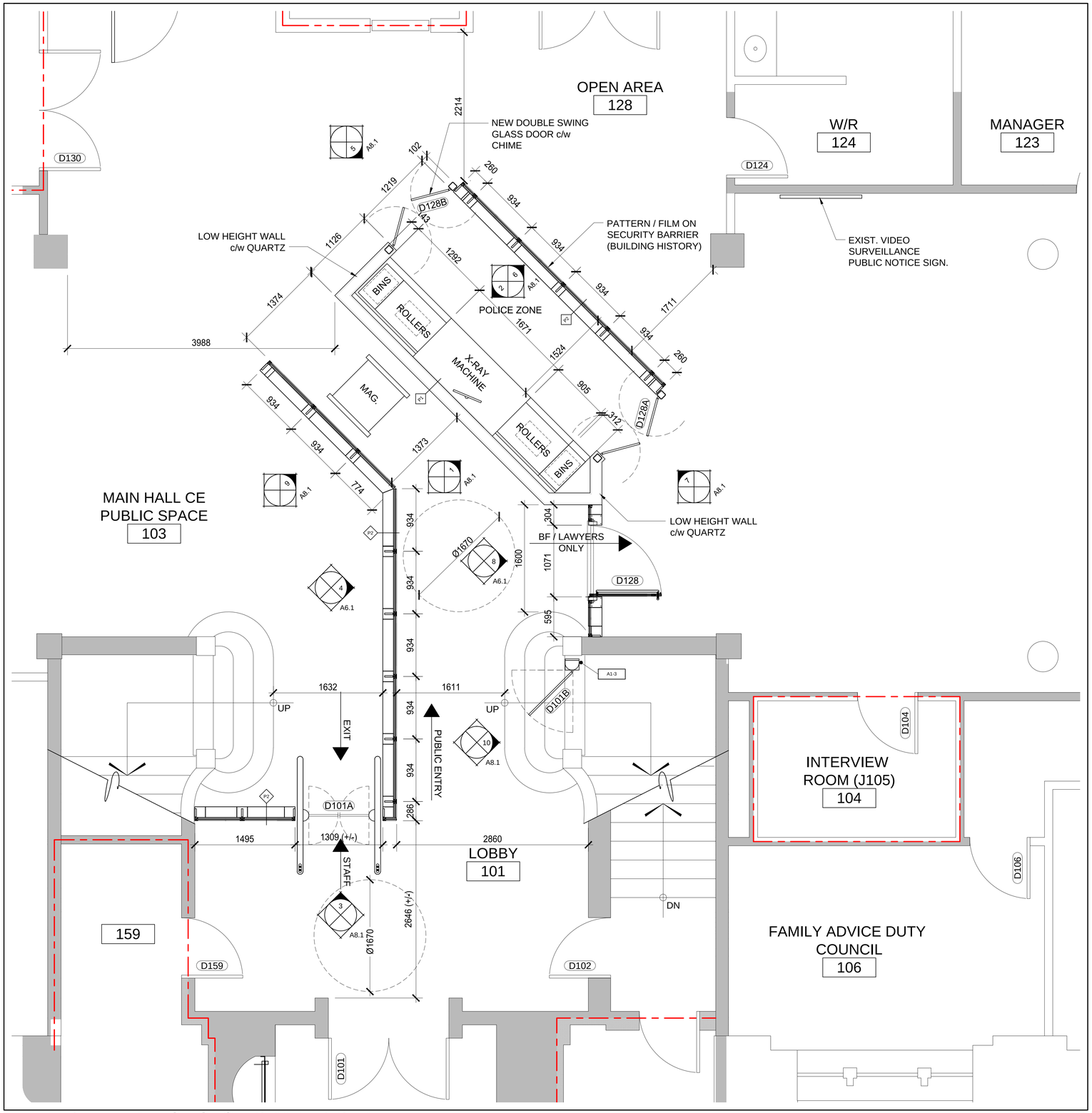
Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

IO Project No. 1102795 | Site No | Building No

Client
COLLIERS PROJECT LEADERS

Drawing Title
ENLARGED FLOOR PLAN DETAILS

Scale: AS NOTED	Date: 2025.02.13
Drawn by: BA	Substantial Performance Date
Designed by: –	Drawing No: A5.1 of 16
Approved by	CADD File NAME



