

1284 Main Street East
Hamilton, ON

CULTURAL HERITAGE IMPACT ASSESSMENT

December 8, 2022

E R A

Project # 22-098
Prepared by PE / RL / SI / KK / PB

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EXECUTIVE SUMMARY

Background

This Cultural Heritage Impact Assessment (“CHIA”) has been prepared by ERA Architects Inc. (“ERA”) for the proposed redevelopment of the property known municipally as 1284 Main Street East, in Hamilton (the “Site”).

Heritage Status

The Site was designated under Part IV of the Ontario Heritage Act (“OHA”) on April 9, 2014, by By-law 14-077. The property was designated following the consolidation of Hamilton-Wentworth School Board properties and the closure of Delta Secondary School, which operated from the Site.

The Staff Report recommending designation (PED14028) includes extensive research and outlines the Site’s cultural heritage value in the context of the test for designation under O. Reg. 9/06 of the OHA. In accordance with that test, the Staff Report describes the design/physical, historical/associative and contextual value of the Site.

Research and Analysis

Based on the evaluation under O. Reg. 9/06 in the Staff Report and our own independent review, ERA has developed priorities for heritage conservation and a series of Conservation Design Parameters (CDPs) for the Site, which set forth a heritage-first framework for its redevelopment.

The CDPs outline the following primary conservation objectives for the Site:

- Highlight the retained 1924 School Building;
- Site new buildings in response to the school’s historic evolution;
- Form new massing to respond to and respect the 1924 School Building and the surrounding neighbourhood;
- Draw on a sympathetic material palette; and

- Offer a meaningful contribution to the public realm through landscaping and adaptive reuse.

The proposed development has been designed to support these objectives.

Proposed Development

The proposed development contemplates retention and adaptive reuse of the original 1924 School Building for residential purposes. The lawn in front of the 1924 School Building will remain open space to retain the visual prominence and setting of the principal elevation. The 1924 School Building will be subject to a conservation scope of work, including the conservation of interior elements, to be described in a forthcoming Conservation Plan.

The 1948-1950 and 1972 additions are proposed to be removed to accommodate three new 14-storey multi-residential buildings. A combination of three and four-storey townhomes and stacked townhomes are proposed along the south, east, and west perimeter of the Site.

The grounds, including the surface parking lots, will be reconfigured to provide publicly-accessible open spaces at the southeast and southwest corners of the Site, along Maple Avenue, and improve the landscape treatment on the balance of the Site.

The proposal would establish a total of 975 residential units, as well interior and exterior amenity space.

Impact of Proposed Development

The proposal will result in the removal of the attributes of the Southeast, Southwest, and South Back Wings that are included in the designation By-Law for the property as well as landscape attributes located to the rear of the 1924 School Building.

The highest priority built and landscape attributes of the Site, which include the original 1924 School

Building and its original setting, incorporating the front and side lawn areas, will be retained in situ and subject to a conservation scope of work.

Considered Alternatives

In response to the property's designation by-law and extent of listed heritage attributes, the design team considered a number of alternative redevelopment scenarios which would avoid impact on the 1924 School Building as well as the 1948-50 additions. With full consideration of the objectives established through the project's CDPs, the alternative development scenarios examined do not represent the best balance between the heritage conservation and planning objectives for the Site.

Mitigation Measures

The impact of the proposed development has been mitigated through the following measures:

- Location of new development to the rear (south) of the 1924 School Building;
- Stepping back of new construction at the 5th storeys in alignment with the 1924 School Building;
- Symmetrical form and siting of new construction;
- Rehabilitation and enhancement of the open space frontage along Main Street East and the east and west entrances to the 1924 School Building;
- Addition of two new publicly accessible parkettes at the southeast and southwest corners of the block, including retention and integration of the arched canopy at the southwest corner;
- Addition of new greenspaces throughout the Site, resulting in a net increase to the greenspace across the Site; and

- Siting of taller structures in the centre of the block, to reduce visual impact and minimize shadowing on the surrounding context.

As the design progresses, additional details, such as sympathetic and compatible materiality and articulation of the new construction, will be explored.

Conservation Strategy

The overarching conservation strategy for the Site has been based on the conservation objectives described in ERA's CDPs and includes full retention of the original 1924 School Building, including the North Front Wing and South Centre Wing (auditorium) within its landscape setting. The siting and massing of new construction is designed to conserve the prominence of the retained building within its Main Street context.

The anticipated conservation scope of work for the 1924 School Building includes the following measures:

- Retain 1924 School Building in full, maintaining its legibility as a three-dimensional structure and the continuity of the existing streetscape;
- Remove rear additions dating from 1948-1972 and reconstruct rear elevation as a contemporary interface between the existing building and new development to the south;
- Proposed exterior conservation work includes: window upgrades; masonry and stucco repairs; masonry cleaning and selective repointing; roofing and flashing replacement, structural repairs to concrete; door and woodwork repair, rehabilitation and repainting;
- Restore and rehabilitate front entrance vestibule, lobby, alumni and auditorium spaces to support new residential and amenity uses; and

- Stair upgrades to meet current building code requirements, repair and repainting of metalwork.

The conservation strategy is consistent with the direction in the Provincial Policy Statement (“PPS 2020”) around reconciling conservation of cultural heritage resources with other provincial planning objectives and conforms to the cultural heritage policies in the City of Hamilton’s Urban Hamilton Official Plan (“UHOP”).

The conservation scope is preliminary, and subject to change as more detailed studies are completed and overall design/development moves forward. As a next step, it is recommended that the Conservation Strategy include:

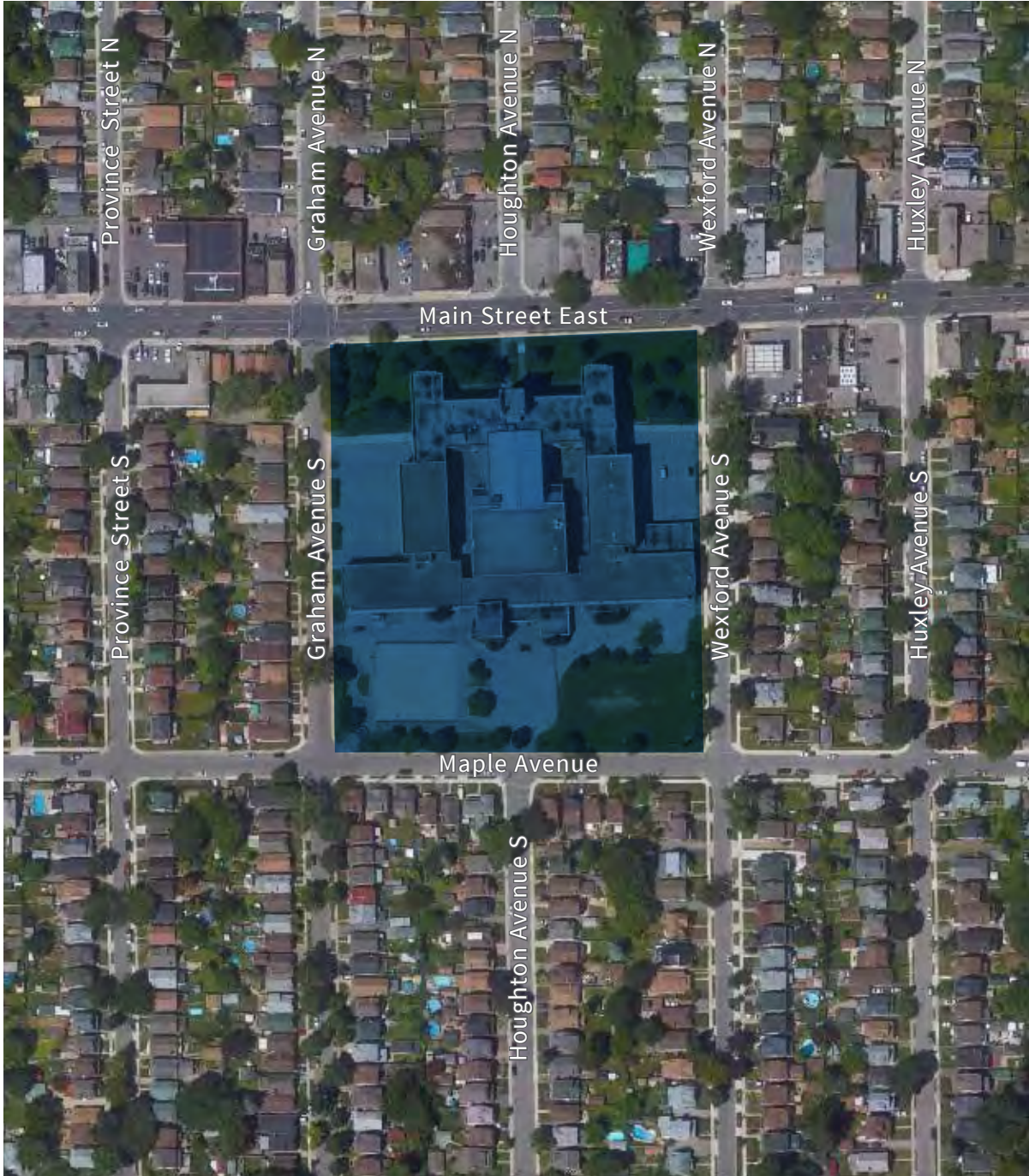
- A Conservation Plan to provide more detail on the proposed conservation scope of work, including interface between the existing structure and proposed development;
- An Interpretation Plan that includes plaquing and commemorative design measures; and
- A Documentation and Salvage Report that considers the reuse of salvaged material, such as the woodblock flooring in the machine shop, and interim artifact storage.

Conclusion

The proposed development will conserve the 1924 School Building and grounds along Main Street East and along the east and west elevations of the conserved structure. The rehabilitation and adaptive reuse of the 1924 School Building will introduce a new and compatible residential use, while conserving the cultural heritage value of the Site. The location of new development behind, and set back from, the retained 1924 School Building will conserve its visual prominence while introducing new housing to the area.

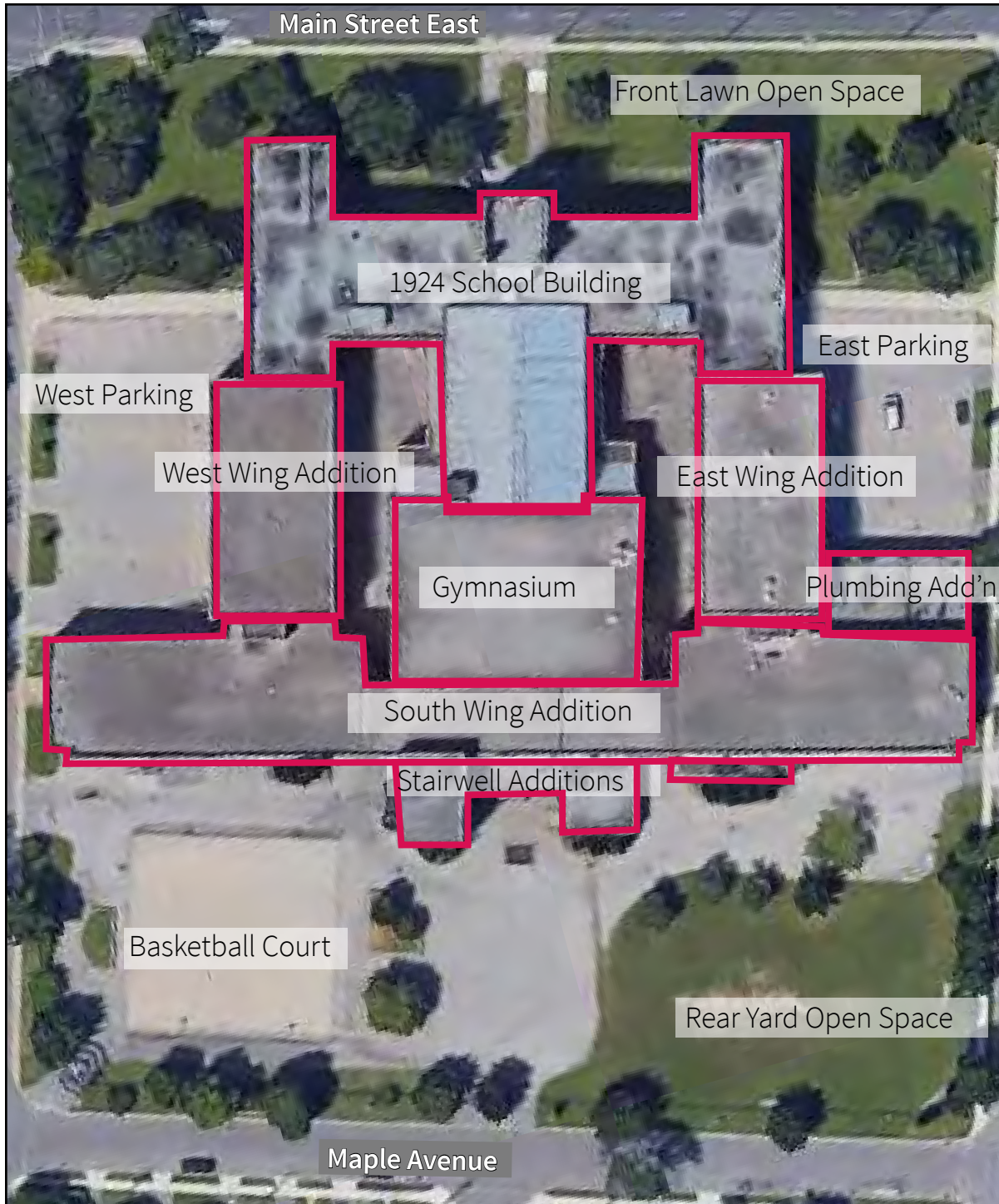
1 INTRODUCTION

1.1 Location Plan



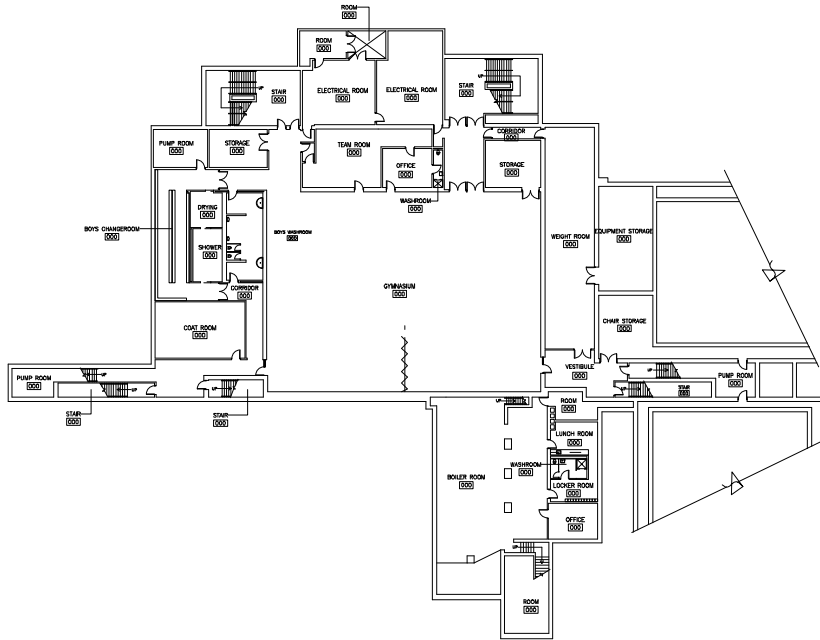
Aerial image showing the Site shaded in blue (Google Earth, 2022; annotated by ERA).

1.2 Existing Site Plan (Site Layout)

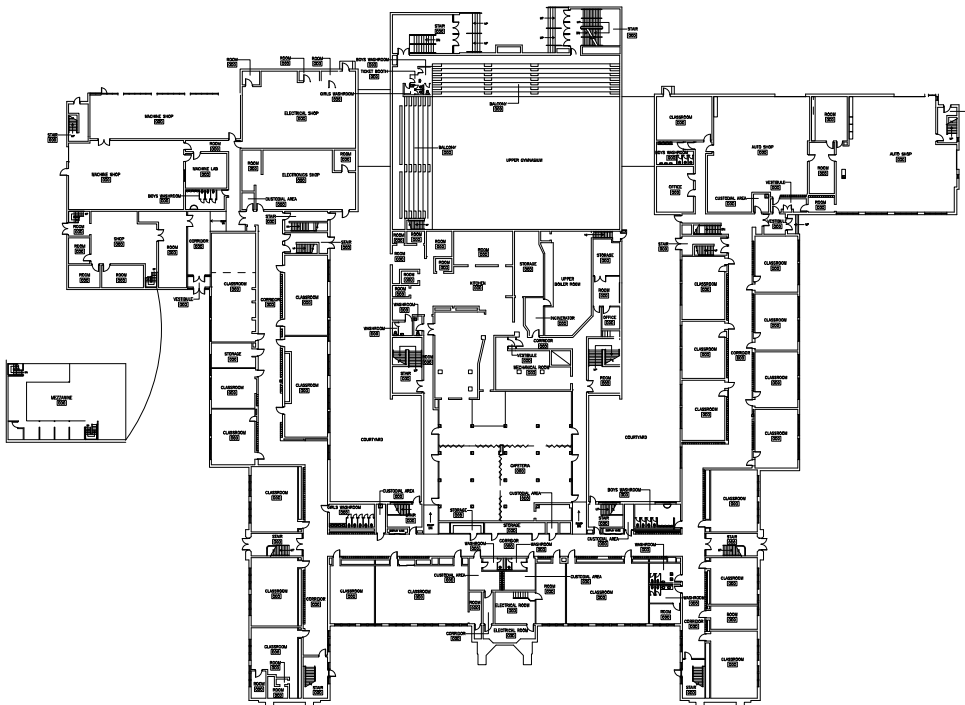


Aerial image showing the existing site layout (Google Earth, 2022; annotated by ERA).

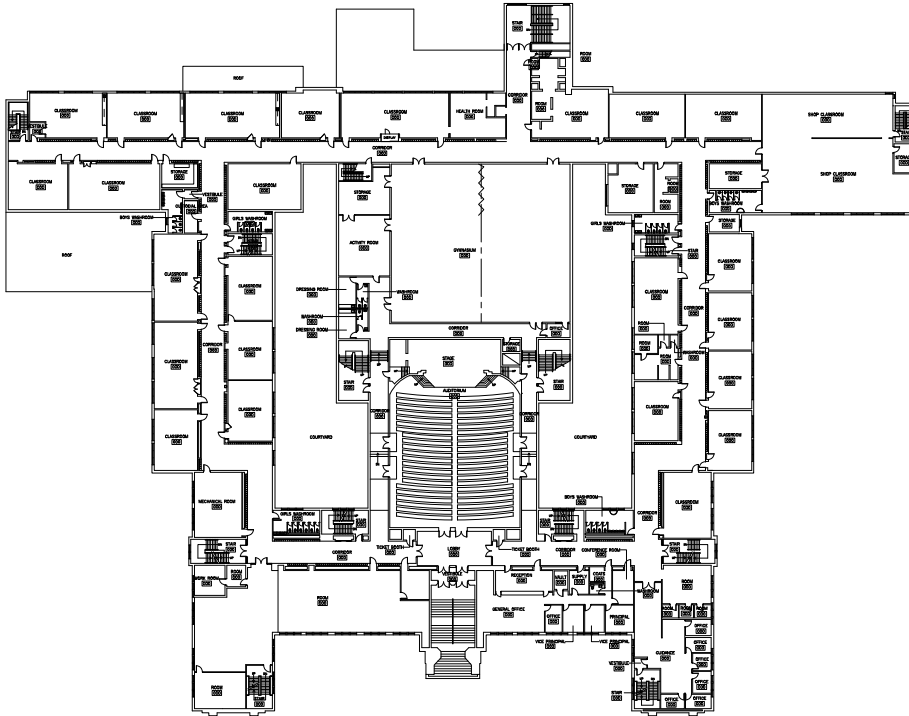
1.3 Existing Floor Plans



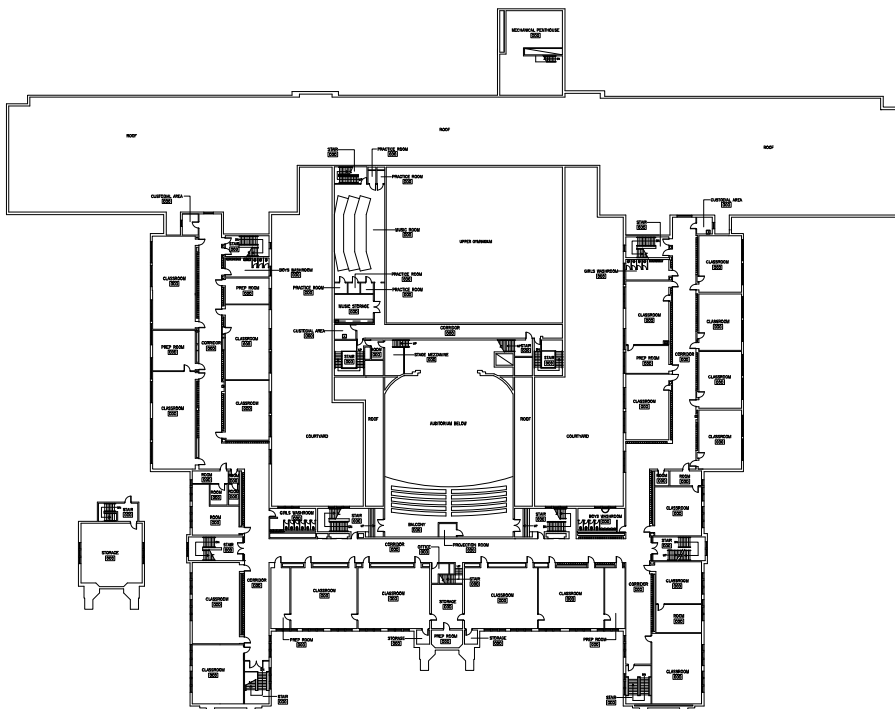
Basement floor plan (Hamilton Wentworth District School Board, 2019).



First floor plan (Hamilton Wentworth District School Board, 2019).



Second floor plan (Hamilton Wentworth District School Board, 2019).



Third floor plan (Hamilton Wentworth District School Board, 2019).

1.4 Site Description

The Site is municipally known as 1284 Main Street East, which consists of the block bounded by Main Street East to the north, Wexford Avenue South to the east, Maple Avenue to the south, and Graham Avenue South to the west. The Site contains the former Delta Secondary School building and grounds which were designated under Part IV of the Ontario Heritage Act on April 9, 2014, by By-law 14-077.

The former Delta Secondary School Building was originally constructed in 1923-24, with later additions constructed in 1948-1950 and 1972.

The 1924 School Building consists of the North Wing and South Central Wing. Facing Main Street East, the North Wing is a three-storey Modern Gothic structure set within a large landscaped front yard and side yards. The structure features a prominent five-storey tower centred on the terminus of Houghton Avenue North. Centred on the rear of the North Wing, the South Central Wing comprises the Auditorium and Gymnasium with subsequent additions in 1948-50 and 1970.

The 1948-50 additions consist of the Southeast, Southwest, and South Back Wings. The Southeast and Southwest Wings are located to the rear of the 1924 Building's North Wing, facing Wexford Avenue South and Graham Avenue South respectively. The identical three-storey structures feature modest Gothic details. Connecting the Southeast and Southwest Wings along the rear of the building, the South Back Wing is a two-storey modernist-style structure that faces the rear schoolyard.

1.5 Context

The Site is located in the Delta East neighbourhood which is bounded by Main Street East to the north, Kenilworth Avenue South to the east, the Niagara Escarpment to the south, and Ottawa Street South to the west. It was developed as a residential neighborhood in the 1920s and 1930s and is characterized by modest brick-clad one and two-storey detached residences. Its southern border, Main Street East, is a major arterial road comprised of a mix of residential and commercial uses of various construction dates and styles.

The north side of Main Street East, between Wexford Avenue South and Graham Avenue South, is characterized by a mix of small-scale one and two-storey commercial buildings, constructed between the 1920s and present, and four small parking lots.

The west side of Graham Avenue South, between Main Street East and Maple Avenue, consists of 16 identical 3 bay brick bungalows with front verandahs, while the south side of Maple Ave, between Wexford Avenue South and Graham Avenue South, is characterized by brick-clad 1.5 and 2 storey bungalow-style houses.

The east side of Wexford Avenue South, moving south from Main Street East to Maple Avenue, consists of a modern gas station, the c. 1928 Redeemer Lutheran Church, a row of ten identical two-storey brick houses, and two brick bungalows. Located at 15 Wexford Avenue South, Redeemer Lutheran Church is included on the City of Hamilton's Inventory of Places of Worship.

1.6 Present Owner and Contact Information

Delta Joint Venture Inc.
200 – 3170 Harvester Road
Burlington, ON
L7N 38W

2 BACKGROUND RESEARCH AND ANALYSIS

2.1 Development History

In 1923-24, the North Wing and South Central Wing of Delta Secondary School were constructed. Designed by architects Gordon Hutton and William Souter in the Modern Gothic style, the North Wing featured an H-shaped plan with central tower facing Main Street East, while the T-shaped South Central Wing was centred to the rear of the North Wing. The principal street-facing elevations of the North Wing were clad red rug-faced brick with Tyndall limestone crenellations and accents, while the rear elevation and South Central Wing were clad in plain red brick.

A “U”-shaped front walk created an approach to the formal central entrance, with secondary concrete walks located at the east and west ends of the structure leading from Main Street East to the North Wing’s east and west side entrances. While plans submitted by Hutton and Souter proposed an oval quarter-mile running track to the rear of the South Central Wing, based aerial images from 1934 and 1943, it does not appear that such a track was constructed.

Between 1948-50 the Southeast, Southwest, and South Back Wings were constructed. Designed by Prack & Prack architects, the three-storey Southeast and Southwest Wings featured modest stone crenellations that referenced the Modern Gothic-style of the 1923 structure, providing a transition to the modernist two storey South Wing. Based on aerial photographs, between 1943 and 1950, the concrete sidewalks connecting the east and west side entrances to Wexford Avenue South and Graham Avenue South were constructed.

In 1970, major renovations were undertaken. An additional storey was added to the gymnasium section of the South Central Wing, a one-storey addition was placed on the southeast corner of the North Wing, and two stairwells on the central section of the South Back Wing were added.

2.2 Cultural Heritage Value

The City of Hamilton carried out research and analysis in their *Cultural Heritage Assessment Report on Delta Collegiate Institute/Delta Secondary School*, dated December 2013. Provided below is the evaluation under Ontario Regulation 9/06 undertaken as part of the report, which informed the Statement of Significance and list of attributes contained within By-law 14-077 to designate the Site under Part IV of the OHA.

Category 1: Design value or physical value

Criteria i: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

While the school's north front wing is an excellent example of the Modern Gothic style of architecture, the additions from 1948-50 are early illustrations of Modernism in Ontario. Delta Collegiate Institute, erected in 1923-24, was the first building in Hamilton to use Tyndall, Manitoba limestone for trim and one of the first to use it in Ontario.

Criteria ii: The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

Considered one of the finest secondary schools in Canada when it opened, Delta Collegiate Institute/ Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone, a formal front entrance made of the best materials, a beautifully adorned central lobby, a large auditorium with proscenium arch at the stage and an upper tier of seating in its gallery, four cast-iron and marble stairways, a light-filled room atop the school's central tower where art classes were originally held, and other high-quality design elements.

Criteria iii: The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

The property does not demonstrate a high degree of technical or scientific achievement.

Category 2: Historical value or associative value

Criteria i: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton. When opened in 1924, it was the second collegiate institute – the highest order of secondary school in Ontario in the 1920s – in all Wentworth County. After the destruction of Central Collegiate Institute by fire in 1946, Delta remained as the oldest surviving collegiate institute in the city.

Built in response to a surge in secondary school enrollment after the Province of Ontario had in 1921 raised the age of compulsory school attendance to 16 and had abolished school fees, Delta Collegiate

Institute stands at a turning point in secondary school education. The 1948- 50 enlargement, which added technical and commercial programs to the school's academic curriculum, came immediately after the school board had recommended a system ending secondary schools specializing in academic, technical or commercial programs and offering instead a combined academic/technical/commercial school in each of the central, east, west and eventually, Mountain districts.

Criteria ii: The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The public investment in building Delta Collegiate Institute in an area about to be developed as a working-class neighbourhood symbolizes the high social value placed on education in the early twentieth century in Hamilton.

Criteria iii: The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Gordon Hutton and William Souter, whose partnership began in 1921, were appreciated for their scholastic work, having designed schools in Hamilton and other Ontario cities. Like Delta Collegiate Institute, Memorial School by Gordon Hutton (completed 1919) and Cathedral Roman Catholic High School by Hutton & Souter (1928) show mastery of the Modern Gothic style. The Hutton & Souter firm rose to a place of prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is known for the Lister Block (1923), the Pigott Building (1928), Westdale Collegiate Institute (1930) and for their many large industrial buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well-placed to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School.

Category 3: Contextual value

Criteria i: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Filling an entire city block, the school is a focal point in the Delta East neighbourhood.

Criteria ii: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The school is centred in the block bounded by Main Street East, Wexford Avenue South, Maple Avenue and Graham Avenue South, and the school's central tower is on axis with Houghton Avenue North. There is a "U"-shaped walk to the formal entrance on Main Street East, a walk leading from Wexford Avenue South to the east entrance and a walk leading from Graham Avenue South to the west entrance – all original to the Hutton & Souter block plan. The front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. The rows of one- and two-storey buildings on the north side of Main Street East and along Wexford Avenue South, Maple Avenue and Graham Avenue South architecturally defer to the school. The arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school grounds, helps further in defining the importance of the school within the neighbourhood.

Criteria iii: The property has contextual value because it is a landmark.

Intended as an architectural point of interest in the east end of the Lower city, Delta Collegiate Institute/ Delta Secondary School remains a landmark on Main Street East.

2.3 Analysis

Attached to the Staff Report containing the above analysis under O. Reg. 9/06 is a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, which comprises the content of the designation by-law for the property. In addition to attributes of the property that represent the aspects of cultural heritage value described in the evaluation under O. Reg. 9/06 in the Staff Report, the Statement of Cultural Heritage Value appears to include features that are seemingly unrelated to the reasons for designation (eg. the open space of the rear yard accessed by the public for park purposes).

Consequently, ERA has undertaken an independent evaluation of the property to determine which attributes of the Site are rationally connected to the Reasons for Designation, per the Ontario Heritage Toolkit guidance on designation:

*The Description of Heritage Attributes lists the key attributes of the property. It is not an exhaustive account of the property's heritage attributes. The identification of heritage attributes is a selective process. **Only those principal features or characteristics that together characterize the core heritage values of the property should be included.***

In the context of these recommendations, ERA compared the attributes listed in the Designation By-Law to the analysis under O. Reg. 9/06 and found that the attributes contained within the 1923-24 school building and landscape along Main Street West, and the east and west side entrances, characterized the core heritage value of the Site and should be prioritized for retention in the context of redevelopment.

The outcome of the comparative exercise accords with our own independent evaluation of the highest-priority heritage attributes and conservation objectives for the Site, which is detailed below.

Heritage Conservation Priorities

Priority 1

Conservation areas exhibit attributes most directly linked to the established cultural heritage value. These areas are intended to be retained in situ, and subject to a conservation scope of work.

Priority 2

Conservation areas exhibit few attributes linked directly to the established heritage value. These areas are proposed for removal but are intended to be referenced in new construction as elements of the school's historic evolution.

Interior Priority Only

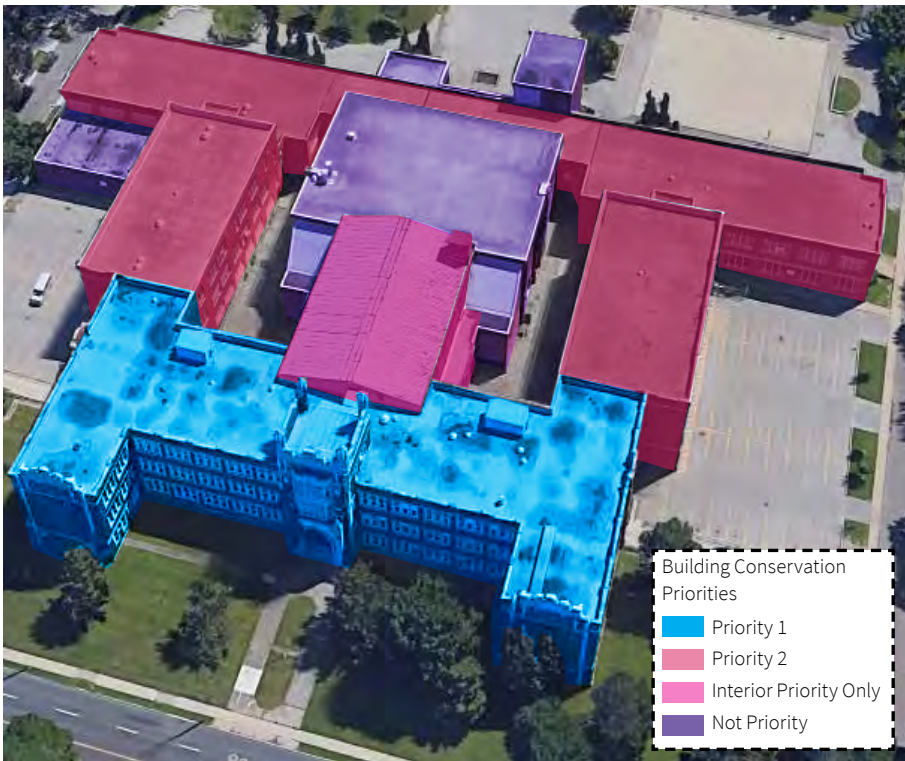
The original auditorium contains interior attributes linked to the school's cultural heritage value, but no exterior attributes.

Not Priority

These areas do not contain any heritage attributes linked to the established cultural heritage value.



(Google Maps, 2022; annotated by ERA)



(Google Maps, 2022; annotated by ERA)



(Google Maps, 2022; annotated by ERA)

Our findings have informed the priorities for heritage conservation and CDPs for the Site, which set forth a heritage-first framework for its redevelopment.

The primary conservation objectives for the Site are as follows:

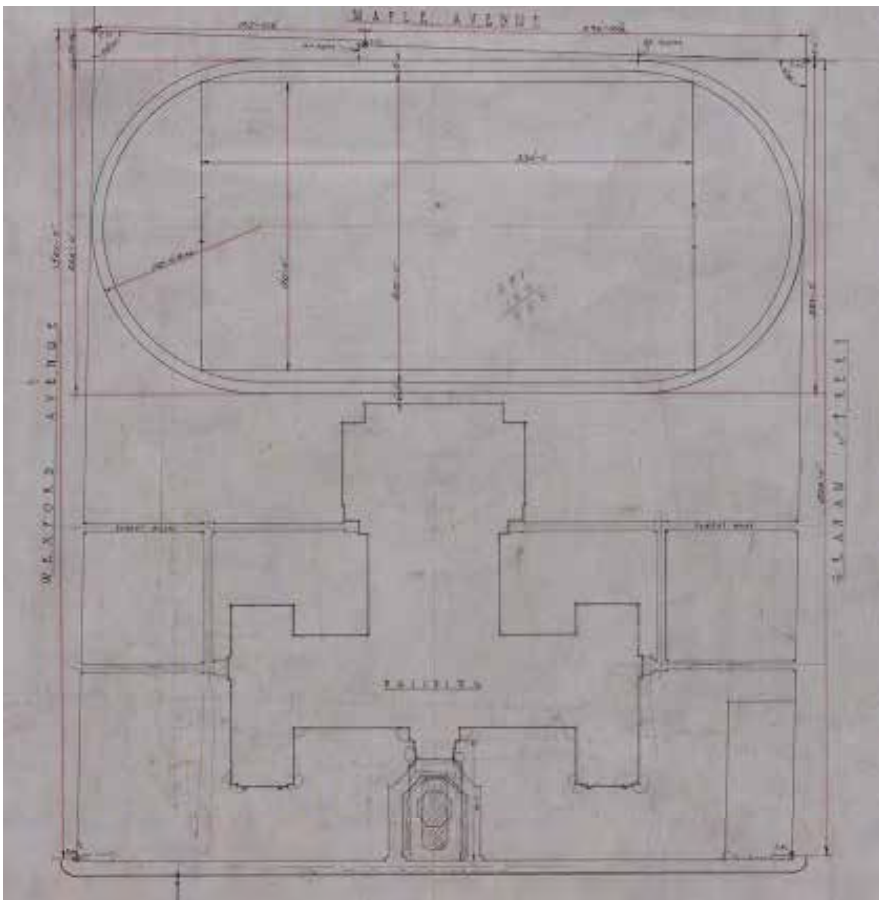
- Highlight the retained 1924 School Building;
- Site new buildings in response to the school’s historic evolution;
- Form new massing to respond to and respect the historic building and the surrounding neighbourhood;
- Draw on a sympathetic material palette; and
- Offer a meaningful contribution to the public realm through landscaping and adaptive reuse.

The proposed redevelopment of the Site has been designed to support these objectives.

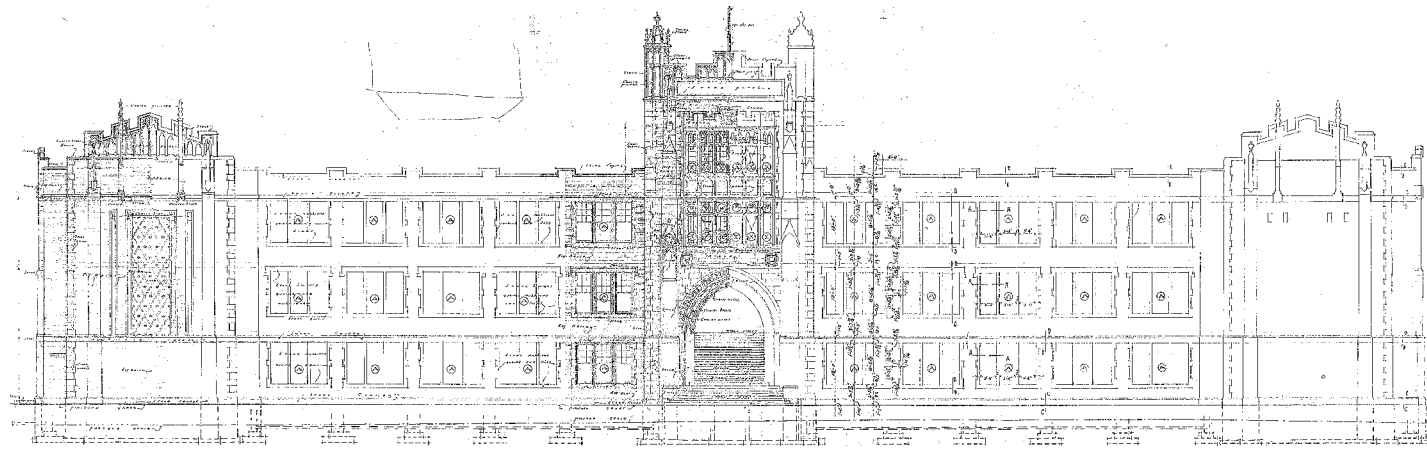
2.4 Research Materials



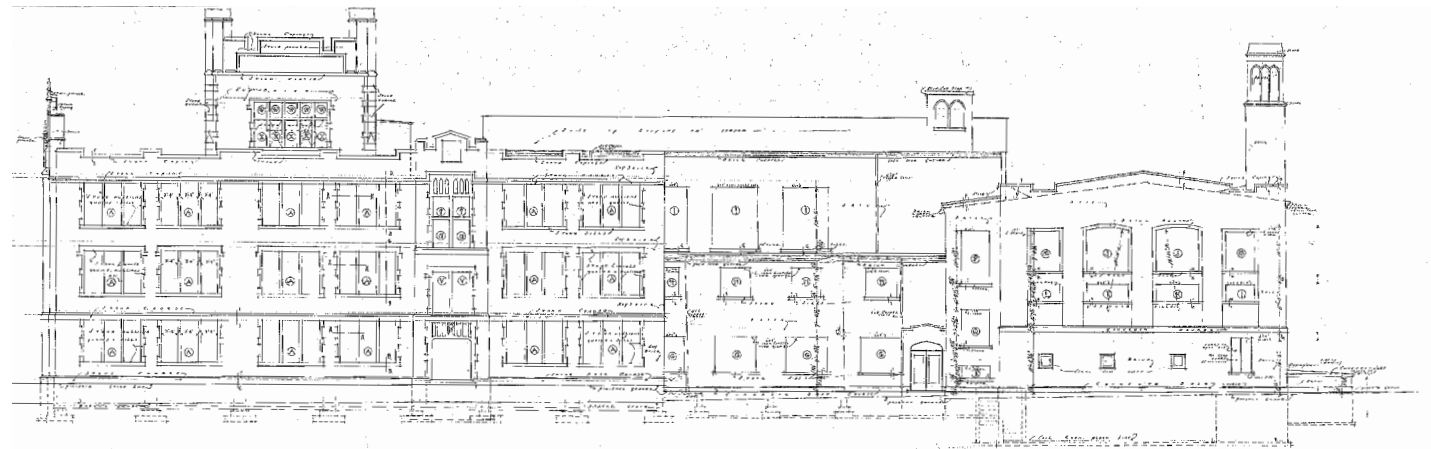
Undated image of Delta Collegiate (Archives of Ontario).



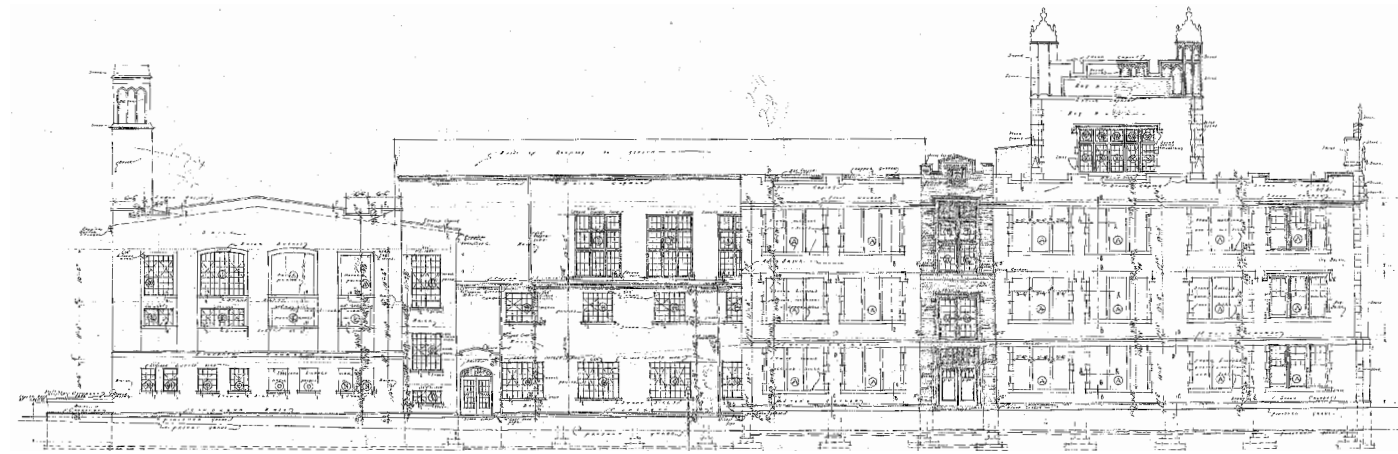
1923 proposed plan for Delta Collegiate (Archives of Ontario).



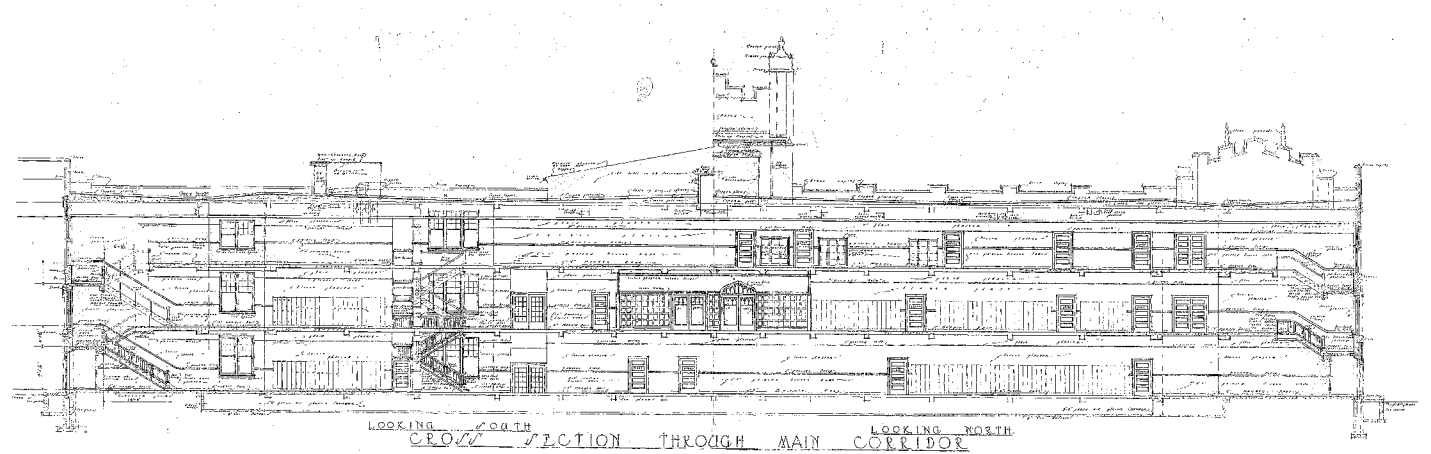
1923 North Elevation (Hutton and Souter).



