

May 26, 2025

Submitted Digitally

Ms. Lisa Christie
Cultural Heritage Planner
Heritage & Urban Design, Planning Division
Planning and Economic Development
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. Christie:

**Re: Heritage Permit Application
Schlegel Villages
290 Fennell Avenue West
Parts 4 and 5, 62R-20423
City of Hamilton
Our File No. 2023/15**

On behalf of Schlegel Villages, we are pleased to enclose a Heritage Permit Application ("Application") for the 290 Fennell Avenue West property. The purpose of the Application is to request permission to demolish the Powerhouse and Trades buildings. These buildings are considered "non-heritage attributes" but since they are located within a Part IV designated property, an Application is required.

In support of the Application, please find enclosed the following:

1. Completed Heritage Permit Application Form;
2. Heritage Permit Memo prepared by Archaeological Research Associates Ltd. dated May 26, 2025;
3. Overall Heritage Impact Assessment (HIA) prepared by Archaeological Research Associates Ltd., intended as reference, dated May 26, 2025; and,
4. Reference Plan 62R-20423 prepared by Rasch & Hyde Ltd. deposited on September 13, 2016.

If you require any further information, please advise.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.

- c. Brad Schlegel/Kevin Bushell – Schlegel Villages
Jacqueline McDermid – Archaeological Research Associates Ltd.



May 26, 2025

Lisa Christie
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RE: Heritage Permit Memo – for Powerhouse and Trades Building at 290 Fennell Avenue West (By-Law No. 97-198)

Dear Lisa,

Thank you for your consideration of the heritage permit application. As discussed during the meeting on March 13, 2025, the heritage permit includes the filled online form, this memo and the overall project Heritage Impact Assessment for 290 Fennell Ave West. This memo's function is intended as a good supplemental document that has pulled in sections of the overall HIA that are relevant for the current heritage permit under consideration.

Five non-heritage attribute buildings are being considered for demolition for the overall project, two of these buildings are the subject of this heritage permit for which we are seeking demolition ahead of the subdivision approval (see Map 1). Since a heritage permit is required and City of Hamilton Council approval, this separate heritage memo is provided.

Schlegel Villages (the owner) has obligations that were set out in the sale agreement with the provincial government, detailed below in Background Information (copied from the HIA). Schlegel Villages is requesting the demolition of two non-heritage buildings: the Powerhouse and the Trades building. The rationale for needing these removals now, are two-fold: 1) to complete the soil contamination evaluations, access to the soils around and under the Powerhouse is required and 2) the Trades Building, while not a required removal within the contamination reporting recommendations, this demolition is necessary. Among the province's priorities written into the sale of the property is a timeline for construction of the Long Term Care facility. Schlegel Villages advised that the demolition of the Trades Building is a required action as part of the early works to facilitate the mandated timeline of September 2026 to prepare the Schlegel Villages (Block 4) parcel for construction.

Map 5 shows Blocks 1-5 and heritage attributes. Block 4 is the Schlegel Villages portion of the overall property and the Block within which are the Powerhouse and Trades Buildings (marked by orange dots on Map 2). While the two buildings themselves are not heritage attributes, nor are they on or within any heritage attributes, there is still potential for impacts to the CHVI of the property as a result of their demolition.

In order to facilitate the heritage permit application discussion, this memo pulls in relevant mapping and sections from the overall HIA, including: 1) Background; 2) Current Condition Description of the Powerhouse and Trades Building; 3) Summary of Proposed Activity relevant to

this memo; 4) Relevant Potential Impacts and 5) Relevant Mitigation Considerations and Recommendations.