PARTITION TYPE LEGEND

SYM.	DESCRIPTION
P1	PARTITION WALL - SOLID SURFACE HALF WALL: - 6mm QUARTZ -19mm BALTIC BIRCH PLYWOOD - 92mm 20 ga. METAL STUDS @ 400mm o.c. -19mm BALTIC BIRCH PLYWOOD - 6mm QUARTZ
P2	PARTITION WALL - GLAZED BARRIER -12mm MONOLITHIC 2745mm HIGH TEMPERED GLASS PANELS ON 2440mm HIGH BRUSHED SS POST SYSTEM (KLARITY PARTITION SYSTEM - KP0STBS)

2 A5.2 A5.2 RESERVED
SCALE: 1:25

1 A2.3 A5.2 MAIN ENTRANCE SECURITY BARRIER
SCALE: 1:25

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
4	ISSUED FOR 99% CLIENT REVIEW	2024.12.09
3	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16
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1	ISSUED FOR 33% CLIENT REVIEW	2023.11.14

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Seal

a+Link PROJECT NO: 1953A

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A Detail No
B Sheet No where detailed

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Project
UNIFIED FAMILY COURTHOUSE
SECURITY UPGRADES

Location
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HAMILTON, ONTARIO

© Project No 1102795 | Site No | Building No

Client
COLLIERS PROJECT LEADERS

Drawing Title
ENLARGED FLOOR PLAN DETAILS & LEGEND

Scale: AS NOTED	Date: 2025.02.13
Drawn by: BA	Substantial Performance Date:
Designed by: –	Drawing No: A5.2 of 16
Approved by:	CADD File NAME