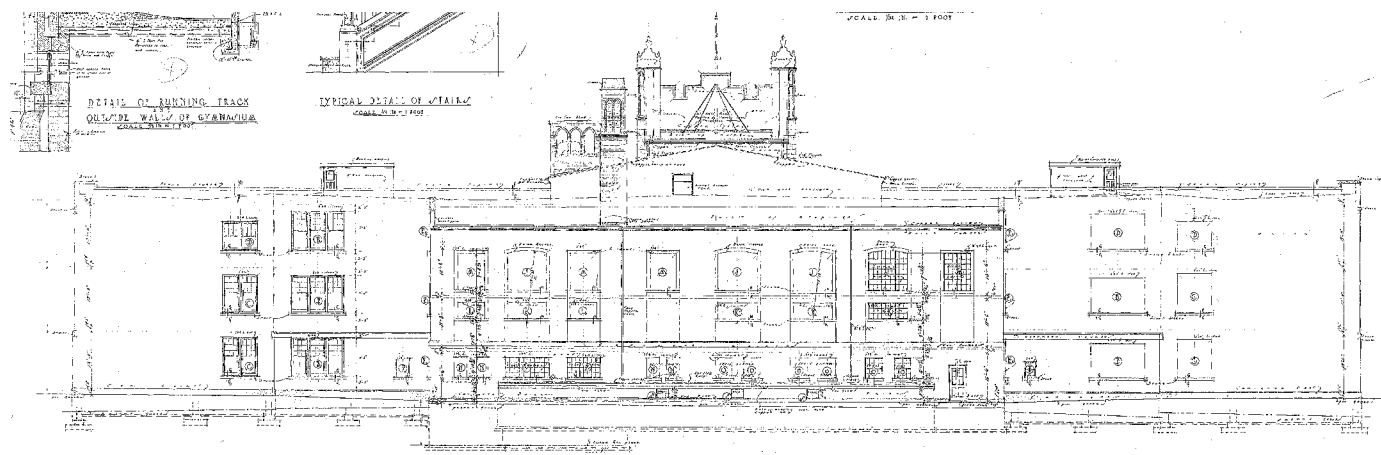
1923 West Elevation (Hutton and Souter).



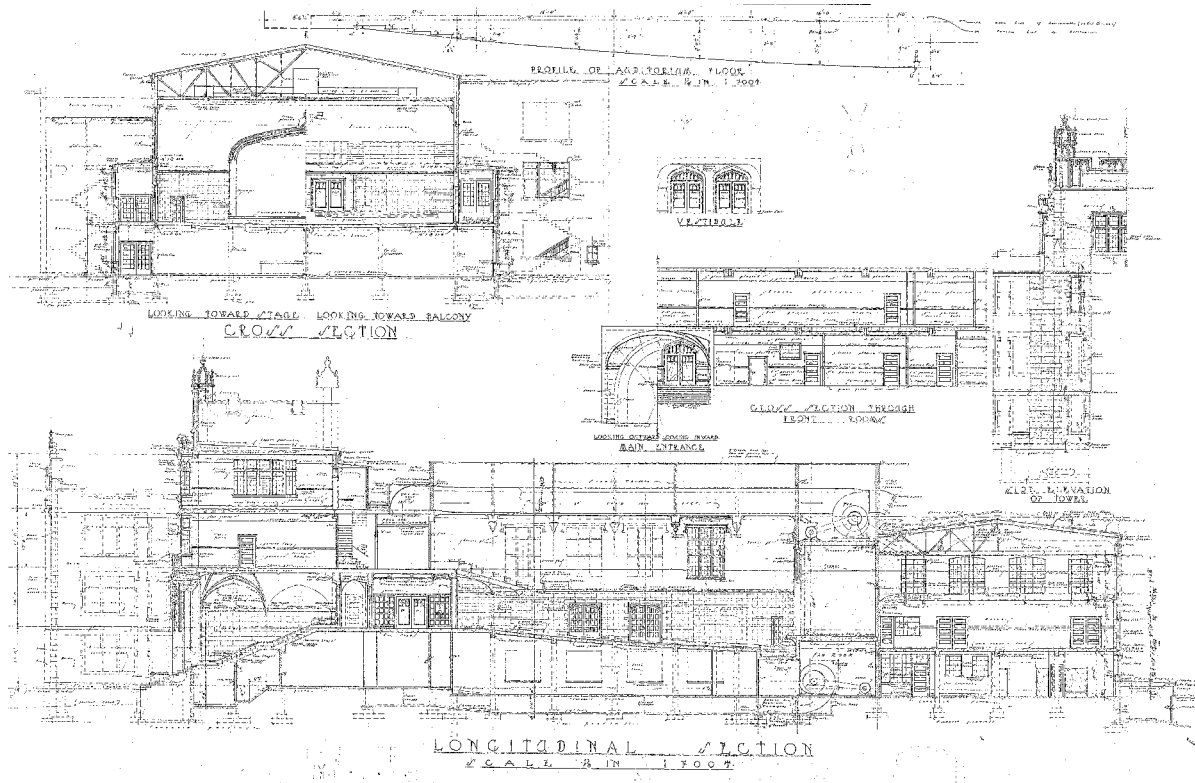
1923 East Elevation (Hutton and Souter).



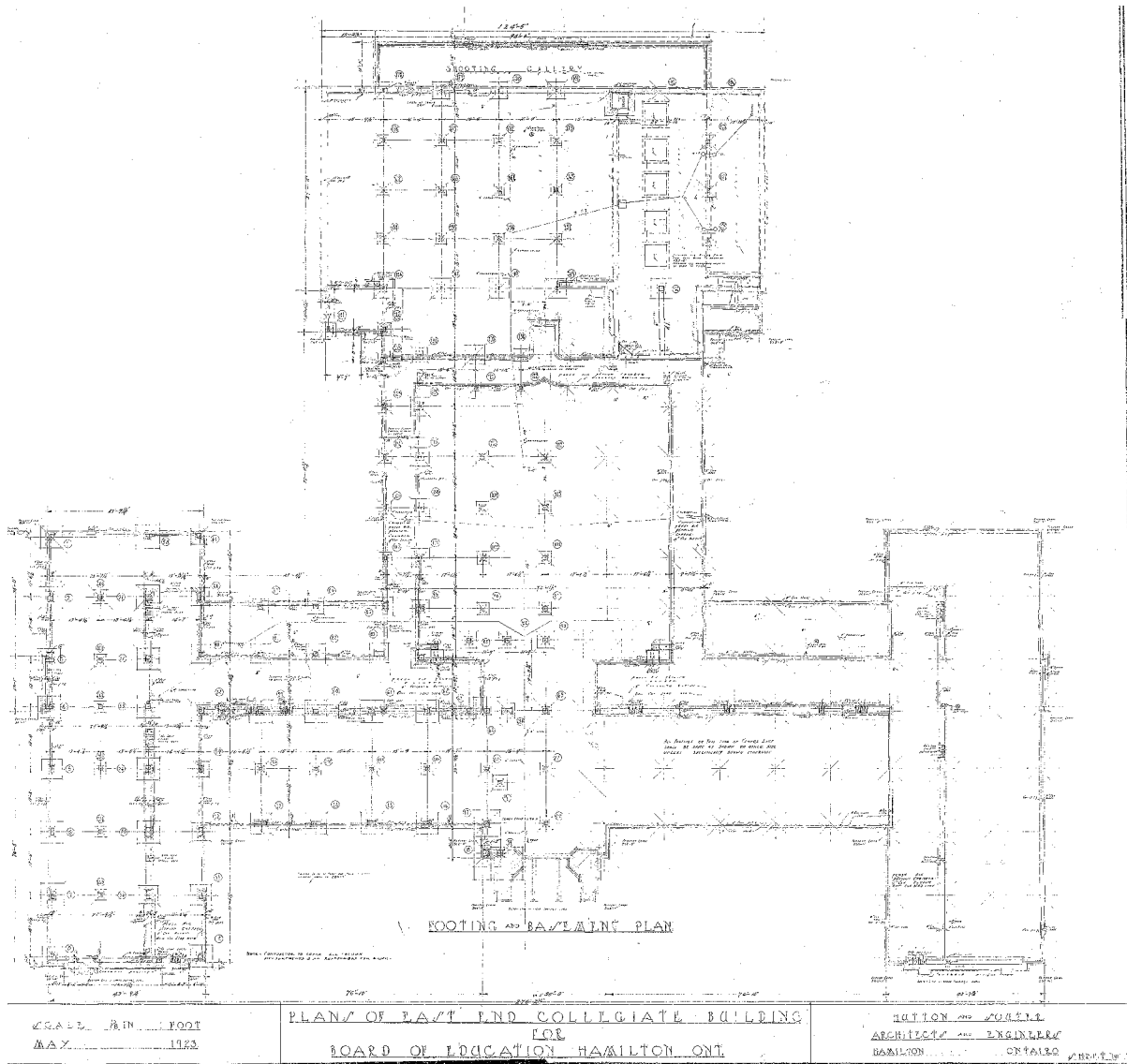
1923 cross section (Hutton and Souter).



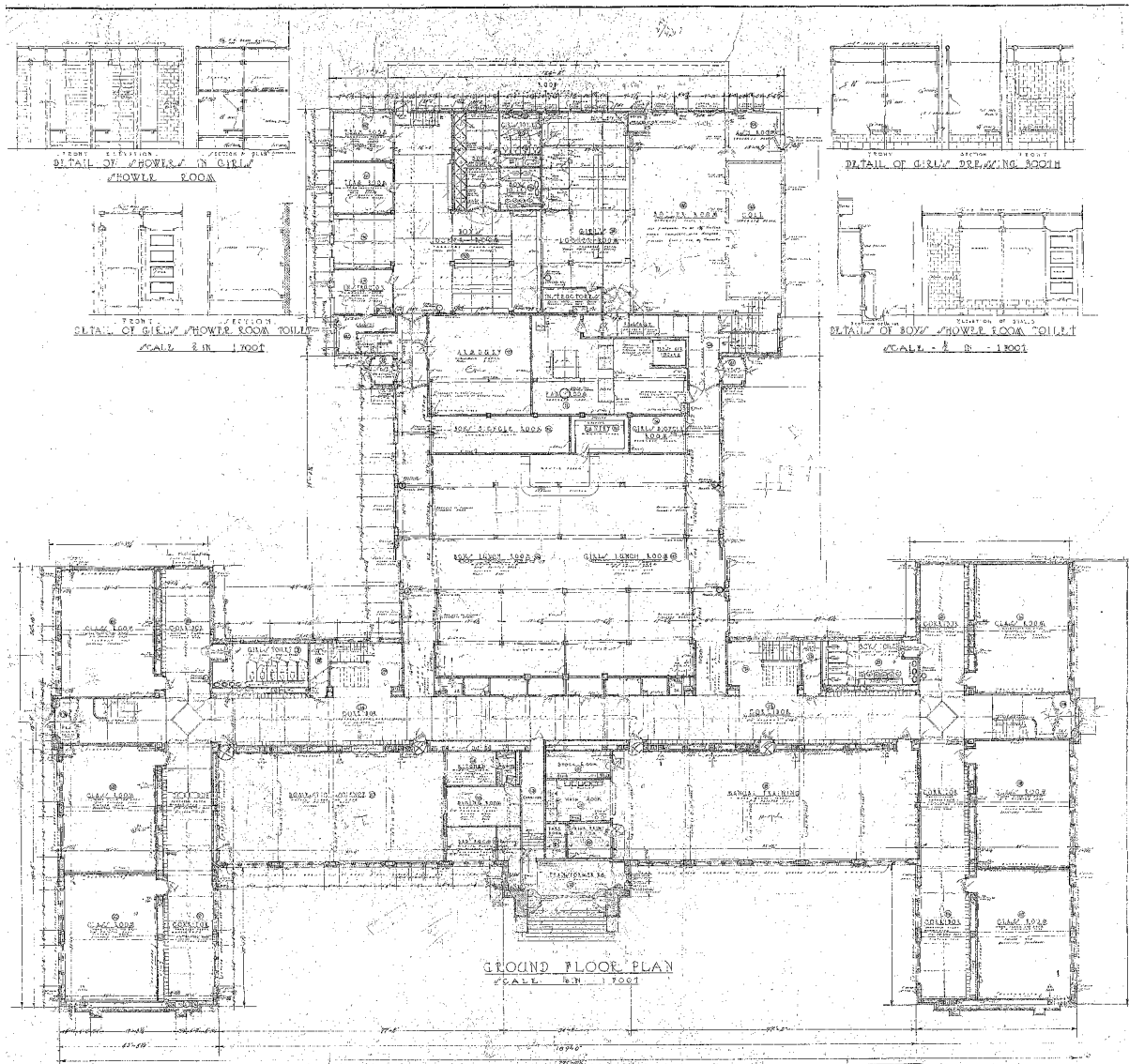
1923 South Elevation (Hutton and Souter).



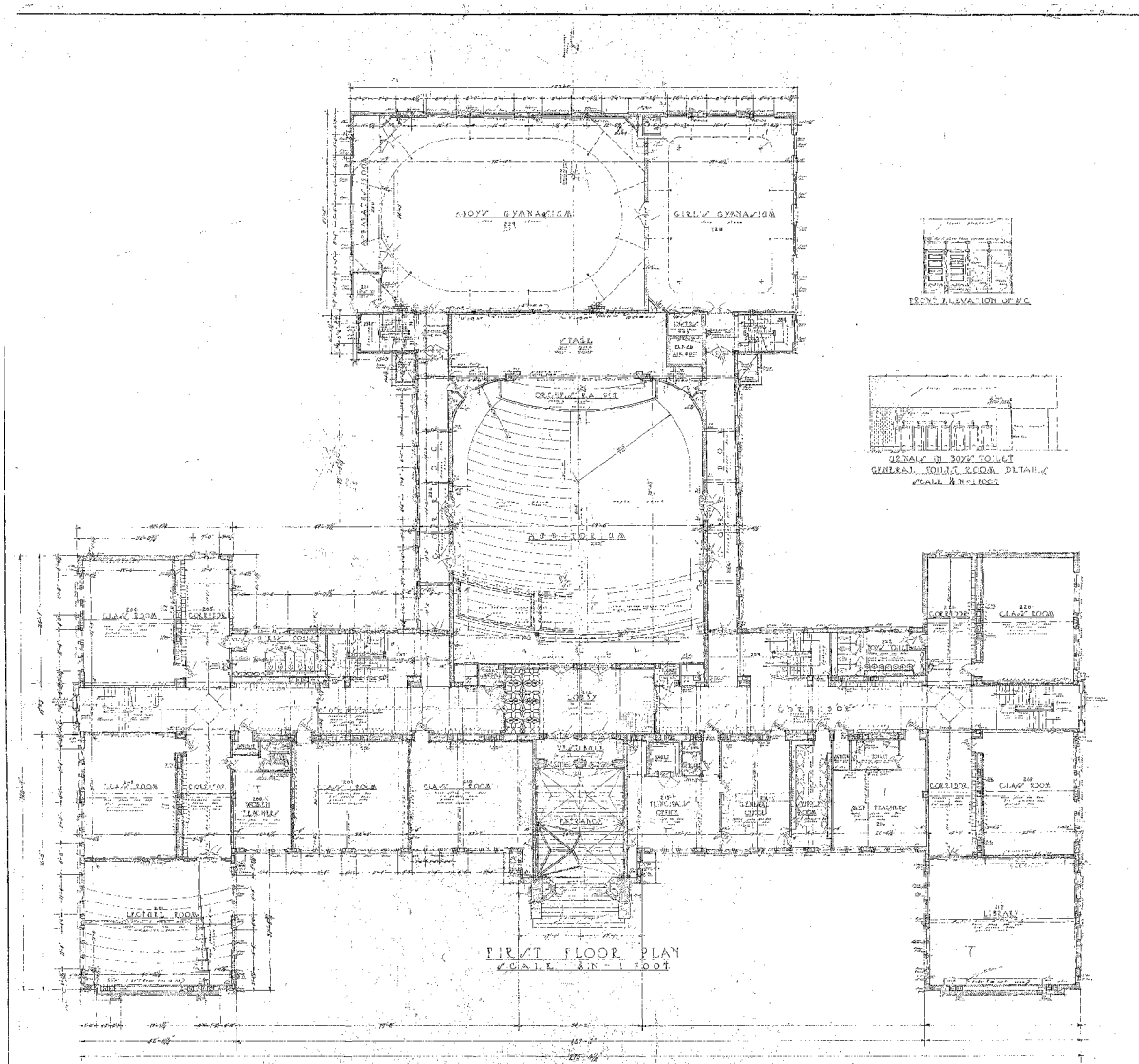
1923 cross and longitudinal sections (Hutton and Souter).



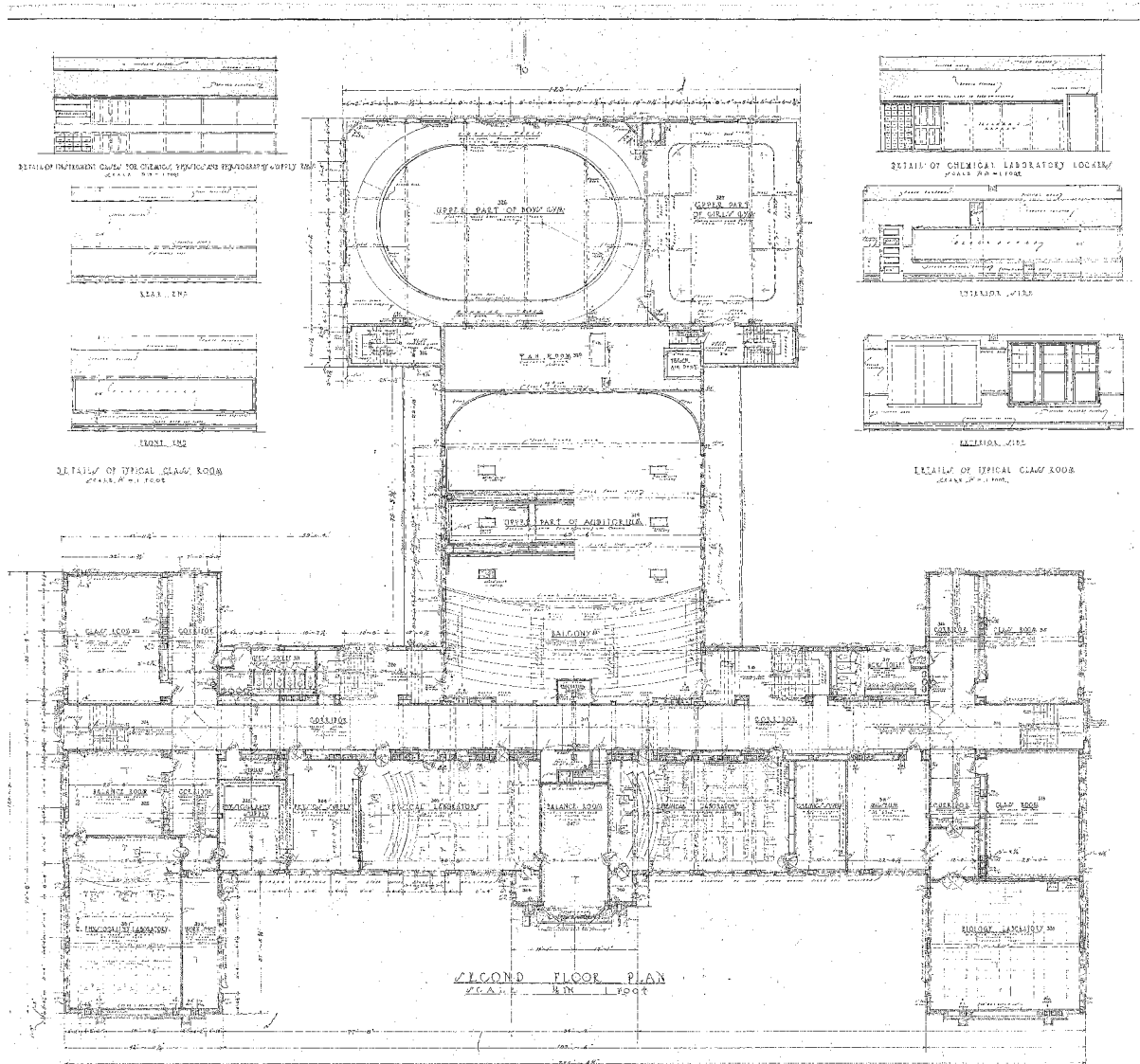
1923 foundation plan (Hutton and Souter).



1923 ground floor plan (Hutton and Souter).



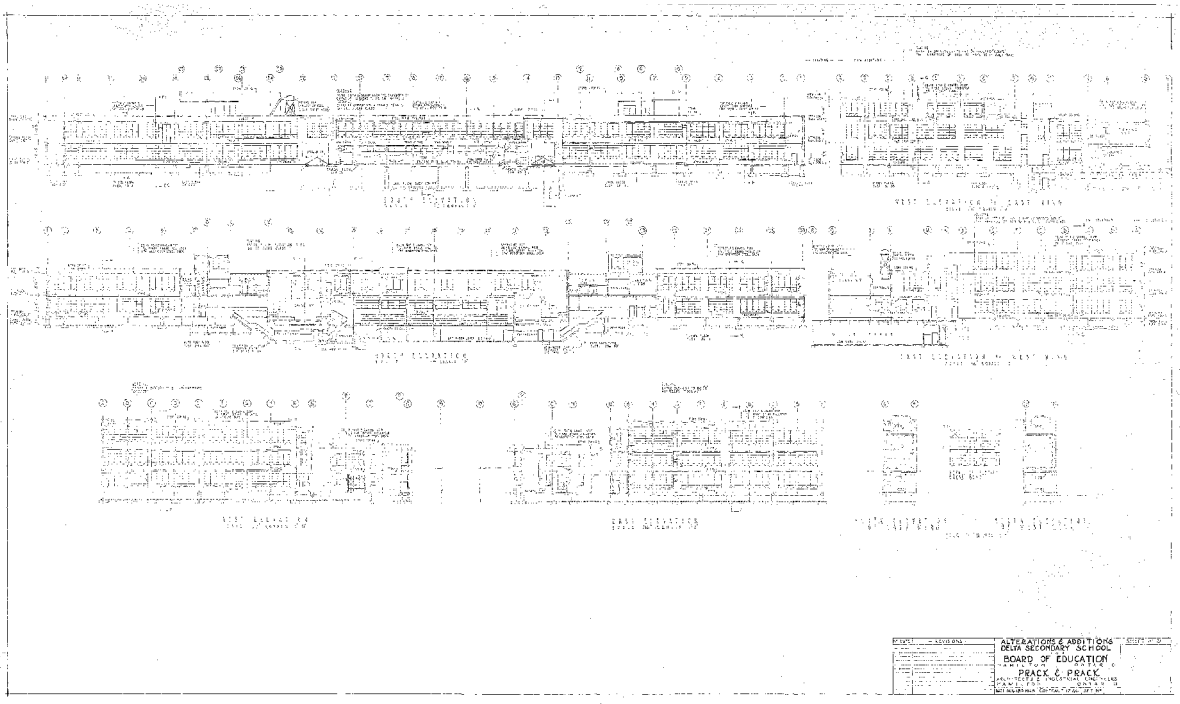
1923 first floor plan (Hutton and Souter).



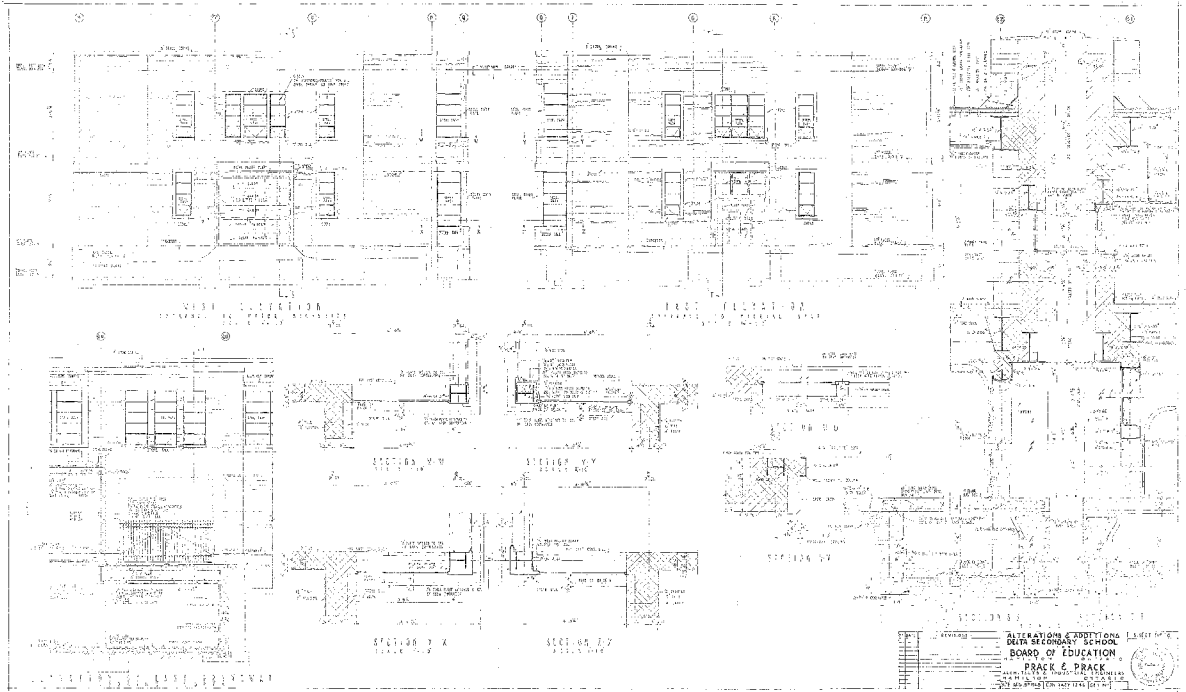
1923 second floor plan (Hutton and Souter).



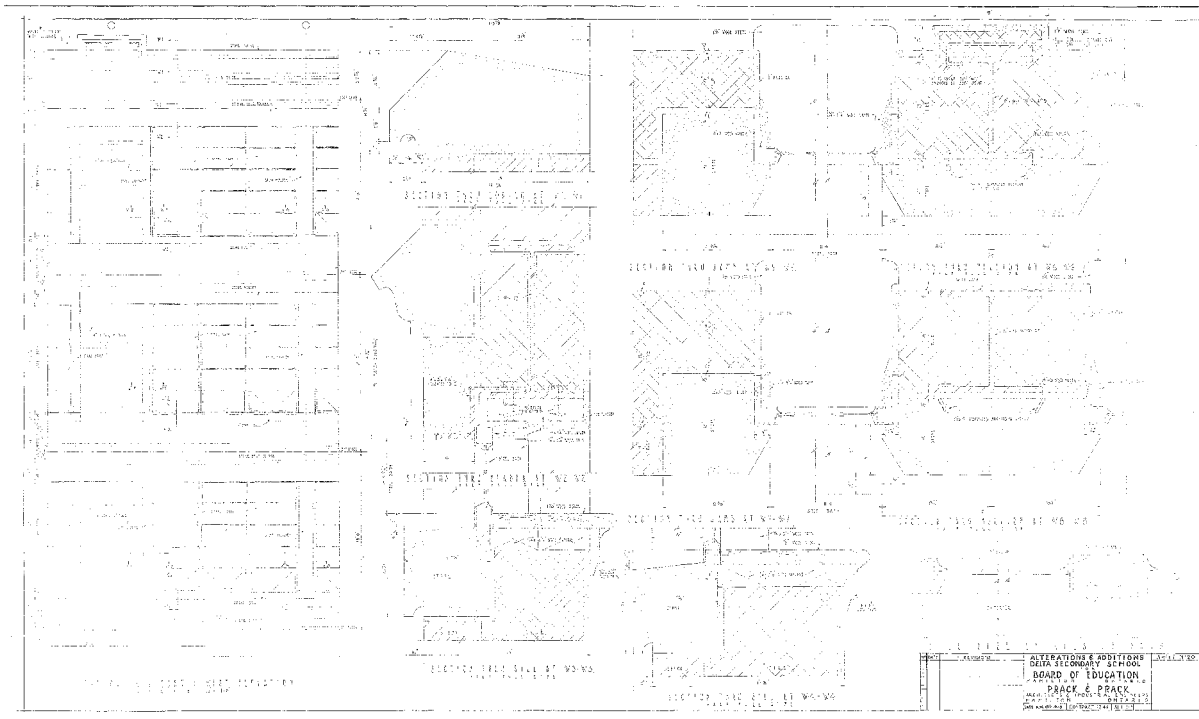
1950 image of South Back Wing (Hamilton Spectator, 30 August, 1950, p. 37.)



1948 elevations of 1948-1950 additions (Prack & Prack, Architects & Industrial Engineers).



1948 elevations of South Back Wing (Prack & Prack, Architects & Industrial Engineers).



1948 elevations of Southeast and Southwest Wings (Prack & Prack, Architects & Industrial Engineers).



1927 aerial image showing the Site outlined in blue (McMaster University Library, annotated by ERA).



1934 aerial image showing the Site outlined in blue (McMaster University Library, annotated by ERA).



1943 aerial image showing the Site outlined in blue (McMaster University Library, annotated by ERA).



1950 aerial image showing the Site outlined in blue (McMaster University Library, annotated by ERA).

2.5 Adjacent Properties

Redeemer Evangelical Lutheran Church

The property is located across from the Site at 15 Wexford Avenue South, and is included on the City of Hamilton's Built Heritage Inventory. The property is a candidate for listing on the heritage register and is under review as part of the Place of Worship Inventory by the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee (HUMC). The property was designed by W. H. E. Schmalz and constructed in 1928.

The Built Heritage Inventory provides the following rationale for inclusion on the inventory:

Preliminary Design Value:

The property's design is influenced by the Neo-Gothic style of architecture. Notable building features include the two-storey tower with decorated parapet and pointed window and louvre openings.

Preliminary Associative Value:

The property is affiliated with the Lutheran church.

Preliminary Contextual Value:

The property is important in defining the character of the area. The property is historically and visually linked to its surroundings, located at the east side of Wexford Avenue across the street from Delta Secondary School, constructed circa 1924.

Notable Building Features:

Decorative brickwork around windows, carved wooden doors, wrought iron fencing around property, corner tower, name stone, cornerstone 1928

Associated Features:

Wrought iron fence encloses rear and side garden area.



West elevation - 15 Wexford Avenue (ERA, 2022).



North and West elevation - 15 Wexford Avenue (ERA, 2022)

3 STATEMENT OF SIGNIFICANCE

The Statement of Significance for the Site, which is included in By-Law 17-077 To Designate Land Located at 1284 Main Street East, City of Hamilton As Property of Cultural Heritage Value (2014), is attached to this report as Appendix A. As discussed in previous sections, the Statement of Significance includes elements that contribute to the value of the Site as determined by the O. Reg. 9/06 evaluation of the Site conducted by Staff, as well as additional information/attributes.

[By-Law 17-077 To Designate Land Located at 1284 Main Street East, City of Hamilton As Property of Cultural Heritage Value \(2014\)](#)

Statement of Cultural Heritage Value or Interest

The property known as Delta Collegiate Institute when the school opened in 1924 and Delta Secondary School since it was enlarged in the 1948-50 additions is designated for its historical significance, architectural merit and important place in the Delta East neighbourhood.

Built in response to a surge in secondary school enrollment after the Province of Ontario had in 1921 raised the age of compulsory school attendance to 16 and had abolished school fees, Delta Collegiate Institute stands at a turning point in secondary school education. When Ontario Premier and Minister of Education G. Howard Ferguson opened Delta Collegiate Institute, it had become the second collegiate institute - the highest order of secondary school in Ontario in the 1920s - in all Wentworth County. After the destruction of Central Collegiate Institute by fire in 1946, Delta remained as the oldest surviving collegiate institute in the city.

The 1948-50 enlargement, which added technical and commercial programs to the school's academic curriculum, came immediately after the school board had recommended a system ending secondary schools specializing in academic, technical or commercial programs and Offering instead a combined academic/technical/commercial school in each of the city's central, east, west and eventually, Mountain districts.

In 2013, Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton.

Considered one of the finest secondary schools in Canada, Delta Collegiate Institute represented a major public investment in an area about to be developed as a working class neighbourhood. It symbolizes the high social value placed on post-elementary education in the early twentieth century in Hamilton. Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone - the first such use of this stone building material in Hamilton and one of the first instances of its use in Ontario. The school also

exhibits a formal front entrance made of the finest materials, a beautifully adorned central lobby, a large auditorium with proscenium arch at the stage and an upper tier of seating in its gallery, four cast-iron and marble stairways, a light-filled room atop the school's central tower where art classes were originally held, and other high-quality design elements.

The design of Delta Collegiate Institute by Hutton & Souter shows their mastery of the Modern Gothic style. Gordon Hutton and William Souter, whose partnership began in 1921, were appreciated for their scholastic work, having designed schools in Hamilton and other Ontario cities. Also in the Modern Gothic style, Gordon Hutton had designed Memorial Public School; and after Delta Collegiate Institute, Hutton & Souter designed Cathedral Roman Catholic High School. The Hutton & Souter firm rose to prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition, Basilica of Christ the King and Dominion Public Building (John Sopinka Courthouse).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is celebrated for the Lister Block, the Pigott Building, Westdale Collegiate Institute and for their many large industrial buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well positioned to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School. Their additions are early illustrations of Modernism in Ontario.

Besides the many enduring architectural features from the 1923-24 building and from the 1948- 50 additions, the school grounds, which fill an entire city block and are laid out according to Beaux-Arts Classical principles, retain the "U"-shaped central walk to the formal entrance on Main Street East and the walks to the school's primary east and west entrances in the same locations as shown in the Hutton & Souter block plan of 1923. As well, the school is centred in the block; the school's central tower is on axis with Houghton Avenue North; and the front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. Furthermore, the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school's grounds and an entrance to the community park, helps further in defining the importance of the school within the Delta East neighbourhood. Intended as an architectural point of interest in the east end of the Lower city, the school continues to be a landmark on Main Street East and a focal point in the Delta East neighbourhood.

Description of Heritage Attributes

The following elements give meaning to the cultural heritage value of Delta Collegiate Institute/Delta Secondary School.

School Grounds

Heritage attributes of the school grounds include:

- the “U”-shaped central concrete walk to the formal entrance on Main Street East;
- the concrete walk from Wexford Avenue South to the school’s east entrance;
- the concrete walk from Graham Avenue South to the school’s west entrance;
- the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue;
- the time capsules in the front lawn; the open space of the front lawn and side yards, which provide views of the school’s front facade (north elevation) and secondary facades (east and west elevations);
- the open space of the rear yard accessed by the public for park purposes; and,
- the east court between the south centre wing and southeast wing, and the west court between the south centre wing and southwest wing.

North Front Wing Exterior

Heritage attributes of the north front wing’s exterior comprise:

- all features of the front facade (north elevation), including the central tower and its front entry porch and flag mast, the end pavilions and the bays between the central tower and end pavilions; and,
- all features of the secondary facades (east and west elevations).

In the front facade and secondary facades, the fenestration design is a heritage attribute; but the replacement window sash, that perpetuates the original design, and the vents where once were glass panes are dispensable. Those original windows surviving in the north front wing are heritage attributes.

South Centre Wing Exterior

The heritage attributes of the south centre wing’s exterior are focussed on the wing’s gable-roofed portion with its vent stack. They include both court-facing elevations.

Southeast and Southwest Wings Exterior

Heritage attributes of the exteriors of the southeast and southwest wings comprise:

- all features of the street-facing east elevation of the southeast wing, except for the one-storey addition from the 1970-72 renovations;

- all features of the street-facing west elevation of the southwest wing; and,
- the wings' court-facing elevations.

South Back Wing Exterior

Heritage attributes of the south back wing's exterior comprise all original features of the 1948-50 work on the south, east, west and north elevations but exclude work from the 1970-72 renovations. The banding applied at the top of the walls is also excluded.

Interior of North Front Wing

Heritage attributes of the north front wing's interior include:

- the front vestibule's doorways and vaulted plaster ceiling;
- the front lobby's marble floor and baseboard, war memorial wall plaque, plaster cove ceiling executed in strapwork, and doorways to the east-west corridor and to the auditorium;
- all original features of the auditorium - the raked floor, curving rows of seating, walls of ornamental plaster, the stage and its proscenium plaster arch, panelled and bracketed plaster ceiling, gallery and its columns and brackets, and flatheaded or pointed-arched entrances/exits;
- the ramped corridors running along the auditorium's outer east and west walls and beside the windowed walls of the south centre wing;
- the layout of the other corridors in the north front wing, the corridors' marble baseboard and the moulded wood casing to doors facing the corridors;
- the four cast-iron and marble stairways and the provision of natural light to them;
- the fenestration and open layout of the room atop the tower and the marble staircase leading to it; and,
- the pattern of original wood window trim in classrooms.

Interior of Southwest Wing

The wood-block floors in the woodworking rooms are heritage attributes.

4 ASSESSMENT OF EXISTING CONDITION

ERA undertook an assessment of the Site's existing condition in May 2022, included in Appendix B of this report.

5 DESCRIPTION OF PROPOSED DEVELOPMENT

As discussed in the Planning Justification Report, prepared by GSP Group, the Site is located within an Urban Corridor under the Urban Hamilton Official Plan that is planned for higher order transit. As such, the Site is within an area where residential intensification is envisioned to occur.

The proposed development contemplates retention and adaptive reuse of the 1924 School Building for residential purposes. The lawn in front of the original building will remain open space to ensure that the visual prominence and setting of the principal elevation is retained. The 1924 School Building will be subject to a conservation scope of work, including the conservation of interior elements, to be described in a forthcoming Conservation Plan.

The 1948-1950 and 1970 additions are proposed to be removed to accommodate three new 14-storey multi-residential buildings. A combination of three and four-storey townhomes and stacked townhomes are proposed along the south, east, and west perimeter of the Site.

The 1924 School Building's Main Street East-facing forecourt, as well as the historic side yards, will be conserved as publicly-accessible open spaces while two new parkettes will be created at the southeast and southwest corners of the Site, along Maple Avenue.

The proposal would establish a total of 975 residential units, as well as interior and exterior amenity space. The number of units proposed requires a minimum of 590 parking spaces, as indicated in the Planning Justification Report prepared by GSP Group, and 1137 parking spaces are currently proposed. In order to meet parking requirements, three levels of underground parking are proposed which will require excavation of the area where the Southeast, Southwest and South Back wings are located.

5.1 Renderings



Axonometric view looking southeast (Graziani & Corazza Architects Inc., 2022).



Looking northwest from Maple Avenue and Wexford Avenue South (Graziani & Corazza Architects Inc., 2022).

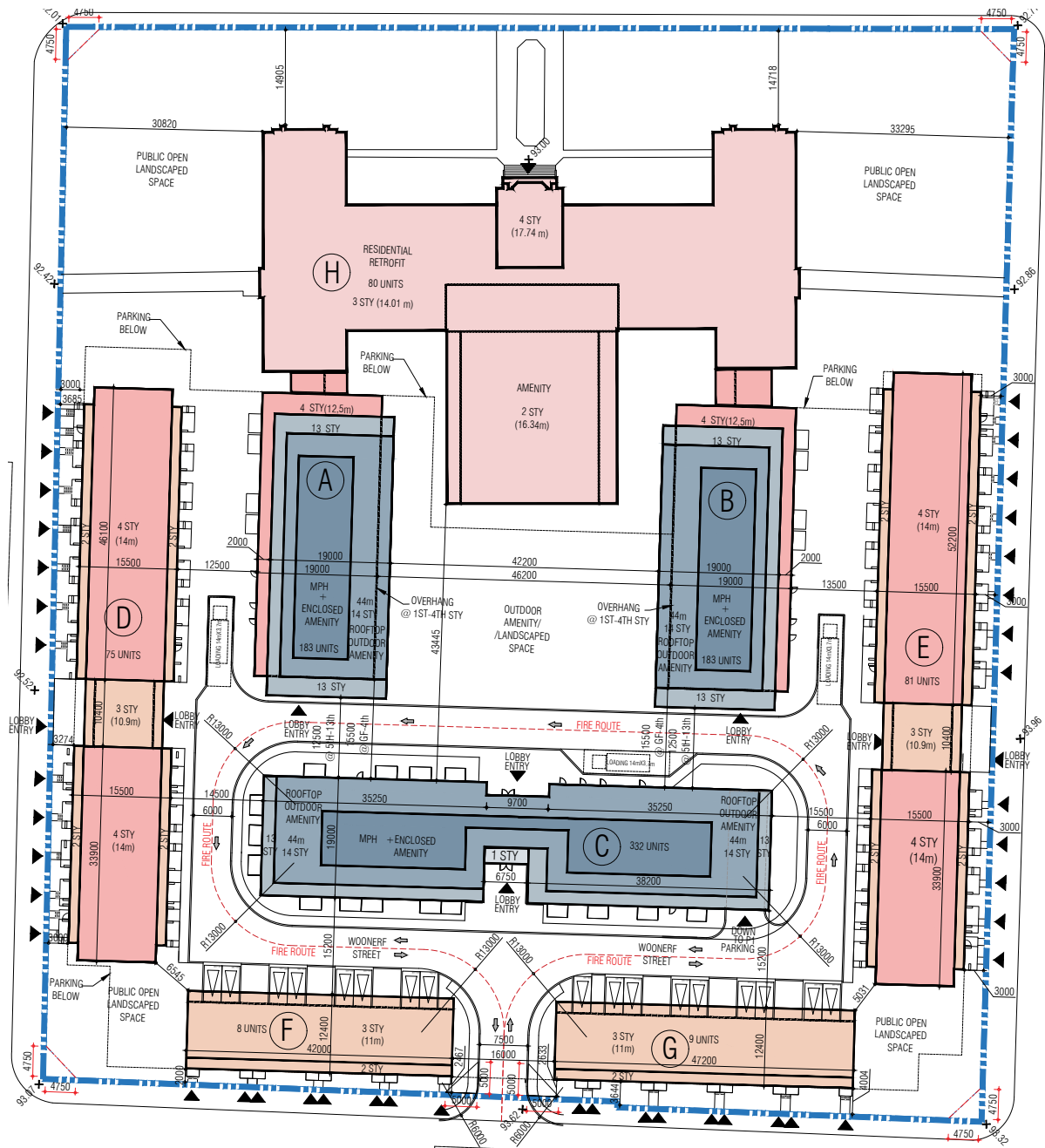


Looking south along Graham Avenue South from Main Street East (Graziani & Corazza Architects Inc., 2022).



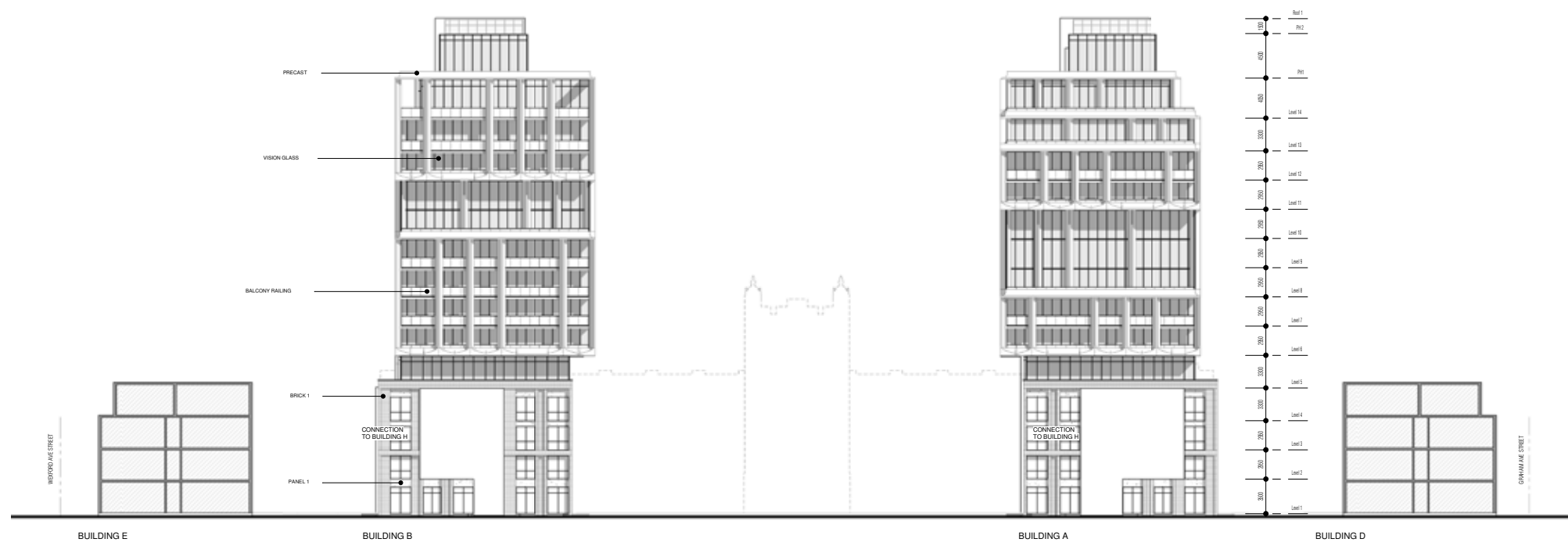
Looking east along Maple Avenue from Graham Avenue South (Graziani & Corazza Architects Inc., 2022).

5.2 Site Plan

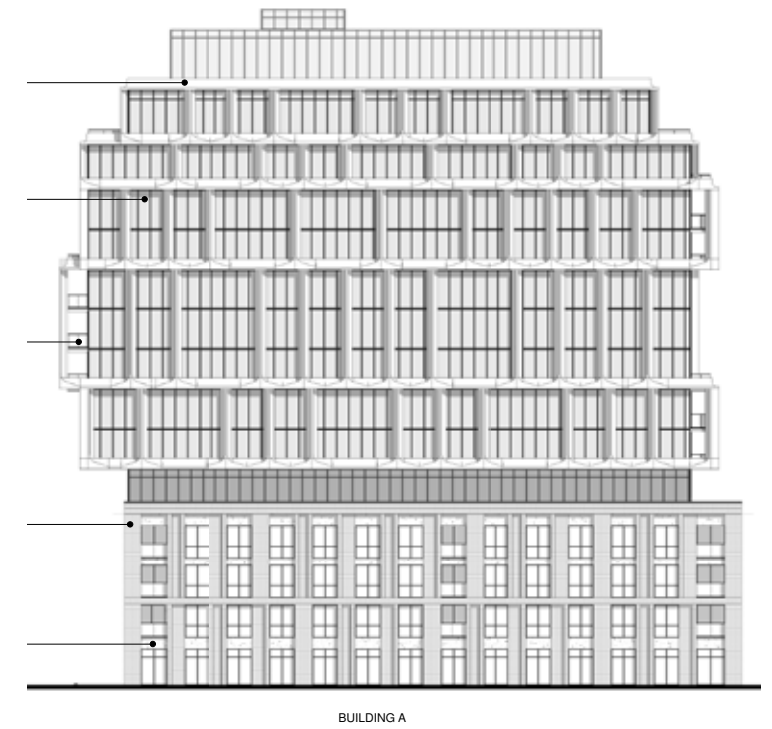


(Graziani & Corazza Architects Inc., 2022).