1.0 BACKGROUND

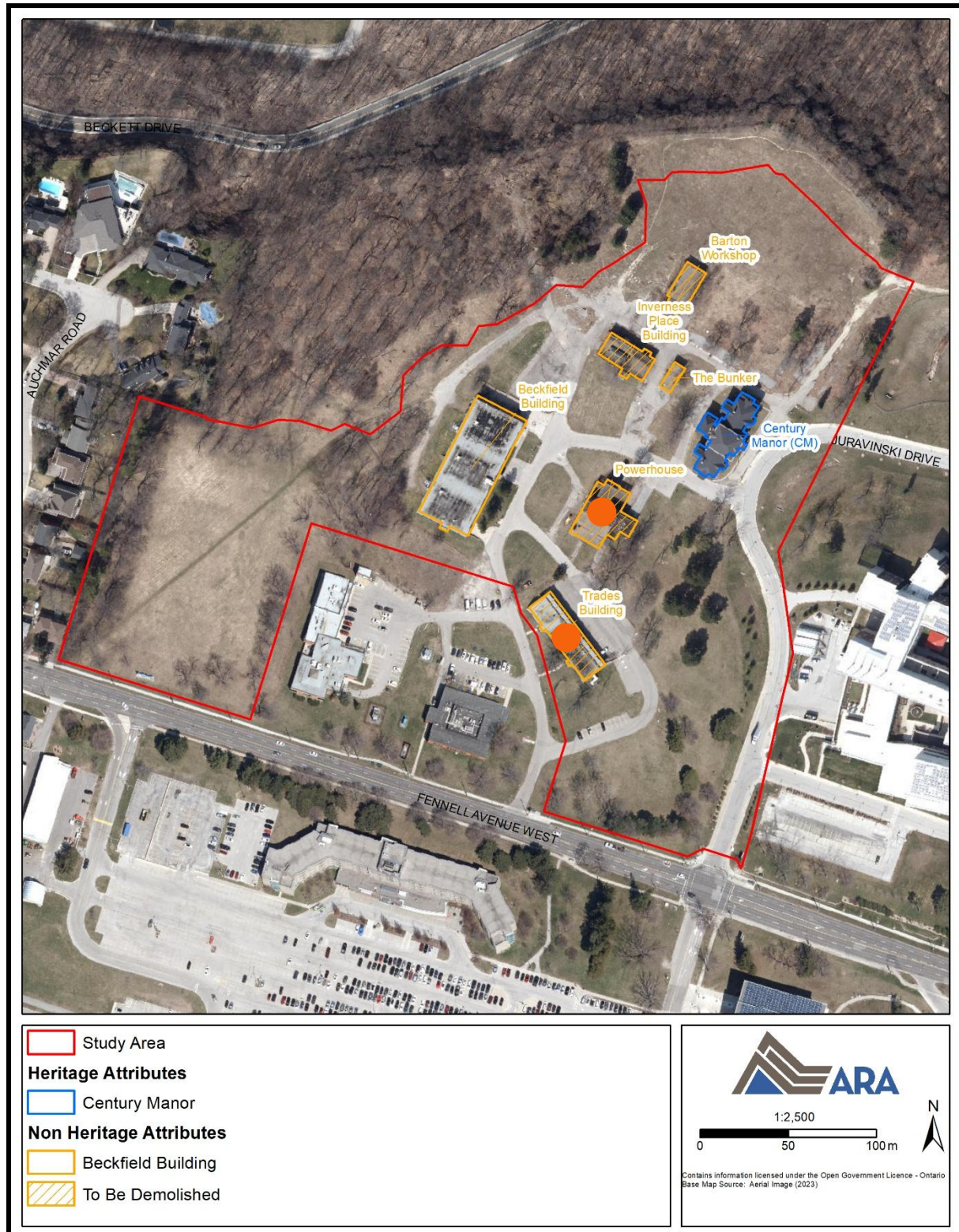
Archaeological Research Associates Ltd. (ARA) was retained by Schlegel Villages in August 2024 to conduct a Heritage Impact Assessment (HIA) to assess the impacts of proposed changes on the cultural heritage value (CHV) of the former St. Joseph's Psychiatric Hospital campus (SJPH) located at 290 Fennell Avenue West, Hamilton Ontario. The property was owned by Infrastructure Ontario and a portion of the lot was severed and transferred from provincial control to Schlegel Villages Inc (Schlegel Villages) and is subject to a Minister's Zoning Order Amendment that has a list of required provincial priorities. These priorities include: the requisite conservation of Century Manor, the provision of housing (i.e., affordable housing, long-term care beds, seniors rental accommodation and general market rental apartments), and the development of post-secondary educational opportunities (i.e. Mohawk College campus expansion). In order to prepare the site and fulfill the provincial obligations, assessment and remediation of contaminated and hazardous soil and sanitary servicing functional design is necessary. The property (henceforth Study Area) is 8.7 hectares (21.5 acres) in size with approximately 200 metres of frontage on Fennell Avenue West.

The proposed changes examined in the overall HIA report include: 1) proposed plan of subdivision which includes the establishment of a public road network, 2) the proposed demolition of five buildings which are not heritage attributes, and 3) the proposed concept master plan. The proposed plan subdivision is creating five parcels or "blocks" and two road allowances "Street A" and "Street B" (see Map 2). Several of these blocks will be further developed by stakeholders including Mohawk College and Indwell. The proposed subdivision of the property, demolitions and concept plan are being undertaken to support proposed developments of the property by Schlegel Villages, Mohawk College and Indwell. Due to multiple constraints within the property, the proposed demolitions are proposed to create sufficient space for the proposed new and continued uses within the sub-divided parcels by these stakeholders.