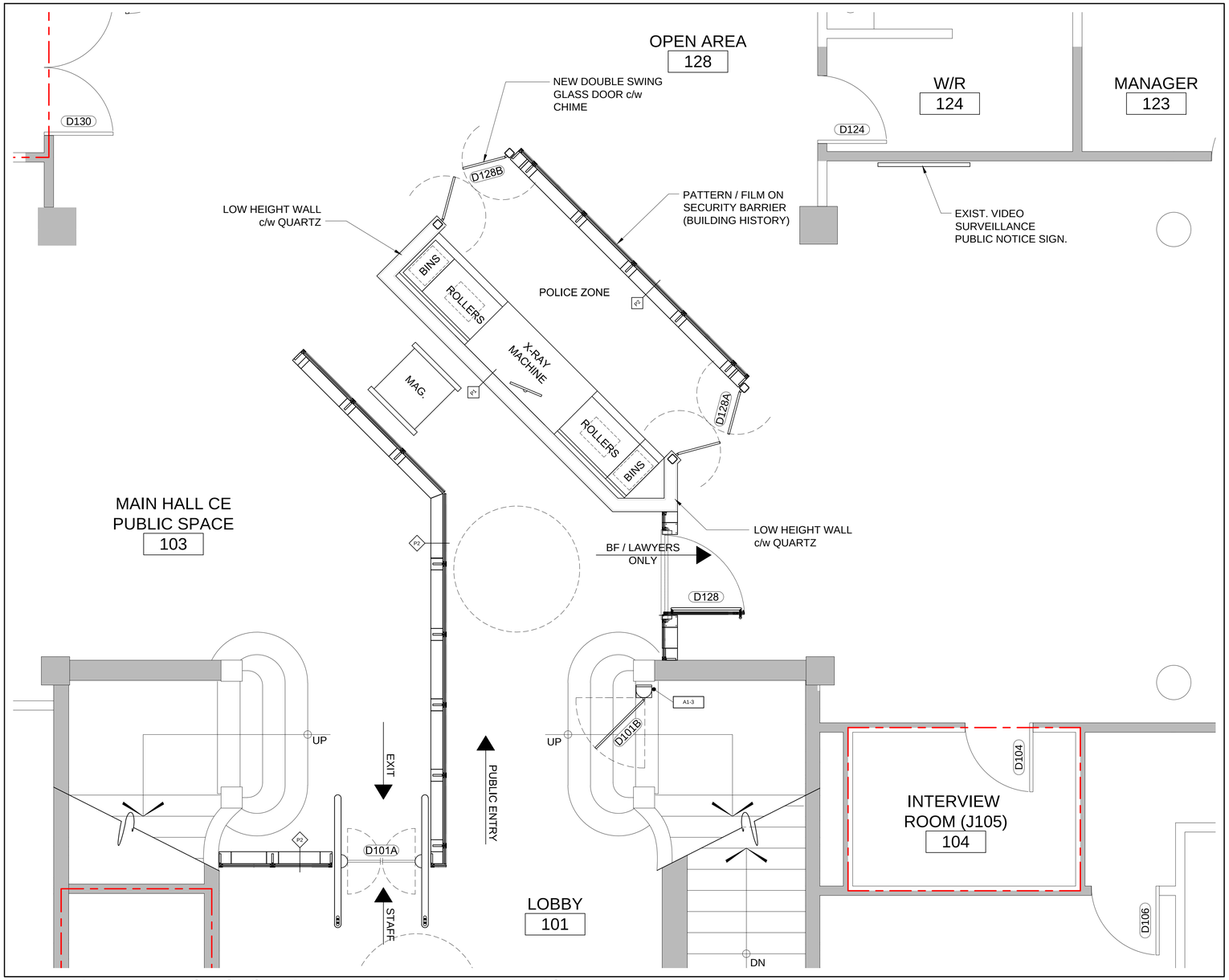
610x914mm

FLOOR PENETRATION SCHEDULE

PENETRATION NO.	FLOOR MATERIAL	HOLE DIA.	FASTNER TYPE	DEVICE MOUNTED	
GROUND FLOOR					
A1 - 3	MARBLE	½"	ANCHOR	TURNSTILES	
A4 - 6	MARBLE	½"	ANCHOR	TURNSTILES	

MAIN ENTRANCE SECURITY BARRIER

1 A2.1 A5.1 SCALE: 1:25



MAIN ENTRANCE SECURITY BARRIER - PENETRATION

1 A2.1 A5.3 SCALE: 1:25

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
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3	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16
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Orientation

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a+Link PROJECT NO: 1953A

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A/B A Detail No
B Sheet No where detailed

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AMIS N B

Project
UNIFIED FAMILY COURTHOUSE SECURITY UPGRADES

Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

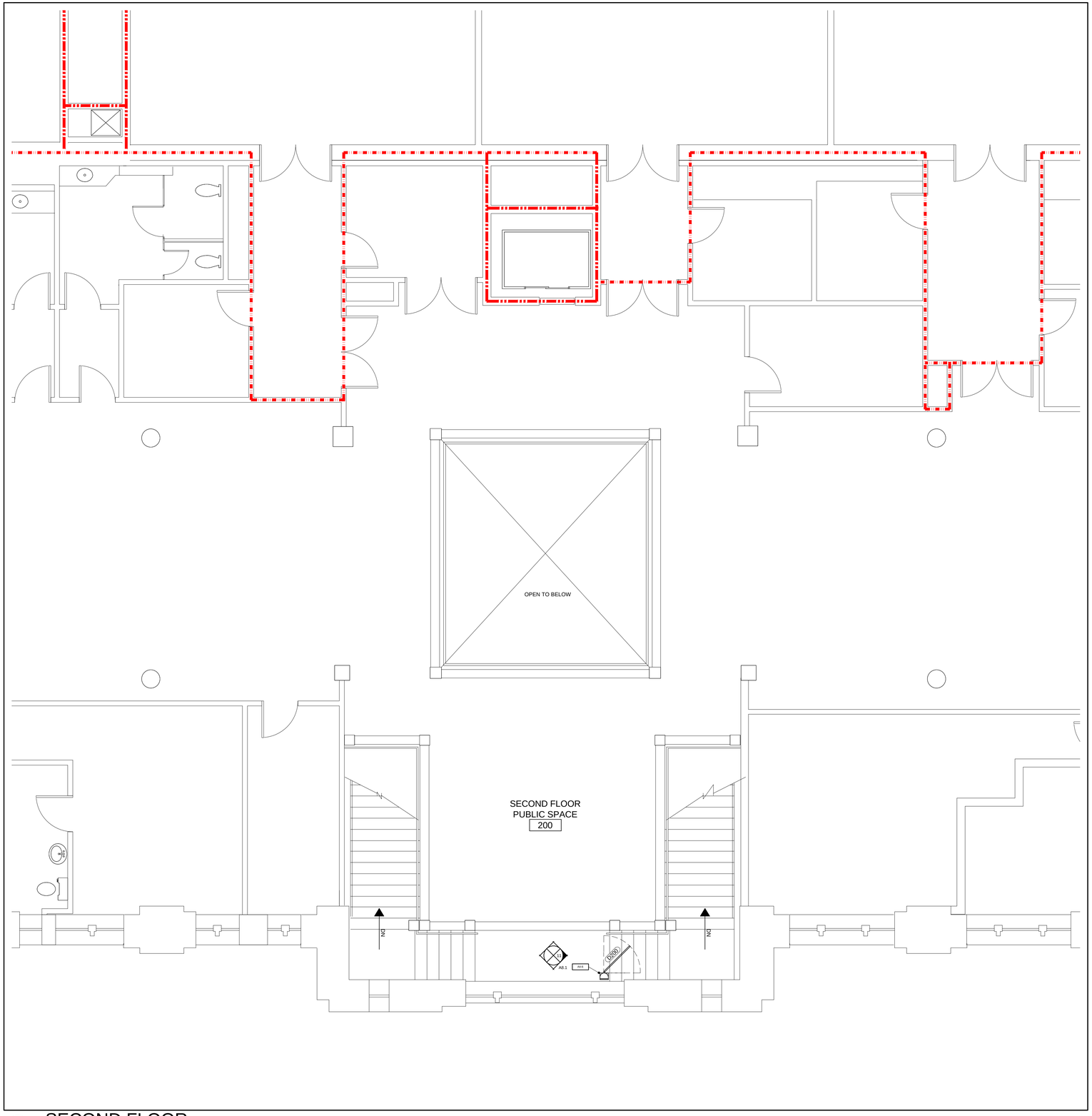
IO Project No: 1102795 Site No: Building No:

Client
COLLIERS PROJECT LEADERS

Drawing Title
PENETRATION PLAN, SCHEDULE & LEGEND

Scale: AS NOTED	Date: 2025.02.13
Drawn by: BA	Substantial Performance Date:
Designed by: –	Drawing No: A5.3 of 16
Approved by:	CADD File NAME:

610x914mm



1 / A2.4 A5.4 SECOND FLOOR
SCALE: 1:25

No	Revisions	Date
5	ISSUED FOR 99% CLIENT REVIEW	2025.02.13
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IO Project No 1102795 | Site No | Building No

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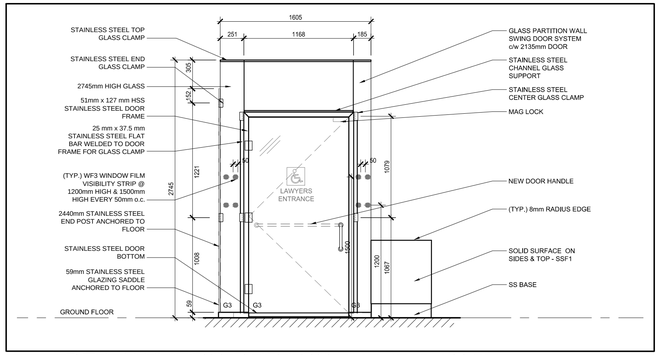
Drawing Title
ENLARGED FLOOR PLAN DETAILS & LEGEND

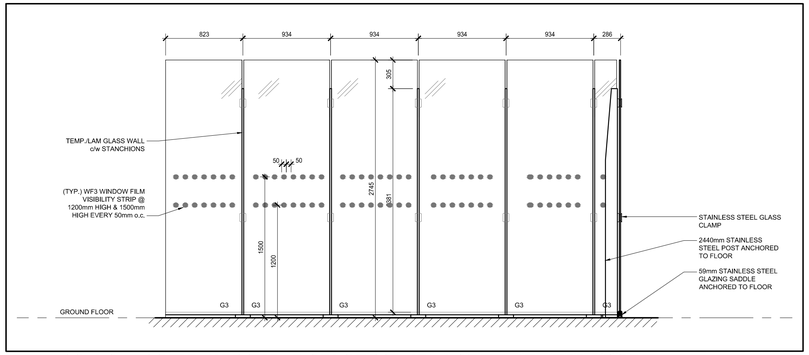
Scale: AS NOTED	Date: 2025.02.13
Drawn by: BA	Substantial Performance Date:
Designed by: —	Drawing No: A5.4 of 16
Approved by:	CADD File NAME