5.3 Elevations



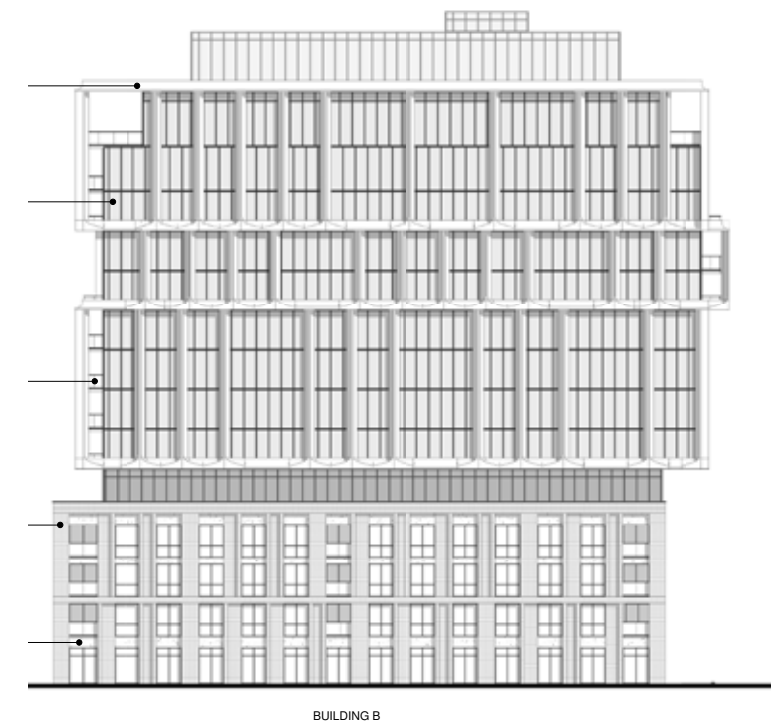
North elevations of Buildings A and B (Graziani & Corazza Architects Inc., 2022).



Interior east elevation of Building A (Graziani & Corazza Architects Inc., 2022).



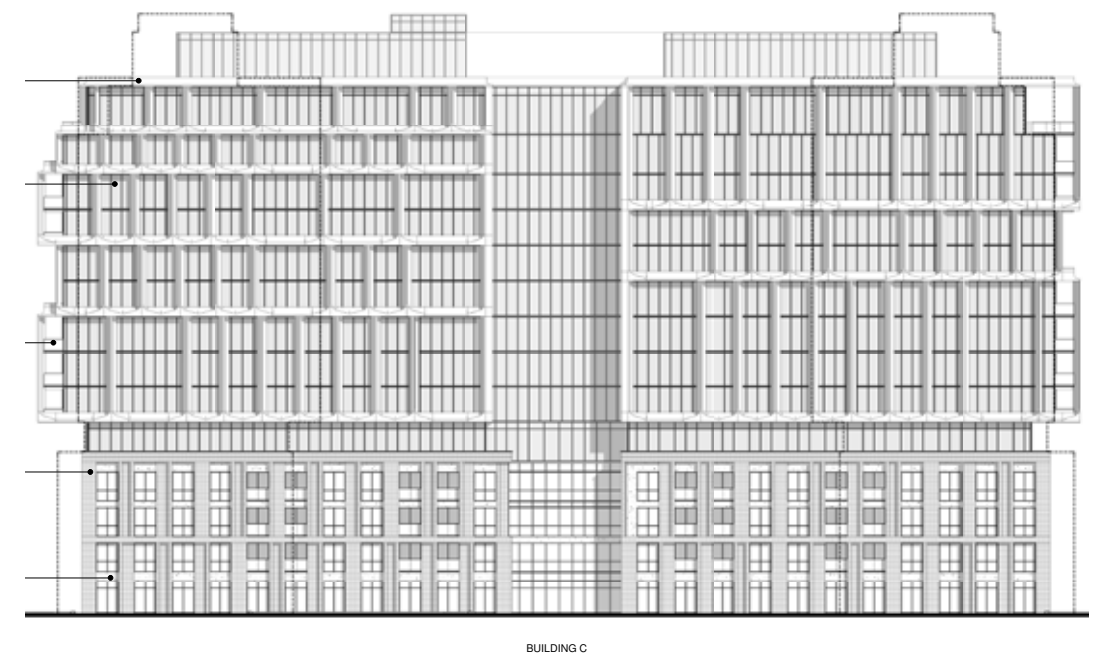
East elevations of Buildings C, B and H (Graziani & Corazza Architects Inc., 2022).



Interior west elevation of Building B (Graziani & Corazza Architects Inc., 2022).



South elevation of Building C (Graziani & Corazza Architects Inc., 2022).



Interior south elevation of Building C (Graziani & Corazza Architects Inc., 2022).



West elevation of Buildings H, A, and C (Graziani & Corazza Architects Inc., 2022).



East elevation of Building D (Graziani & Corazza Architects Inc., 2022).



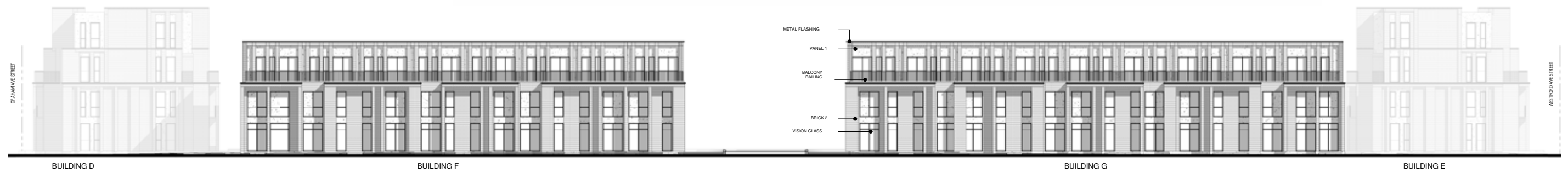
West elevation of Buildings H and D (Graziani & Corazza Architects Inc., 2022).



East elevation of buildings E and H (Graziani & Corazza Architects Inc., 2022).



West elevation of building E and G (Graziani & Corazza Architects Inc., 2022).



South elevation of Buildings F and G (Graziani & Corazza Architects Inc., 2022).

6 IMPACT OF PROPOSED DEVELOPMENT

The proposal will result in the removal of the attributes of the Southeast, Southwest, and South Back Wings that are included in the designation By-Law for the property. It will also result in the removal of the following landscape attributes located to the rear of the 1924 School Building:

- The open space of the rear yard accessed by the public for park purposes; and
- The east court between the south centre wing and southeast wing, and the west court between the south centre wing and southwest wing.

The highest priority built and landscape attributes of the Site, which include the original 1924 School Building and its original setting, incorporating the front and side lawn areas, will be retained in situ and subject to a conservation scope of work. The front and side lawns, historically accessible to the public (but held in private ownership), will remain publicly accessible, protecting the setting of the 1924 School Building.

Areas of the original school building that contain high priority interior features will be made accessible as lobby and amenity space within the new development to allow for greater appreciation for its architectural and design value. A table of the listed interior heritage attributes and their treatment in the proposed development is provided on the following page.

In this way, and through the additional mitigation measures described in this report, the proposal seeks to achieve balance between the intensification objectives for the Site and the impact on its heritage attributes.

Interior Attributes

North Front Wing	Conservation Approach
Front vestibule's doorways and vaulted plaster ceiling	Retained and rehabilitated
Front lobby's marble floor and baseboard, war memorial wall plaque, plaster cove ceiling executed in strapwork, and doorways to the east-west corridor and to the auditorium	Retained and rehabilitated
All original features of the auditorium - the raked floor, curving rows of seating, walls of ornamental plaster, the stage and its proscenium plaster arch, panelled and bracketed plaster ceiling, gallery and its columns and brackets, and flatheaded or pointed-arched entrances/exits	Retained and rehabilitated*
Ramped corridors running along the auditorium's outer east and west walls and beside the windowed walls of the south centre wing	Retained and rehabilitated*
Layout of the other corridors in the north front wing, the corridors' marble baseboard and the moulded wood casing to doors facing the corridors	Retained and rehabilitated
Four cast-iron and marble stairways and the provision of natural light to them	Retained and rehabilitated
The fenestration and open layout of the room atop the tower and the marble staircase leading to it	Retained and rehabilitated*
Pattern of original wood window trim in classrooms	Retained and rehabilitated
Southwest Wing	
Wood-block floors in the woodworking rooms	Salvaged/Repurposed**

* Some alterations may be required to facilitate use, to be detailed in a forthcoming Conservation Plan.

** To be detailed in forthcoming Documentation and Salvage Report.

7 ALTERNATIVES OR MITIGATION MEASURES

7.1 Alternatives

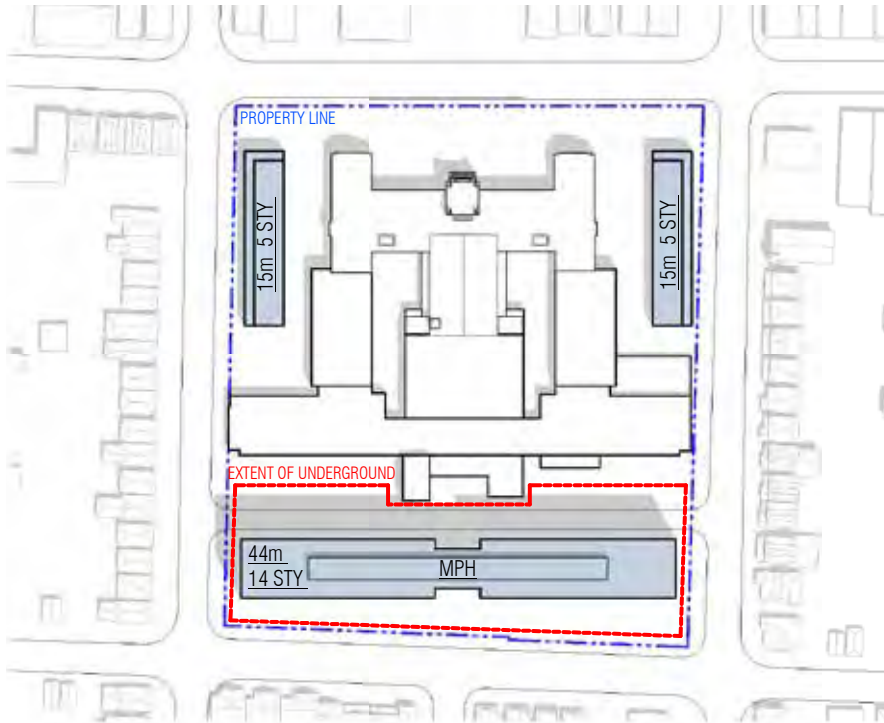
In response to the property's designation by-law and extent of listed heritage attributes, the design team considered a number of alternative redevelopment scenarios which would avoid impact on the 1924 School Building as well as the 1948-50 additions. These alternative scenarios are illustrated on the following pages. All four scenarios assume an economically feasible residential unit yield (975 units) as well as sufficient parking to meet City requirements and market demand (1122 spaces).

Alternatives 1 and 2 propose conserving the retained 1924 and 1948-50 structures by locating all new development on the side and rear yards. Alternative 1 divides new construction between the side and rear yards, and Alternative 2 would locate all new construction on the rear yard.

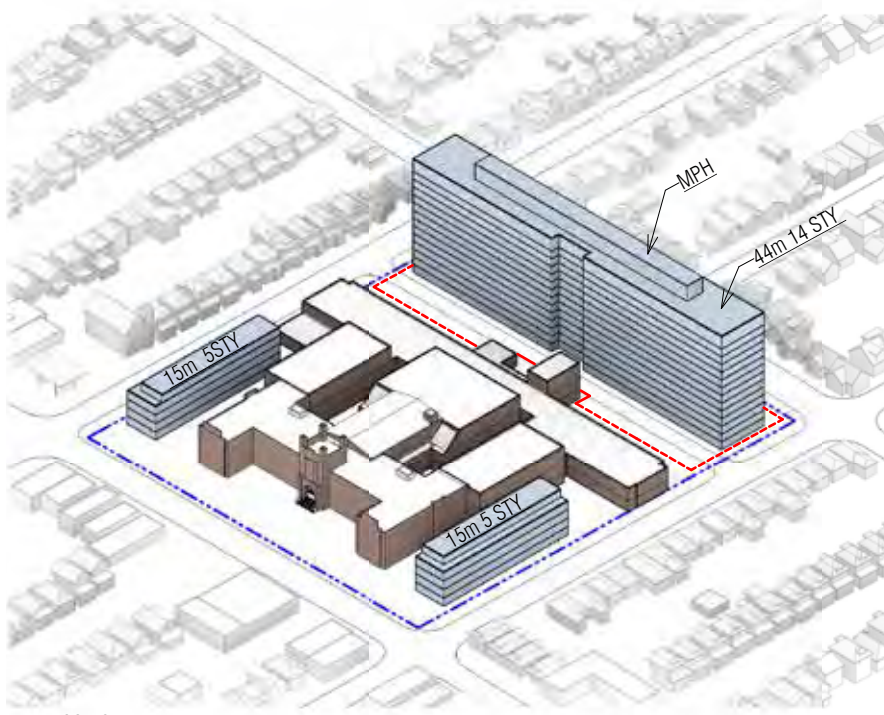
Alternatives 3 and 4 both consider conserving the 1924 and 1948-50 structures, and front and side yards, by placing new construction above the retained structures. Alternative 3 would locate new construction above the 1948-50 structure and on the rear yard. Alternative 4 would locate new construction above the rear of the 1924 structure, above the 1948-50 structure, and on the rear yard.

While these alternatives have the potential to preserve additional listed heritage attributes (beyond those preserved under the proposed development described in Section 5), all scenarios necessarily impact some listed attributes, whether open space or built fabric. Further, retention of the 1948-50 additions frustrate either: a) the objective of providing a lower-density transition to the surrounding neighbourhood along Graham, Wexford, and Maple Avenues; or b) the objective of retaining the 1924 School Building without additional intensification above the existing building. With full consideration of the objectives established through the project's CDPs, the alternative development scenarios examined do not represent the best balance between the heritage conservation and planning objectives for the Site.

Alternative 1



PLAN VIEW



3D MASSING VIEW

(Graziani & Corazza Architects Inc., 2022)

STUDY OPTION '1' STATISTICS JOB No: 1939.21

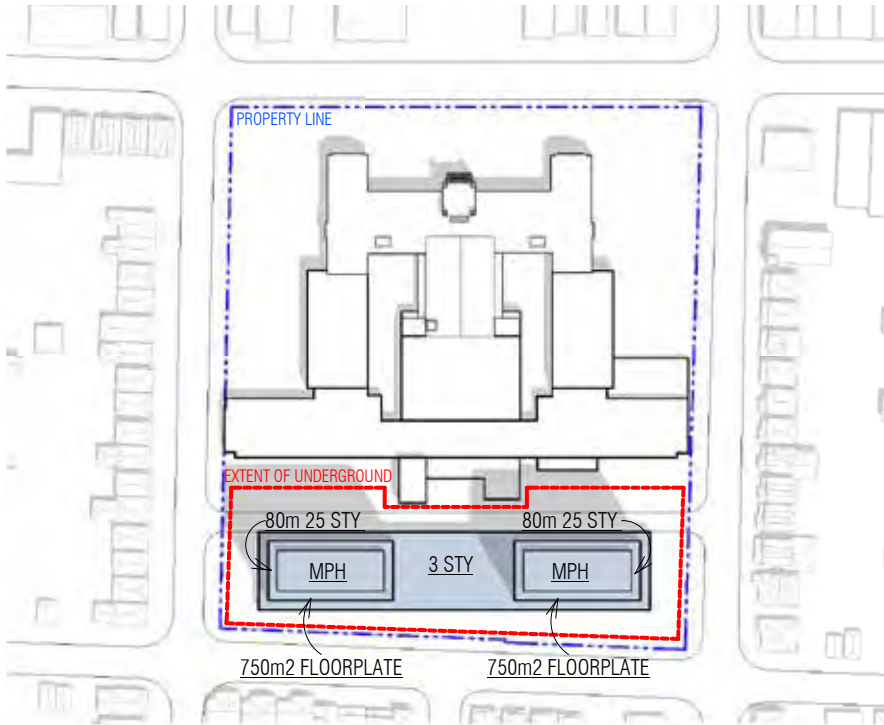
01. SITE AREA	[m ²]
PROPERTY AREA	24900
STIE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771

02. AREA BREAK DOWN	GCA [m ²]
RESIDENTIAL RETROFIT - original building	8174.2
RESIDENTIAL RETROFIT - later additions	12576
NEW RESIDENTIAL TOWNHOUSES	35560
TOTAL	62868
03. F.S.I	2.54

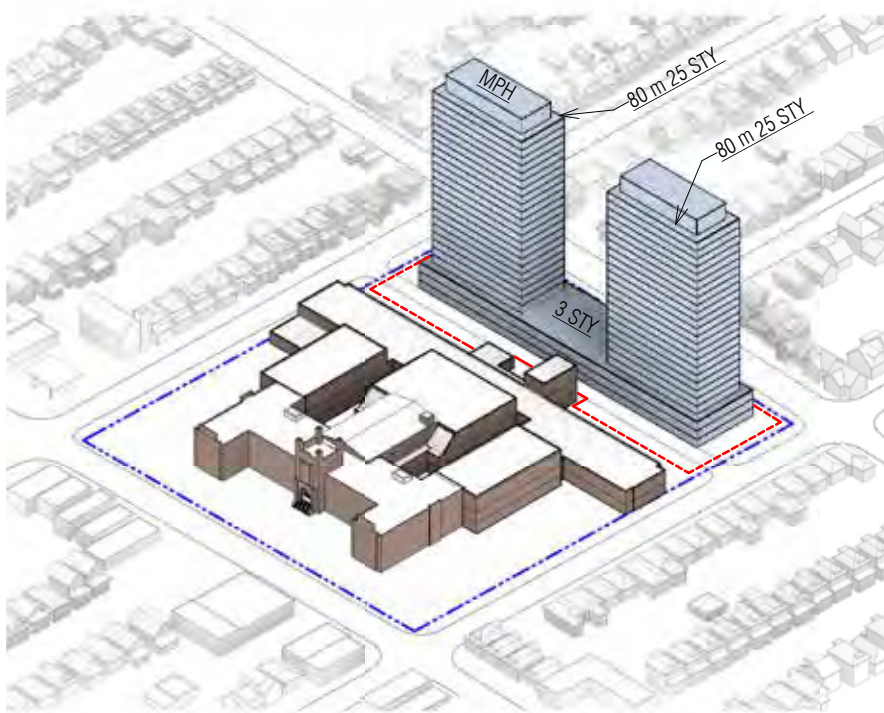
04. UNIT COUNT	
RESIDENTIAL RETROFIT - original building	87
RESIDENTIAL RETROFIT - later additions	183
NEW RESIDENTIAL TOWNHOUSES	605
TOTAL UNIT COUNT	975

05. PARKING COUNT	@1.15/unit
SURFACE PARKING (TH)	17
GARAGE (TH)	17
P1	118
P2	121
P3	121
P4	121
P5	121
P6	121
P7	121
P8	121
P9	123
TOTAL	1122

Alternative 2



PLAN VIEW



3D MASSING VIEW

(Graziani & Corazza Architects Inc., 2022)

STUDY OPTION "2" STATISTICS JOB No: 1939 21

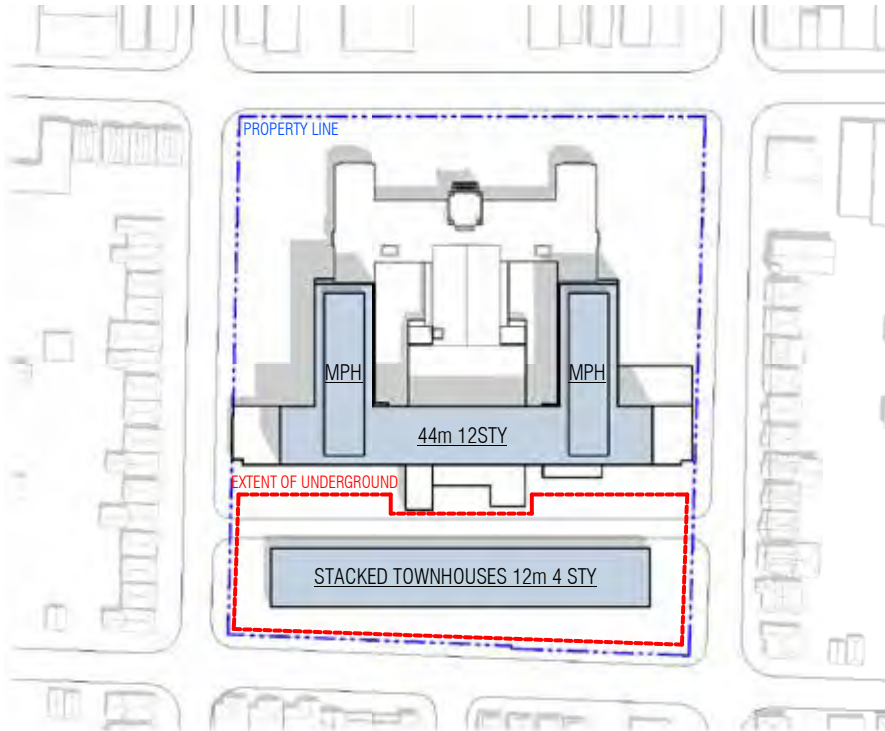
01. SITE AREA	[m ²]
PROPERTY AREA	24900
SITE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771

02. AREA BREAK DOWN	GCA [m ²]
RESIDENTIAL RETROFIT - original building	8174.2
RESIDENTIAL RETROFIT - later additions	12576
NEW RESIDENTIAL	42120
TOTAL	62870
03. F.S.I	2.54

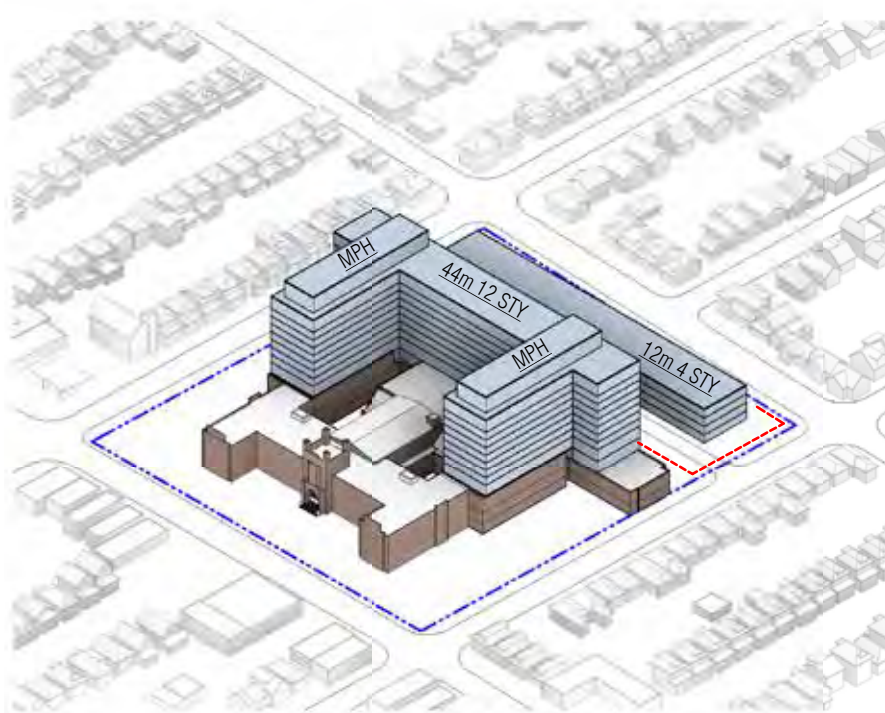
04. UNIT COUNT	
RESIDENTIAL RETROFIT - original building	87
RESIDENTIAL RETROFIT - later additions	183
NEW RESIDENTIAL	705
TOTAL UNIT COUNT	975

05. PARKING COUNT	@1.15/unit
SURFACE PARKING (TH)	17
GARAGE (TH)	17
P1	118
P2	121
P3	121
P4	121
P5	121
P6	121
P7	121
P8	121
P9	123
TOTAL	1122

Alternative 3



PLAN VIEW



3D MASSING VIEW

(Graziani & Corazza Architects Inc., 2022)

STUDY OPTION '3' STATISTICS
JOB No: 1939.21

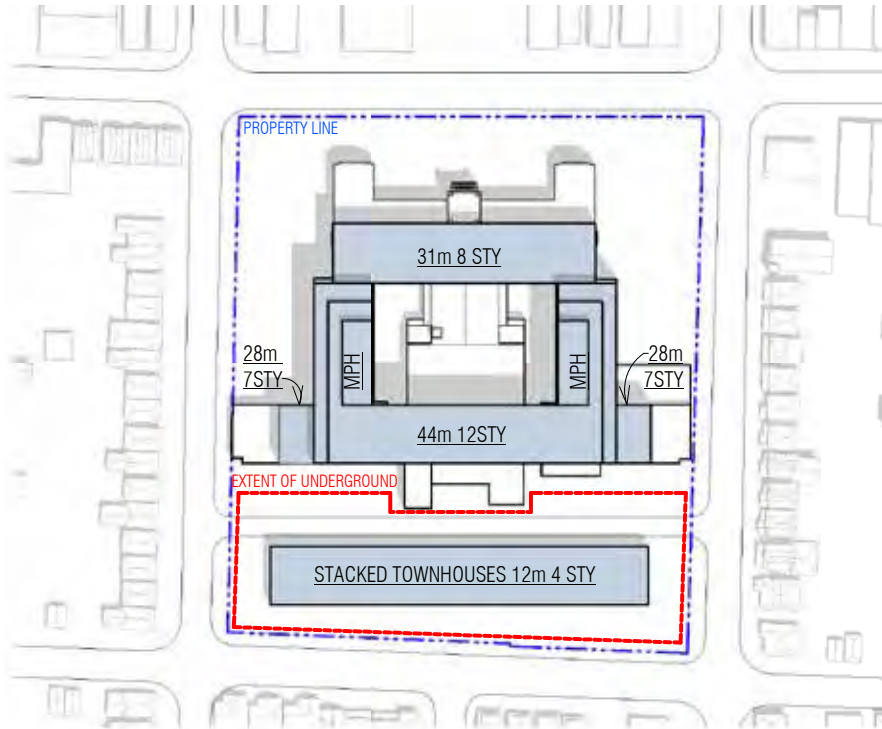
01. SITE AREA	[m ²]
PROPERTY AREA	24900
STIE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771

02. AREA BREAK DOWN	GCA [m ²]
RESIDENTIAL RETROFIT - original building	8174.2
RESIDENTIAL RETROFIT - later additions	12576
NEW RESIDENTIAL TOWNHOUSES	8324
TOTAL	62842
03. F.S.I	2.54

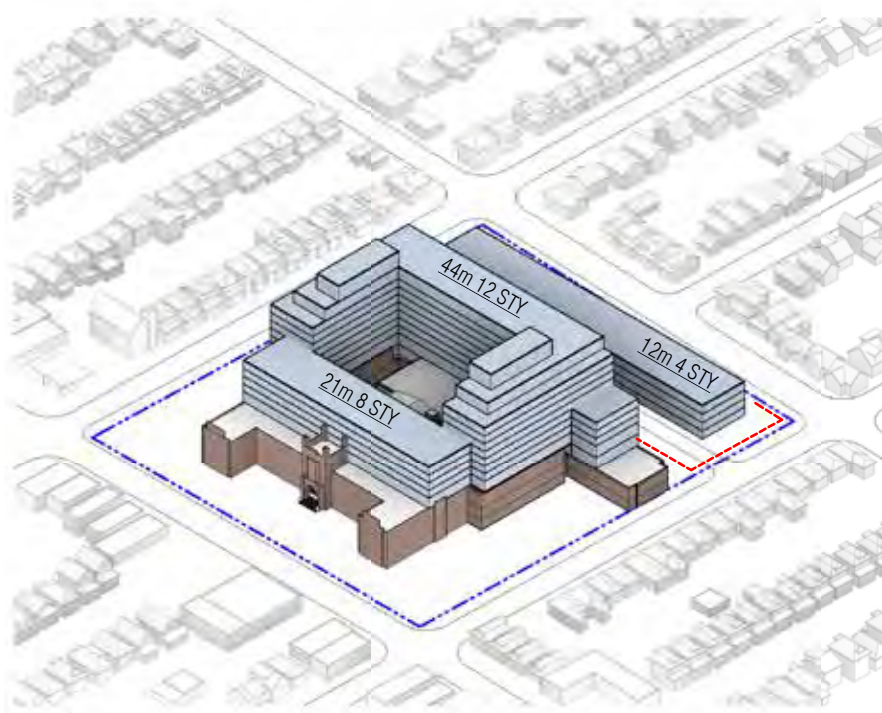
04. UNIT COUNT	
RESIDENTIAL RETROFIT - original building	87
RESIDENTIAL RETROFIT - later additions	183
NEW RESIDENTIAL	554
STACKED TOWNHOUSES	151
TOTAL UNIT COUNT	975

05. PARKING COUNT	@1.15/unit
SURFACE PARKING (TH)	17
GARAGE (TH)	17
P1	118
P2	121
P3	121
P4	121
P5	121
P6	121
P7	121
P8	121
P9	123
TOTAL	1122

Alternative 4



PLAN VIEW



3D MASSING VIEW

(Graziani & Corazza Architects Inc., 2022)

STUDY OPTION '4' STATISTICS
JOB No: 1939.21

D1. SITE AREA	[m ²]
PROPERTY AREA	24900
STIE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771

D2. AREA BREAK DOWN	GCA [m ²]
RESIDENTIAL RETROFIT - original building	8174.2
RESIDENTIAL RETROFIT - later additions	12576
NEW RESIDENTIAL TOWNHOUSES	33710
TOTAL	62784
D3. F.S.I	2.53

D4. UNIT COUNT	
RESIDENTIAL RETROFIT - original building	87
RESIDENTIAL RETROFIT - later additions	183
NEW RESIDENTIAL STACKED TOWNHOUSES	554
TOTAL UNIT COUNT	975

D5. PARKING COUNT	@1.15/unit
SURFACE PARKING (TH)	17
GARAGE (TH)	17
P1	118
P2	121
P3	121
P4	121
P5	121
P6	121
P7	121
P8	121
P9	123
TOTAL	1122

7.2 Mitigation Measures

These mitigation measures have been developed to mitigate potential adverse impacts of the proposed development on the cultural heritage value of the Site, as described in the Statement of Significance. Further information on the Site's cultural heritage value is provided in the City of Hamilton's Cultural Heritage Assessment 9/06 evaluation, included in Section 2.4 of this report.

Overall, the proposed development implements a number of strategies for the retention that mitigate potential impacts, including:

- Location of new development to the rear (south) of the 1924 School Building, maintaining visual prominence of the original structure from Main Street;
- Stepping back of new construction at the 5th storey to align with the building height of the 1924 School Building;
- Symmetrical form and siting of new construction, sensitive to and compatible with the beaux arts symmetry of the original 1924 School Building;
- Rehabilitation and enhancement of the open space frontage along Main Street East and the east and west entrances to the 1924 School Building, including upgrading surface treatment of the central walk and appropriate new plantings;
- Addition of two new publicly accessible parkettes at the south-east and southwest corners of the block, including retention and integration of the arched canopy at the southwest corner;
- Addition of new greenspaces throughout the Site including a central courtyard, east and west courts, and a pedestrian mews, resulting in a net increase to the greenspace across the Site; and
- Siting of taller structures in the centre of the block, to reduce visual impact and minimize shadowing on the surrounding context.

As the design progresses, further design details, such as sympathetic and compatible materiality and articulation of the new construction, will be explored.

7.3 Commemoration

It is recommended that an Interpretation Plan be prepared to communicate the historical/ associative values attributed to the property.

8 CONSERVATION STRATEGY

The conservation strategy for the Site, which follows from the CDPs attached as Appendix C, includes full retention of the 1924 School Building, including the North Front Wing and South Centre Wing (auditorium). The full three-dimensional form of the 1924 School Building will be retained, maintaining continuity of the existing Main Street East streetscape and ensuring that the heritage resource remains legible as an early-twentieth century contextual landmark. Rear additions dating from 1948-1972 will be removed and rear walls reconstructed as a contemporary interface with the new development to the south. Existing building setbacks, rooflines, and relationships to grade will be maintained.

Proposed exterior conservation work includes:

- Window upgrades;
- Masonry and stucco repairs;
- Masonry cleaning and selective repointing;
- Roofing and flashing replacement;
- Structural repairs to concrete; and
- Door and woodwork repair, rehabilitation and repainting.

Interior alterations to the 1924 building will be required to facilitate adaptive reuse for residential purposes, while conserving and rehabilitating interior heritage attributes to the extent feasible.

Proposed interior conservation work includes:

- Restore and rehabilitate front entrance vestibule, lobby and alumni spaces to support new residential and amenity uses;
- Stair upgrades to meet current building code requirements; and
- Repair and repainting of metalwork.

The conservation strategy is consistent with the PPS2020 and conforms to the applicable cultural heritage policies in the City of Hamilton's Urban Hamilton Official Plan ("UHOP"), including, in particular:

- Part III of the PPS 2020 entitled "How to Read the Provincial Policy Statement", which cites the need to consider its many policies and objectives as a whole and encourages the reconciliation of multiple objectives as an outcome of development;
- The policies within Section 2.6 of the PPS 2020, which direct that significant built heritage resources be conserved;

- The definition of *conserved* within the PPS 2020, which incorporates the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained (and is broadly consistent with the definition of *conserved* in the UHOP);
- UHOP Policy 3.4.2.1(a), which provides that the City will conserve tangible built heritage resources;
- UHOP Policy 3.4.2.1(c), which directs the City to promote public and private stewardship of heritage resources;
- UHOP Policy 3.4.2.1 (g), which provides that the City will ensure the conservation and protection of cultural heritage resources in planning and development matters through appropriate planning and design measures; and
- UHOP Policy 3.5.2 regarding original location.

Analysis around the introduction of barrier-free access to the retained school building per UHOP Policy 3.4.7.1 will be conducted during detailed design and submitted along with the Conservation Plan for the Site.

The conservation scope described in this report is preliminary, and subject to change as more detailed studies are completed and overall design/development moves forward. As a next step, it is recommended that the Conservation Strategy include:

- A Conservation Plan to provide more detail on the proposed conservation scope of work, including interface between the existing structure and proposed development;
- An Interpretation that includes plaquing and commemorative design measures; and
- A Documentation and Salvage Report that considers the reuse of salvaged material and interim artifact storage.

9 CONCLUSION

The proposed development will conserve the original 1924 Delta Secondary School structure and grounds along Main Street East and along the east and west elevations of the conserved structure. The rehabilitation and adaptive reuse of the 1924 School Building will introduce a new and compatible residential use, while maintaining the cultural heritage value of the Site. The location of new development to the rear of the 1924 School Building will conserve the Site's visual prominence while introducing new housing to the area.

While the 1948-50 and 1970 additions and rear grounds are proposed to be removed as part of the proposal, the highest priority heritage attributes will be retained to reconcile heritage conservation with the intensification objectives for the Site. Documentation and salvage strategies for material removed as part of the development should be explored.

Commemoration and interpretation strategies to tell the story of Delta Secondary School and the Delta East neighbourhood should be explored with the community, key stakeholders, the landowner and City Staff as the development process moves forward.

10 PROJECT PERSONNEL

Philip Evans OAA, AAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 20 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Ryan Love LEED AP, OAA is a senior associate at ERA. He received his Master of Architecture from the University of Toronto after completing an undergraduate degree in architectural studies and philosophy. He has been with the firm since 2010 and specializes in building and material conservation, adaptive reuse and new design.

Samantha Irvine JD, ICOMOS, CAHP is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill university (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's university. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Kasper Koblauch MCIP, RPP is a project manager and planner at ERA with over six years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan university (formerly Ryerson university).

Patrick Brown BURPI is a planner with the heritage team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan university (formerly Ryerson university), as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

11 CITED MATERIALS

11.1 Site Photographs

Building Elevations

All photos by ERA in 2022, unless otherwise indicated.



North elevation, 1924 School Building.



1924 School Building, north elevation.



1924 School Building, east elevation.



1924 School Building, west elevation.



1924 School Building, north elevation tower.



East elevation - 1924 School Building (right) and 1948-50 Southeast Wing (left).



West elevation - 1924 School Building (left) and 1948-50 Southwest Wing (right).



West elevation - 1948-50 Southwest Wing (left) and 1948-50 South Centre Wing (right).



East elevation - 1948-50 South Centre Wing (left) and 1970 plumbing shop addition (right).



South elevation - 1948-50 South Wing and 1970 addition (near right).



South elevation - 1948-50 South Wing.



South elevation - 1948-50 South Wing.

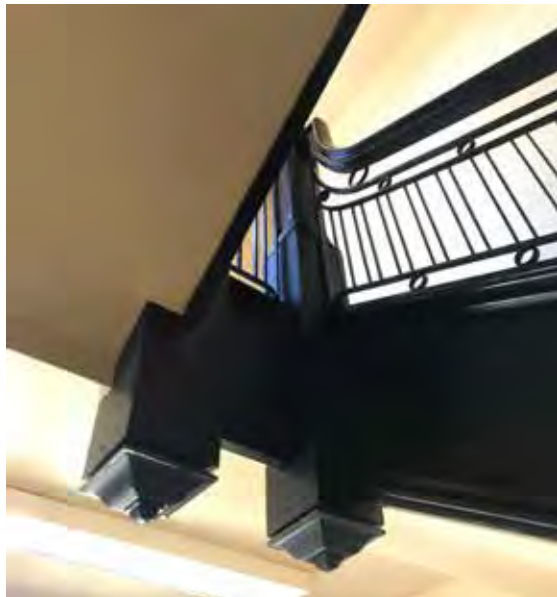
Interiors



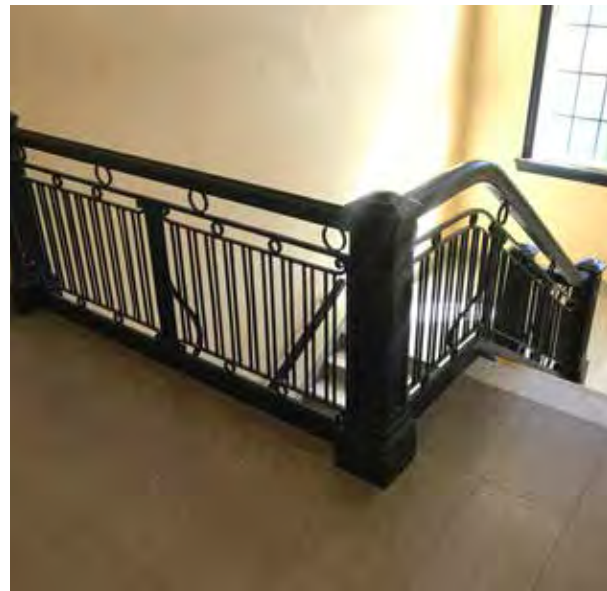
Stairwell balustrade .



Stairway landing newel posts.



Stairway landing newel posts from below.



Upper stairway landing.



Front entrance and doorways.



Front entrance vestibule.



Interior front entrance vestibule doorway.



Front entrance lobby plaster ceiling.



Auditorium looking towards stage.

11.2 Context Photographs



Looking west down Main Street from the corner of Main Street and Huxley Avenue (ERA, 2022).



Looking northwest along Main Street from the intersection of Main Street and Graham Avenue (ERA, 2022).



Looking northwest from the corner of Graham Avenue and Maple Avenue (ERA, 2022).



Looking northwest along Main Street from the corner of Main street and Wexford Avenue (ERA, 2022).



Looking southeast along Wexford Avenue from the Site's Wexford frontage (ERA, 2022).



Looking north along Graham Avenue towards the Site from south of Maple Avenue (ERA, 2022).

11.3 References

- City of Hamilton. (2013). Cultural Heritage Assessment Report on Delta Collegiate Institute/Delta Secondary School. Hamilton: Ontario.
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- Ministry of Heritage, Sport, Tourism and Culture Industries. (2021). Update to Ontario Heritage Toolkit: Heritage Property Evaluation, A Guide to Identifying, Researching and Evaluating Heritage Properties in Ontario Communities [Draft]. Retrieved from chrome-extension://efaidnbmnnnibpcajpcgiclfindmkaj/https://prod-environmental-registry.s3.amazonaws.com/2021-05/HPE_FINAL%20DRAFT-compressed.pdf
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- Moffat Moffat & Kinoshita. (3 April 1970). Alterations & Additions to Delta Secondary School for the Board of Education for the City of Hamilton. (Architectural Drawings), Hamilton City Hall, Hamilton.
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12 APPENDICES

APPENDIX I

BY-LAW 17-077 TO DESIGNATE LAND LOCATED AT 1284
MAIN STREET EAST, CITY OF HAMILTON AS PROPERTY
OF CULTURAL HERITAGE VALUE (2014)

Authority: Item 2, Planning and Economic
Development Committee
Report 14-003 (PED14028)
CM: February 26, 2014

Bill No. 077

CITY OF HAMILTON

BY-LAW NO. 14-077

To Designate:

LAND LOCATED AT 1284 MAIN STREET EAST, CITY OF HAMILTON

As Property of:

CULTURAL HERITAGE VALUE

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

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

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

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

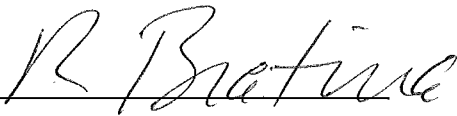
1. The property located at 1284 Main Street East, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;

To Designate Land Located at 1284 Main Street East, City of Hamilton
As Property of Cultural Heritage Value

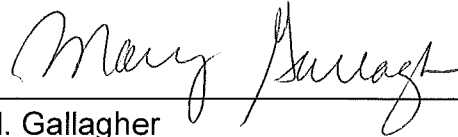
Page 2 of 7

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

PASSED this 9th day of April, 2014.



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

To Designate Land Located at 1284 Main Street East, City of Hamilton
As Property of Cultural Heritage Value

Page 3 of 7

Schedule "A"

To

By-law No. 14-077

**1284 Main Street East
Hamilton, Ontario**

PIN: 17239-0002 (LT)

Legal Description:

LTS 1, 2, 3, 4, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199 & 222, PL
512; PT LT 3, CON 3 BAR, AS IN BR23840, EXCEPT BL830; PT LT 3, CON 3
BAR, AS IN HA267995; CITY OF HAMILTON

Schedule "B"

To

By-law No. 14-077

**1284 Main Street East
Hamilton, Ontario**

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

Statement of Cultural Heritage Value or Interest

The property known as Delta Collegiate Institute when the school opened in 1924 and Delta Secondary School since it was enlarged in the 1948-50 additions is designated for its historical significance, architectural merit and important place in the Delta East neighbourhood.

Built in response to a surge in secondary school enrollment after the Province of Ontario had in 1921 raised the age of compulsory school attendance to 16 and had abolished school fees, Delta Collegiate Institute stands at a turning point in secondary school education. When Ontario Premier and Minister of Education G. Howard Ferguson opened Delta Collegiate Institute, it had become the second collegiate institute – the highest order of secondary school in Ontario in the 1920s – in all Wentworth County. After the destruction of Central Collegiate Institute by fire in 1946, Delta remained as the oldest surviving collegiate institute in the city.

The 1948-50 enlargement, which added technical and commercial programs to the school's academic curriculum, came immediately after the school board had recommended a system ending secondary schools specializing in academic, technical or commercial programs and offering instead a combined academic/technical/commercial school in each of the city's central, east, west and eventually, Mountain districts.

In 2013, Delta Secondary School is the oldest public secondary school still operating in the City of Hamilton.

Considered one of the finest secondary schools in Canada, Delta Collegiate Institute represented a major public investment in an area about to be developed as a working-class neighbourhood. It symbolizes the high social value placed on post-elementary education in the early twentieth century in Hamilton. Delta Secondary School still boasts handsome building elevations in Milton red rug brick and Tyndall limestone – the first such use of this stone building material in Hamilton and one of the first instances of its use in Ontario. The school also exhibits a formal front entrance made of the finest materials, a beautifully adorned central lobby, a large auditorium with

proscenium arch at the stage and an upper tier of seating in its gallery, four cast-iron and marble stairways, a light-filled room atop the school's central tower where art classes were originally held, and other high-quality design elements.

The design of Delta Collegiate Institute by Hutton & Souter shows their mastery of the Modern Gothic style. Gordon Hutton and William Souter, whose partnership began in 1921, were appreciated for their scholastic work, having designed schools in Hamilton and other Ontario cities. Also in the Modern Gothic style, Gordon Hutton had designed Memorial Public School; and after Delta Collegiate Institute, Hutton & Souter designed Cathedral Roman Catholic High School. The Hutton & Souter firm rose to prominence in Hamilton in the early twentieth century, and is best-known for the Royal Connaught Hotel addition, Basilica of Christ the King and Dominion Public Building (John Sopinka Courthouse).

The 1948-50 additions to the school were designed by Prack & Prack, another important architectural firm in Hamilton. The firm is celebrated for the Lister Block, the Pigott Building, Westdale Collegiate Institute and for their many large industrial buildings in Hamilton, Toronto and elsewhere. With their extensive experience in industrial design, Prack & Prack were well positioned to venture into Modernism, an emerging style in the 1940s, for Delta Secondary School. Their additions are early illustrations of Modernism in Ontario.