Of the seven buildings extant within the study area, five are proposed to be demolished. All five buildings proposed for demolition are non-heritage attributes. Two buildings will remain extant, one non-heritage building, Beckfield Building and one heritage attribute building, Century Manor (CM) (see Map 1).

The property is currently designated under Part IV of the Ontario Heritage Act (OHA) City of Hamilton By-Law No. 97-198. In addition to the current 1997 by-law, the City of Hamilton has provided an updated draft evaluation according to Ontario Regulation 9/06 (O Reg 9/06), as well as an updated draft Statement of Cultural Heritage Value (SCHV) with a draft list of Heritage Attributes. The Heritage Attributes are mapped on Map 2. This draft SCHV forms the basis of the overall HIA and the attached heritage permit.

The HIA was conducted in accordance with the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Planning Statement* (2024), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the *Urban Hamilton Official Plan* (City of Hamilton 2021) and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (City of Hamilton 2018).



Map 1: Study Area Showing Current Aerial and Buildings – NOTE: ONLY POWERHOUSE AND TRADES BUILDING ARE SUBJECT OF THIS HERITAGE PERMIT APPLICATION

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Proposed Subdivision Plan and Heritage Attributes – NOTE: ONLY POWERHOUSE AND TRADES BUILDING ARE SUBJECT OF THIS HERITAGE PERMIT APPLICATION (Marked with Orange Dot)
(ARA)**

2.0 PROPERTY DESCRIPTION – EXISTING CONDITIONS

This section described the current conditions of the two buildings proposed for demolition within the heritage permit under consideration and is located within Schlegel Villages Block 4.

2.1 Trades Building

The Trades Building is not a heritage building. It is a one-storey building that is raised a half-storey from the grade, with a basement. Constructed in 1960, the building exhibits a flat roof, with red brick masonry laid in a common bond pattern. The façade features a covered porch, and large rectangular window openings. (see Image 1 and Image 2).

The Trades Buildings is not currently in use and appears in good condition, with window openings with modern glass panes, and operational entrances.

2.2 Powerhouse

The Powerhouse is not a heritage building. It is a three-storey red brick building with several one and two-storey wings with flat roofs. The Powerhouse building was constructed in 1958 in anticipation of the need for more power over a greater area on the property. A summary and description of the building is as follows:

The Powerhouse was designed in a Moderne style. It has a streamlined industrial character with distinct cubic volumes, flat roofs or varying heights, large metal frame windows and metal doors. It is mainly unornamented with the exception of some small Art Deco masonry details over selected windows and doors. The brick is a rugged brick faced texture. Steel windows, doors, railings and roof access ladders are integral to the functional character of the design. (SBA 2022a:61).

A description of the current conditions provided in 2022:

The most recent BBAR (2020) reports the Powerhouse is in extremely poor condition. It is believed that mold is present in the basement. There are several corroded structural steel members noted as well as past reported leaks, and a deteriorated roof slab system. The brick façade at the front of the facility appeared to be detaching from the structure and could potentially lead to a partial collapse. The Powerhouse is serving the Beckfield and Trades Buildings with power from a system that has deferred repair funds. The asset category is listed as “transition.” (SBA 2022b:19).

Currently, all of the window openings are boarded up, and doorways remain locked and secured (see Image 3-Image 6).



**Image 1: Façade of the Trades Building
(September 27, 2024; View Facing Northwest)**



**Image 2: Rear of the Trades Building
(September 27, 2024; View Facing Southeast)**



Image 3: Powerhouse Building
(September 27, 2024; View Facing North)



Image 4: South Elevation of Powerhouse Building
(September 27, 2024; View Facing North)



**Image 5: West Corner View of Powerhouse Building
(September 27, 2024; View Facing East)**



**Image 6: North Corner View of Powerhouse Building
(September 27, 2024; View Facing South)**

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

As outlined by Schlegel Villages, the proposed activity is as follows:

The purpose of the Application is to implement the City's Zoning By-law and Minister's Zoning Order (Ontario Regulation 494/24) (hereinafter referred to as "MZOA") applicable to the subject lands, and to establish a public road network to facilitate future development on individual blocks of land. The intent of the subdivision is to establish a portion of Juravinski Drive as a public road, create a new internal public road network servicing the individual blocks, and subdivide the subject lands in order to create separate ownerships to accommodate Schlegel, Mohawk College, Indwell and the larger residential parcel. It is noted that the Mohawk College parcel was previously created and is now owned by the College. (Wellings 2024a).