610x914mm



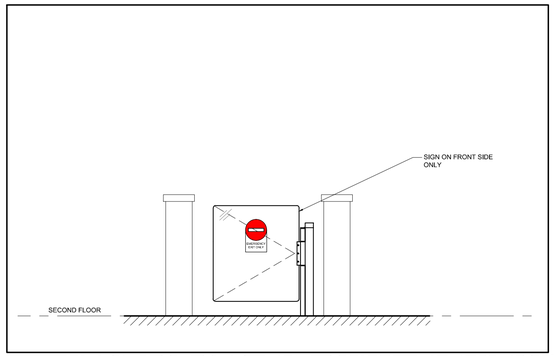
8 A5.2 A8.1 BF LAWYERS BYPASS -ELEVATION

SCALE: 1:25



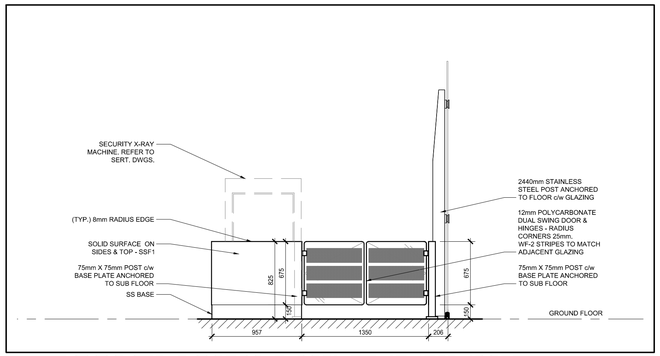
4 A5.2 A8.1 SERT. GLAZING AT PUBLIC ENTRY - ELEVATION

SCALE: 1:25



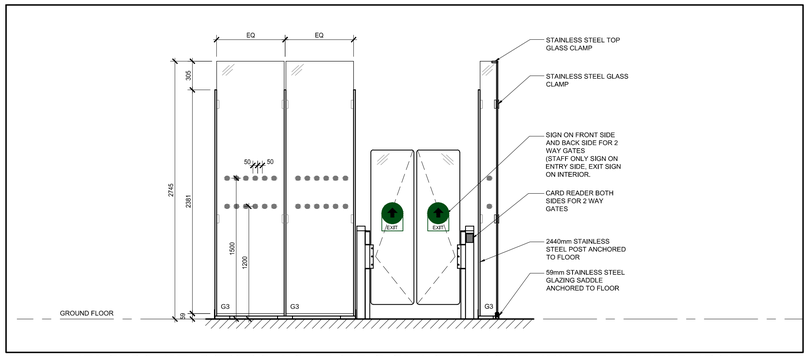
11 A5.2 A8.1 HERITAGE STR. EXT. ONLY - ELEVATION

SCALE: 1:25



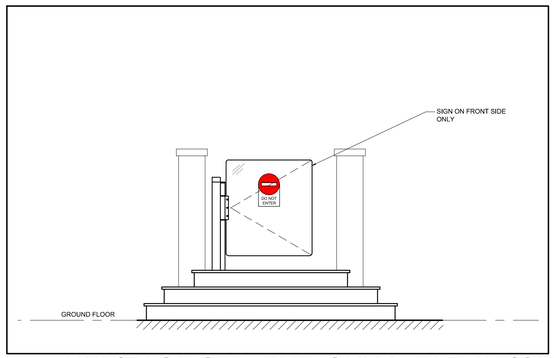
7 A5.2 A8.1 DOOR AT POLICE ZONE - ELEVATION