Besides the many enduring architectural features from the 1923-24 building and from the 1948- 50 additions, the school grounds, which fill an entire city block and are laid out according to Beaux-Arts Classical principles, retain the "U"-shaped central walk to the formal entrance on Main Street East and the walks to the school's primary east and west entrances in the same locations as shown in the Hutton & Souter block plan of 1923. As well, the school is centred in the block; the school's central tower is on axis with Houghton Avenue North; and the front facade, with its central tower and end pavilions, is set back from Main Street East, identifying a special place in the townscape. Furthermore, the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue, a recent addition to the school's grounds and an entrance to the community park, helps further in defining the importance of the school within the Delta East neighbourhood. Intended as an architectural point of interest in the east end of the Lower city, the school continues to be a landmark on Main Street East and a focal point in the Delta East neighbourhood.

Description of Heritage Attributes

The following elements give meaning to the cultural heritage value of Delta Collegiate Institute/ Delta Secondary School.

School Grounds

Heritage attributes of the school grounds include:

- the "U"-shaped central concrete walk to the formal entrance on Main Street East;
- the concrete walk from Wexford Avenue South to the school's east entrance;
- the concrete walk from Graham Avenue South to the school's west entrance;

- the arched canopy at the northeast corner of Graham Avenue South and Maple Avenue;
- the time capsules in the front lawn;
- the open space of the front lawn and side yards, which provide views of the school's front facade (north elevation) and secondary facades (east and west elevations);
- the open space of the rear yard accessed by the public for park purposes; and,
- the east court between the south centre wing and southeast wing, and the west court between the south centre wing and southwest wing.

North Front Wing Exterior

Heritage attributes of the north front wing's exterior comprise:

- all features of the front facade (north elevation), including the central tower and its front entry porch and flag mast, the end pavilions and the bays between the central tower and end pavilions; and,
- all features of the secondary facades (east and west elevations).

In the front facade and secondary facades, the fenestration design is a heritage attribute; but the replacement window sash, that perpetuates the original design, and the vents where once were glass panes are dispensable. Those original windows surviving in the north front wing are heritage attributes.

South Centre Wing Exterior

The heritage attributes of the south centre wing's exterior are focussed on the wing's gable-roofed portion with its vent stack. They include both court-facing elevations.

Southeast and Southwest Wings Exterior

Heritage attributes of the exteriors of the southeast and southwest wings comprise:

- all features of the street-facing east elevation of the southeast wing, except for the one-storey addition from the 1970-72 renovations;
- all features of the street-facing west elevation of the southwest wing; and,
- the wings' court-facing elevations.

South Back Wing Exterior

Heritage attributes of the south back wing's exterior comprise all original features of the 1948-50 work on the south, east, west and north elevations but exclude work from the 1970-72 renovations. The banding applied at the top of the walls is also excluded.

Interior of North Front Wing

Heritage attributes of the north front wing's interior include:

- the front vestibule's doorways and vaulted plaster ceiling;

- the front lobby's marble floor and baseboard, war memorial wall plaque, plaster cove ceiling executed in strapwork, and doorways to the east-west corridor and to the auditorium;
- all original features of the auditorium – the raked floor, curving rows of seating, walls of ornamental plaster, the stage and its proscenium plaster arch, panelled and bracketed plaster ceiling, gallery and its columns and brackets, and flat-headed or pointed-arched entrances/exits;
- the ramped corridors running along the auditorium's outer east and west walls and beside the windowed walls of the south centre wing;
- the layout of the other corridors in the north front wing, the corridors' marble baseboard and the moulded wood casing to doors facing the corridors;
- the four cast-iron and marble stairways and the provision of natural light to them;
- the fenestration and open layout of the room atop the tower and the marble staircase leading to it; and,
- the pattern of original wood window trim in classrooms.

Interior of Southwest Wing

The wood-block floors in the woodworking rooms are heritage attributes.

APPENDIX B

CONDITION ASSESSMENT PREPARED BY ERA ARCHITECTS
INC, DATED MAY, 2022

1284 MAIN STREET HAMILTON CONDITION ASSESSMENT



Project # 17-251-03
Prepared by RL / ZF / AG / TH



CONTENTS

ASSESSMENT OF EXISTING CONDITION

1

PREPARED FOR:

New Horizons Development Group
3170 Harvester Rd #200
Burlington, ON
L7N 3W8

PREPARED BY:

ERA Architects Inc.
#600-625 Church Street
Toronto, Ontario M4Y 2G1
416-963-4497

COVER PAGE: 1284 Main Street, ERA Architects

ASSESSMENT OF EXISTING CONDITION

ERA Architects was engaged in May 2022 to assess the condition of heritage elements with regard to the conservation and potential adaptive reuse of the property at 1284 Main Street East in Hamilton, Ontario, also known as the Delta Secondary School. The building is designated under Part IV of the Ontario Heritage Act. The intent of this investigation is to provide a detailed description and assessment of heritage elements, specifically items described in the Designation Bylaw passed by the City of Hamilton on April 9, 2014. The information provided herein is based on historical research and a limited visual inspection of the building from grade and 1924 roof levels. No destructive testing or selective removals were undertaken as part of this investigation. The roofs of the 1948-1972 additions were not accessed.

Exterior

North Front Wing

The North Front Wing, representing the portion of the building completed in 1924, is constructed of solid brick and stone masonry at the exterior walls, set into a concrete and steel structural frame that supports reinforced concrete floors. The backup wall behind the face brick and stone is comprised of 12" hollow clay tile. The exterior face brick entrance, parapet coping, and east, west and central towers. The rug face brick is in generally good condition, with only minimal spalling and chipping in evidence (Fig. 1 & Fig. 2) and minor concentrations of efflorescence predominantly near the wall base (Fig. 3 - Fig. 7). The efflorescence is consistently represented as a tide mark across the first several brick courses, most notably at the north and east elevations, and is likely a result of frequent snow buildup and leaching of soluble salts into the masonry. Mortar joints are slightly recessed from the brick face and in good condition generally, with localized erosion and loss of material occurring primarily near the base of the exterior walls (Fig. 8 - Fig. 10). Joints along the Tyndall limestone base and window sills are generally washed out. Select portions of the building appear to have been previously repointed, as evidenced by the change in appearance of the mortar joints near the top of walls (Fig. 11).

Stone elements on the exterior walls are generally in good condition, with only minor cracking and chipping in select areas (Fig. 12 - Fig. 14). Frequent staining, light surface pitting and occasional organic growth was observed at window sills (Fig. 15 - Fig. 17). A number of sills in the east and west parking lot areas have been overpainted (Fig. 18 - Fig. 20).

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Good: *Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed.*



Fig. 1. Example of minimal spalling and efflorescence.



Fig. 2. Example of minimal spalling.



Fig. 3. Example of efflorescence towards base of exterior.



Fig. 4. Example of efflorescence towards base of exterior.



Fig. 5. Example of efflorescence towards base of exterior.



Fig. 6. Example of efflorescence towards base of exterior.



Fig. 7. Example of efflorescence towards base of exterior.



Fig. 8. Recessed mortar joints between stone and brick.



Fig. 9. Recessed mortar joints.



Fig. 10. Recessed mortar joints.



Fig. 11. Evidence of repointing in the lighter areas of brick.



Fig. 12. Example of stone cracking.



Fig. 13. Areas of minor stone chipping surrounding window.

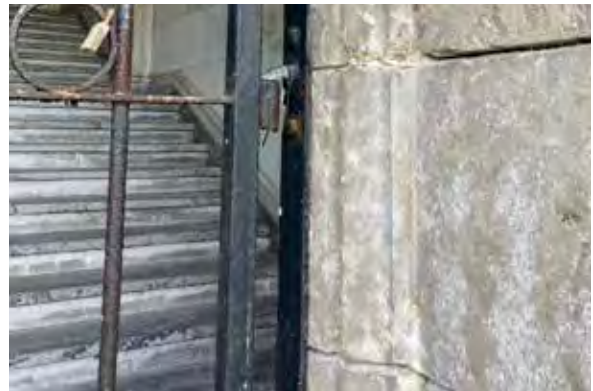


Fig. 14. Example of stone cracking.



Fig. 15. Example of stone staining, holes and rust.



Fig. 16. Significant stone staining and organic growth.

The front entrance features a pointed archway and decorative surround flanked by gabled pilaster elements. Joints have typically eroded in this area (Fig. 21), with moderate pitting and loss of detail observed in areas around the archway (Fig. 22). Large cracks have formed at the base of both pilasters, with complete fracture and loss of material on the west side (Fig. 23 - Fig. 25). The stone front steps are generally worn, with moderate surface pitting, staining and organic growth noted throughout (Fig. 26). A section of missing stone on the west pilaster was observed, which is indicative of a previous patch repair held in place with mechanical fixings still embedded in the stone (Fig. 27). There is significant ivy overgrowth on the west side of the tower, which impeded most observation of the underlying masonry at the time of inspection (Fig. 28). In the areas that were visible, joints appear to be generally washed out (Fig. 29).



Fig. 18. Example of overpainting on exterior sills.



Fig. 19. Example of overpainting on exterior sills.



Fig. 17. Significant stone staining and organic growth.



Fig. 20. Example of overpainting on exterior sills.



Fig. 21. Eroded stone joints & organic growth.



Fig. 22. Moderate pitting and loss of detail in stone arch.



Fig. 26. Damage and staining to steps.



Fig. 23. Large cracks at base of pilasters.



Fig. 27. Evidence of patch repair damage to stone.



Fig. 24. Large cracks at base of pilasters.



Fig. 28. Growth on the tower impeded proper inspection.



Fig. 25. Large cracks at base of pilasters.



Fig. 29. Washed out joints are visible behind growth.

Overall, the decorative stone carved elements at the upper portion of the central tower and east and west facades, appear to be in a good state of repair (Fig. 30 - Fig. 32). An unsympathetic joint sealant was used to point the east facing stone window surrounds of the central tower (Fig. 33).

The rib vaulted entrance stair is in fair to good condition overall, with most ceiling and wall elements intact – particularly towards the top of the stair. There is some local deterioration of the stucco coating and rib elements lower down at the outer wall, notably around the upper half of the stone archway (Fig. 34 & Fig. 35). These areas appear to have suffered extensive wetting leading to corrosion and rust-jacking of the expanded metal lath, as well as localized failure of the stucco from freeze-thaw damage. There is general soiling of finish surfaces throughout, primarily from dirt and pigeon droppings (Fig. 36 & Fig. 37). Metal handrails are not original but remain serviceable.



Fig. 31. Evidence of patch repair damage to stone.



Fig. 30. Damage and staining to steps.



Fig. 32. Growth on the tower impeded proper inspection.



Fig. 33. Washed out joints are visible behind growth.



Fig. 34. Local deterioration to to stucco and rib elements.



Fig. 35. Local deterioration to to stucco and rib elements.



Fig. 36. Soiling at base and floor.

Marble veneer wall panels are in good condition, with some local deterioration and a missing piece on the north face (Fig. 38). Graffiti markings were noted at the west side of the upper landing. Most wall joints have opened and are in need of repointing. A central pendant light fixture was operational at the time of inspection and appears to be in good condition with general soiling evident on the outer surfaces (Fig. 39). Marble steps appear in fair to good condition, with moderate surface wear and occasional vertical cracking found on individual risers.



Fig. 37. Soiling at base and floor.

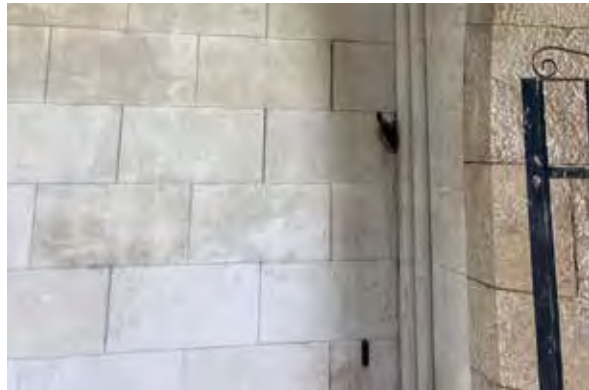


Fig. 38. Missing piece of marble veneer.



Fig. 39. Minimal soiling on outer surface of pendant light.

Most of the original windows in the North Front Wing have been replaced with new metal clad vinyl sash windows with insulated glazing units, fabricated to approximate the original appearance. The replacement glass has a reflective low-e coating and strong greenish tint. The windows appear to have been installed in 2004 and are in good condition generally, with no visible signs of condensation, damage or disrepair. Caulking at the brick moulds ranges from fair to good condition overall, with some areas exhibiting light crazing and debonding at the Tyndall stone (Fig. 40). The upper row of trefoil arched openings near the top of the central tower features the original glazing, which appears to be in good condition (Fig. 41 & Fig. 42).



Fig. 42. Trefoil arched openings with original glazing.



Fig. 43. Cast in place concrete base wall.



Fig. 40. Debonding between stone and caulking.



Fig. 44. Cast stone window sills.



Fig. 41. Trefoil arched openings with original glazing.

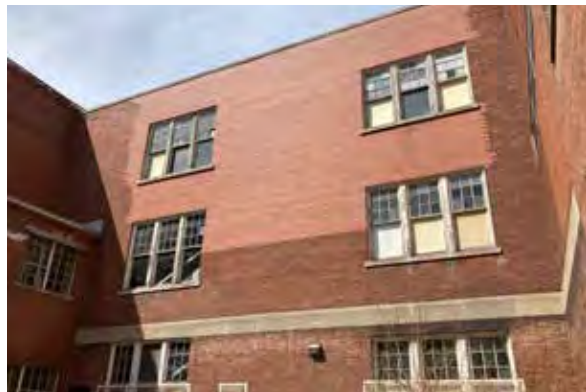


Fig. 45. Unsympathetic brick replacement.

South Centre Wing Courtyards

Courtyard walls are comprised of smooth faced red brick laid in stretcher bond, with Tyndall limestone elements at the ground floor windows and parapet coping. There is a cast stone band course above the ground floor windows on the north wall, and the wall base consists of cast in place concrete (Fig. 43). Upper floor windows in the courtyards feature cast stone sills (Fig. 44). In the east courtyard, there has been extensive brick replacement on the north wall using an unsympathetic substitute brick (Fig. 45). This brick has also been used to infill the original clerestory windows of the east upper wall of the auditorium (Fig. 46). There is severe efflorescence with occasional spalling on the lower portion of the wall (Fig. 47 & Fig. 48), which is indicative of previous water ingress at the window jambs and sills. Flashing has been added to shed water from the headers of the first floor windows (Fig. 49 & Fig. 50), and PVC downspouts have been added at both lower and upper roofs (Fig. 51). There is a displacement in the upper downspout, which has led to failure of the water management system at this location. Noticeable staining and organic growth around the roof drain is indicative of excess water and inadequate drain capacity. There is significant vegetal overgrowth at the base of the north wall (Fig. 52).



Fig. 46. Brick infill of pre-existing clerestory.



Fig. 47. Severe efflorescence and some spalling.



Fig. 48. Severe efflorescence and some spalling.



Fig. 49. Added flashings over first floor windows.



Fig. 50. Added flashings over first floor windows.



Fig. 51. Added flashings and PVC downspout.



Fig. 52. Vegetal growth at base of north wall.



Fig. 53. Unsympathetic window replacements.



Fig. 54. Large cracks at base of pilasters.

The north wall features original wood sash windows, arranged in a tripartite configuration with the upper sashes in a three-over-three-over-three divided lite pattern. Many of the panes have broken, are missing or have been replaced with unsympathetic substitutes (Fig. 53). The wood window frames and mullions are in poor condition overall, with severe deterioration from weathering observed on the upper floors, and moderate to severe deterioration at the ground floor – principally at the sills and lower portions of mullions (Fig. 54). Much of the paint layer has been lost at the first and second floors, with moderate blistering and peeling at the ground floor. Caulking has generally failed at the brick moulds and sills, and glazing putty remains in fair to poor condition.

The adjacent walls enclosing the auditorium corridor feature eight original steel factory glazed windows, arranged in a grid pattern with operable casements on the ground floor. Many of the individual lites have been replaced as part of a previous repair and maintenance program (Fig. 55 & Fig. 56). The steel frames have been overpainted several times making it difficult to assess the condition of the underlying steel (Fig. 57). Occasional corrosion blooms were observed on the exterior frame, suggesting light to moderate corrosion of the steel substrate beneath the paint layer. Further testing will be required to confirm this. Caulking joints around the windows have generally cracked and have completely failed at the sills (Fig. 58).



Fig. 55. Infilled window lite.



Fig. 56. Replaced window lites.



Fig. 57. Overpainting of steel frames.



Fig. 58. Failed caulking joints at window sills.



Fig. 59. Pitting, staining and organic growth on parapet.



Fig. 60. Pitting, staining and organic growth on parapet.



Fig. 63. Pitting, staining and organic growth on parapet.



Fig. 61. Failed mortar joint.



Fig. 62. Replaced mortar joint.

Parapets

Moderate to severe surface pitting of the Tyndall coping stones was generally noted, with some areas exhibiting staining and organic growth (Fig. 59 - Fig. 61). Some older joint sealants at the coping stones and parapet wall flashing have generally reached the end of their service life (Fig. 62), while more recently applied sealants appear to be performing adequately (Fig. 63 & Fig. 64) with only a few areas exhibiting visible signs of stress and related degradation (Fig. 65 & Fig. 66). The smooth-faced brickwork ranges from good to poor condition generally, with some sections exhibiting varying degrees of spalling and surficial loss (Fig. 67 - Fig. 70). Mortar joints are in fair condition overall, with occasional erosion and loss of material (Fig. 69 & Fig. 71). Other sections of the parapet wall have cracked along joints (Fig. 72). Some previous spalls and open joints have been patched with an incompatible cement (Fig. 70, Fig. 73- Fig. 76).



Fig. 64. Replaced mortar joint.



Fig. 65. Area of stone degradation.



Fig. 66. Area of stone degradation and chipping.



Fig. 67. Evidence of spalled brick and Incompatible repairs.



Fig. 68. Chips and spalled brick.



Fig. 69. Spalled brick and loss of mortar joints.



Fig. 70. Brick and mortar failure underneath parapet stone.



Fig. 73. Incompatible spall repair.



Fig. 71. Significant lose of mortar joints.



Fig. 74. Incompatible spall repair.



Fig. 72. Mortar cracking between bricks.



Fig. 75. Incompatible brick replacement (left).



Fig. 76. Incompatible brick replacements.

Exterior Doors

The north entrance doors are original and appear to be in fair condition generally, with some surface scratching present on the exterior facing stiles and bottom rails through repeated use and vandalism (Fig. 77 - Fig. 79). The exterior clear coat over the stain has begun to degrade, as evidenced by the general presence of crazing (Fig. 80 & Fig. 81). The top transom windows are in good condition, with original glass still present and few signs of disrepair aside from bird droppings along the sill line (Fig. 82). One small section of the moulding on the east transom has broken away (Fig. 83). Door hardware appears to be original, and glazing inserts have been previously replaced with wired safety glass (Fig. 84).

The east facing exterior wood doors are original and remain in fair condition. Two of the transom lites have been replaced with acrylic substitutes (Fig. 85). The glazing insert on the left has been previously replaced with wired safety glass, while the right insert has been boarded up with plywood (Fig. 86 - Fig. 87). One original bronze handset remains intact, while the other has been replaced with a steel pull plate (Fig. 88). Wood surfaces have been painted and are showing signs of moderate wear through repeated use, with previous red paint layers showing through in several spots (Fig. 88). Further paint deterioration has occurred at and around the inset panels and bottom rails (Fig. 89 - Fig. 91). Weatherstripping is not original and appears to be in serviceable condition. There is a small section at the corner of the left lower panel moulding that has separated and is being held in place with a machine screw (Fig. 92).

The west facing exterior doors and frames are not original and have been replaced with hollow metal doors (Fig. 93).



Fig. 77. Surface scratching of northern entrance door.



Fig. 78. Surface scratching of northern entrance door.



Fig. 79. Surface scratching of northern entrance door.



Fig. 80. Crazing of wood coating.



Fig. 81. Cracking of wood coating.



Fig. 85. Replaced transom lites.



Fig. 82. Bird droppings on otherwise intact transom.



Fig. 86. Plywood pane infill.



Fig. 83. Broken section of moulding below transom.



Fig. 87. Wired safety glass panel infill.



Fig. 84. Original door hardware.



Fig. 88. One original handset and one replaced push plate.



Fig. 89. Paint deterioration.



Fig. 90. Paint deterioration.



Fig. 91. Paint deterioration.



Fig. 92. Separated moulding attached via screw.

Interior

The main lobby and vestibule spaces are in good condition with most finishes, including plaster ceiling elements, original wood doors and marble flooring, intact and exhibiting only minimal signs of surface wear on the floor and doors (Fig. 94 - Fig. 97). The existing pendant lights in the lobby and vestibule are not original. Further destructive work is needed to confirm that the original wood paneling was removed as part of the 1970s renovations (Fig. 98).

The auditorium space has gone through previous alterations but still features the original plaster ceiling, proscenium arch and wall elements, decorative plaster faced columns, carved wood doors and door surrounds (Fig. 99 - Fig. 101). All original remaining features are in an good state of repair, with only light surface wear observed. Original clerestory steel windows have been infilled and replaced with acoustic panels (Fig. 102). The corridors at either side of the auditorium are in fair condition, also having gone through previous renovations. The wood double doors originally at either end of both corridors have been removed. It is unknown if the original ceiling finishes are intact behind the suspended ceiling panels. Prolonged moisture damage is evident along the exterior wall and has left much of the paint coating and plasterwork in a general state of disrepair (Fig. 103). Damage ranges from light crazing and blistering to severe flaking and widespread loss of paint.



Fig. 93. Replaced double doors.



Fig. 94. Main lobby plaster ceiling.



Fig. 97. Main lobby surface wear.



Fig. 95. Main lobby original wood doors.



Fig. 98. Obscured wood paneling.



Fig. 96. Main lobby original wood doors.



Fig. 99. Auditorium interior with original door surrounds.



Fig. 100. Auditorium interior with original door surrounds.



Fig. 101. Auditorium door surround detail.



Fig. 102. Infilled windows.



Fig. 103. Moisture damage to plaster and paint.



Fig. 104. Moisture damage to plaster and paint.

Where the primer coat has broken away, there is visible staining of the substrate and occasional crystallized salt formations (Fig. 104).

The original stairwells are in a good state of repair, with light to moderate surface wear observed throughout. There is minor flaking and scratching of paint on the metal railings, stringers and newel components (Fig. 105), and some corrosion of the metalwork at the bottom of the west stair (Fig. 106). The original marble landing, treads and risers are in good condition with no visible signs of disrepair (Fig. 107).

The alumni room, which is situated at the top level of the central tower, is generally in a poor state of repair due to the infiltration of moisture at the windows and roof. An opening above the west A/C unit has led to the entry of birds and rodents, leading to general soiling of the carpet. There is general flaking and blistering of paint at the window mullions, sills, jambs and headers, and some lower sections of the concrete have failed locally due to thermal expansion and corrosion of the expanded metal lath (Fig. 108 & Fig. 109). Above the windows, the concrete structure is partially visible. In the areas exposed, reinforcing bars have corroded, leading to cracking and delamination of the cement finish coat (Fig. 110). The ceiling of the room has been overlaid with tiles, which are adhered to a flat plaster substrate, presumably the original ceiling finish. In one location, the plaster has fallen away exposing the board-formed concrete roof deck (Fig. 111).



Fig. 105. Minor flaking on railings.



Fig. 106. Corrosion at base of west stair.



Fig. 110. Deteriorated cement finish.



Fig. 107. Original marble stairs in good condition.



Fig. 111. Missing ceiling tiles and exposed roof deck.



Fig. 108. Failed concrete sill.



Fig. 112. Deteriorated wooden sills.



Fig. 109. Failed concrete sill.



Fig. 113. Original trefoil glazed openings.

Interior wood sills have generally deteriorated near the windows (Fig. 112). The trefoil arched single glazed openings above the window appear to be original and intact (Fig. 113). Below these openings, fixed vinyl replacement windows have been installed.

South Centre and Back Wing Additions

The exterior rug brickwork appears to be in good condition on all elevations, with general soiling and streaking from dirt buildup and water runoff. Mortar joints appear to have been extensively repointed at the west parapet, as evidenced by the change in mortar colour. Parapets on the South Back Wing have been overlaid with metal siding (Fig. 114). Stone window surrounds, belt course, base and coping elements are in good condition overall, with minor instances of chipping and cracking. There is general soiling and staining of the stone, notably at the copings, sills and wall bases. Stone joints have generally eroded and are in need of repointing. There is significant vegetative overgrowth present at the base of the west and south walls of the South Back Wing (Fig. 114). Steel sash windows range from fair to poor condition generally, with many of the clear glass lites having been replaced or infilled (Fig. 115). Paint coatings and sealants have generally deteriorated at the frames, particularly at the sills.

Interiors are in a good state of repair generally, having gone through previous renovations. Ceilings have been overlaid with suspended acoustic tile, and floors consist of mastic tile. It is unclear if the mastic tiles are original or a later replacement. The wood shop consists of a 2 in. thick wood block floor over a concrete slab. The block floor is generally intact and in good condition, with moderate to heavy surface wear throughout and a few areas patched with concrete (Fig. 116 & Fig. 117).



Fig. 114. South Back Wing facade.



Fig. 115. Infilled window panes.



Fig. 116. Block flooring concrete patches.



Fig. 117. Block flooring concrete patches.

CONSERVATION STRATEGY

The conservation strategy for the site includes full retention of the original 1924 Hutton & Souter building footprint, including the North Front Wing and South Centre Wing (auditorium). The full three-dimensional form of the 1924 building will be retained, maintaining continuity of the existing Main streetscape and ensuring that the heritage resource remains legible as an early-twentieth century contextual landmark that has been altered through adaptive reuse for residential purposes. Rear additions dating from 1948-1972 will be removed and rear walls reconstructed as a contemporary interface with the new development to the south. Existing building setbacks, rooflines, and relationships to grade will be maintained.

An outline of the conservation strategy for 1284 Main Street is as follows:

- Retain 1924 building in full, maintaining its legibility as a three-dimensional structure and the continuity of the existing streetscape;
- Remove rear additions dating from 1948-1972 and reconstruct rear elevation as a contemporary interface between the existing building and new development to the south;
- Proposed exterior conservation work includes: window upgrades; masonry and stucco repairs; masonry cleaning and selective repointing; roofing and flashing replacement, structural repairs to concrete; door and woodwork repair, rehabilitation and repainting;
- Proposed interior conservation work includes:
 - o Restore and rehabilitate front entrance vestibule, lobby, alumni and auditorium spaces to support new residential and amenity uses;
 - o Stair upgrades to meet current building code requirements, repair and repainting of metalwork.

APPENDIX C

CONSERVATION DESIGN PARAMETERS PREPARED BY ERA
ARCHITECTS INC, DATED SEPTEMBER, 2022

CONSERVATION DESIGN PARAMETERS

1284 Main Street East, Hamilton

16 September 2022

ERA

BACKGROUND

The Site is located at 1284 Main Street East in Hamilton and contains the former [Delta Secondary School](#).

The Site is designated under Part IV of the Ontario Heritage Act, through City of Hamilton By-law No. 14-077.

The Site is bounded by Main Street to the north, a traditional commercial main street with low-rise buildings and uses. Low-rise residential house-form buildings surround the Site to the east, west, and south.



Subject site highlighted in blue.

CONSERVATION DESIGN PARAMETERS

The Conservation Design Parameters are heritage-driven urban-design directives intended to guide the conservation of value on site while addressing the site's urban context and achieving its planning goals.

A

Highlight the retained original historic building

B

Site new buildings in response to the school's historic evolution

C

Form new massing to respond to and respect the historic building and the surrounding neighbourhood

D

Draw on a sympathetic material palette

E

Offer a meaningful contribution to the public realm through landscaping and adaptive reuse

CONSERVATION DESIGN PARAMETERS

A

Highlight the retained original historic building

- Develop the site in a manner that preserves and celebrates the original (1924) Delta Secondary School building and front lawn as an important East Hamilton Landmark.



Aerial photo (Google Maps, 2022)



North Elevation (Google Maps, 2022)

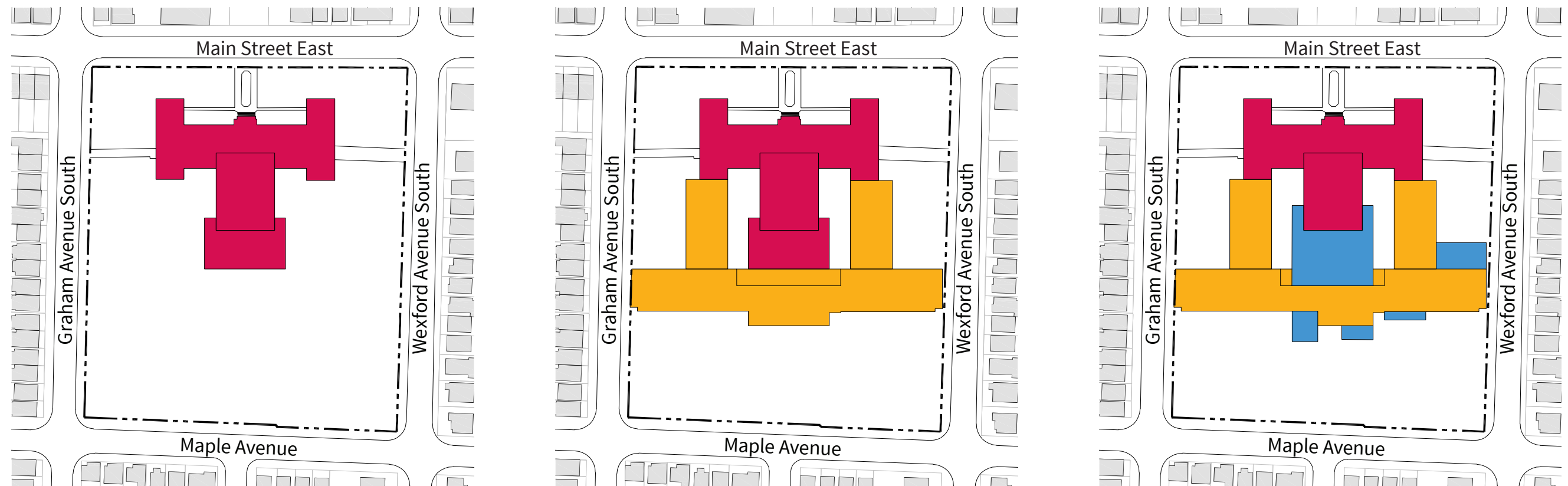
CONSERVATION DESIGN PARAMETERS

B

Site new buildings in response to the school's historic evolution

- Reference the orientation and footprint of historic buildings and additions

Evolution of the Site (1924 - 1972)



Legend

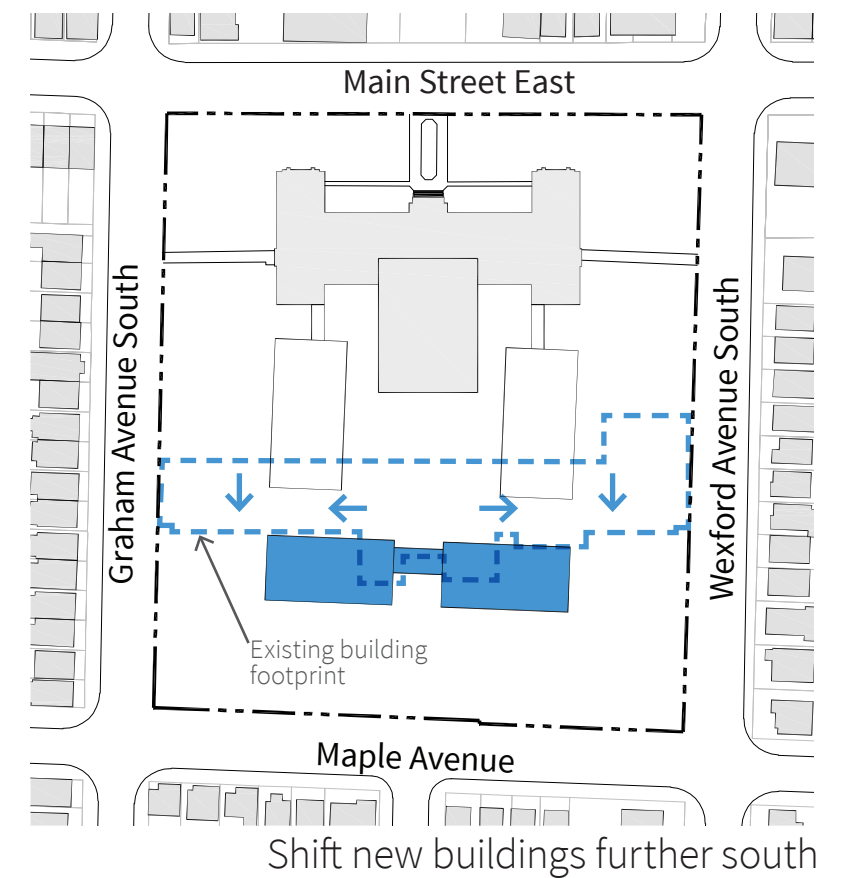
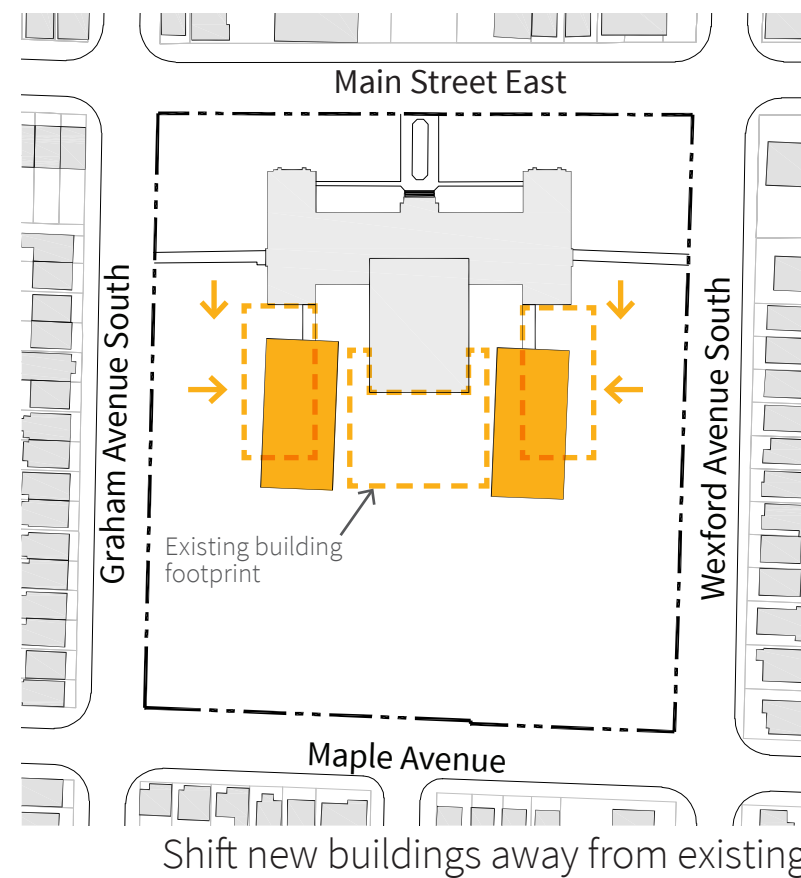
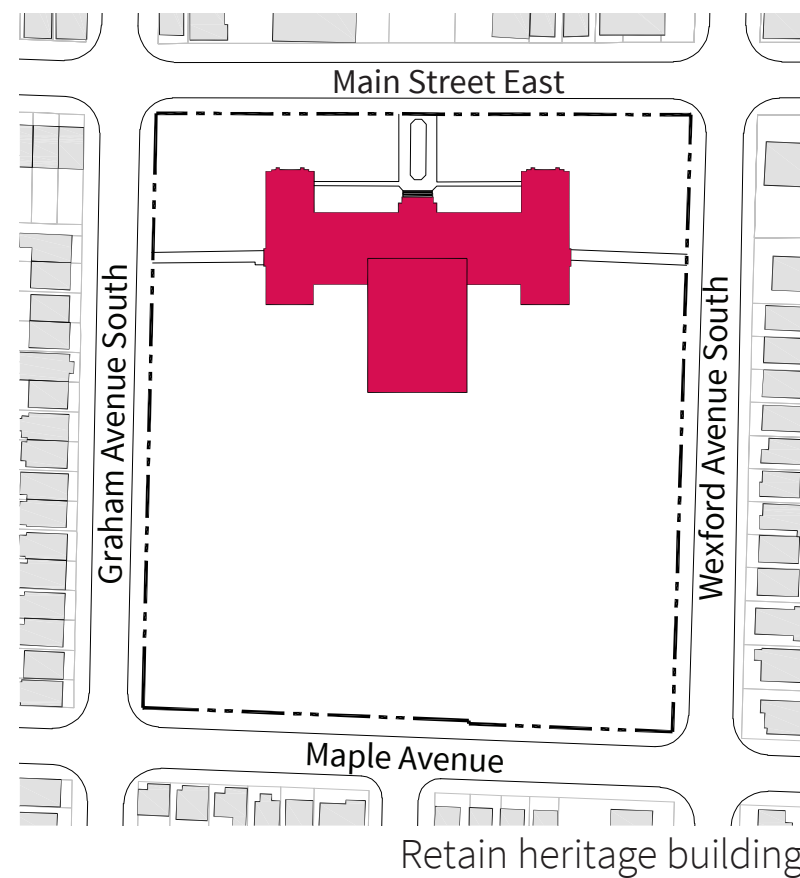
- Built in 1924
- Built in 1950
- Built in 1972

CONSERVATION DESIGN PARAMETERS

B

Site new buildings in response to the school's historic evolution

- Retain existing heritage building
- Shift new buildings away from retained building while referencing historic footprint
- Push new buildings inward to open space around perimeter for transition to low-scale buildings
- Working from historic footprints, shift new buildings south

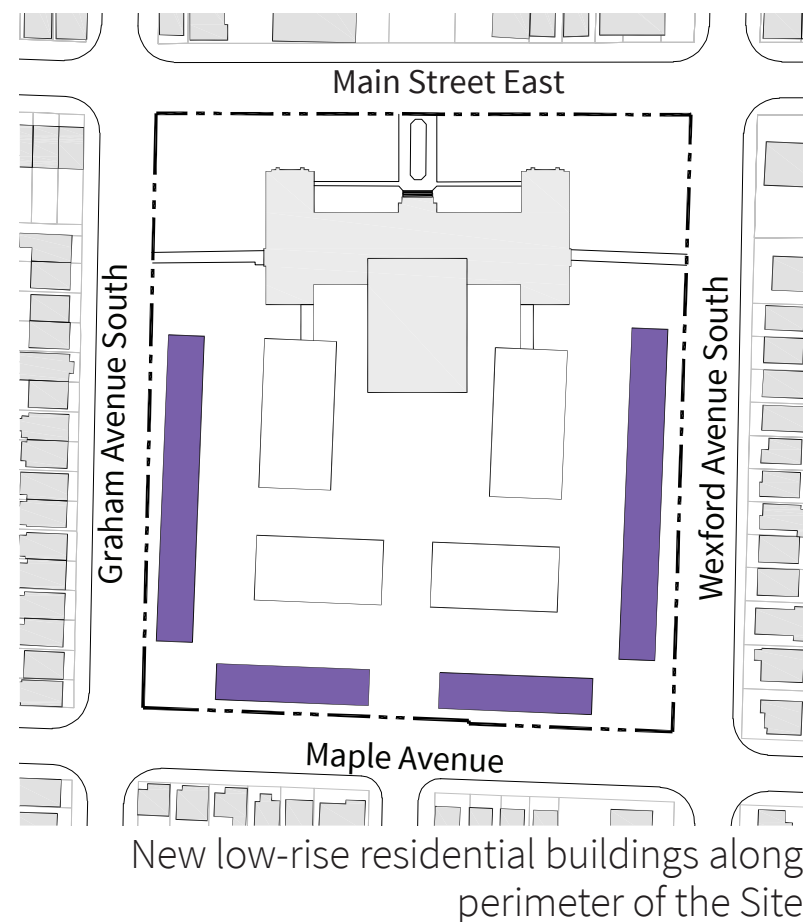


CONSERVATION DESIGN PARAMETERS

B

Site new buildings in response to the school's historic evolution

- Create additional space in-between new buildings to allow for open space, access, and circulation
- Design new low-rise residential buildings along the Site's perimeter to be compatible, and sympathetic to, surrounding houses
- Maintain the existing street rhythm and character, typified by vegetated boulevards and absence of integrated garages



Typical 1-storey built form adjacent to subject site;
24-28 Graham Ave. S. (Google Maps, 2022)



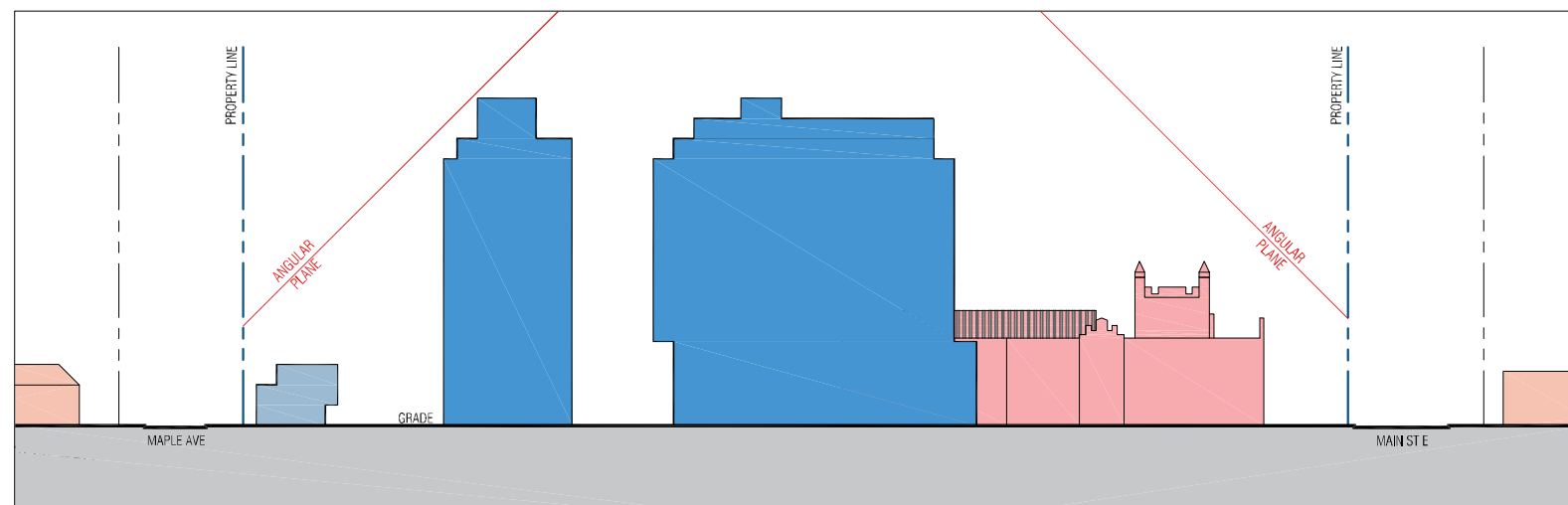
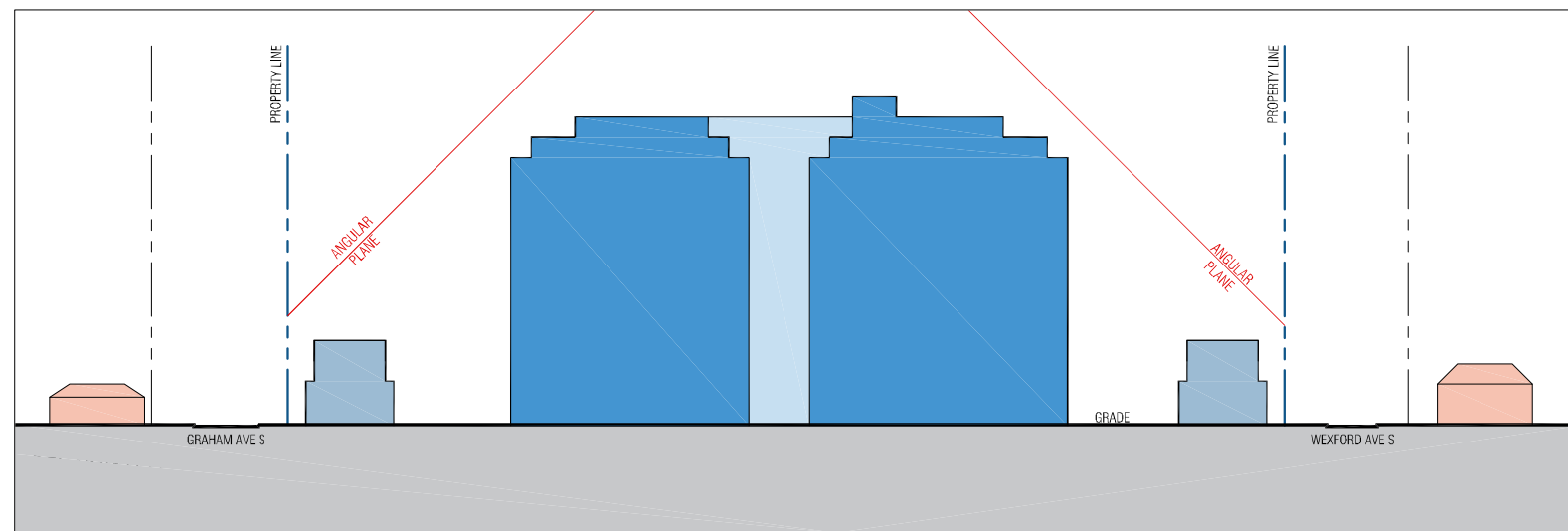
Typical 2.5-storey built form adjacent to subject site;
35-41 Wexford Ave. S. (Google Maps, 2022)

CONSERVATION DESIGN PARAMETERS

C

Form new massing to respond to and respect the historic building and the surrounding neighbourhood

- Step-down and transition massing to the historic building and the surrounding houses on Wexford, Maple, and Graham Avenues
- Mitigate the new heights with the character of the historic building on site and surrounding buildings



CONSERVATION DESIGN PARAMETERS

D

Draw on a sympathetic material palette

- Reference historic materials and datum lines of the original school and historic additions in the design of new multi-residential buildings



Continuous datum line across existing building and additions
(Google Maps, 2022)

CONSERVATION DESIGN PARAMETERS

D

Draw on a sympathetic material palette

- Reference historic materials and datum lines of the original school and historic additions in the design of new multi-residential buildings



Precedent - Existing masonry building with contemporary infill - Stinson School Lofts (ICON Architects)



Precedent - Datum lines on 556 Yonge St, Toronto (ERA, 2022)

CONSERVATION DESIGN PARAMETERS

D

Draw on a sympathetic material palette

- Explore a material palette referencing the varied masonry of the surrounding houses in the design of new low-rise residential



Precedent - Contemporary townhouses reference varied masonry material palette (superkul architects, Harbord Towns, Toronto)



Precedent - Contemporary townhouses reference varied masonry material palette (TACT Architecture, Riverdale Towns, Toronto)

CONSERVATION DESIGN PARAMETERS

E

Offer a meaningful contribution to the public realm through landscaping and adaptive reuse

- Preserve and enhance the historic setback on Main Street as a new parkland area
- Provide a series of landscaped paths responding to the original Beaux Arts vision
- Provide a new landscaped courtyard area behind the historic original building
- Provide tree-lined entrances into the Site



Precedents - Beaux Arts cultural heritage landscape

CONSERVATION DESIGN PARAMETERS

E

Offer a meaningful contribution to the public realm through landscaping and adaptive reuse

- Adapt the historic auditorium as a new shared outdoor amenity
- Preserve existing landscape commemorative features
- Commemorate use of the Site as a community institution



Precedent - Toronto Music Gardens outdoor auditorium (BlogTO, 2020)



Commemorative features on site (ERA, 2022)



SUMMARY OF CONSERVATION DESIGN PARAMETERS

A. Highlight the retained original historic building

- Develop the site in a manner that preserves and celebrates the original (1924) Delta Secondary School Building and front lawn as an important East Hamilton Landmark.