When Infrastructure Ontario (IO) divested from the study area, Schlegel Villages agreed to several provincial priorities as a condition of sale, those priorities include:

- *Protection of Century Manor as a heritage resource and repurpose Century Manor for affordable housing;*
- *Delivery of Long Term Care bed and senior's accommodation;*
- *Expansion of Mohawk Facility including possible student residences;*
- *Public access to the site and integration with surrounding community (trails/multi-use pathway);*
- *Promotion of intensification and a range and mix of housing types; and*
- *Protection of key natural heritage features (adapted from Wellings 2024a and 2024b).*

Contamination studies and remediation of the soil will be required early works to achieve these priorities.

The following sections describe the proposed development of Schlegel Villages' Block 4 (Section 3.1) and one of the early works studies (Section 3.2). Since the rationale for demolishing the two non-heritage buildings now is in order to complete the contamination study and remediate the soil, an summary and excerpt from the Designated Substance and Hazardous Materials (DSHM) Survey summary is also provided in Section 3.2.

3.1 Block 4 – Schlegel Villages

The concept plan for this block includes both Long Term Care (LTC) buildings and a retirement home (RH) facility. The general layout of the LTC/RH buildings includes a centrally placed Town Square and a RH apartment building contingent. Phase I is split in two separate structures (North and South) each with eight-storeys and 256 beds (512 total LTC beds) between which is a one-storey Common Area. The two-part Phase II includes a proposed two-storey Town Square amenity with 220 underground parking spaces. The RH fronts Fennel Avenue West and is the tallest proposed building at 18 storeys, which will provide 320 RH suites.

In addition to the underground parking beneath the Town Square, there is some surface parking area, internal roadways, service driveways and barrier-free parking spaces.

3.2 Environmental Site Assessment and Designated Substance and Hazardous Materials (DSHM) Surveys

Several environmental evaluations have been carried out within the Study Area, describes as follows (GHD 2025):

Several environmental studies have been undertaken at the Site. Phase I and II Environmental Site Assessments were completed by the Thompson Rosemount Group Inc. in 2009 and by Golder in 2012. These studies included the collection and analysis of soil and groundwater samples. Schlegel [Village] retained GHD Limited to undertake more detailed investigations of soil and groundwater in 2023. GHD also completed Designated Substances and Hazardous Materials (DSHM) Surveys on the Site buildings.

The environmental investigations completed at the Site have identified impacts to soil quality across a significant portion of the Property, in excess of the MECP Table 3 Standards. The contaminants present in soil at the Site are primarily metals, with some less frequent polycyclic aromatic compound (PAH) and petroleum hydrocarbon (PHC) impacts. Impacts were generally encountered in shallow soils (upper 2 metres).

There were no exceedances of the MECP Site Condition Standards in the groundwater samples collected from the Site. There was however visual evidence of PHC impact to soil and groundwater adjacent to the east side of the powerhouse. Further investigations will be completed to assess the extent of PHC impact in this area and determine remediation requirements.

The DSHM surveys identified the presence of asbestos and lead in the buildings, as well as the potential for polychlorinated biphenyls (PCBs). Abatement plans will be prepared to address all DSHM in the buildings.

A Remedial Action Plan is being prepared to address the soil, and potential groundwater impacts at the Site.

In order to complete the DSHM, the removal of the Powerhouse is required. The demolition of the Trades Building is proposed at this stage in recognition of the construction timelines required by the provincial government for Long Term Care.

4.0 POTENTIAL IMPACTS

Relevant potential impacts from the demolition of the Trades Building and Powerhouse are pulled from the overall HIA and examined in Table 1.

The “construction phase” involves many activities including demolition.

Table 1: Impact Evaluation
(Adapted from MCM 2006b:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>There is the potential for indirect direct impacts to the heritage attributes of Century Manor from continued exposure to vibrations caused during the construction phase.</p> <p>There is the potential for direct accidental impacts as a result of accidental impacts to CM and the Beech Tree during the construction phase.</p> <p>No direct impacts are anticipated as a result of the proposed removal of all trees to Century Manor setting including the central green since the remaining trees on the central green are not within the study area.</p>

As Table 1 outlines, the following impacts are anticipated as a result of the proposed demolition of the Powerhouse and Trades Building:

- Impact 1: There is the potential for direct impacts to the heritage attributes of Century Manor from continued exposure to vibrations caused during the construction phase.
- Impact 2: Potential for destruction of any or part of any heritage attributes as a result of accidental impacts during site preparation and construction phase. This is a direct negative and irreversible impact to the CHV of the property, including: groupings of trees to the north of CM, grouping of trees to the south of CM, view from Century Manor to the significant Beech Tree, Century Manor, and Significant Beech Tree.