SCALE: 1:25



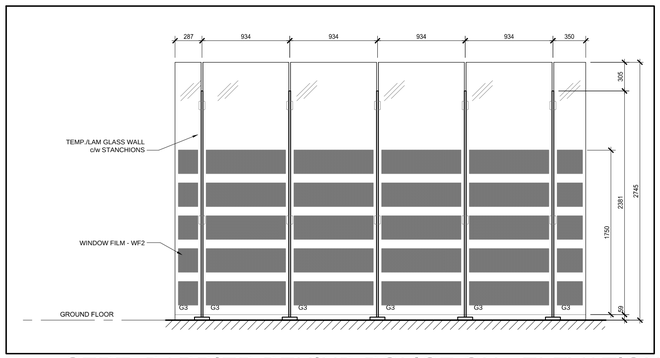
3 A5.2 A8.1 TURNSTILES & SERT. BARRIER UPON EXIT - ELEVATION

SCALE: 1:25



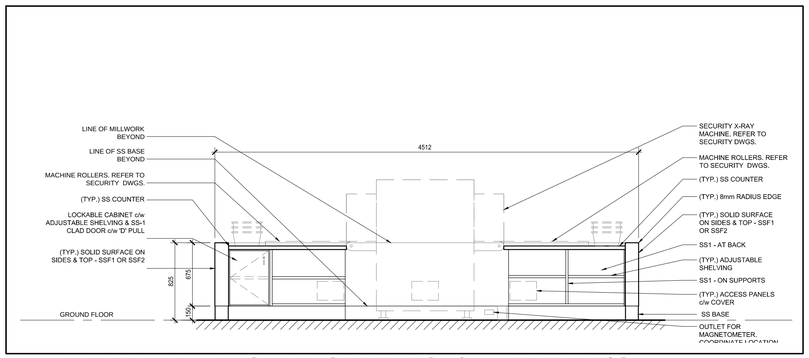
10 A5.2 A8.1 HERITAGE STR. EXT. ONLY - ELEVATION

SCALE: 1:25



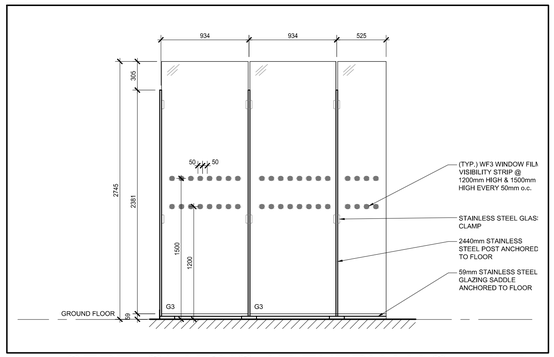
6 A5.2 A8.1 SERT. BARRIER BEHIND POLICE ON - ELEVATION

SCALE: 1:25



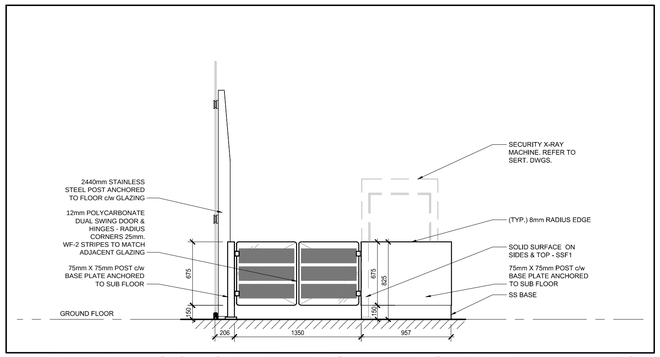
2 A5.2 A8.1 HALF WALL AROUND SERT. EQUIP. - ELEVATION

SCALE: 1:25



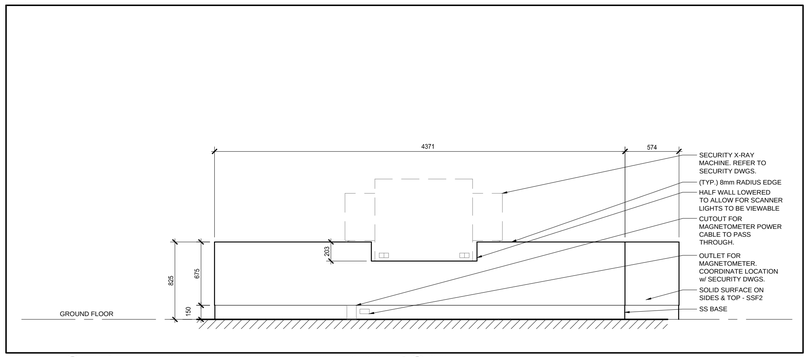
9 A5.2 A8.1 SERT. GLAZING AT ENTRY MAG - ELE.

SCALE: 1:25



5 A5.2 A8.1 HALF DOORS & WALL SERT. EQUIP. - ELEVATION

SCALE: 1:25



1 A5.2 A8.1 SERT. HALF WALL - ELEVATION

SCALE: 1:25

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3	ISSUED FOR 66% REV CLIENT REVIEW	2024.08.16
2	ISSUED FOR 66% CLIENT REVIEW	2024.03.13
1	ISSUED FOR 33% CLIENT REVIEW	2023.11.14

Orientation

Seal

a+Link PROJECT NO: 1953A

The Contractor shall check and verify all dimensions and report all errors and omissions to the IO–Owner's/MBS Designee (as applicable) for his/her written direction before proceeding with the Work.