B. Site new buildings in response to the school's historic evolution

- Reference the orientation and footprint of historic buildings and additions
- Retain existing heritage building
- Expand new buildings away from retained building while referencing historic footprint
- Push new buildings inward to open space around perimeter for transition to low-scale buildings
- Working from historic footprints, shift new buildings south
- Create additional space in-between new buildings to allow for open space, access, and circulation

- Design new low-rise residential buildings along the Site's perimeter to be compatible, and sympathetic to, surrounding houses
- Maintain the existing street rhythm and character, typified by vegetated boulevards and absence of integrated garages

C. Form new massing to respond to and respect the historic building and the surrounding neighbourhood

- Step-down and transition massing to the historic building and the surrounding houses on Wexford, Maple, and Graham Avenues
- Mitigate the new heights with the character of the historic building on site and surrounding buildings

SUMMARY OF CONSERVATION DESIGN PARAMETERS

D. Draw on a sympathetic material palette

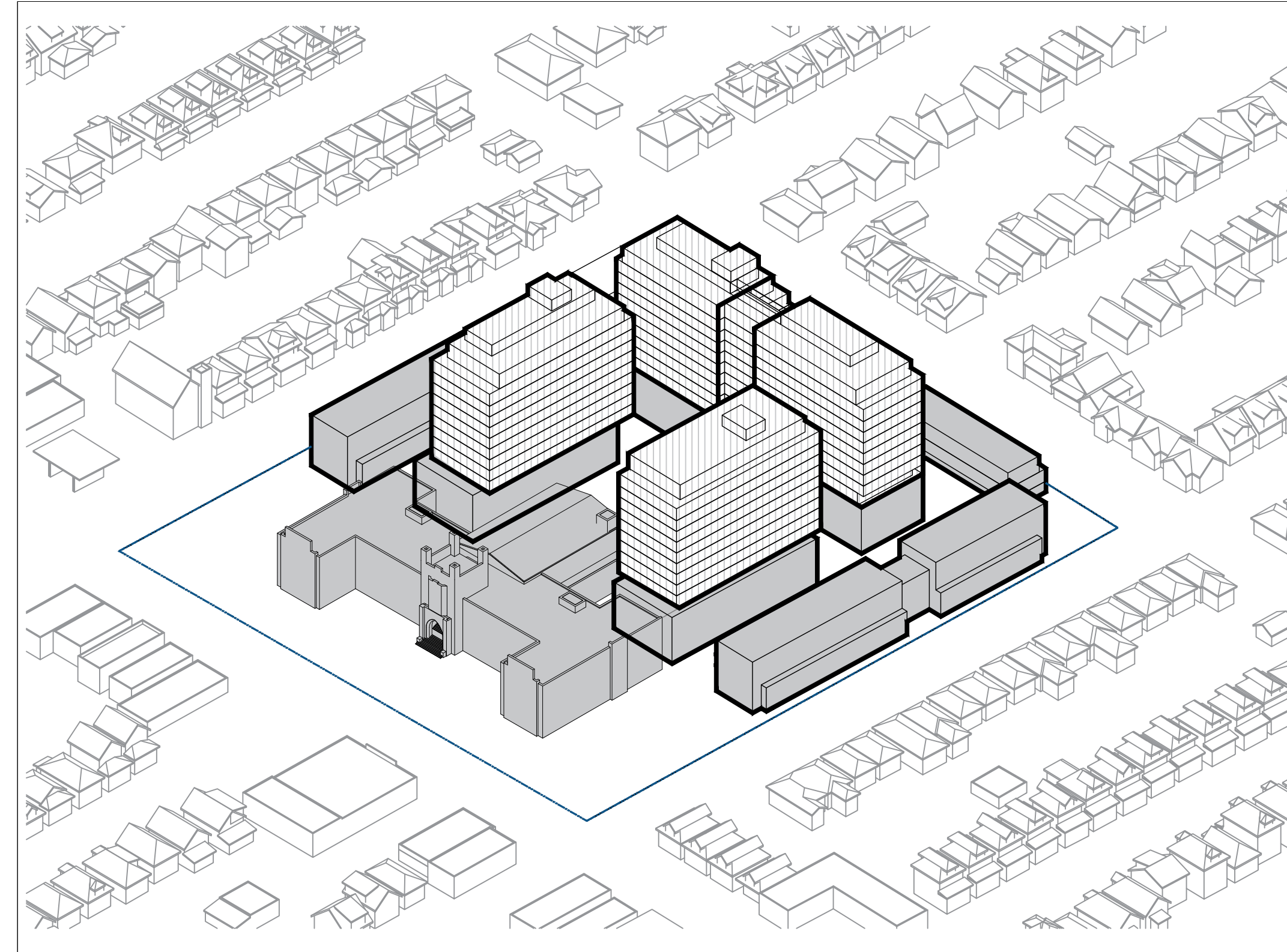
- Reference historic materials and datum lines of the original school and historic additions in the design of new multi-residential buildings
- Reference historic materials and datum lines of the original school and historic additions in the design of new multi-residential buildings
- Explore a material palette referencing the varied masonry of the surrounding houses in the design of new low-rise residential

E. Offer a meaningful contribution to the public realm through landscaping and adaptive reuse

- Preserve and enhance the historic setback on Main Street as a new parkland area
- Provide a series of landscaped paths responding to the original Beaux Arts vision
- Provide a new landscaped courtyard area behind the historic original building
- Provide tree-lined entrances into the Site
- Adapt the historic auditorium as a new shared outdoor amenity
- Preserve existing landscape commemorative features
- Commemorate use of the Site as a community institution

APPENDIX D

ARCHITECTURAL DRAWINGS PREPARED BY GRAZIANI &
CORAZZA ARCHITECTS INC, DATED NOVEMBER 14,
2022



PROPOSED RESIDENTIAL DEVELOPMENT

1284 MAIN STREET EAST - DELTA

HAMILTON, ONTARIO

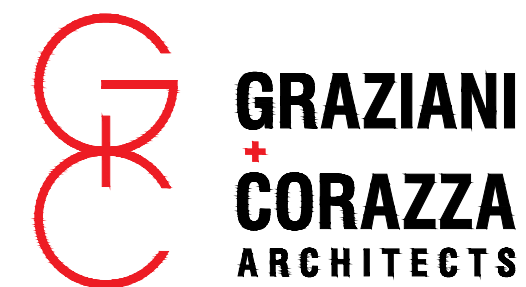
ISSUED FOR OPA, ZBA,
NOV.14.2022



CLIENT:
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ARCHITECT:
Graziani + Corazza Architect Inc/Forrec
8400 Jane St., Building D-Suite 300
Concord, Ontario
L4K 4L8
T. 905 795 2601
F. 905 795 2844



LANDSCAPE ARCHITECT:
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LANHACK CONSULTANTS INC.

CONSULTING ENGINEER:
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L9B 1K7
T: 905.777.1454

1284 MAIN STREET E
DELTA, HAMILTON

PROPOSED RESIDENTIAL
DEVELOPMENT

JOB NO. 1939.21

SURVEY INFO

PLAN OF SURVEY
PART OF
LOTS 1, 2, 3, 4, 189 TO 199, BOTH INCLUSIVE
AND LOT 222
REGISTERED PLAN 512
PART OF
LOT 3
CONCESSION 3
CORPORATE
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

LIST OF DRAWINGS

A-101 - STATISTICS & NOTES

A-102 - SURVEY PLAN

A-103 - SITE PLAN

A-104 - ANGULAR PLANE DIAGRAMS

A-201 - P3 FLOOR PLAN

A-202 - P2 FLOOR PLAN

A-203 - P1 FLOOR PLAN

A-301 - COMPREHENSIVE GROUND FLOOR PLAN

A-302 - COMPREHENSIVE 2ND FLOOR PLAN

A-303 - COMPREHENSIVE 3RD FLOOR PLAN

A-304 - COMPREHENSIVE 4TH FLOOR PLAN

A-305 - COMPREHENSIVE 5TH FLOOR PLAN

A.311 - BUILDING H FLOOR PLANS

A.321 - BUILDINGS A & B FLOOR PLANS,

A.331 - BUILDING C FLOOR PLANS,

A.332 - BUILDING C FLOOR PLANS,

A.341 - BUILDINGS D FLOOR PLANS,

A.351 - BUILDINGS E FLOOR PLANS,

A.361 - BUILDINGS F & G FLOOR PLANS,

A.401 - BUILDINGS A,B,C, ELEVATIONS,

A.402 - BUILDINGS A,B,C, ELEVATIONS,

A.403 - BUILDINGS A,B,C, ELEVATIONS,

A.404 - BUILDING D, ELEVATIONS,

A.405 - BUILDINGS E,F,G ELEVATIONS,

A.501 - SECTIONS AND ANGULAR PLANES

A.502 - SECTIONS AND ANGULAR PLANES

A.601 - PERSPECTIVE RENDER

A.602 - PERSPECTIVE RENDER

A.603 - PERSPECTIVE RENDER

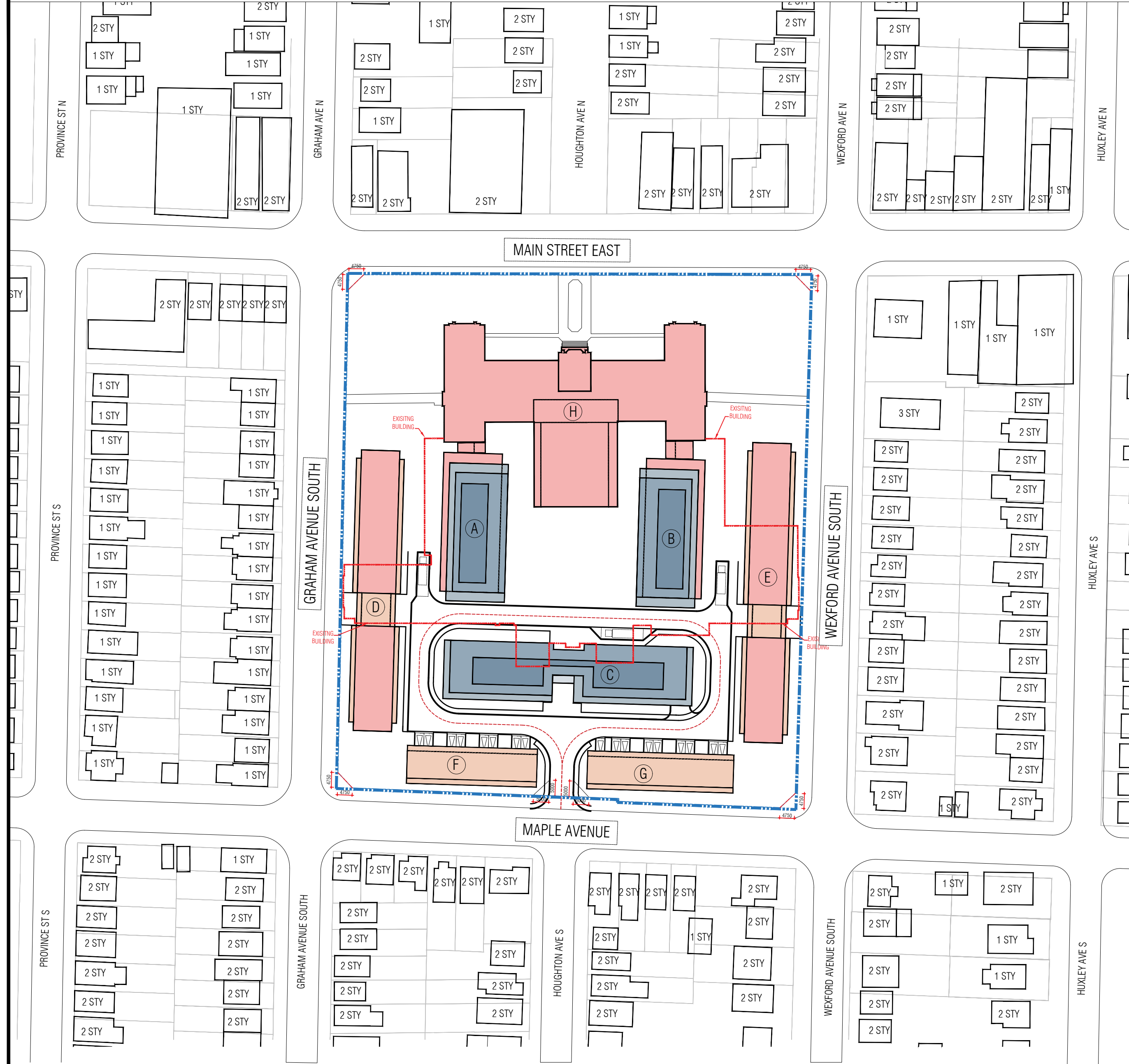
A.604 - PERSPECTIVE RENDER

A.611 - PERSPECTIVES

A.612 - PERSPECTIVES

A.613 - PERSPECTIVES

KEYPLAN: 1:1000



ZONING CHART

Zoning Regulation	Required	Proposed	Y/N	
11.1.1 Permitted Uses	Dwelling Units Block Townhouses Street Townhouse Dwelling	Dwelling Units Block Townhouses Block Townhouse Dwelling	✓ / ✓	
11.1.2 Prohibited Uses	Street Townhouse Dwelling	Block Townhouse Dwelling	✓	
11.1.5 Restricted Uses	(Restriction of Uses within a Building) 1. The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.	0.1m	X	
11.1.3 a) Building Setback from a Street Line	i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street.	Main St E - 14.7m Graham Ave S - 3.0m Maple Ave - 2.0m Wexford Ave S - 3.0m Main St E - 18.7 Graham Ave S - 3.0m Maple Ave - 2.0m Wexford Ave S - 3.0m	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
	ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.	Maple Ave - 2.0m Wexford Ave S - 3.0m	✓ ✓	
	iii) Notwithstanding Section i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	N/A	✓	
	iv) Section i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 11.1.3 g) i) and ii) below.	N/A	✓	
	11.1.3 b) Minimum Rear Yard	7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouses.	Maple Ave - 2.0m	X
	11.1.3 c) Minimum Interior Side Yard	7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouses.	N/A	N/A
	11.1.3 d) Building Height	i) Minimum 11.0 metres, and:	Retrofit Building: 14.01m Buildings A,B: 4.4m Building C: 4.4m Stacked TH D,E: 5.3m Townhouses F,G: 10m Retrofit Building: 17.74m Buildings A,B: 4.4m Building C: 4.4m Stacked TH D,E: 4m Townhouses F,G: 11m	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
		ii) Maximum 22.0 metres, and:	Buildings A,B: 4.4m Building C: 4.4m Stacked TH D,E: 4m Townhouses F,G: 11m	✓ ✓ ✓ ✓
	iii) In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equitably increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.	Abutting municipal ROW N/A	N/A	N/A
	iv) In addition to the definition of Building Height, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following requirements:	Building A: Floor Area Below 637.7m ² 10% = 63.77m ² Amenity Floor Areas 83.76m ² Building B: Floor Area Below 637.7m ² 10% = 63.77m ² Amenity Floor Areas 83.76m ² Building C: Floor Area Below 1,171.5m ² 10% = 117.15m ² Amenity Floor Areas 117.14m ²	✓ ✓ ✓	
A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath.	Building A: Floor Area Below 637.7m ² 10% = 63.77m ² Amenity Floor Areas 83.76m ² Building B: Floor Area Below 637.7m ² 10% = 63.77m ² Amenity Floor Areas 83.76m ² Building C: Floor Area Below 1,171.5m ² 10% = 117.15m ² Amenity Floor Areas 117.14m ²	✓ ✓ ✓		

Zoning Regulation	Required	Proposed	Y/N
11.1.3 g) Built Form for New Development	i) For an interior lot or through lot the minimum width of the ground floor facade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.	Through Lot: Retrofit Building - not new development. N/A	✓ N/A
	ii) In addition to Section 11.1.3 g) i) and ii), the minimum width of the ground floor facade facing the front and facade lot lines shall include access driveways and any required yards within a lot line abutting a street.	N/A Through lot and retrofit building - not new development	✓ N/A
11.1.3 h) Visual Barrier Requirement	i) Notwithstanding i) and ii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.	Width of 7.5m provided at entrance as per Transportation Planning	✓ X
	ii) No parking, stacking lanes, or aisles shall be located between the required building facade and the front lot line or facade lot line.	None provided	✓
	iii) All principal entrances shall face the street and be accessible from the building facade with direct access from the public sidewalk.	Principal entrances for Stacked and Condo TH comply. New apartment buildings face internal road system, access to public sidewalk indirectly. Retrofit - not new build.	✓ X N/A
	iv) Notwithstanding the definition of parking strip, a sidewalk shall be defined where required by Section v) above.	Noted	✓
11.1.3 i) Visual Barrier Requirement	i) A visual barrier shall be required along any lot line abutting a downtown DS Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.10 of the By-law.	Noted	✓
	ii) Notwithstanding i) above, no visual barrier shall be permitted between the building facade and the street.	Noted	✓
11.1.3 j) Outdoor Storage	i) No outdoor storage of goods, materials or equipment shall be permitted.	No outdoor Storage	✓
	ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or facade yard	No outdoor Storage	✓

Zoning Regulation	Required	Proposed	Y/N
11.1.3 k) Bicycle Parking (Short-Term)	i) Minimum 2.8 metres in width and 5.8 metres in length.	2.8m x 5.8m	✓
	ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space shall not be required provided:	Complies	✓
11.1.3 l) Bicycle Parking (Long-Term)	i) The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or driveway that extends into the parking space.	Complies	✓
	ii) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.8 metres and a length of 5.8 metres, provided that any such parking spaces is clearly identified as being reserved for the parking of small cars only.	None provided	✓
11.1.3 m) Bicycle Parking (Long-Term)	i) Notwithstanding Subsection i) and ii), light standards, including the bases, located at the intersection of 4 parking spaces shall not be considered as an obstruction.	Complies except tandem: garage/driveway parking provided for condos/townhomes (17 units)	✓ X
	ii) All required parking shall be provided with adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, and shall be arranged so as not to interfere with normal public use of the street or laneway. Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only.	Complies	✓
11.1.3 n) Bicycle Parking (Long-Term)	i) Residential Uses Multiple Dwelling: 5 spaces required	30 provided	✓
	ii) Residential Uses Multiple Dwelling: 5 spaces required	30 provided	✓
11.1.3 o) Bicycle Parking (Long-Term)	i) Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D3) Zones, Tandem (Condo) Condo Zone, long-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements:	975 x 5 = 4875 required 480 provided	✓
	ii) 0.5 per dwelling unit	Complies	✓

STATISTICS

PROJECT STATISTICS

JOB No: 1939.21

DATE: NOV.08.2022

01. SITE AREA	(m ²)	(ha)	(ft ²)	(ac)
PROPERTY AREA	24900	2.49	268021	6.15
STIE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771	2.48	266633	6.12

02. AREA BREAK DOWN	GCA (m ²)	GFA (m ²)	TSA (m ²)	EFFICIENCY TSA/ GCA (%)
RESIDENTIAL RETROFIT	8174.2	8174.2	4888	59.80
NEW RESIDENTIAL	41977	39425	34688	82.64
STACKED TOWNHOUSES	10363	10142	9143	88.23
TOWNHOUSES	2346	2346	2346	100.00
TOTAL	62860	60087	51065	
BELOW GRADE GCA	(m²)			
P1	14326			
P2	14221			
P3	14221			
TOTAL BELOW GRADE	42768			
03. F.S.I		2.54		

04. UNIT COUNT **	UNITS LESS THEN 50m ²	UNITS MORE THEN 50m ²	TOTAL UNITS
RESIDENTIAL RETROFIT	10	77	87
BLDG A	112	76	188
BLDG B	112	76	188
BLDG C	186	153	339
BLDG D	41	34	75
BLDG E	45	36	81
TOWNHOUSES	0	17	17
TOTAL UNIT COUNT	506	469	975
05. UNITS PER RES. HECTARE		393.6	

06. AMENITY AREA (m ²)	PROVIDED		REQUIRED	
SHARED AMENITY AREAS	INDOOR	OUTDOOR		
ACCESSIBLE TO ALL RESIDENTS	1336.5	1787	@ 4m ² /unit less then 50m ²	2024
ACCESSIBLE TO BLDG A,B,H ONLY	127.6	742	@ 6m ² /unit more then 50m ²	2814
ACCESSIBLE TO BLDG C ONLY	117.15	774		
SUBTOTAL (m²)	1581.25	3303		
TOTAL (m²)	4884.25			4838

07. SETBACKS *** (m)	N	S	E	W
MINIMUM	N/A	2	3	3
MAXIMUM	N/A	4	3	3.69

08. HEIGHT	
BUILDINGS A, B, C	14 STY (44m + Mech.)
STACKED TOWNHOUSES	4 STY (14m)
TOWNHOUSES	3 STY (11m)
RESIDENTIAL RETROFIT	4 STY (17.74m)

09. PARKING COUNT			
SURFACE PARKING (TH)	17		
GARAGE (TH)	17		
P1	365	including 6 BF	
P2	368	including 6 BF	
P3	370	including 6 BF	
TOTAL	1137	REQUIRED	
		TH @ 2.0/unit	34
		residential @ 1.0/unit	958
		visitor @ 0.15/unit	144
		TOTAL	1136

10. BICYCLE PARKING COUNT		REQUIRED	
GF - SHORT TERM		5 spaces per multiple dwelling building	30
P1 - LONG TERM	490	0.5 per dwelling unit	488

NOTES:

** actual unit count may vary depending on market demand

*** setbacks to main building facade

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST Ontario

Hamilton

PROJECT ARCHITECT: B.G.

ASSISTANT DESIGNER: A.G.

DRAWN BY: A.G./R.A.

CHECKED BY: D.B.

PLOT DATE: NOV.14.2022

JOB # 1939.21

STATISTICS AND NOTES

1:200 A101

TITLEBLOCK SIZE: 610 x 915

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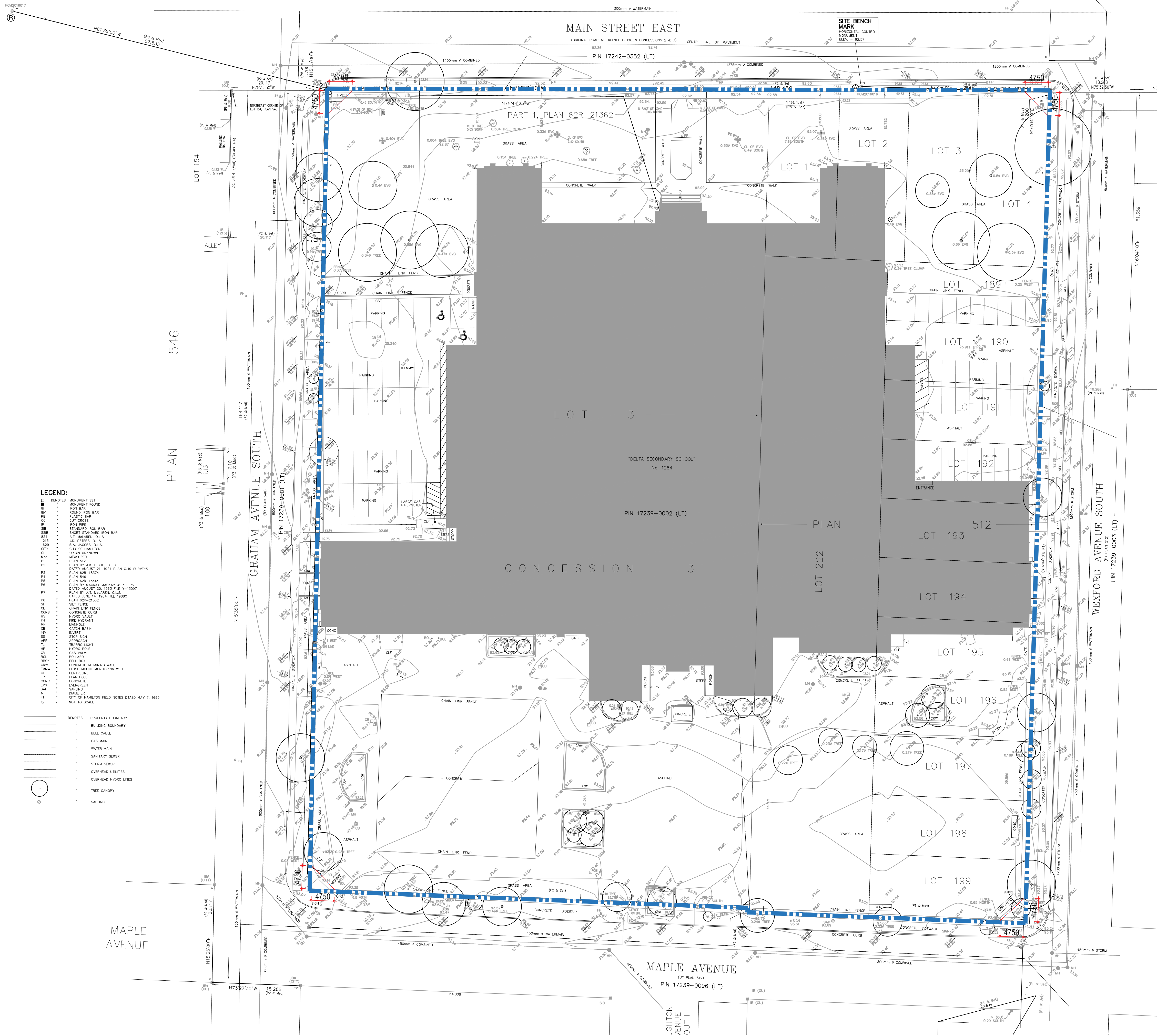
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BERARDO E. GRAZIANI
 LICENCE 45884

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

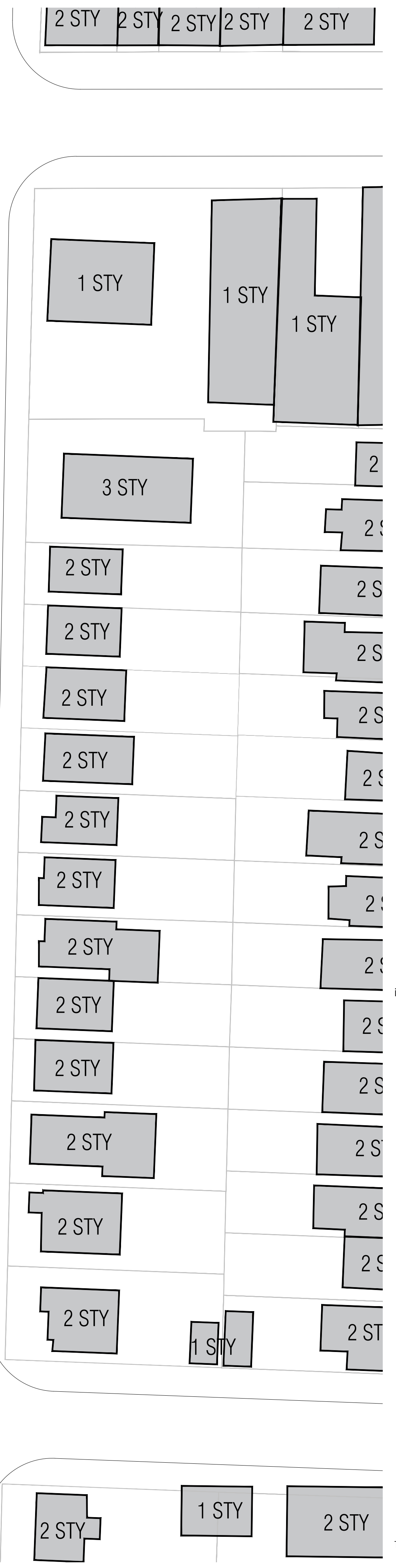
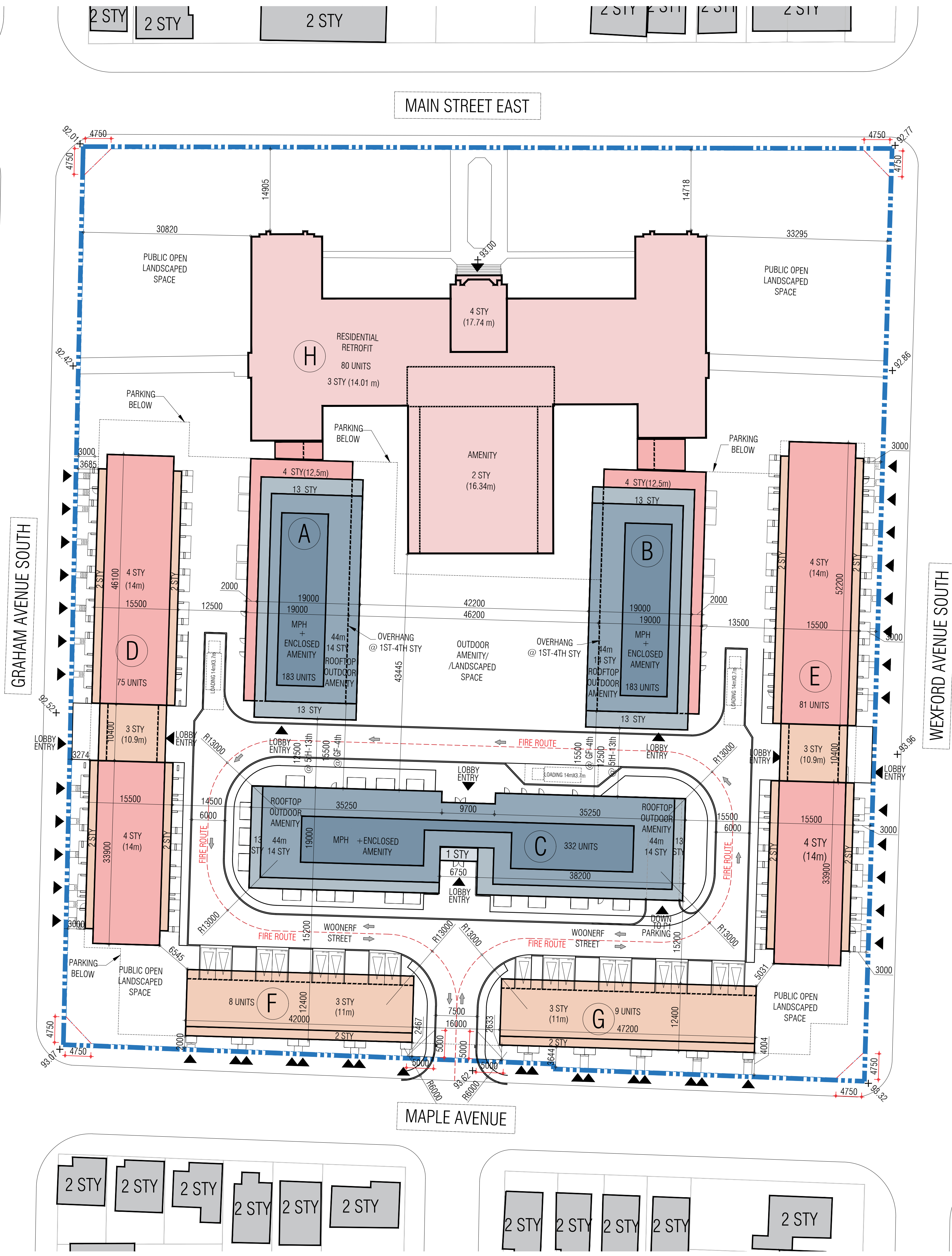
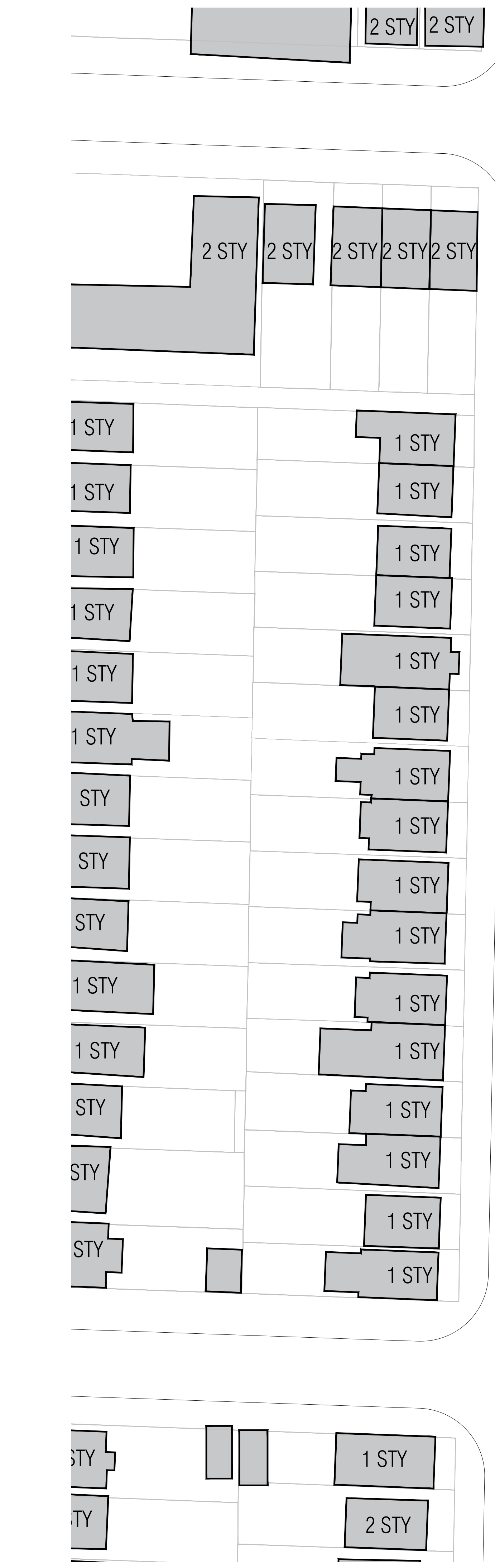
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 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
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SURVEY PLAN

1:400

A102

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BERARDO E. GRAZIANI
LICENCE 4584

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
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SITE PLAN

1:400 **A103**

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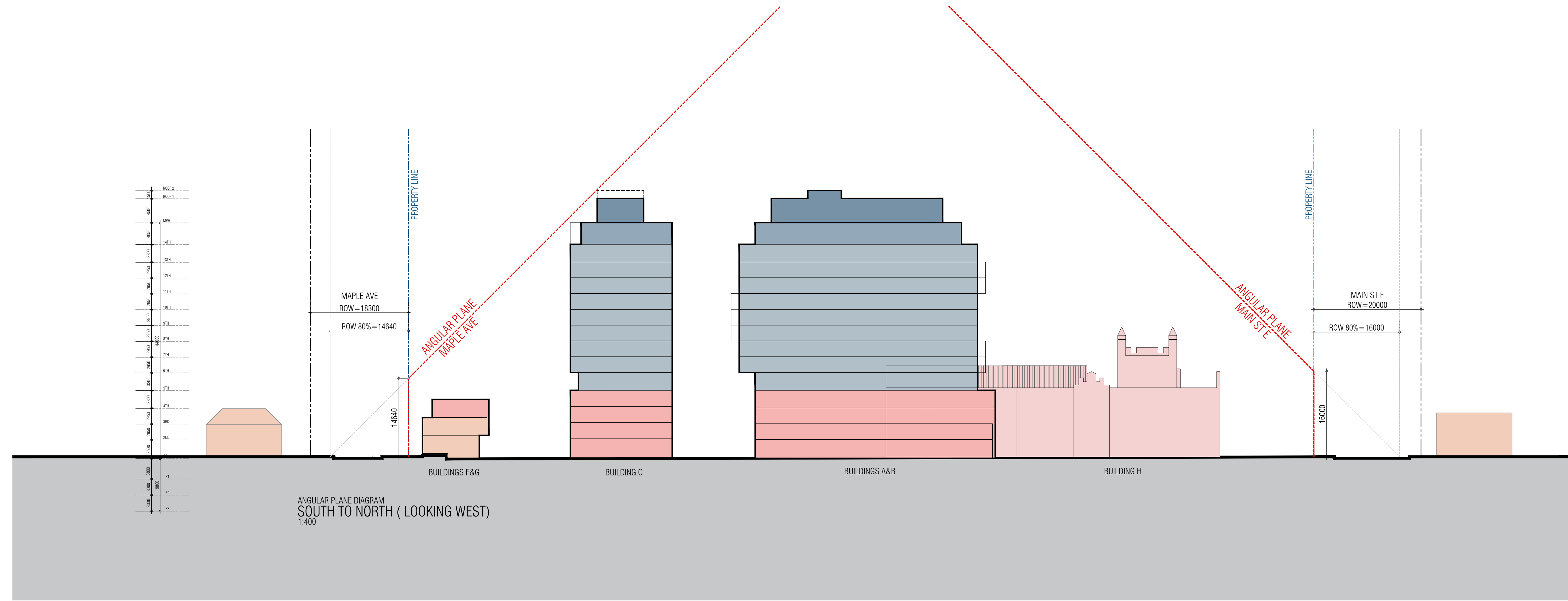
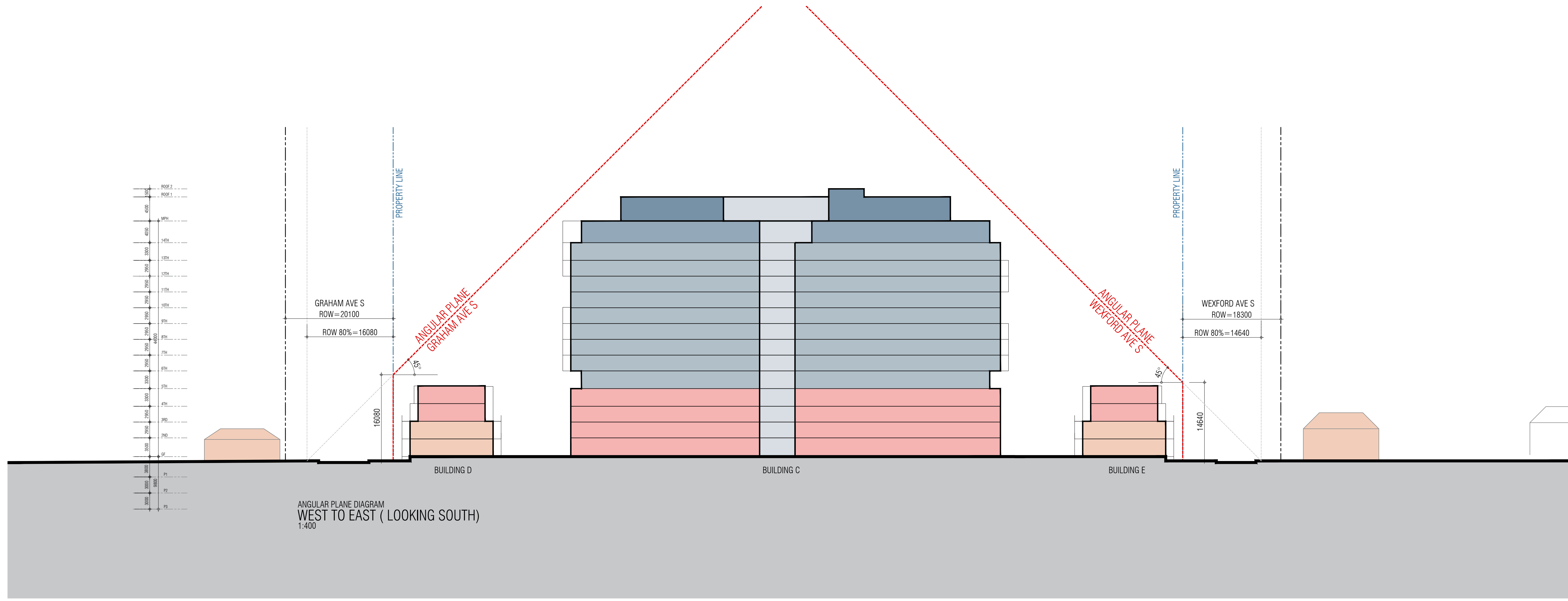
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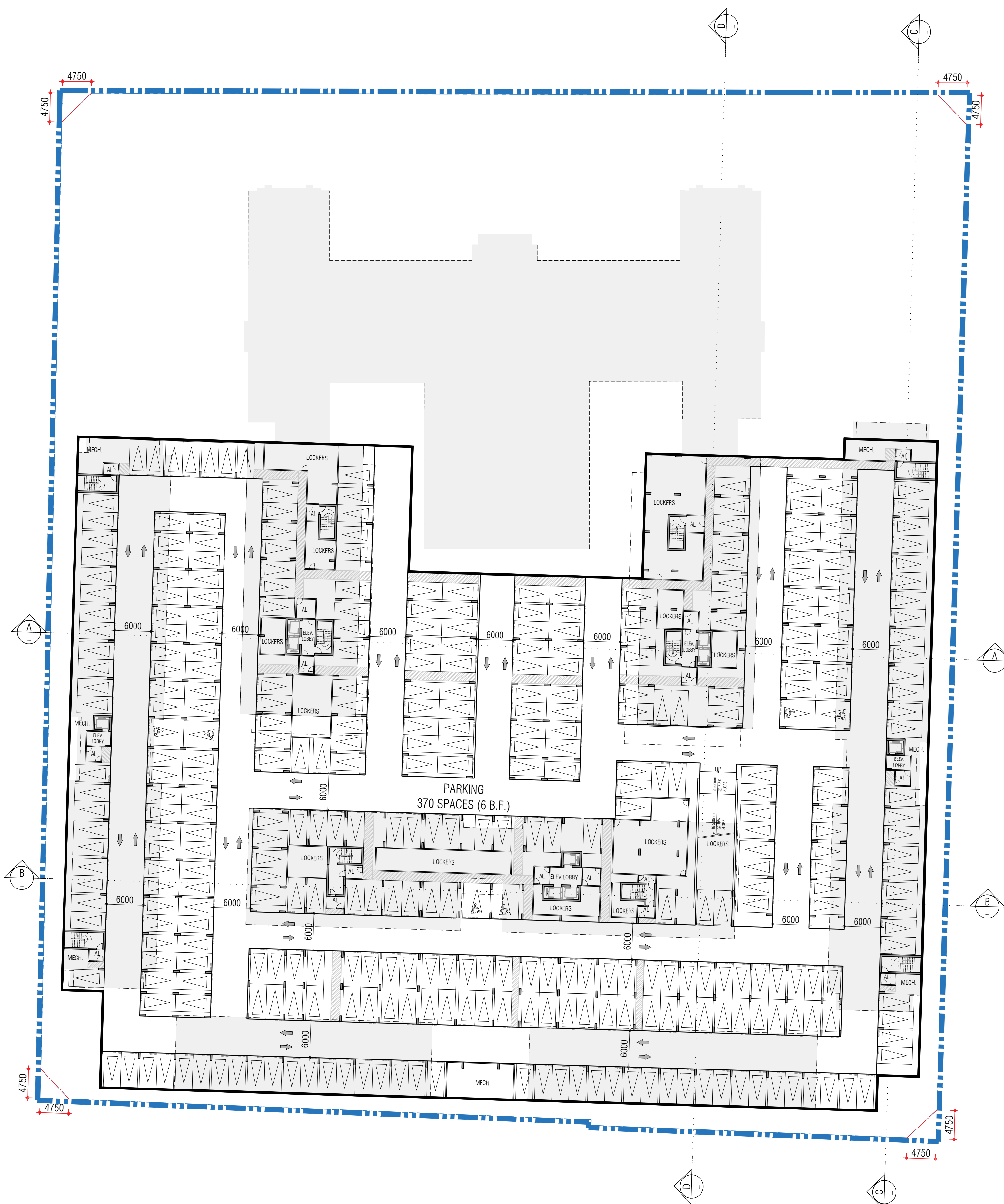
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 ASSISTANT DESIGNER: A.G.
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ANGULAR PLANE DIAGRAMS