5.0 MITIGATION CONSIDERATIONS AND RECOMMENDATIONS

5.1 Temporary Protection Plan

To protect any resources in proximity to the proposed work during the construction period, Temporary Protection Plans (TPP) should be developed for construction on blocks that are marked for development (Blocks 1–4). The TPP should include:

- The heritage attributes should be marked on the construction plans.
- Construction laydown areas should be located well away from heritage attributes. Where needed, construction fencing should be erected to protect heritage attributes located in proximity to laydown areas and areas of demolition and construction. Dedicated avenues should be allocated for construction vehicles to avoid accidental damage, like restricting construction vehicles from coming near CM or Beech tree, keeping all construction activities well away from these resources.
- During construction on Blocks 2 and 4 temporary construction fencing should be erected as a buffer around CM and during construction on Block 2 temporary construction fencing should be erected as a buffer around the significant Beech tree. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to CM or the Beech tree as a result of the construction activities or equipment.
- The TPP should also include a communication protocol that details who needs to be informed about the heritage attributes and who should be contacted if there is an issue.
- The TPP should include a plan for potential physical impact to any of the heritage attributes (i.e., a plan if there is any damage resulting from machinery). This should include a construction vibration review to CM (see also Section 5.2). Currently, there is the potential for accidental physical impacts. The TPP protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the building to its previous condition.

5.2 Construction Vibration Review

Heavy machinery used for construction activities cause varying degrees of vibration that can negatively impact heritage attributes. A zone of influence should be determined for the different types of equipment anticipated to be needed for the construction phase. A zone of influence is usually determined in metres. In order to avoid vibration impacts to sensitive heritage resources, a minimum setback of heavy machinery activities should be established and can be part of the Temporary Protection Plan (see Section 5.1). If this is not possible, vibration monitors can be installed. A terms of reference can be determined in consultation with the City.

In order to evaluate the possible vibrations of the equipment types (to be determined) and determine acceptable setback limits, the *Transportation and Construction Induced Vibration Guidance Manual* (California DOT: 2013) should be consulted and a vibration study completed. This study can be included in an HIA. In the absence of a vibration study, a 50-metre buffer is acceptable according to the MCM (MCM 2019).

5.3 Material Salvage

The Trades building and Powerhouse proposed for demolition are not identified as heritage attributes; however, in instances of building demolition/removal, the salvage of building materials is considered good practice as salvage positively contributes to climate change mitigation by diverting waste from landfill and providing an opportunity to extend the lifespan of materials and their embodied carbon footprint. As such, the salvage of interior and exterior materials proposed for demolition is encouraged.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained prior to any demolition work taking place;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

6.0 SUMMARY

With Wellings Planning, ARA is submitting this memo as an accompanying document to the Heritage Permit application to demolish two non-heritage buildings on the Part IV designated property at 100 West 5th Ave/290 Fennell Avenue West, Hamilton. This memo contains excerpts from the overall project Heritage Impact Assessment: including, relevant mapping and sections from the overall HIA: 1) Background; 2) Current Condition Description of the Powerhouse and Trades Building; 3) Summary of Proposed Activity relevant to this memo; 4) Relevant Potential Impacts and 5) Relevant Mitigation Considerations and Recommendations.

Impacts to the heritage attributes of the property as a result of the demolitions of the Powerhouse and Trades Building were assessed, and mitigative measures suggested.

As a result of this review, the following recommendations are suggested:

- ARA recommends a Temporary Protection Plan (TPP) be developed ahead of construction/demolition activities. That any contractor specifications include information about the heritage recognition of the property and the specific heritage attributes which could be accidentally impacted clearly marked on a map. A physical barrier around Century Manor is also recommended.
 - Contractor specifications should detail action/protocol to be taken if damage does occur including contact information.
- ARA recommends an evaluation of possible vibrations of the equipment types (to be determined) and determine acceptable setback limits to Century Manor be determined, if not, that a 50m buffer is sufficient, according to MCM 2019. The demolition activities are well away from the Beech Tree and thus no impacts are anticipated.
- ARA recommends that a reputable contractor(s) with proven expertise in salvage removal should be retained prior to any demolition work taking place. The Trades Building and Powerhouse are proposed for demolition and are not identified as heritage attributes; however, in instances of building demolition/removal, the salvage of building materials is considered good practice. Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested. The material must be extracted in a manner that ensures that it is not irreparably damaged. Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.