A Detail No
B Sheet No where detailed

Colliers INTERNATIONAL
Colliers Project Leaders

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Infrastructure Ontario

AMIS N B

Project
UNIFIED FAMILY COURTHOUSE SECURITY UPGRADES

Location
55 MAIN ST. WEST
HAMILTON, ONTARIO

IO Project No: 1102795
Site No:
Building No:

Client

Drawing Title
INTERIOR ELEVATION

Scale: AS NOTED
Date: 2025.02.13
Drawn by: BA
Substantial Performance Date:
Designed by: –
Approved by:
Drawing No: A8.1 of 16

CADD File NAME

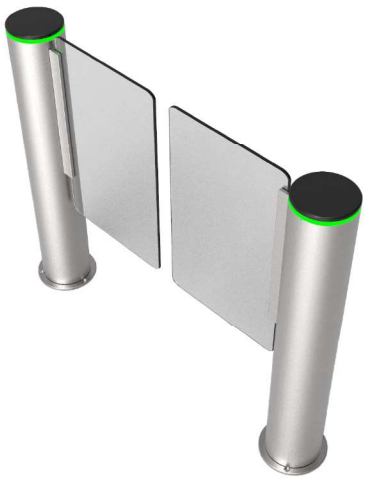
610x914mm

APPENDIX E : Product Data

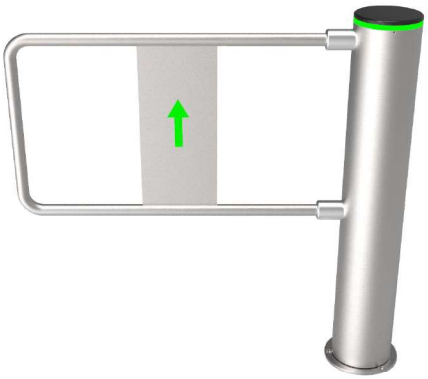
DATA SHEET

CYLINDER SPEED GATE MT310-S

The **MT310-S speed gate** has a slender, cylindrical body with a horizontal arm or barrier that rotates in a vertical plane. It can work as a single(1pcs) or a pair(2pcs).



The MT310-S mechanism uses cutting edge technology to min the size but ensure the high performance. They are also equipped with famous brand servo motor,which is fast speed and wide lane.The lane width of a single can be set to 600-1000mm. The lane width of a pair can be set to 600-2000mm, which can be used for wheelchair, luggage or bicycle access.



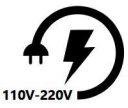
MT310-S can be set to allow access in a bi-direction or single-directional based on client's requirement.

Cylinder pedestrian swing gates are space-efficient and suitable for locations with limited space as they don't require much room for installation. These turnstiles are deployed in a wide range of environments, from public transit stations and airports to corporate offices, stadiums, and high-security facilities. They help regulate pedestrian flow and enhance security.