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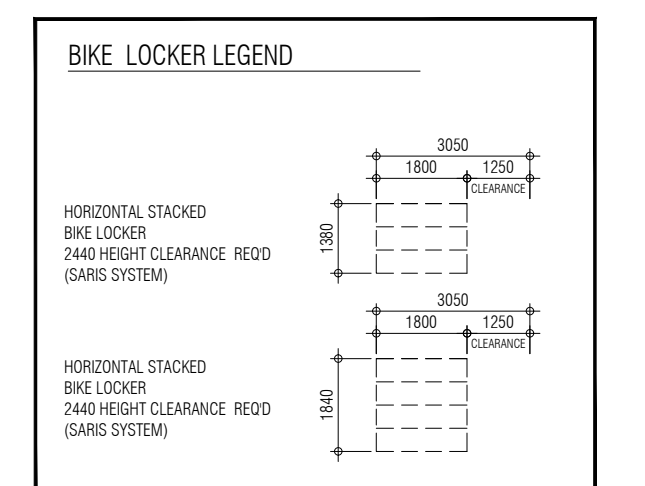
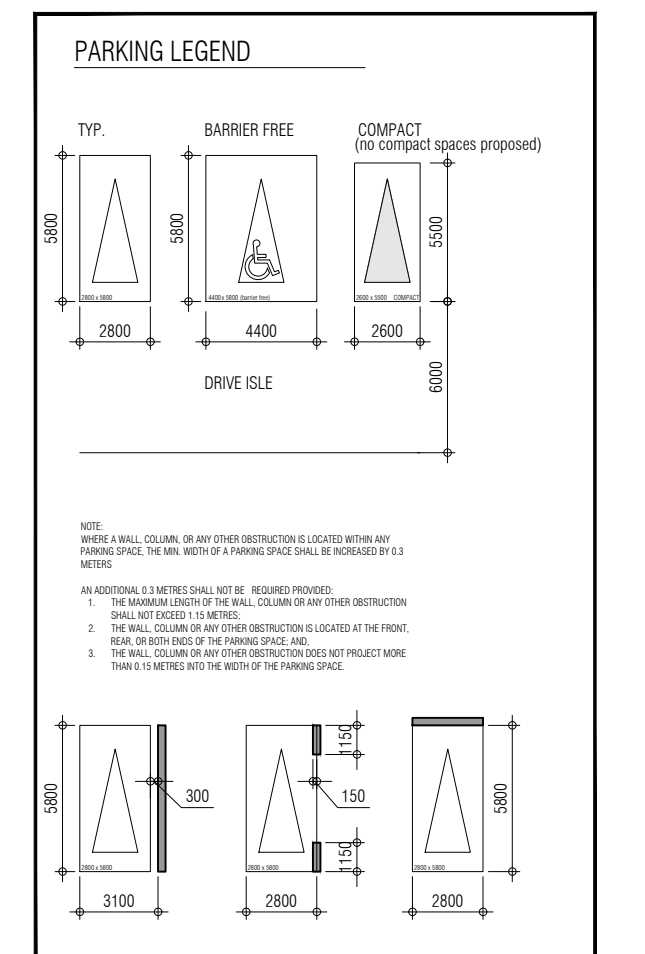
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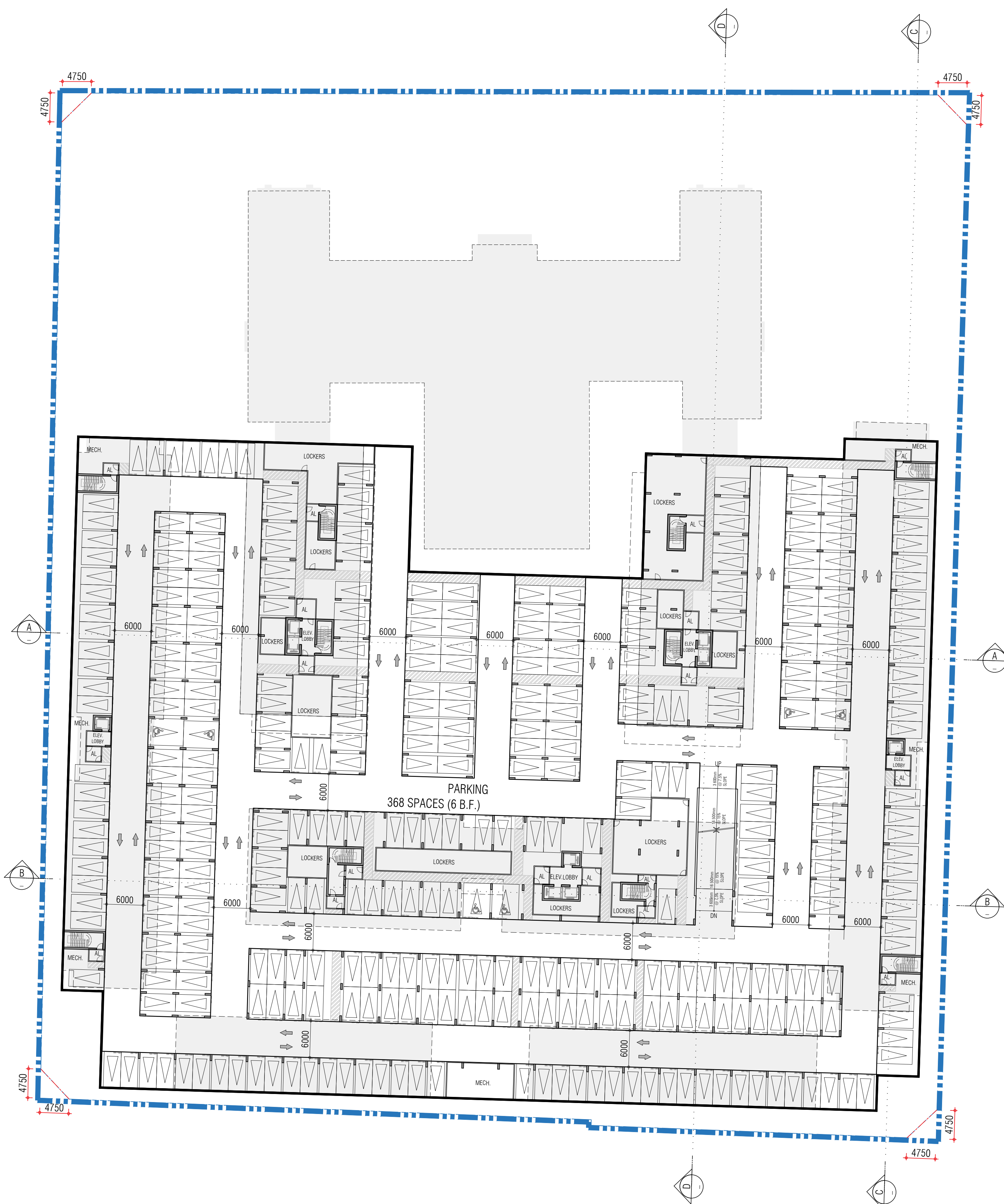
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 DRAWN BY: A.G./R.A.
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**P3 - LEVEL PLAN
 PARKING**

1:400 **A201**

TITLEBLOCK SIZE: 610 x 915



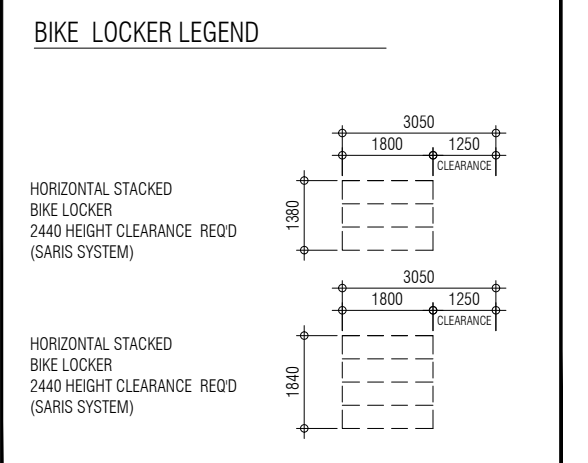
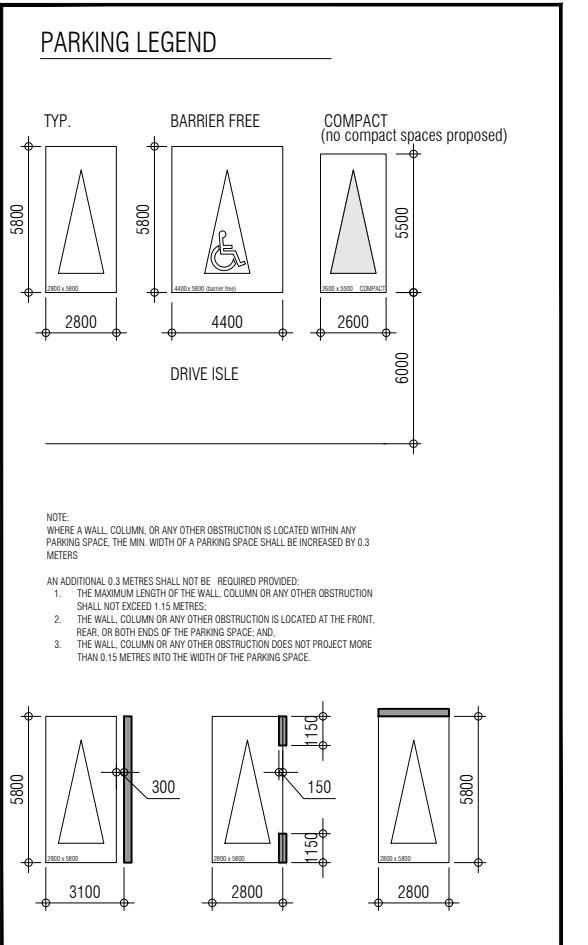
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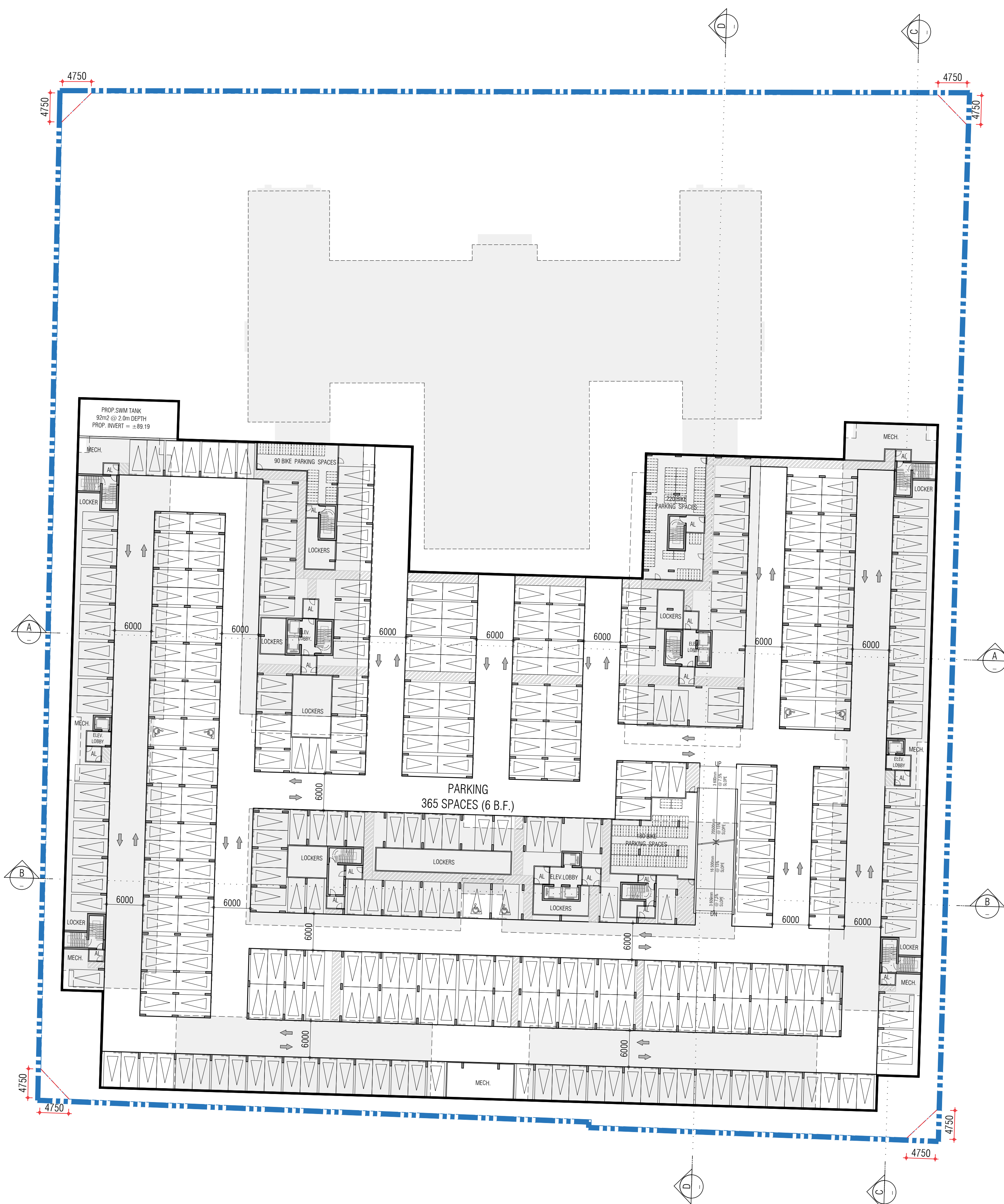
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Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
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**P2 - LEVEL PLAN
PARKING**

1:400 **A202**



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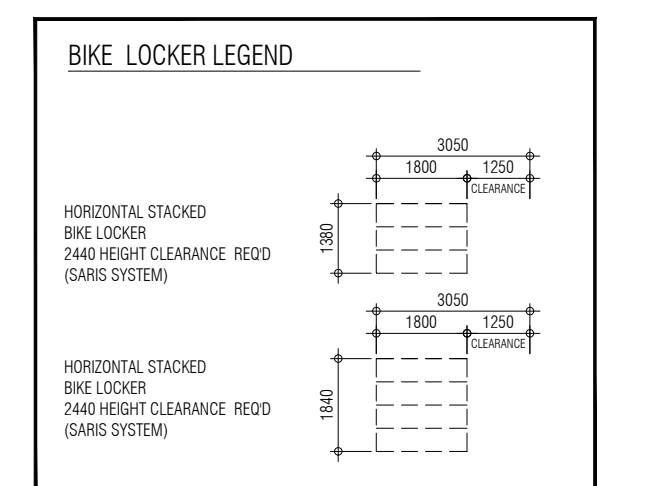
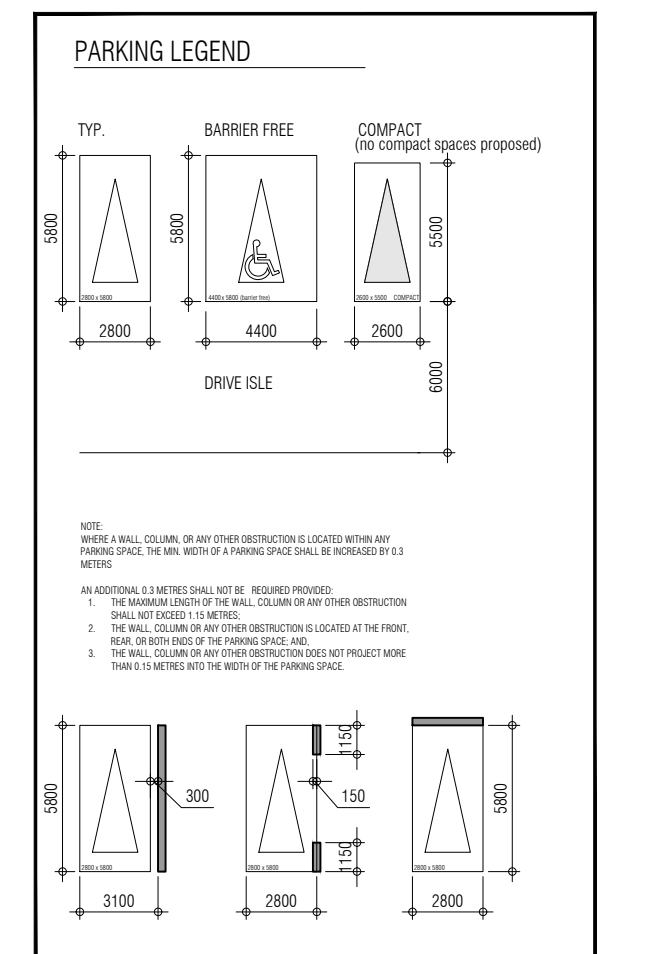
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 PLOT DATE: NOV.14.2022
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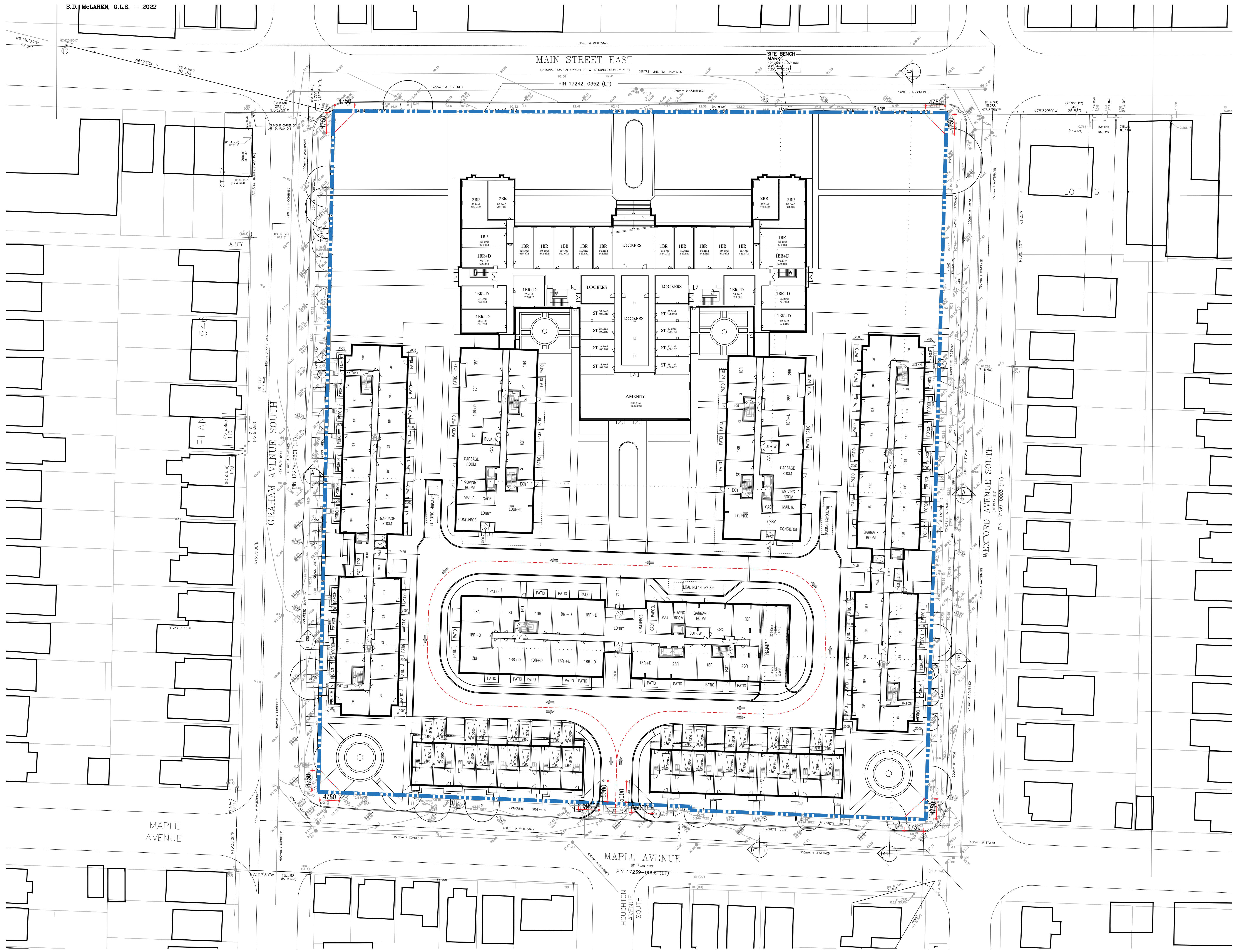
**P1 - LEVEL PLAN
 PARKING**

1:400 **A203**

MAIN STREET EAST

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3) CENTRE LINE OF PAVEMENT

PIN 17242-0352 (LT)



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**COMPREHENSIVE
GROUND FLOOR PLAN**

1:400 **A301**

TITLEBLOCK SIZE: 610 x 915

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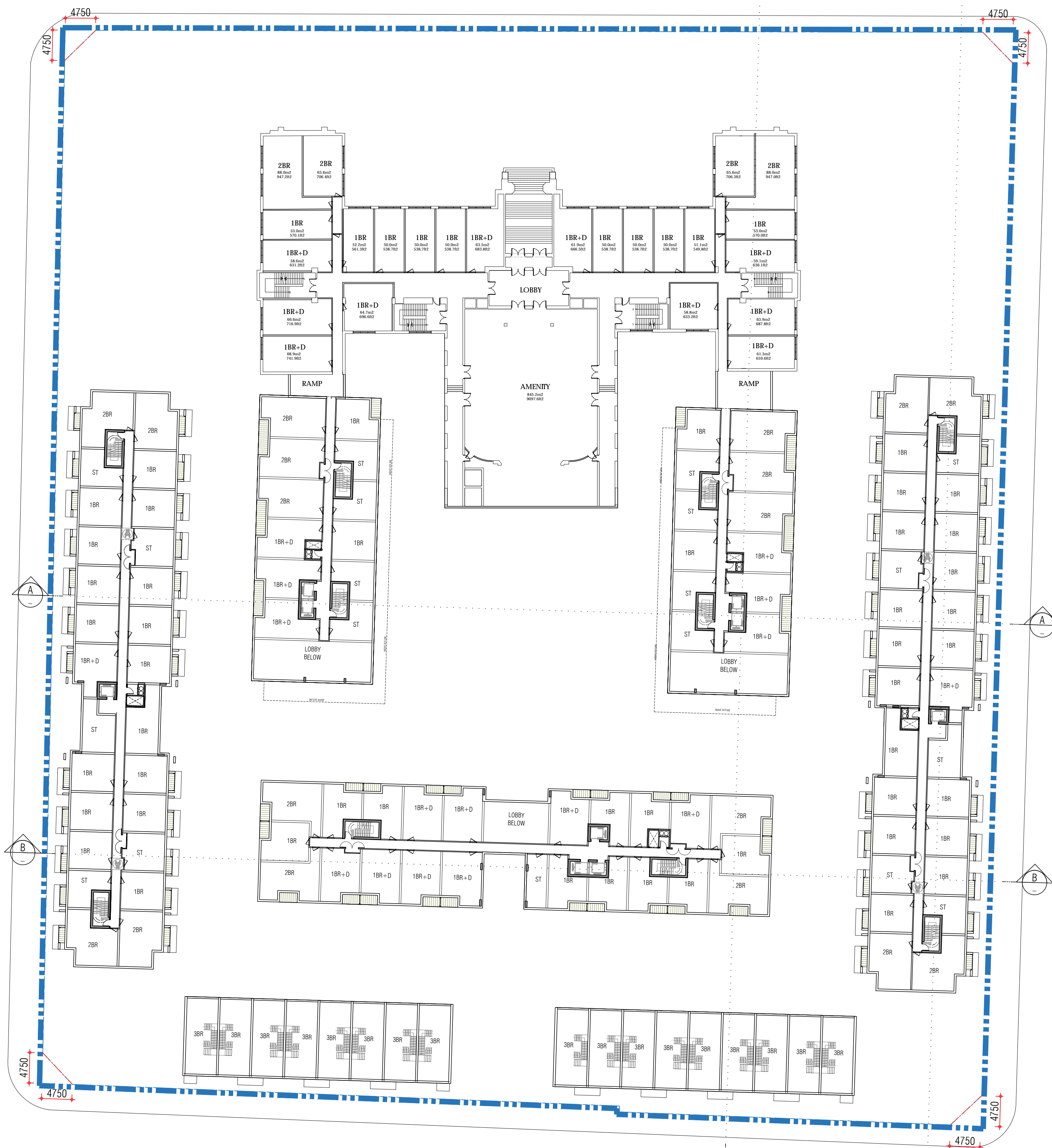
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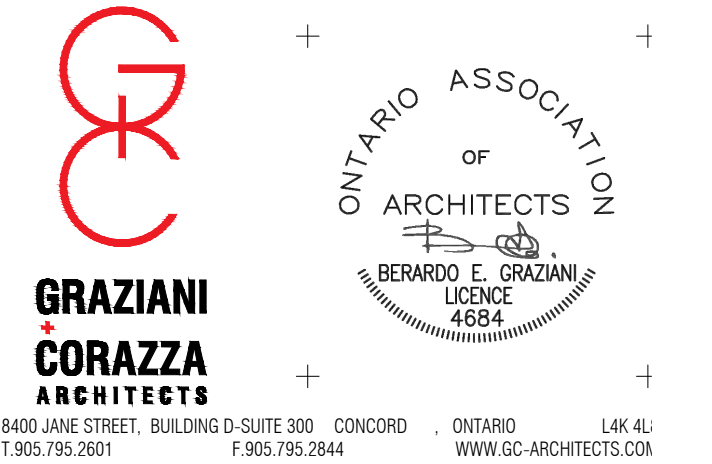
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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA
 1284 MAIN STREET EAST
 Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14.2022
 JOB #: 1939.21

COMPREHENSIVE
2ND FLOOR PLAN

1:400 **A301**

TITLEBLOCK SIZE: 610 x 915

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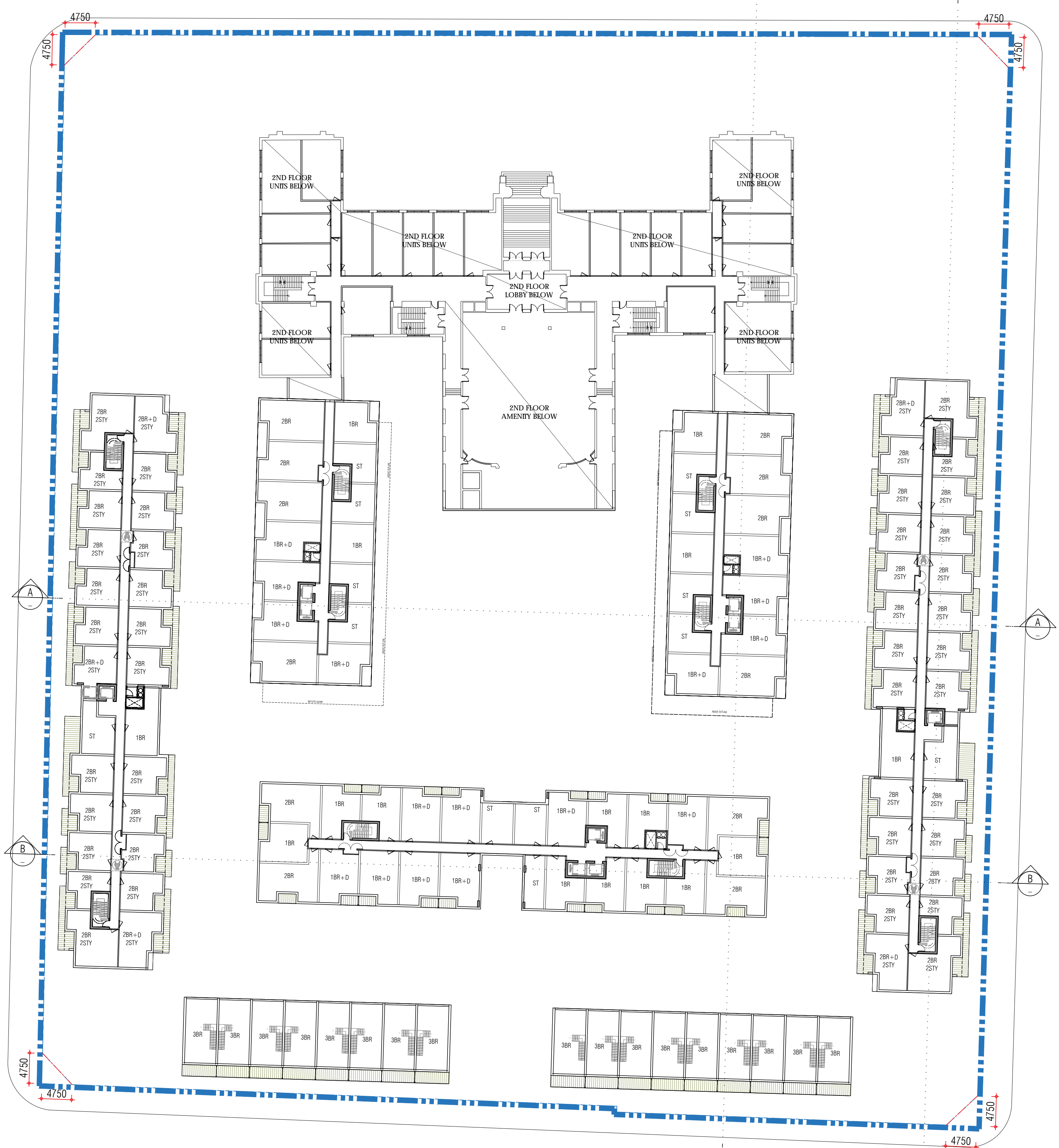
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OF
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BERARDO E. GRAZIANI
LICENCE 4584

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 1284 MAIN STREET EAST
 Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14,2022
 JOB #: 1939.21

**COMPREHENSIVE
3RD FLOOR PLAN**

1:400 **A303**

TITLEBLOCK SIZE: 610 x 915

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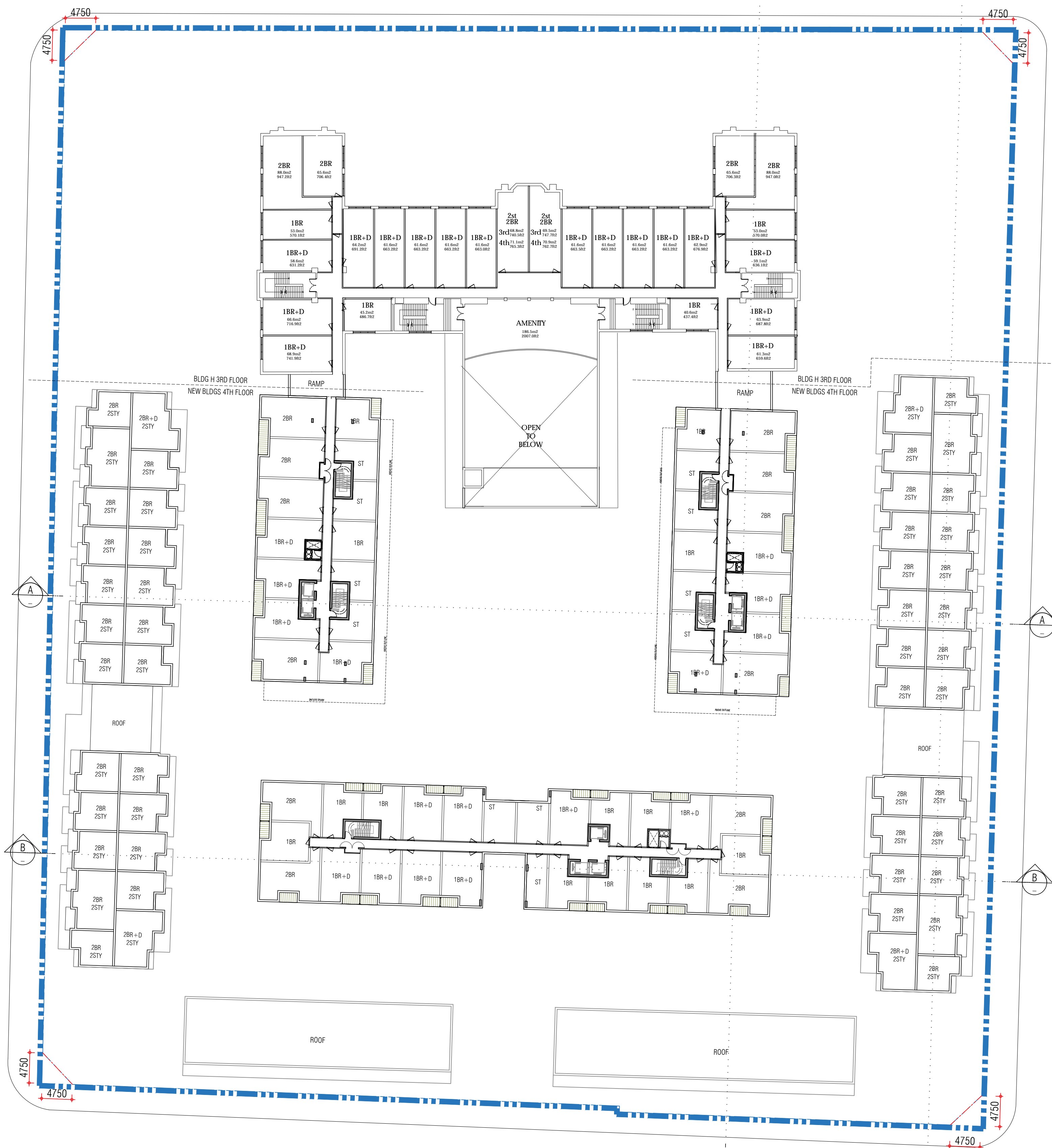
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 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14,2022
 JOB #: 1939.21

COMPREHENSIVE
4TH FLOOR PLAN

1:400 **A304**
 TITLEBLOCK SIZE: 610 x 915

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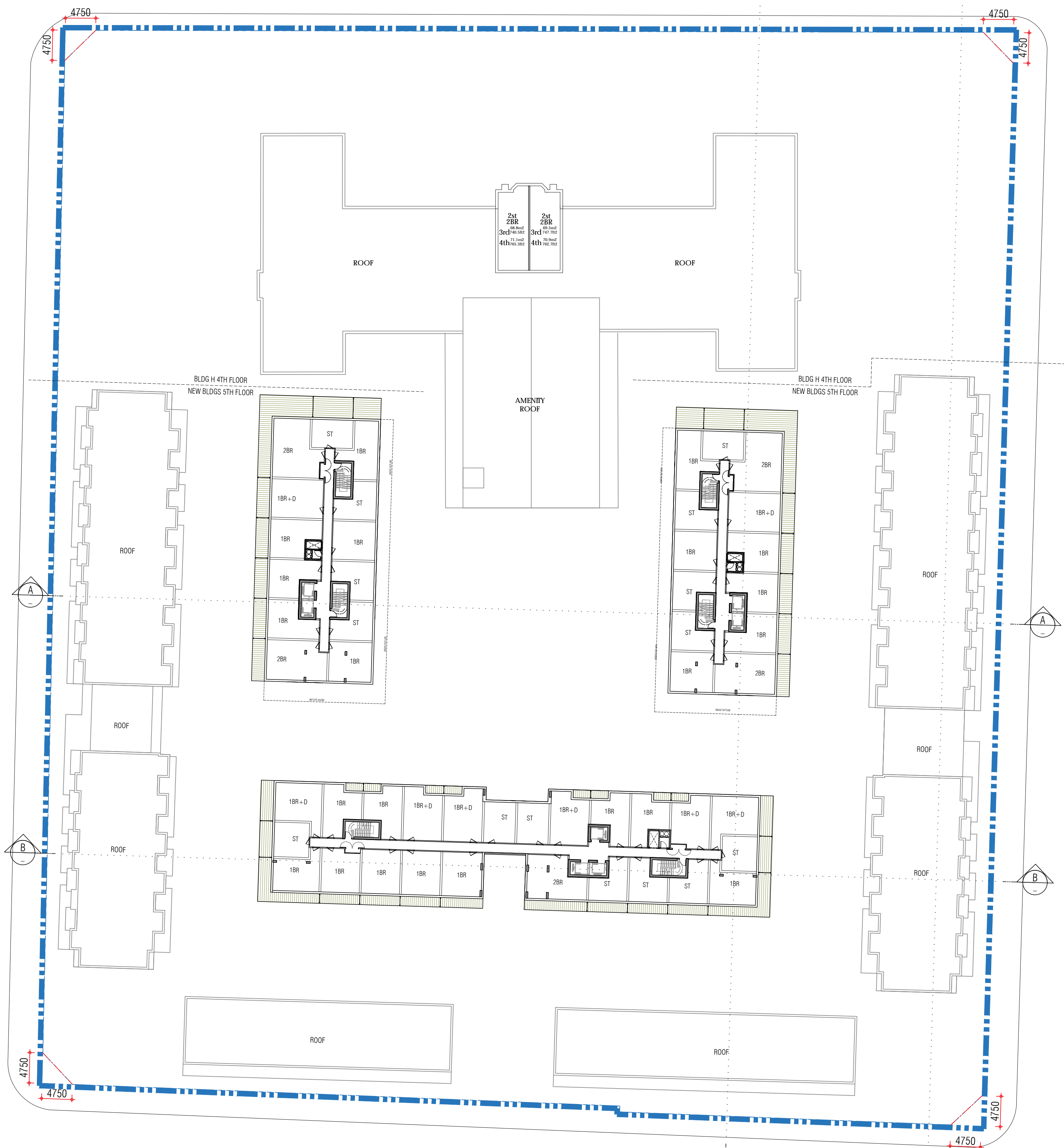
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LICENCE 4584

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST Ontario

Hamilton Ontario

PROJECT ARCHITECT: B.G.

ASSISTANT DESIGNER: A.G.

DRAWN BY: A.G./R.A.

CHECKED BY: D.B.