PASSING SPEED

PASSAGE FOR DISABLE

BI-DIRECTION



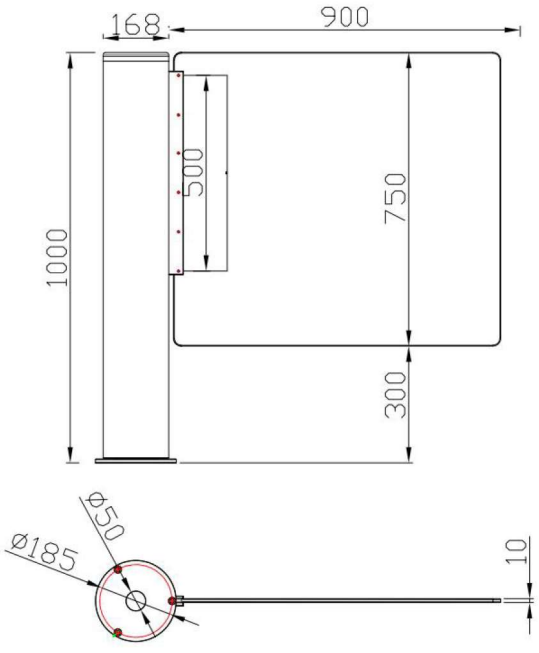
POWER SUPPLY

ANTI-TAILGATING

PROTECTIVE LEVEL

Technical Specifications

Dimension	ϕ168*1000mm (0.55*3.28*ft) (standard)
Material	SUS 304
Swing arm Material	Acrylic/Stainless steel
Passage Width (Single pcs)	600mm (1.97ft) -1000mm(3.28ft)
Passage Width of stainless steel arm (A pair)	600mm (1.97ft) -2000mm (6.56ft)
Passage Width of acrylic arm (A pair)	600mm (1.97ft) -1800mm (5.91ft)
Passage direction	Unidirectional/Bi-directional
Mechanism	Servo Motor 200W
Pass rate	40-50 persons/minute
Operating time	0.2 seconds
Power Supply	100V-240V 50/60Hz
Radar for automatic open	Unidirectional/Bi-directional
Open Signal	Passive Relay (Dry Contact)
Communication	RS485
MCBF	3,000,000 Cycles
Working Temperature	-35℃ ~ 60℃
Working Environment	Indoor
Relative Humidity	95% Maximum



If you need a dimension drawing according to the site, please contact us.

Feature

- **EMERGENCY EXIT**
  The function allows free passage in the event of an emergency or power outage, automatic reset when power is restored.
- **WORKING DIRECTION**
  Single directional or Bi-directional is optional.
- **WORKING MODE**
  Single pcs or a pair.
- **AUTOMATIC RESET**
  The swing arms will lock automatically within 5s (adjustable) if a person delay to access.
- **SELF-CHECK**
  With zero self-check function, convenient for user maintenance and use.
- **FAST UNLOCK**
  When there is a valid signal ,the gate will unlock within 0.2s (adjustable).
- **ANTI-PASS BACK**
  The gate will alarm if someone wants to entry in the reverse direction.
- **ANTI-INTRUSION**
  The gate is locked automatically until a invalid open signal is sent.
- **ARM LED LIGHT**
  LED on arms are optional function.
- **LANE STATUS**
  LED if the access is granted, the LED will be in green.In standby, the LED is blue. If denied access, the LED flash red.
- **HIGH PERFOMRANCE**
  The whole system runs smoothly with low noise.

Customization

- Dimension: Can be made according to the client's site.
- Optional use as a single (1pcs) or pair (2pcs).
- Material: 304 stainless steel to 316 stainless steel, or iron with powder coated (color can be customized).
- Swing arm material available in stainless steel or acrylic.
- Mounting base (for above floor wiring) and removable base (for temporary events) can be added.
- Cutouts can be customized to fit any reader. The cutouts can also be canceled.
- LOGO can be customized.
- Customized 3D drawings are available based on the site photos.
- OEM& ODM service is available.

Access control system

Our gates come with relay signals and RS485/RS232 interfaces. You can use your own access control system, or we can provide a complete access control system to you.

- Remote control
- RFID card
- QR code/ barcode
- Counter
- Face recognition
- Fingerprint recognition
- Coin/Card collection
- Button

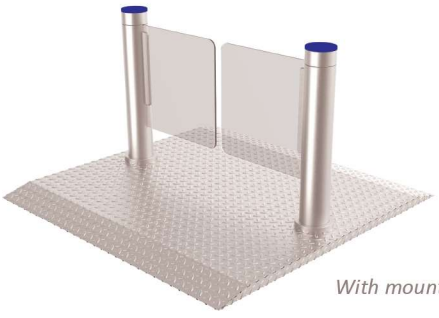
We also offer customization services.

Cutouts can be customized to fit any reader. LOGO can be customized.

Other frame colors available, RAL or RGB required.

Black Gray Green Blue Red

Various swing arms available

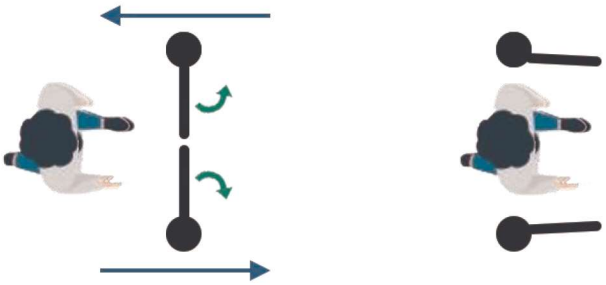


With mounting base

MAIRS

Emergency mode

Powered of equipment
with Super Capacitor Backup



In case of a power outage, swing arms are unlocked and open automatically.

Lane combination

One lane (Single one)

One lane (A pair)

Two lanes (Supports various combinations)

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