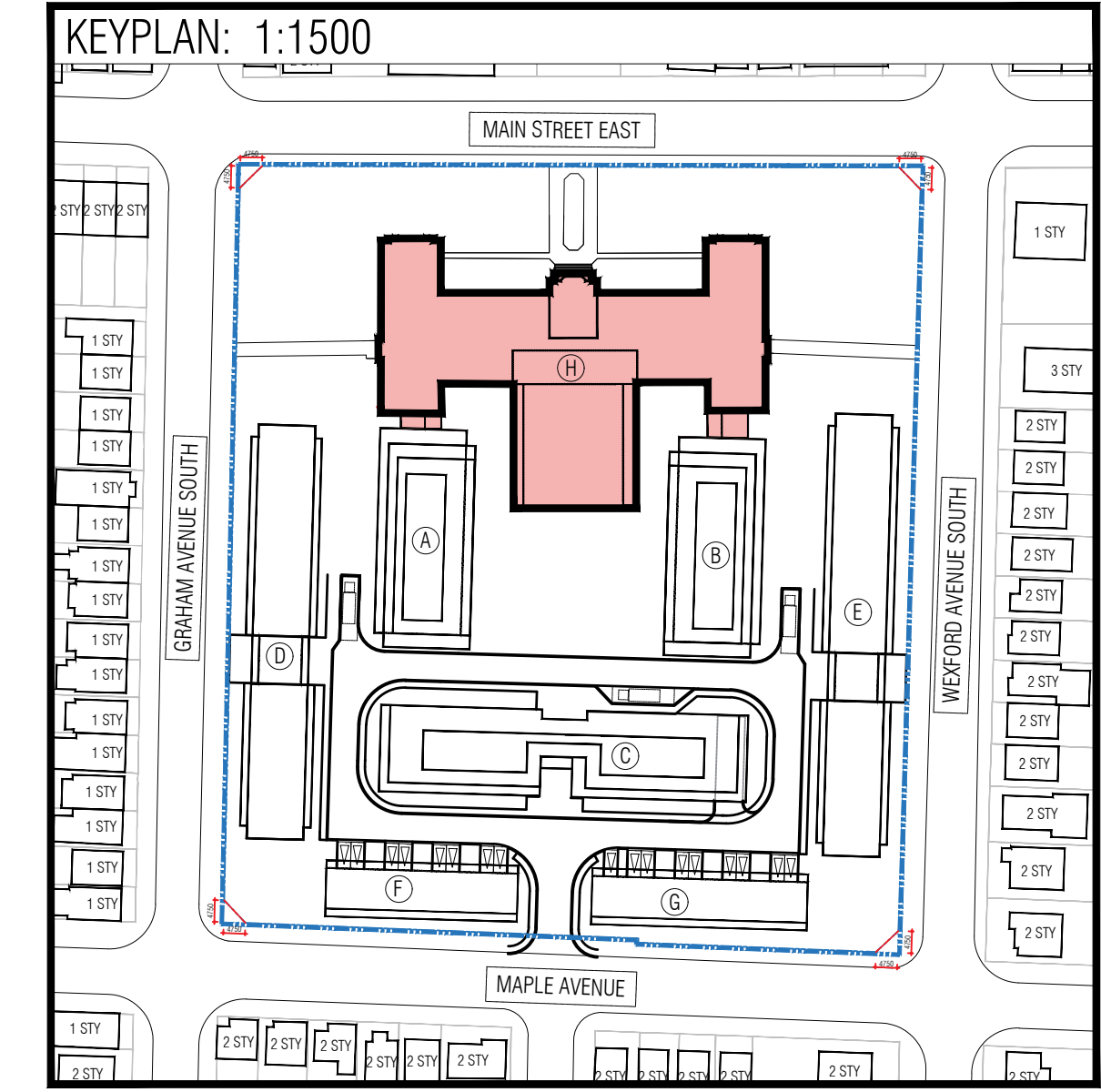
PLOT DATE: NOV.14,2022

JOB # 1939.21

**COMPREHENSIVE
4TH FLOOR PLAN**

1:400 **A304**

TITLEBLOCK SIZE: 610 x 915



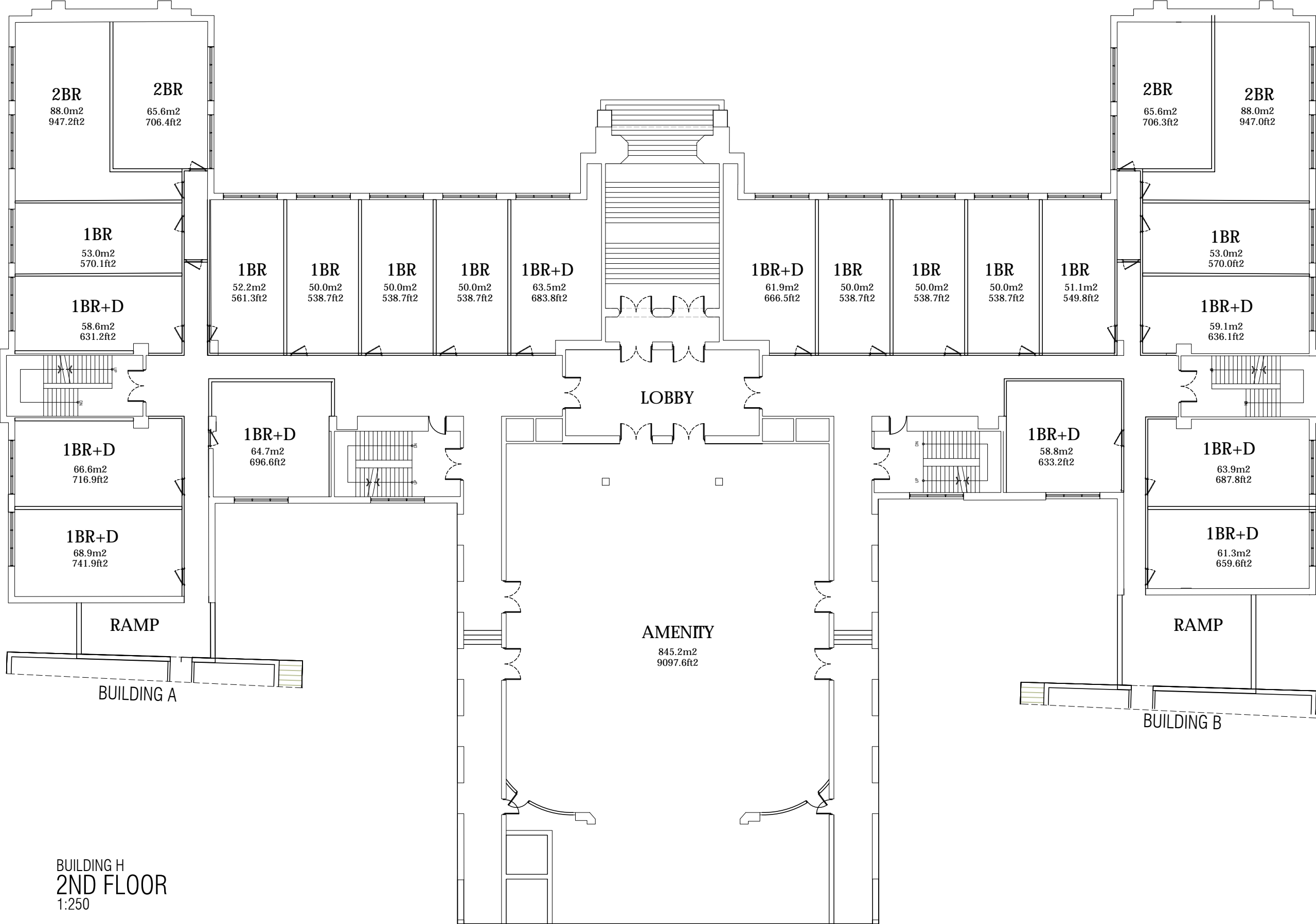
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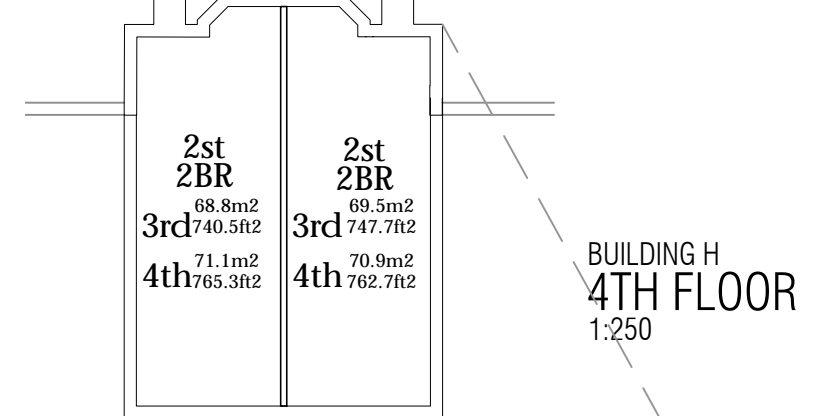
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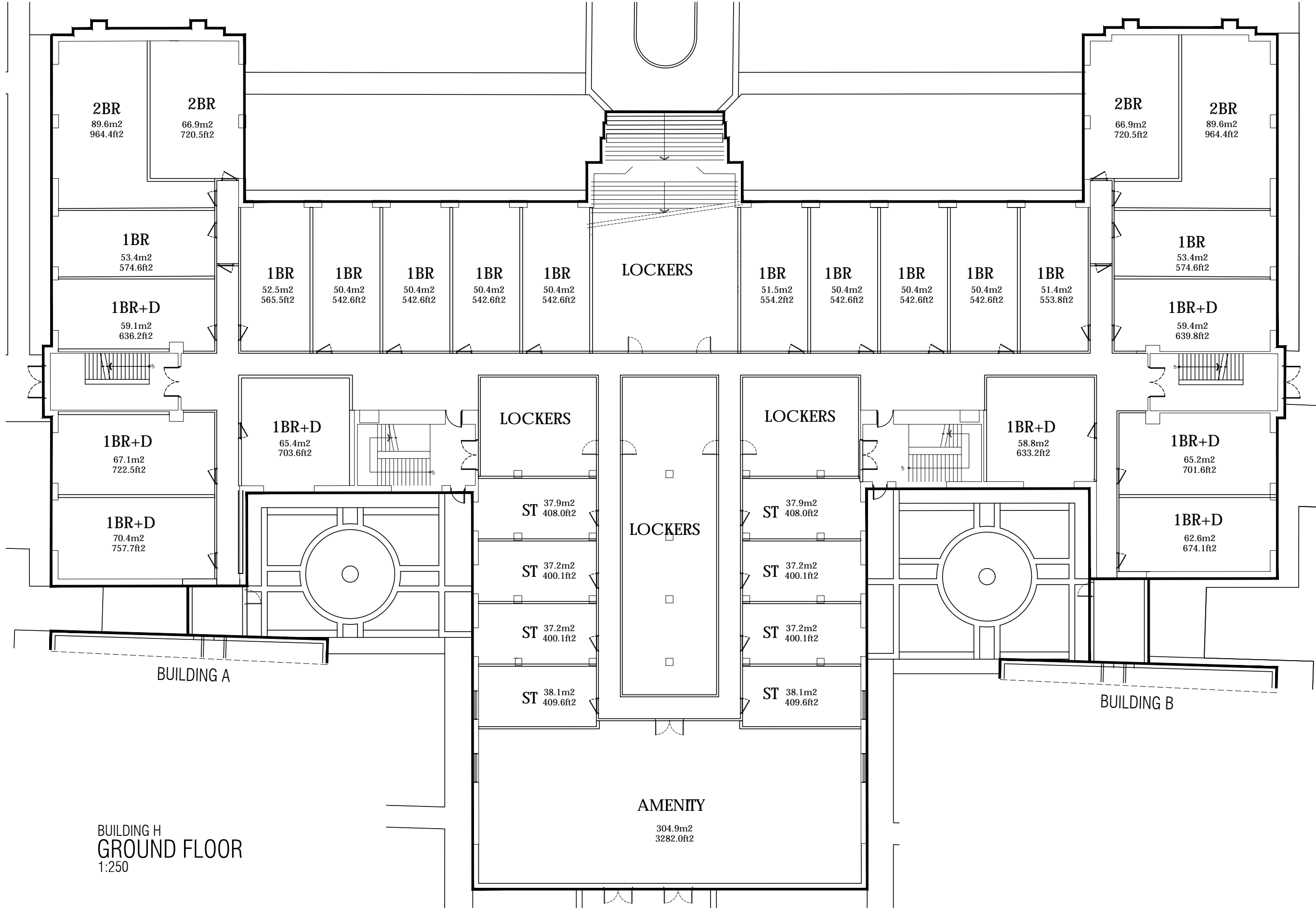
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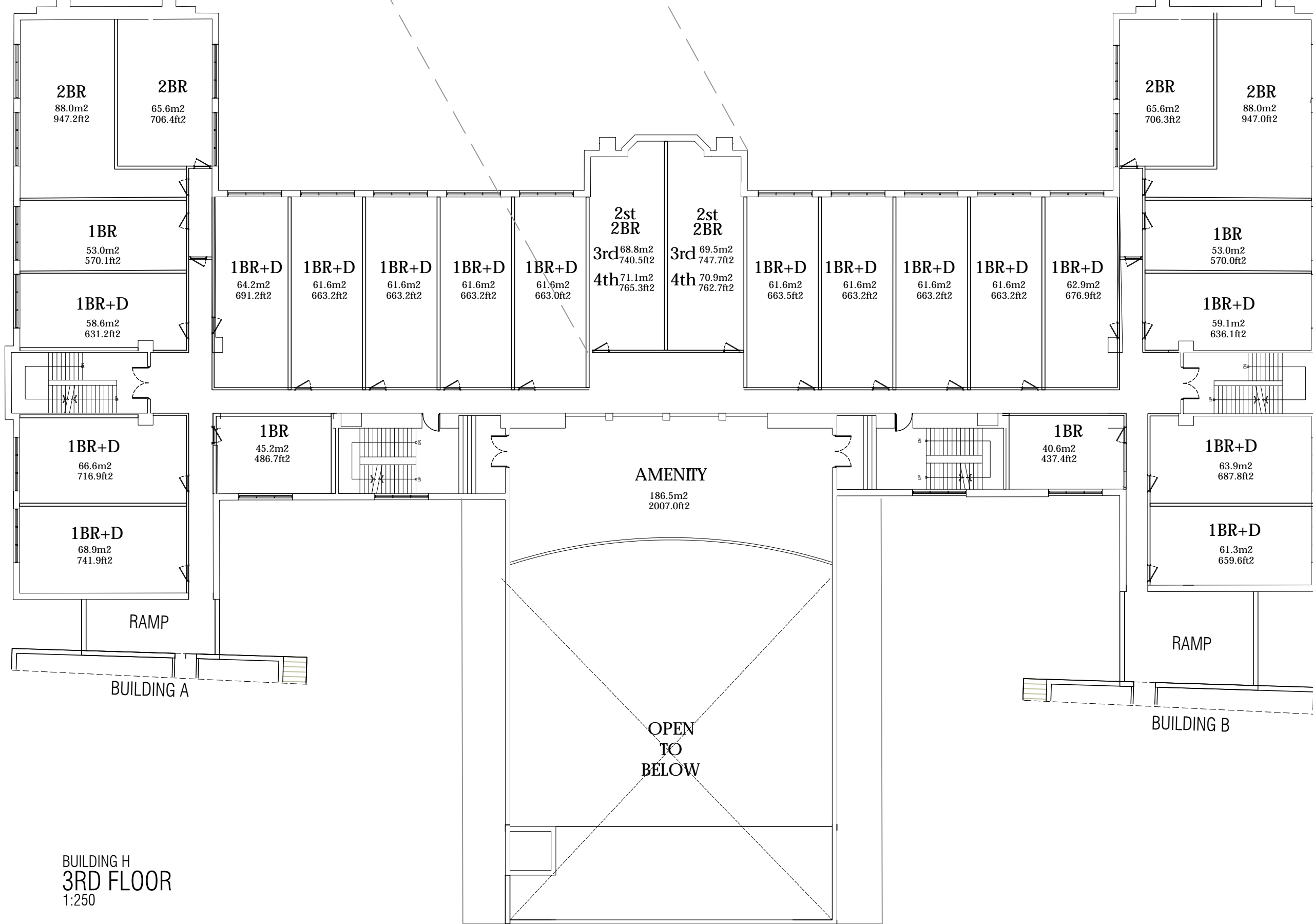
BUILDING H
2ND FLOOR
1:250



BUILDING H
4TH FLOOR
1:250



BUILDING H
GROUND FLOOR
1:250



BUILDING H
3RD FLOOR
1:250

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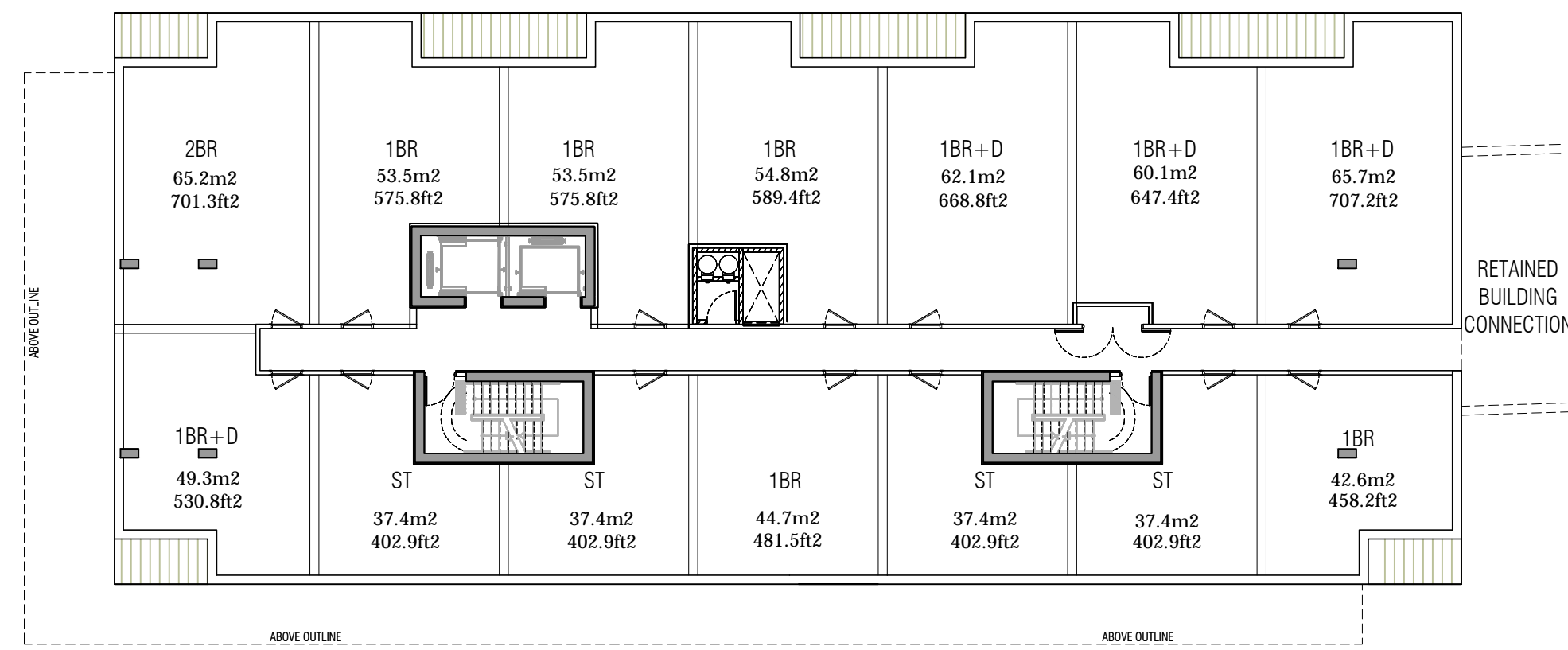
Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
JOB #: 1939.21

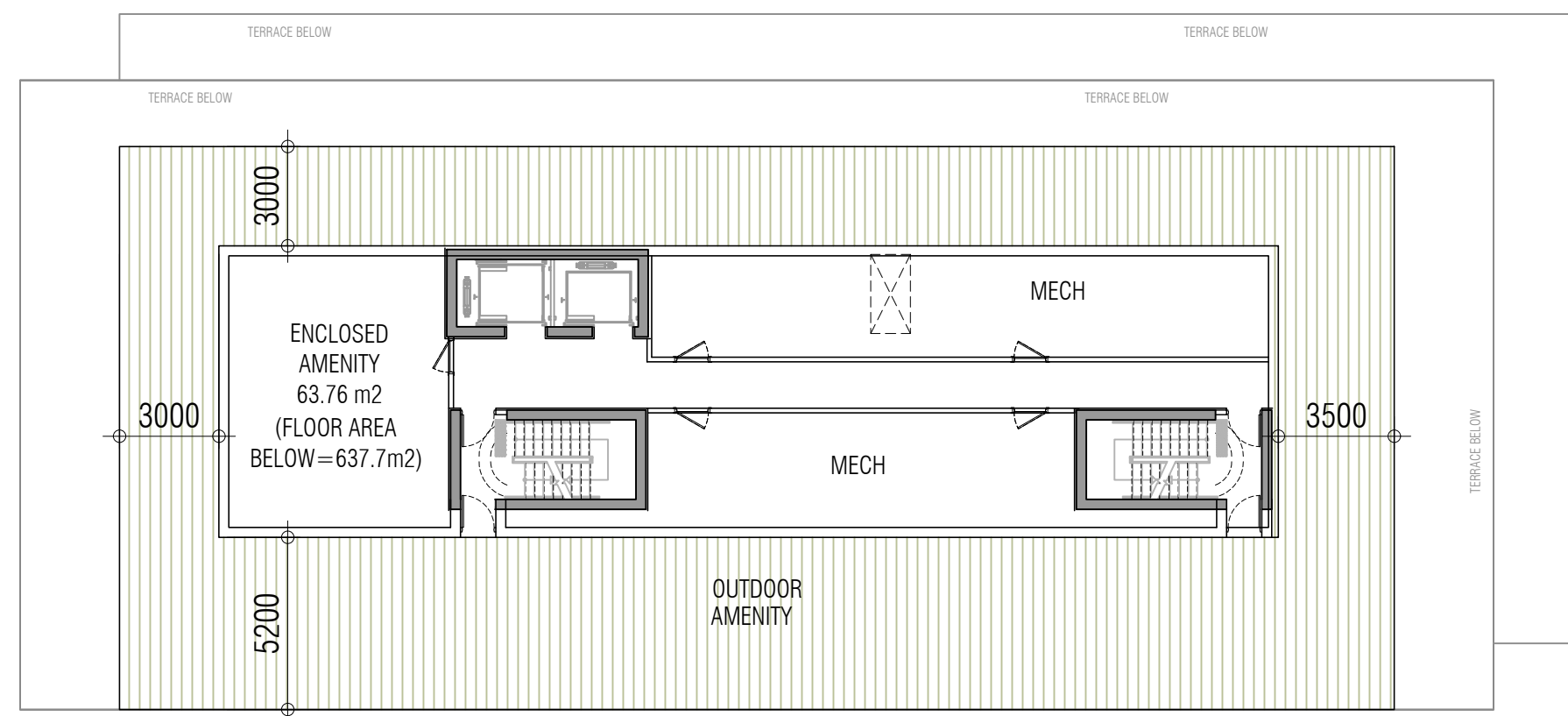
**BUILDING H
FLOOR PLANS**

1:250 **A311**

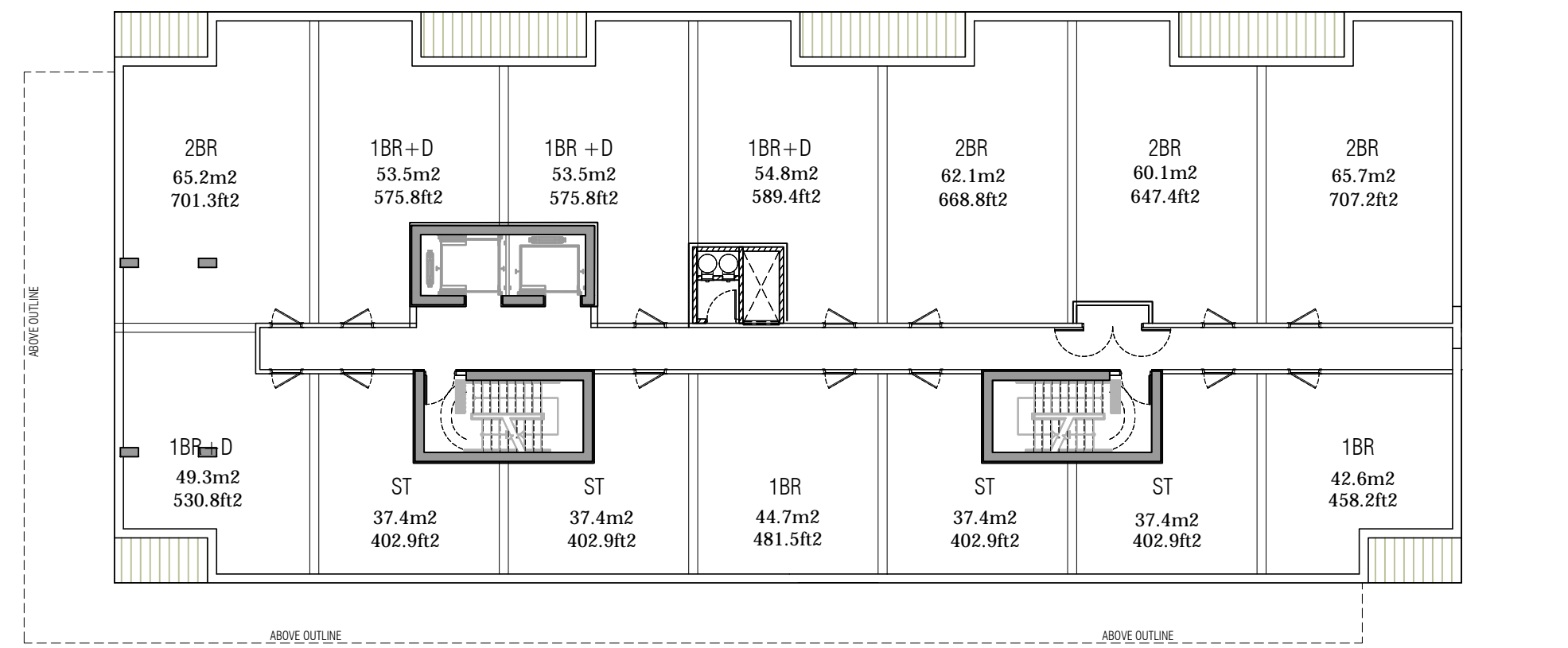
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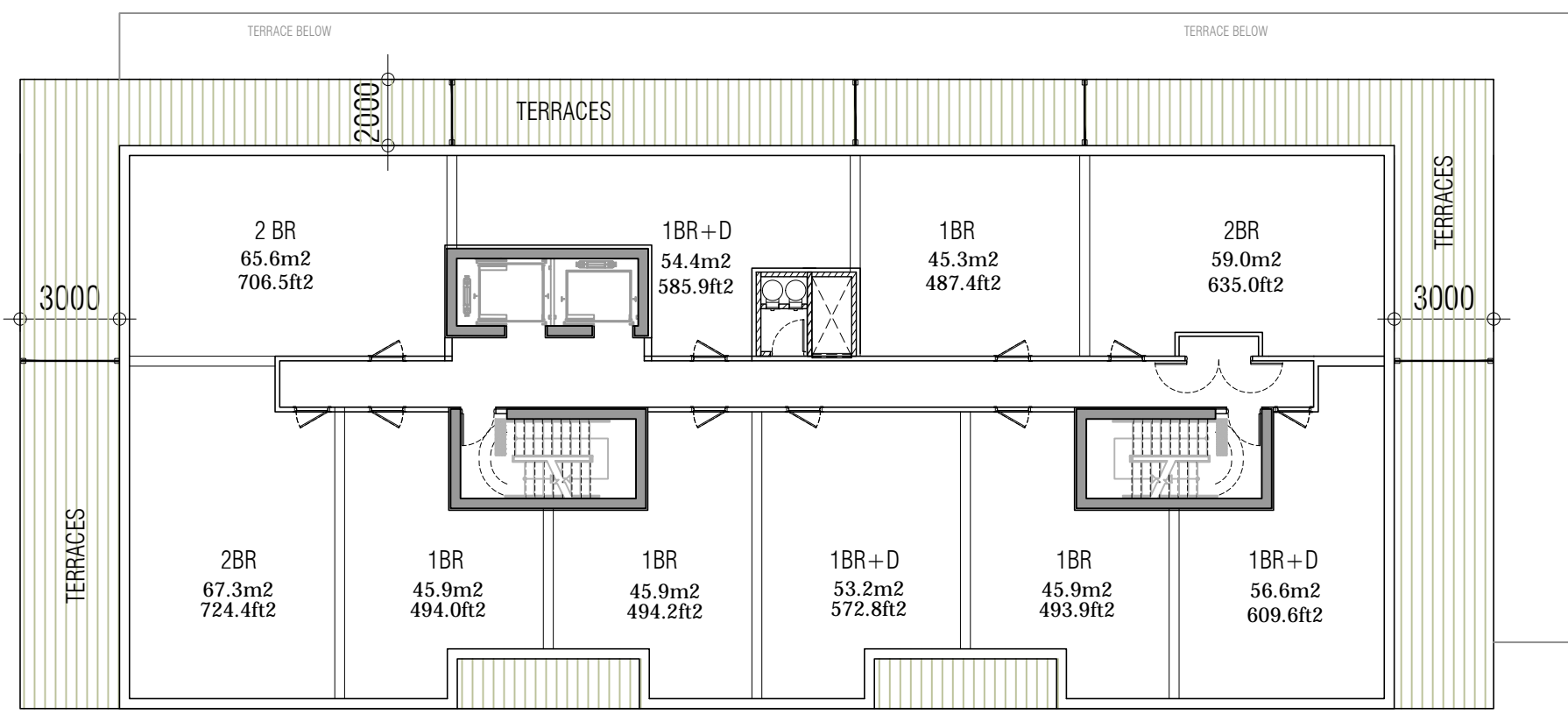
BUILDINGS A & B (MIRRORED)
4TH FLOOR
1:200



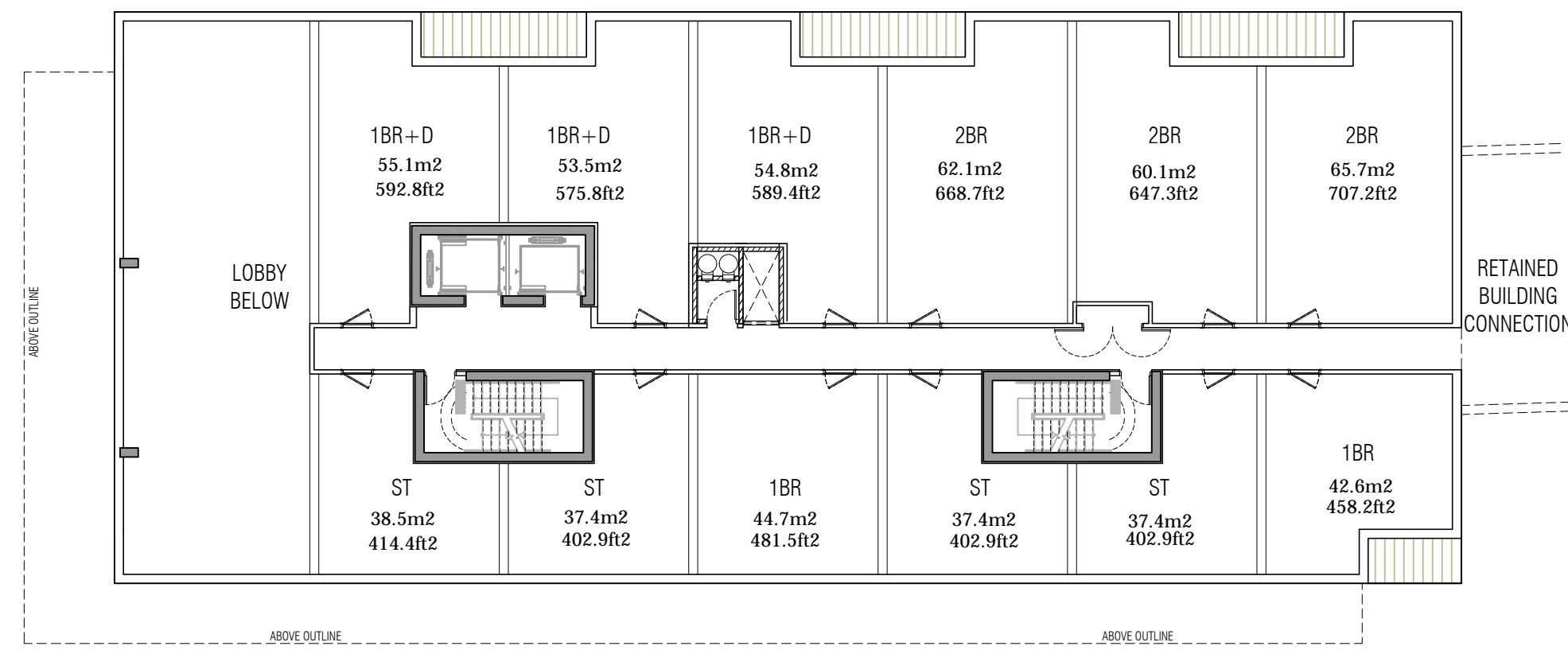
BUILDINGS A & B (MIRRORED)
MECHANICAL PENTHOUSE
1:200



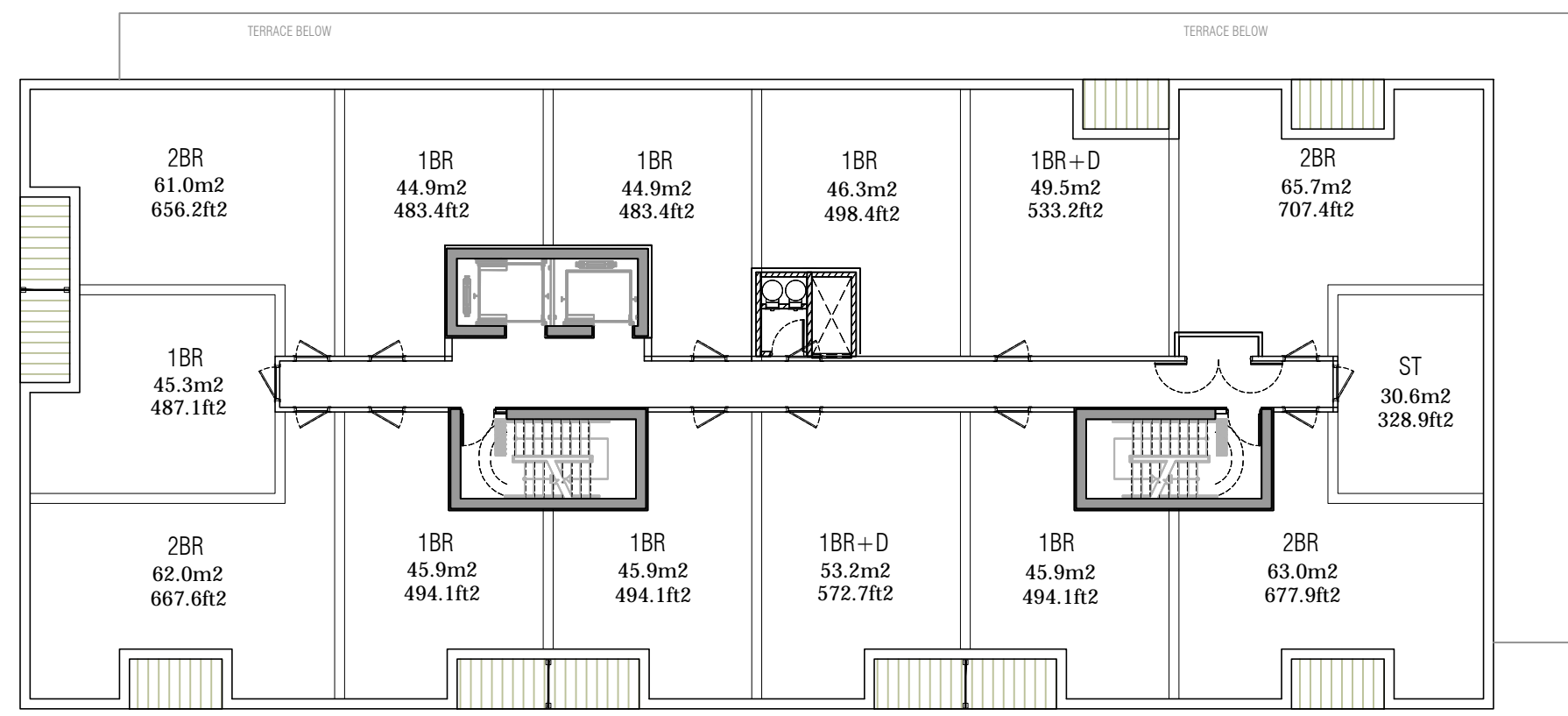
BUILDINGS A & B (MIRRORED)
3RD FLOOR
1:200



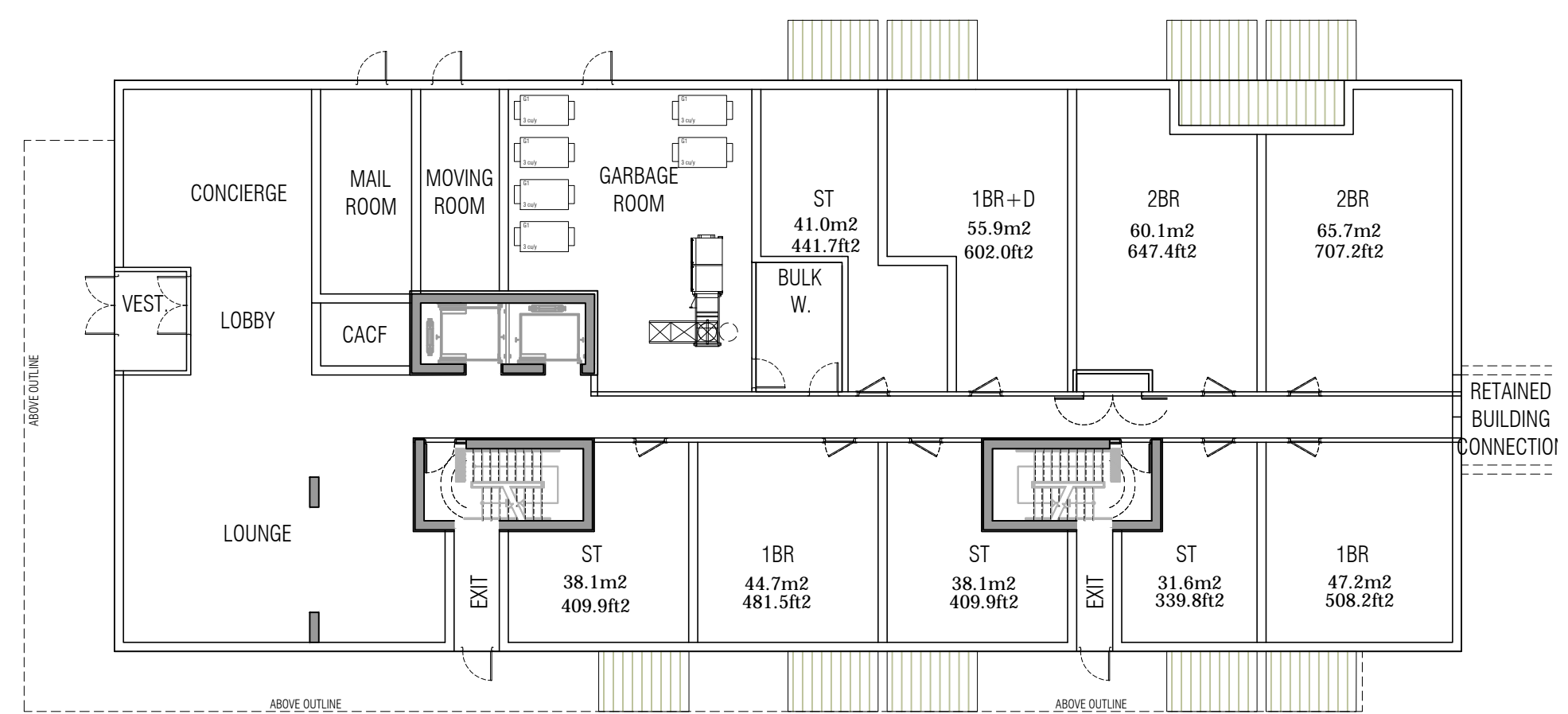
BUILDINGS A & B (MIRRORED)
14TH FLOOR
1:200



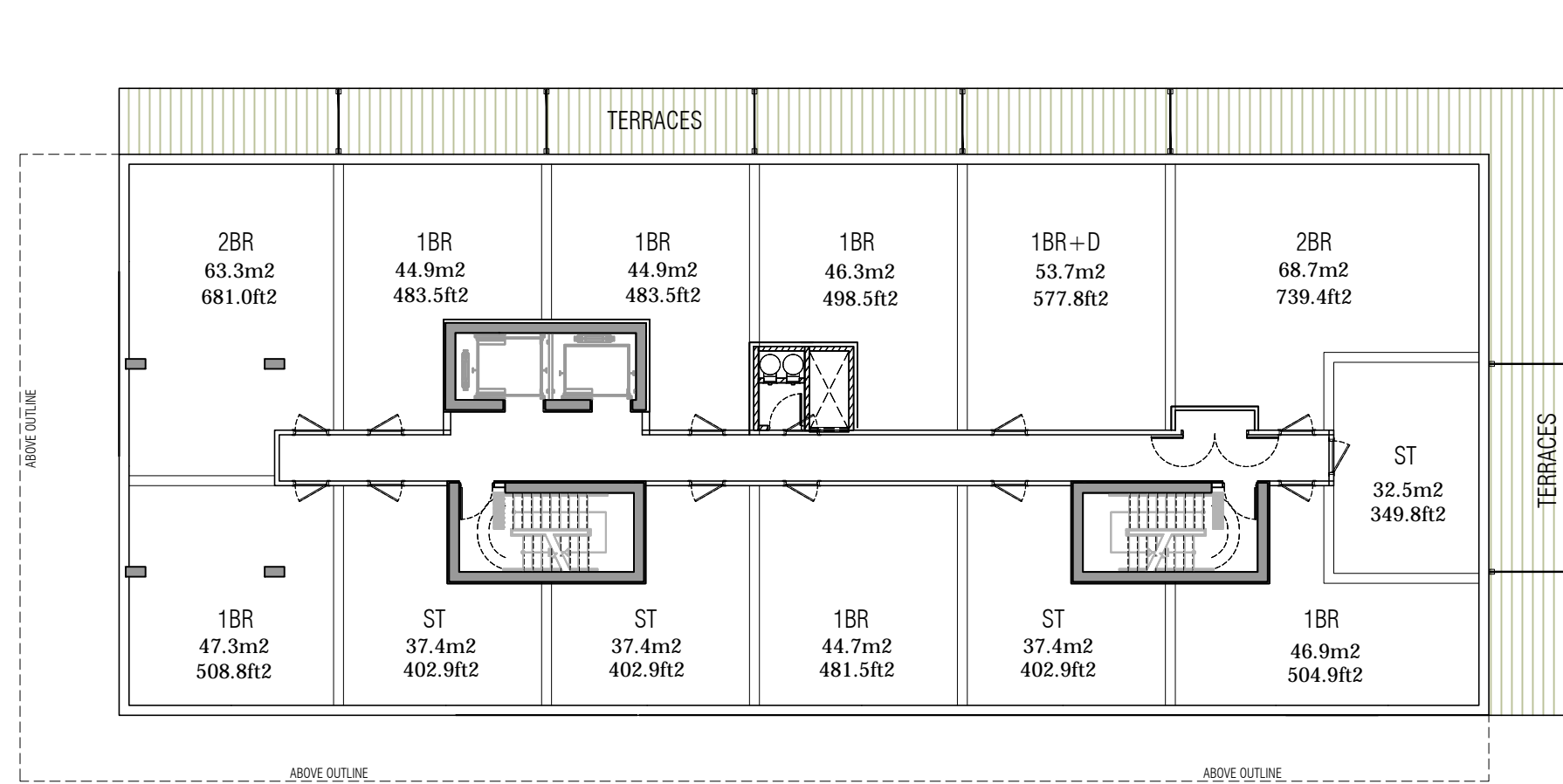
BUILDINGS A & B (MIRRORED)
2ND FLOOR
1:200



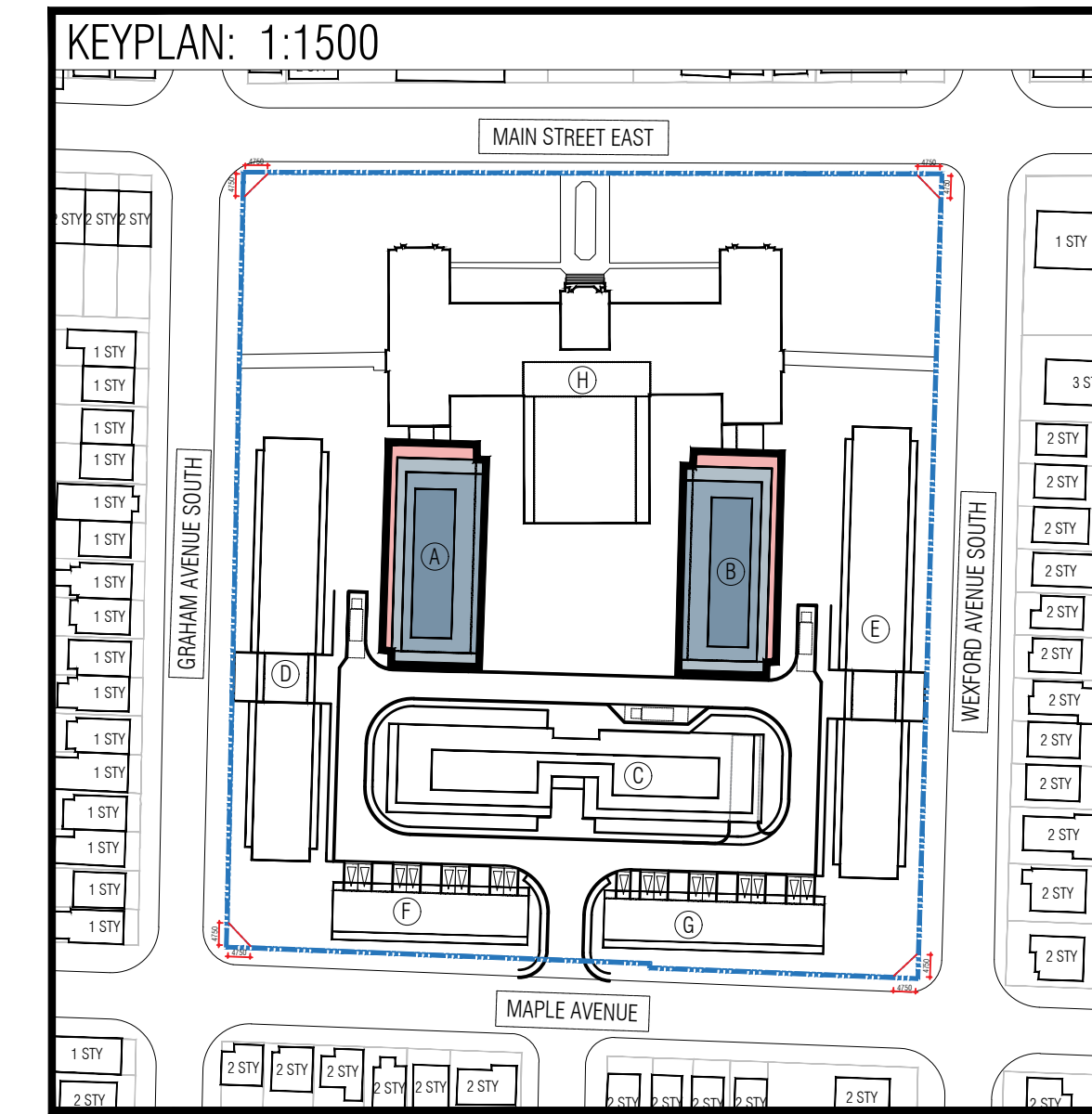
BUILDINGS A & B (MIRRORED)
TYPICAL (6-13TH) FLOOR
1:200



BUILDINGS A & B (MIRRORED)
GROUND FLOOR
1:200



BUILDINGS A & B (MIRRORED)
5TH FLOOR
1:200



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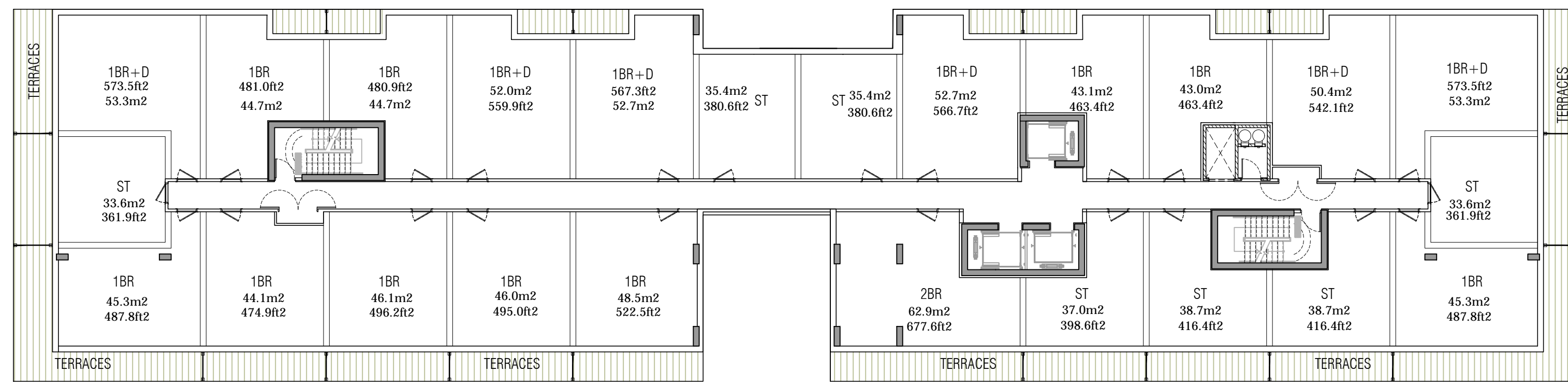
Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
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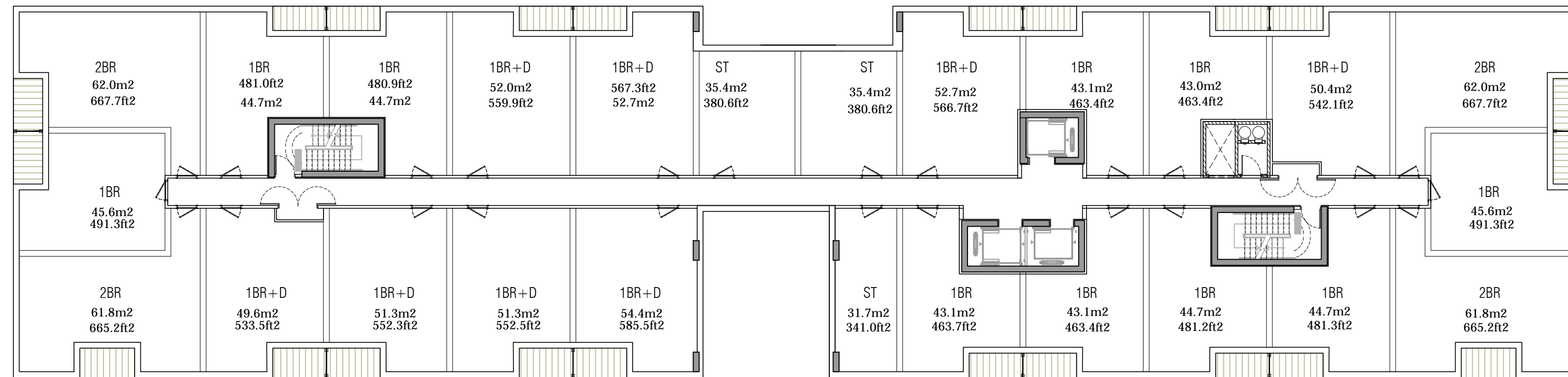
**BUILDINGS A & B
FLOOR PLANS**

1:200 **A321**

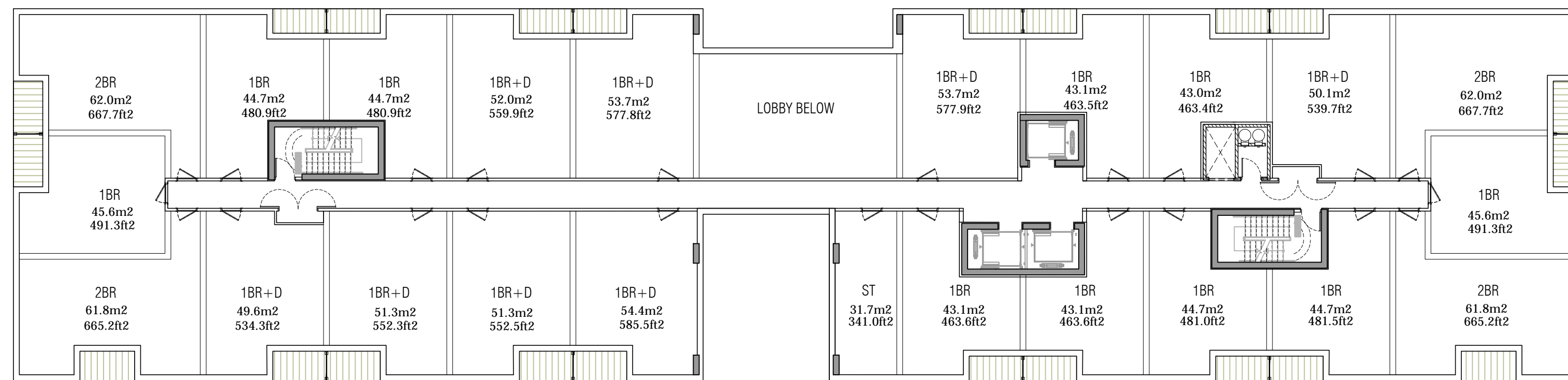
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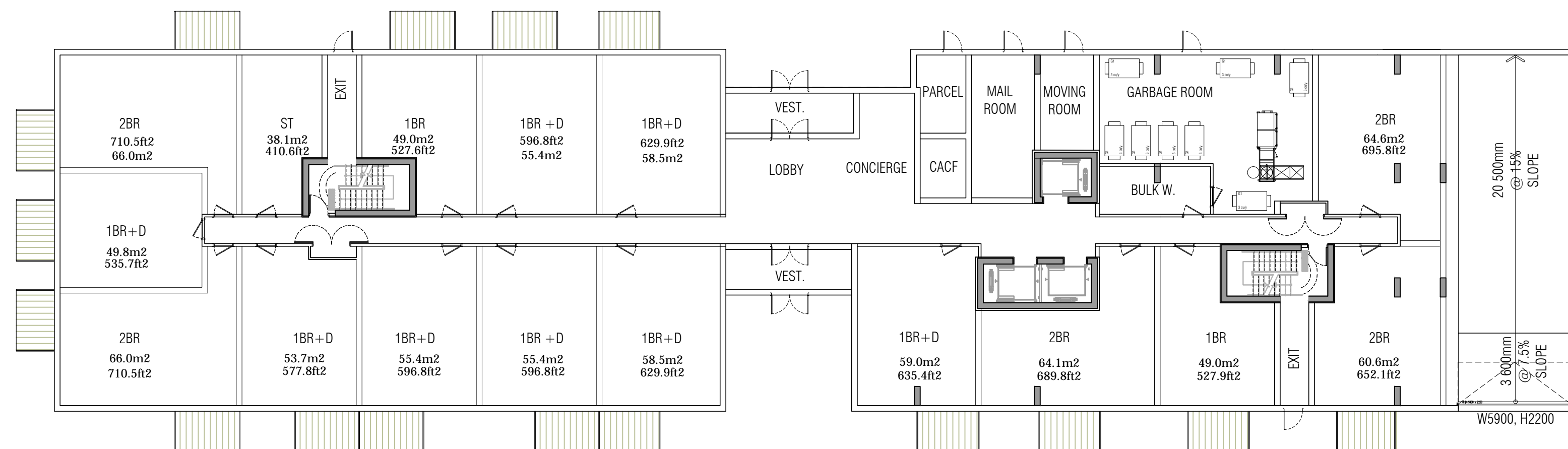
BUILDING C
5TH FLOOR
1:200



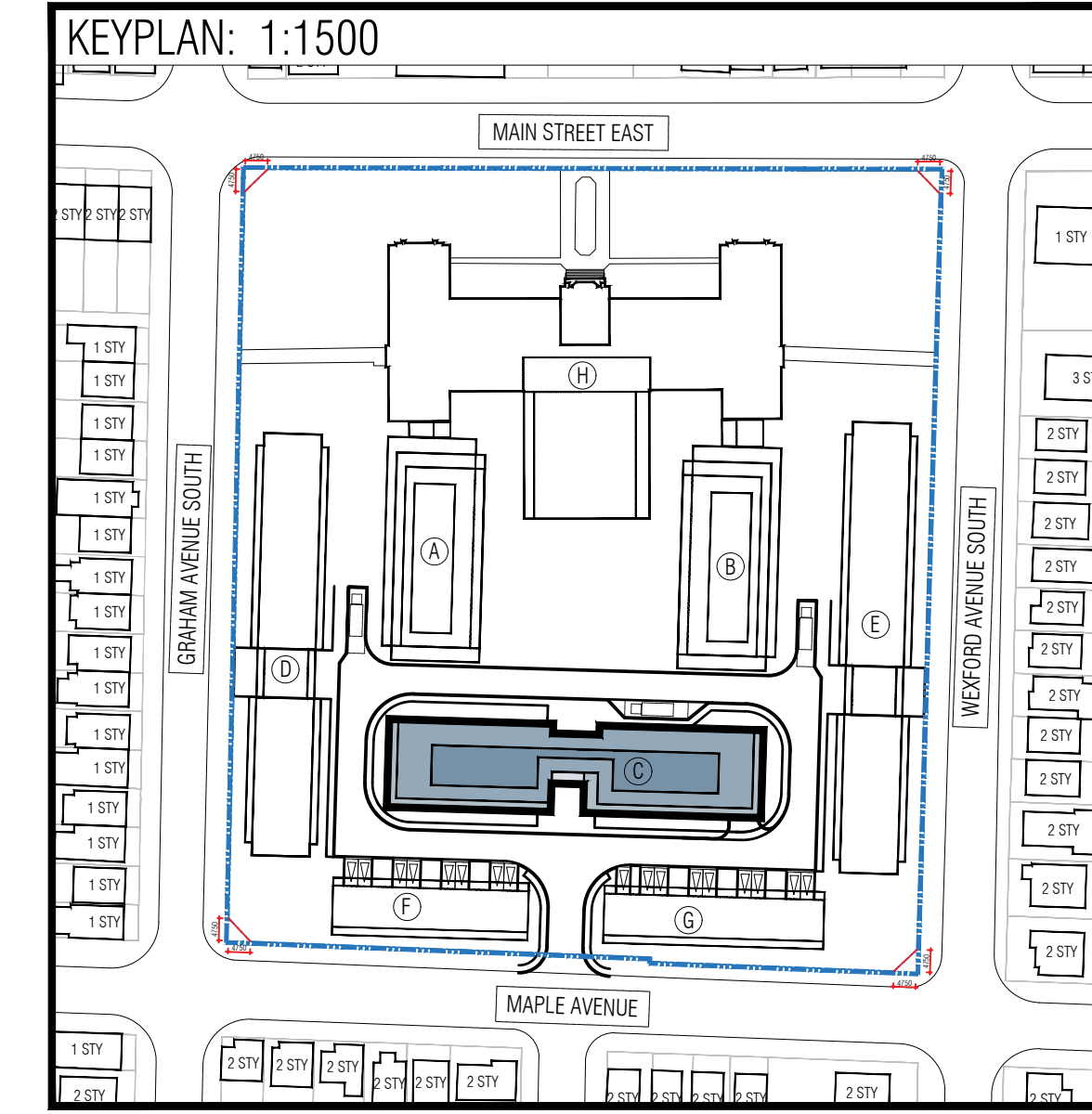
BUILDING C
3RD-4TH FLOOR
1:200



BUILDING C
2ND FLOOR
1:200



BUILDING C
GROUND FLOOR
1:200



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BERARDO E. GRAZIANI LICENCE 4584

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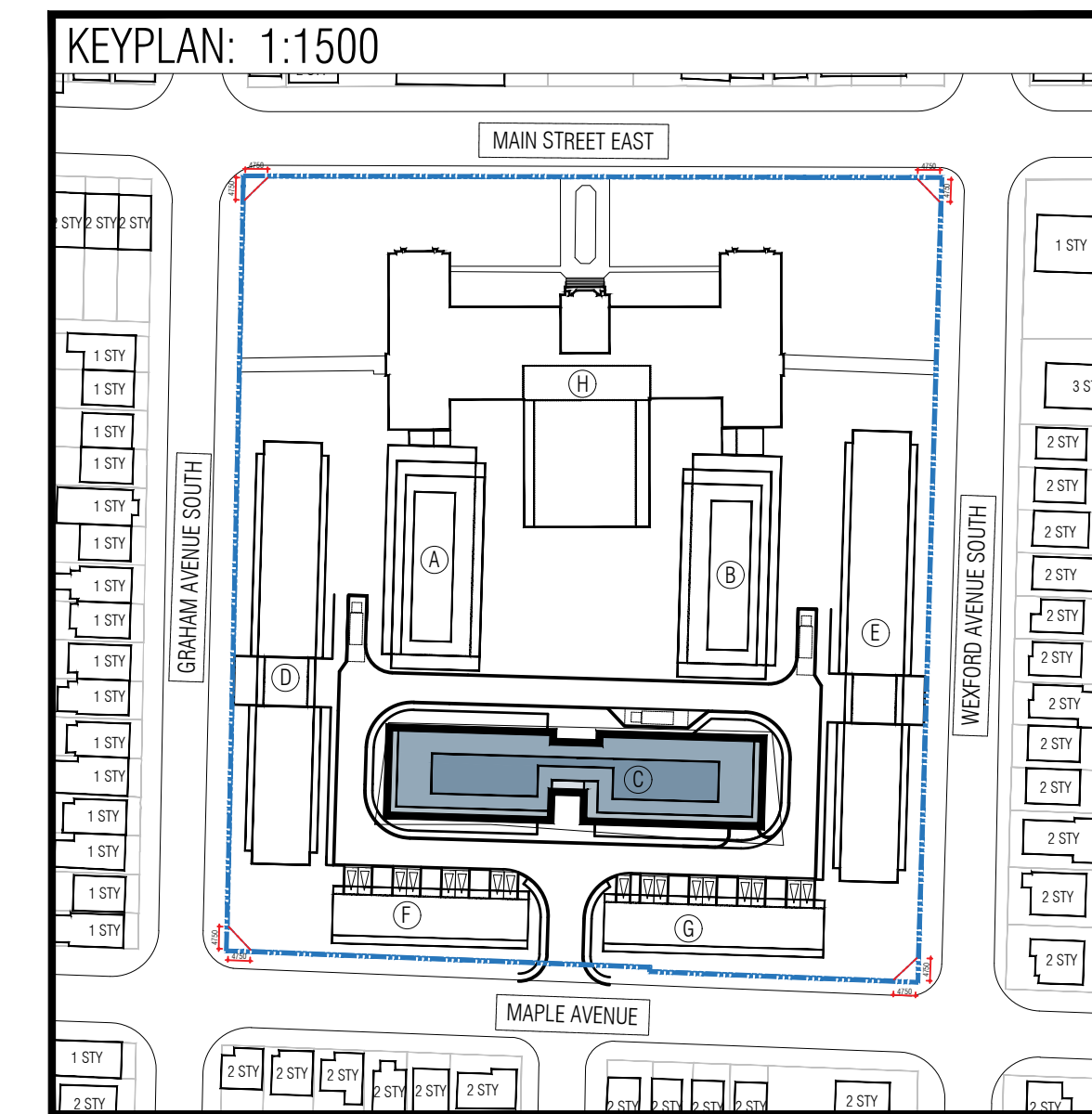
Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
JOB #: 1939.21

**BUILDING C
FLOOR PLANS**

1:200 **A331**

TITLEBLOCK SIZE: 610 x 915



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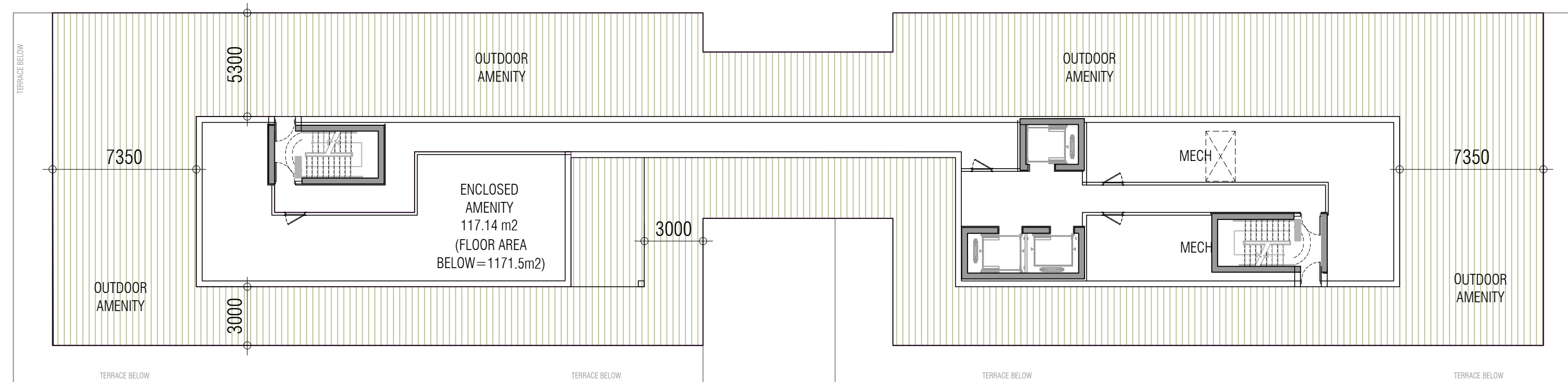
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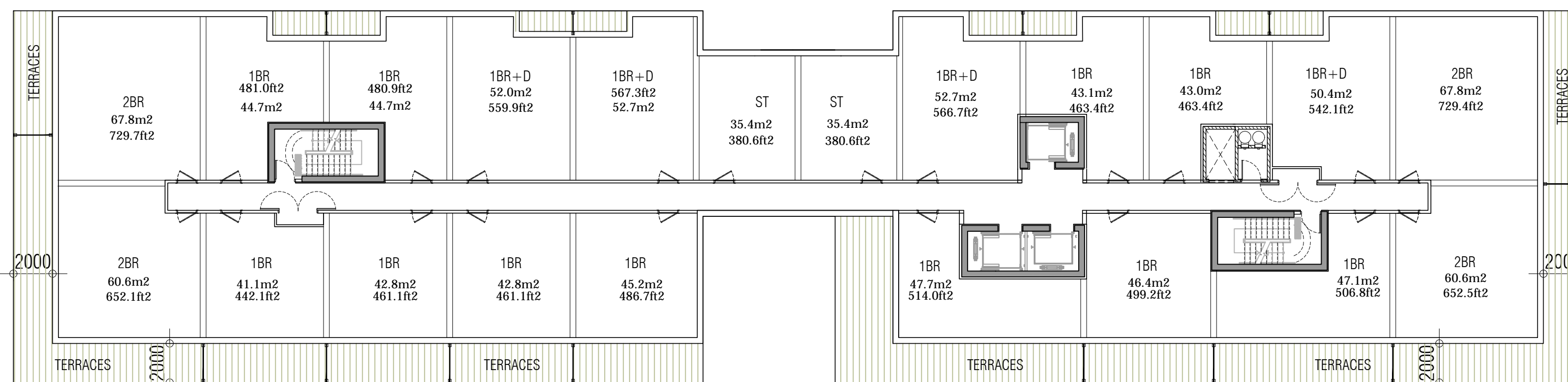
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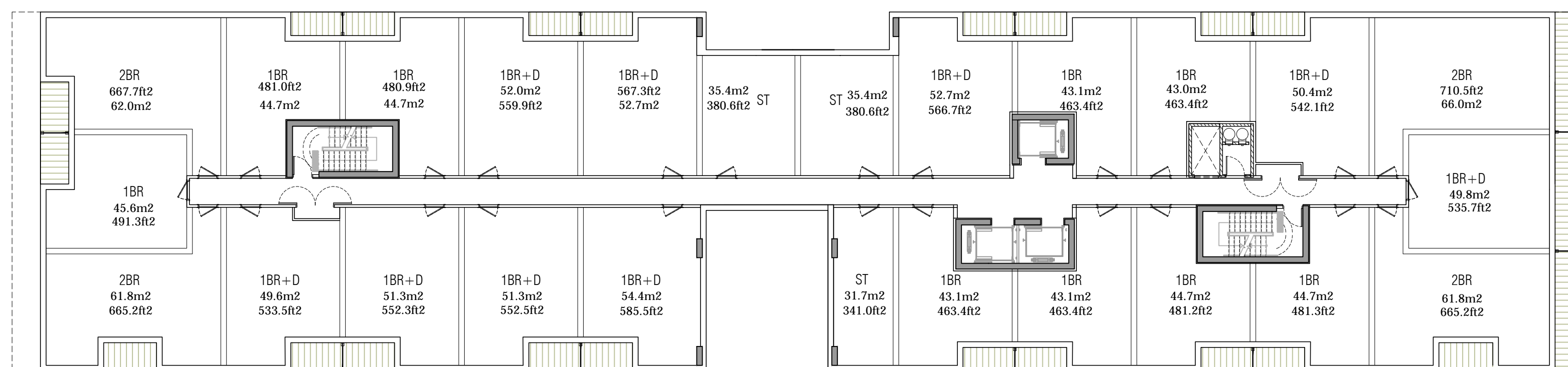
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BUILDING C
MECHANICAL PENTHOUSE
1:200



BUILDING C
14TH FLOOR
1:200



BUILDING C
TYPICAL (6TH-13TH) FLOOR
1:200

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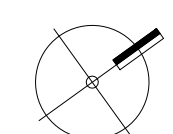
WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST	
Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G./R.A.
CHECKED BY:	D.B.
PLOT DATE:	NOV.14.2022
JOB #	1939.21

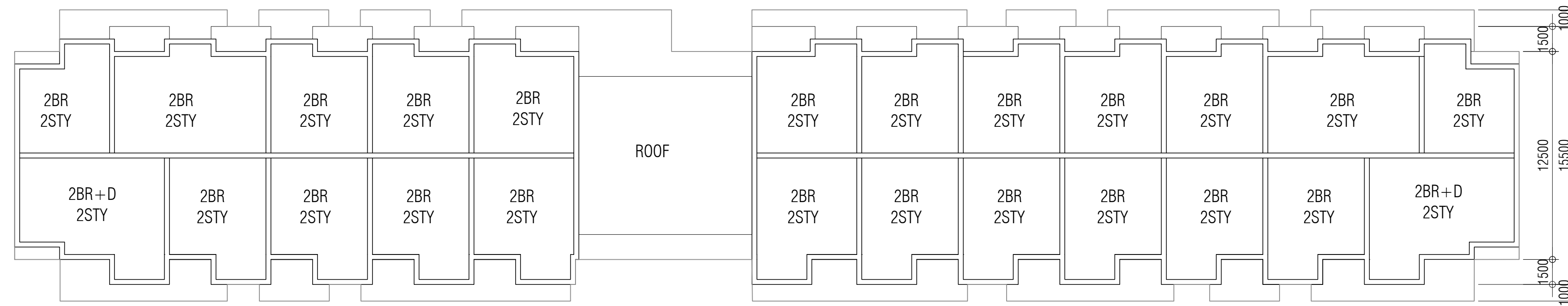
**BUILDING C
FLOOR PLANS**



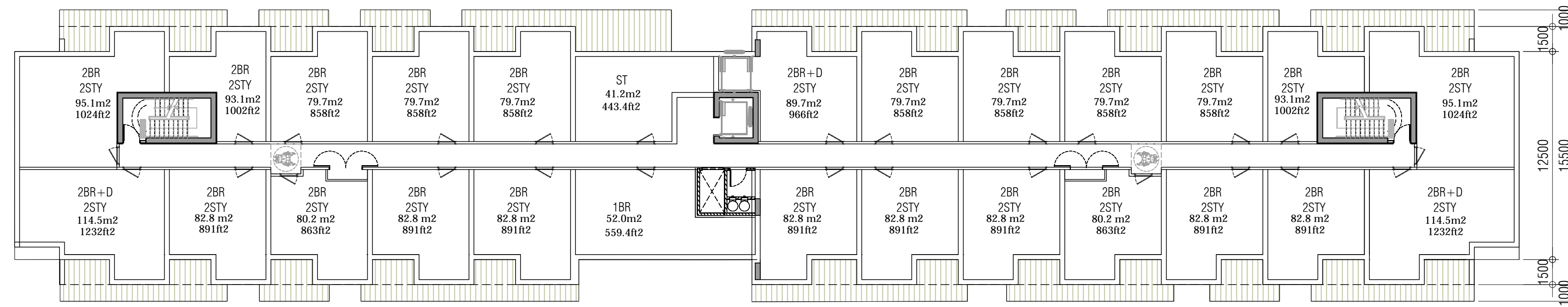
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A332

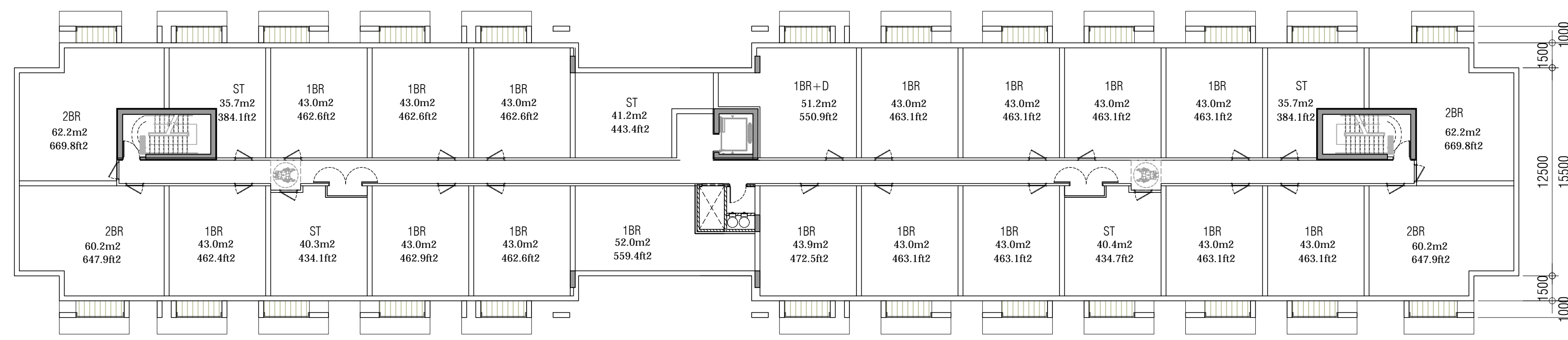
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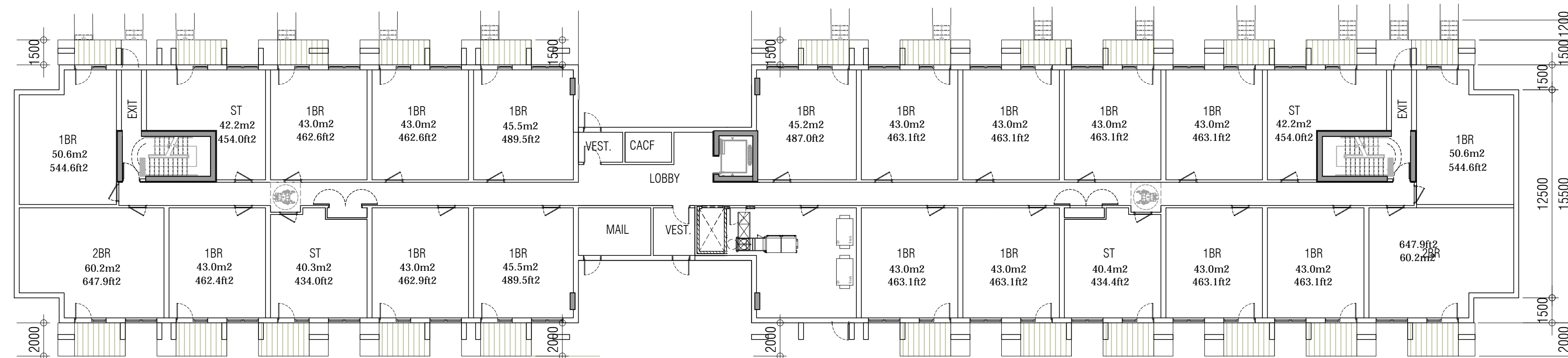
BUILDINGS D - STACKED TOWNHOUSE
4TH FLOOR
1:200



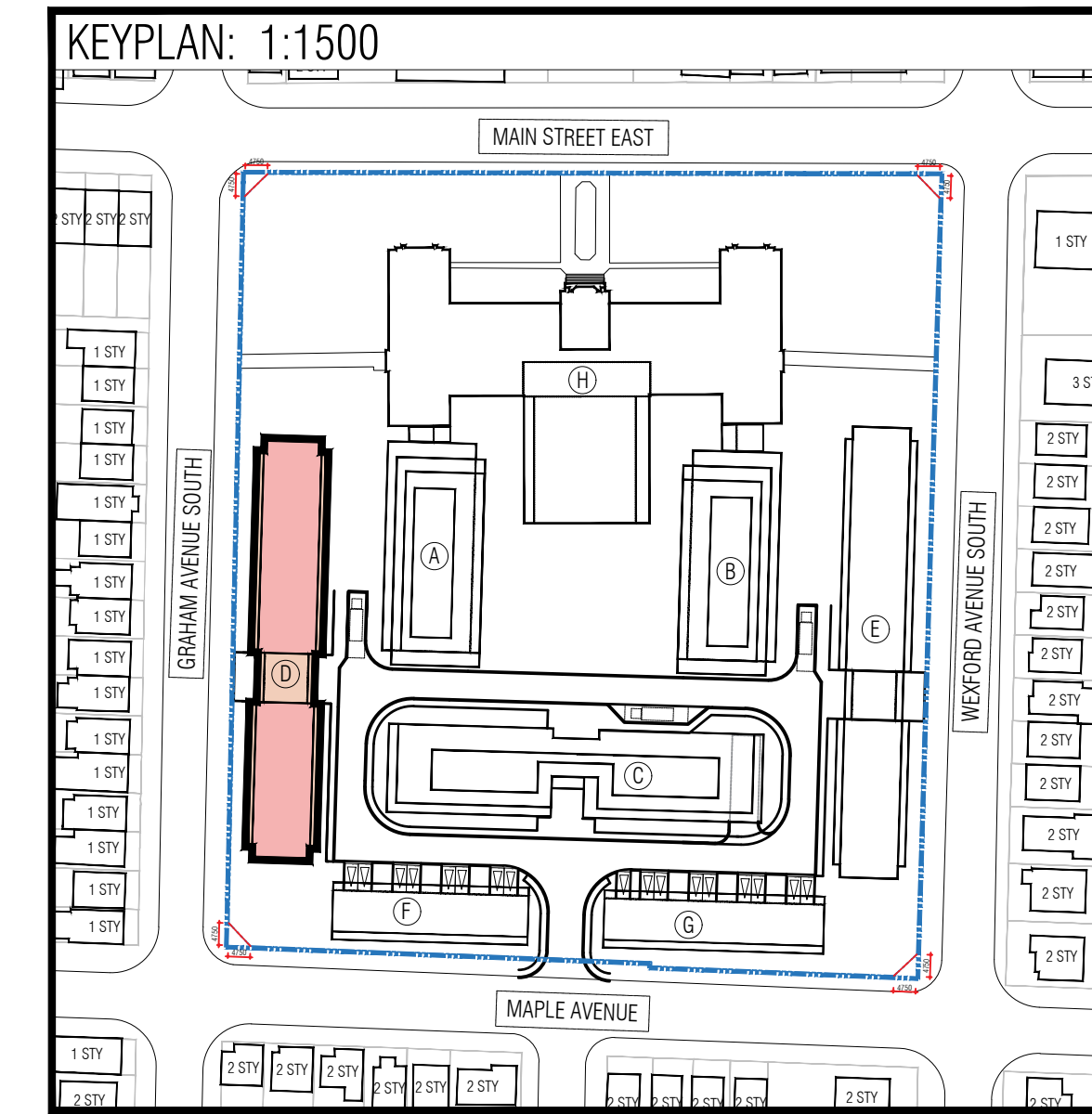
BUILDING D - STACKED TOWNHOUSE
3RD FLOOR
1:200



BUILDING D - STACKED TOWNHOUSE
2ND FLOOR
1:200



BUILDING D - STACKED TOWNHOUSE
GROUND FLOOR
1:200



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CORAZZA
ARCHITECTS**

BERNARDO E. GRAZIANI
LICENCE 4684

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

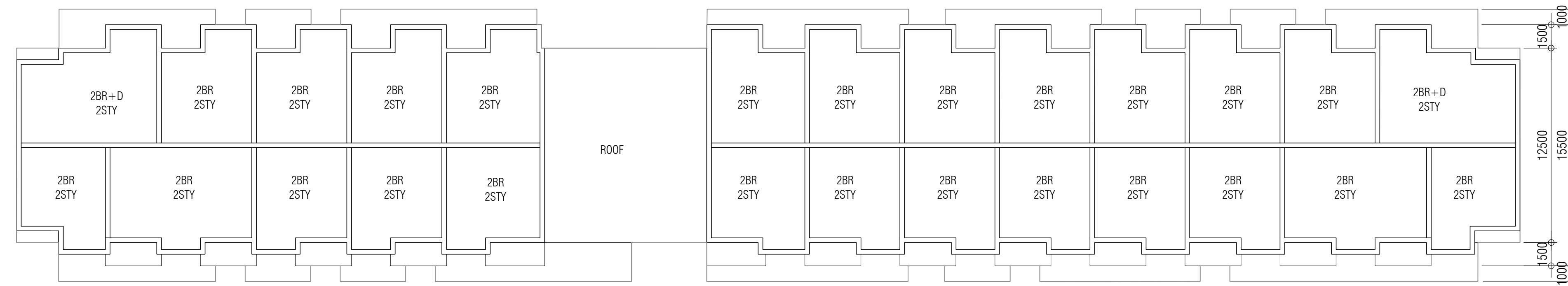
1284 MAIN STREET EAST
Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
JOB #: 1939.21

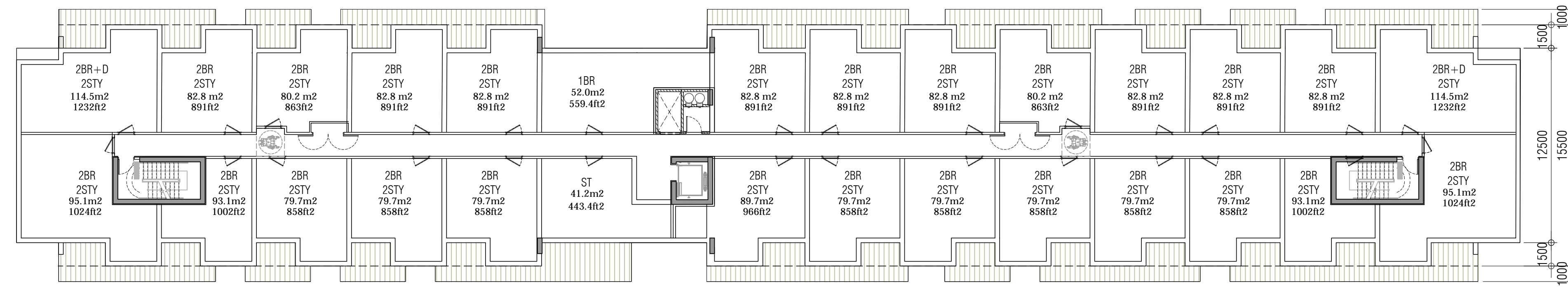
**BUILDING D
FLOOR PLANS**

1:200 **A341**

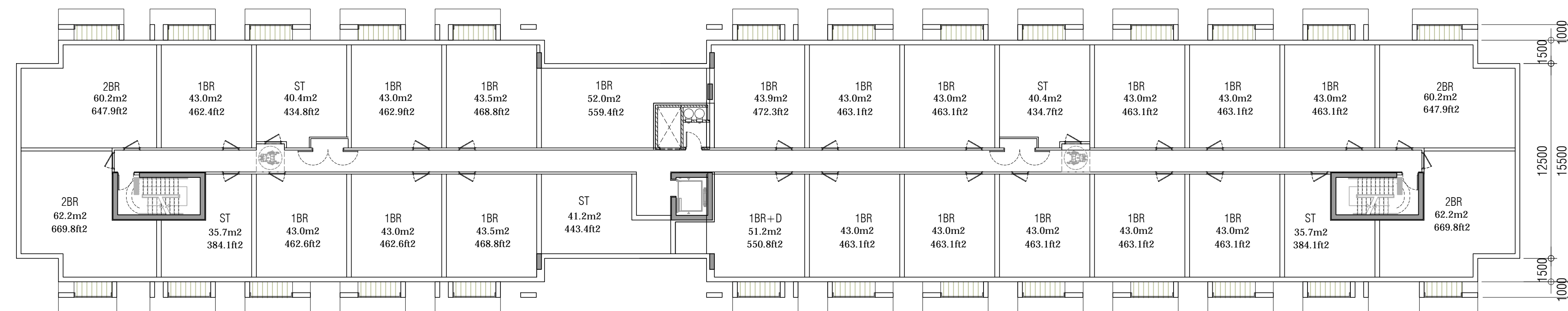
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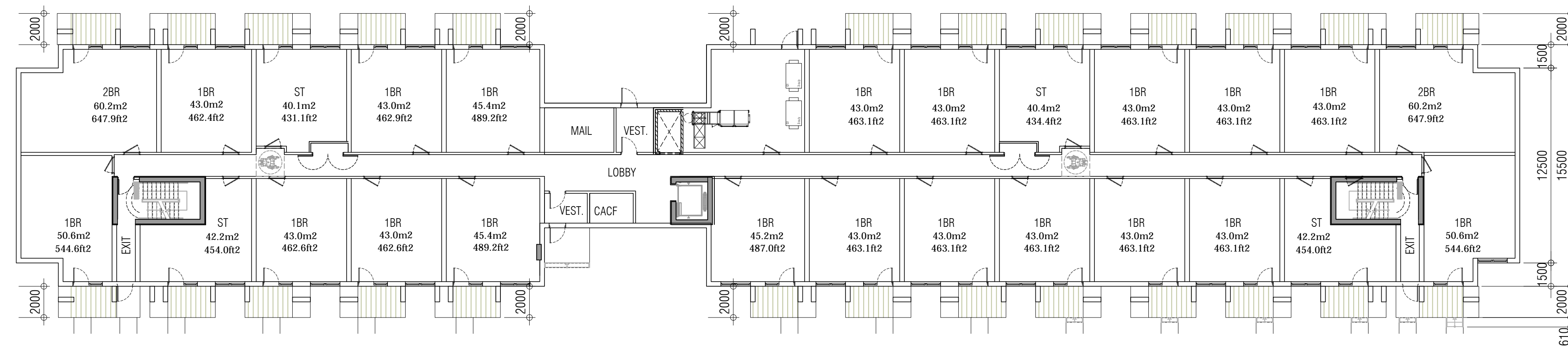
BUILDING E - STACKED TOWNHOUSE
4TH FLOOR
1:200



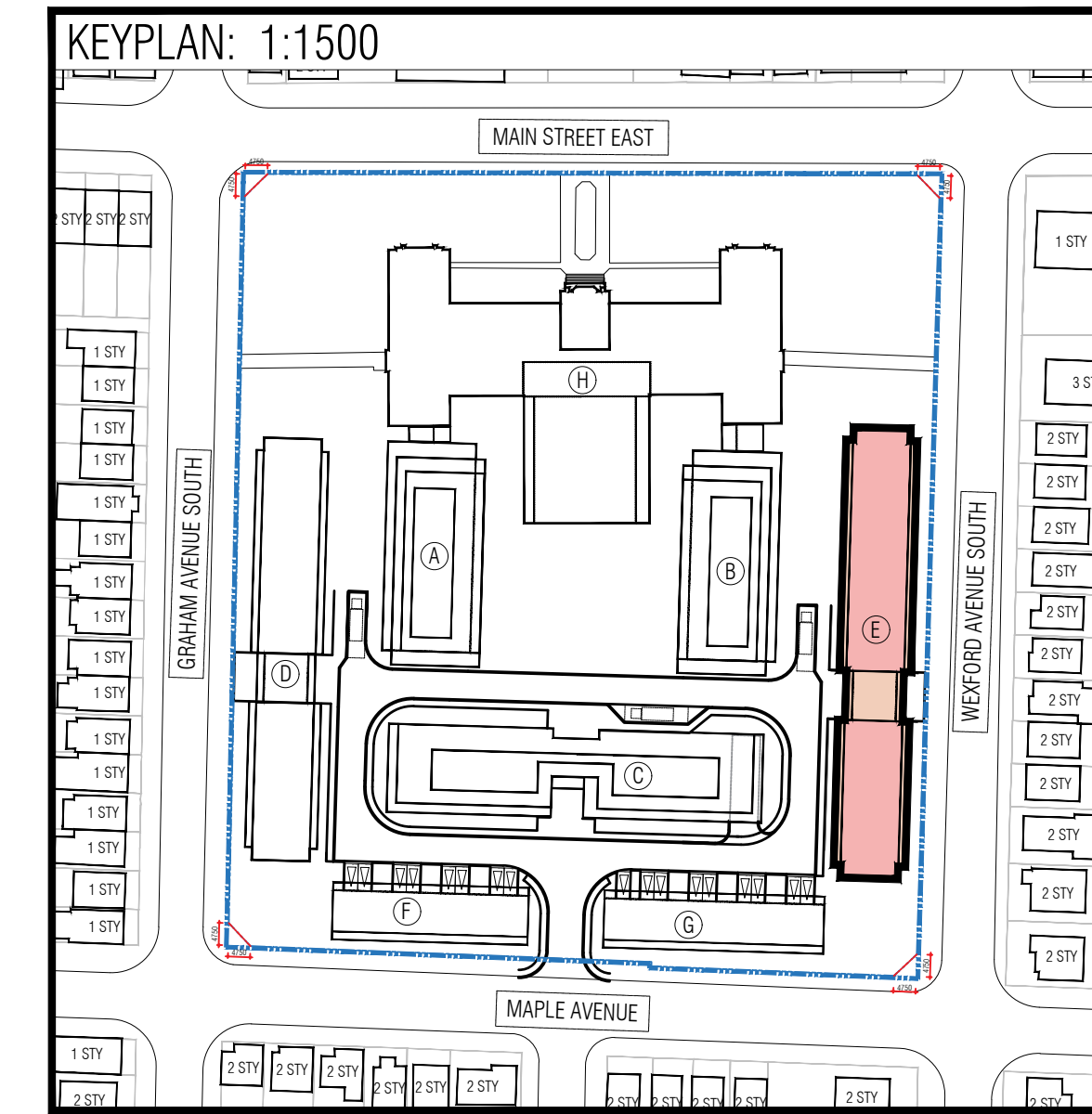
BUILDING E - STACKED TOWNHOUSE
3RD FLOOR
1:200



BUILDING E - STACKED TOWNHOUSE
2ND FLOOR
1:200



BUILDING E - STACKED TOWNHOUSE
GROUND FLOOR
1:200



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA	
1284 MAIN STREET EAST	
Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G./R.A.
CHECKED BY:	D.B.
PLOT DATE:	NOV.14.2022
JOB #	1939.21

**BUILDING E
FLOOR PLANS**

1:200 **A315**

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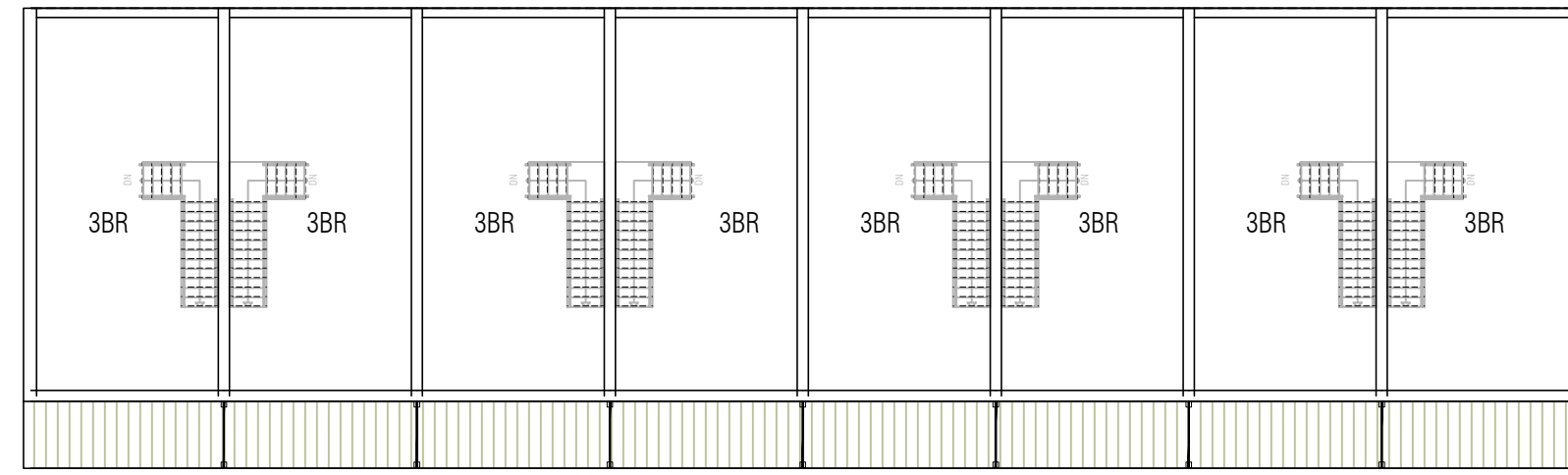
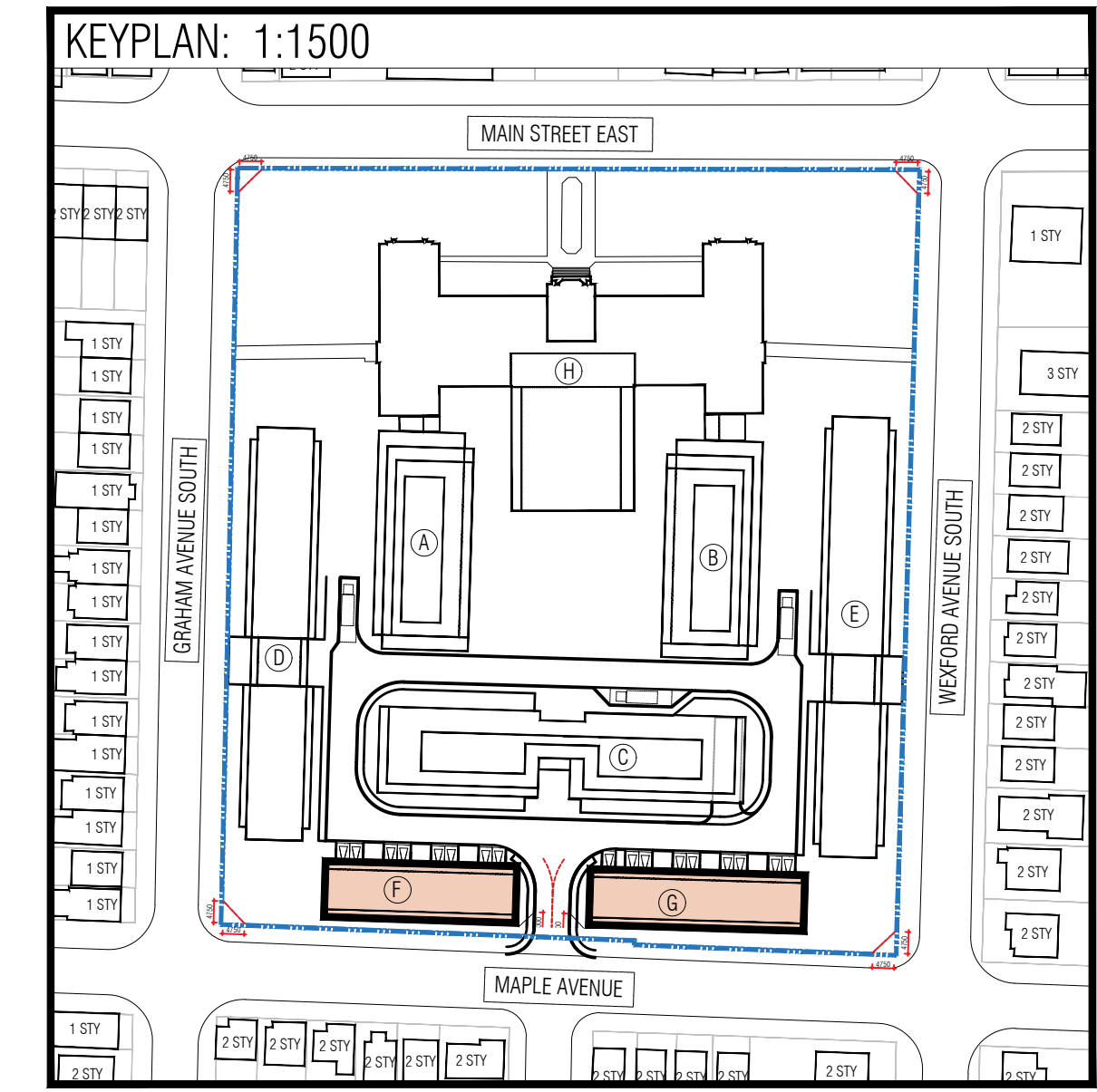
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CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

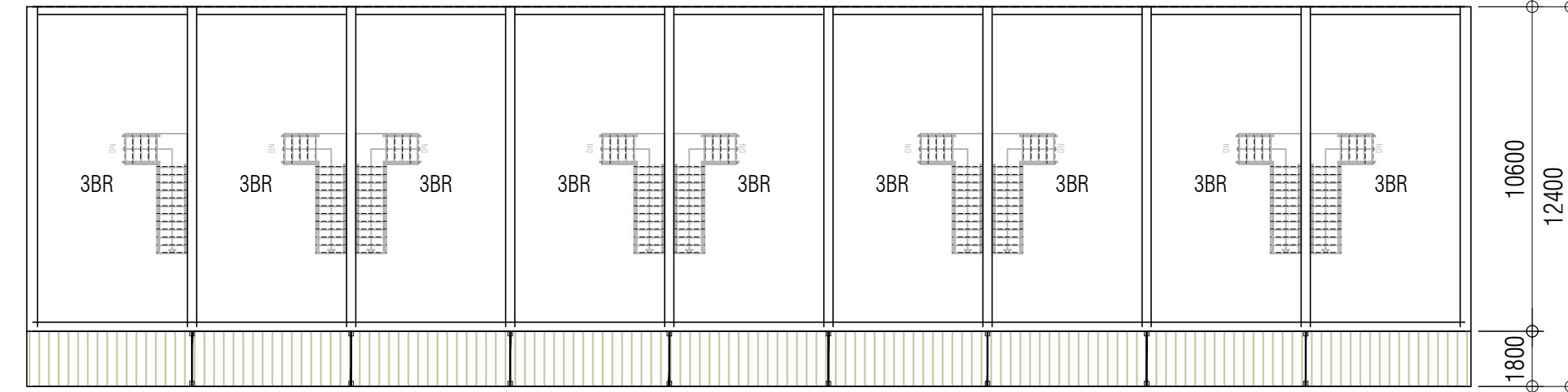
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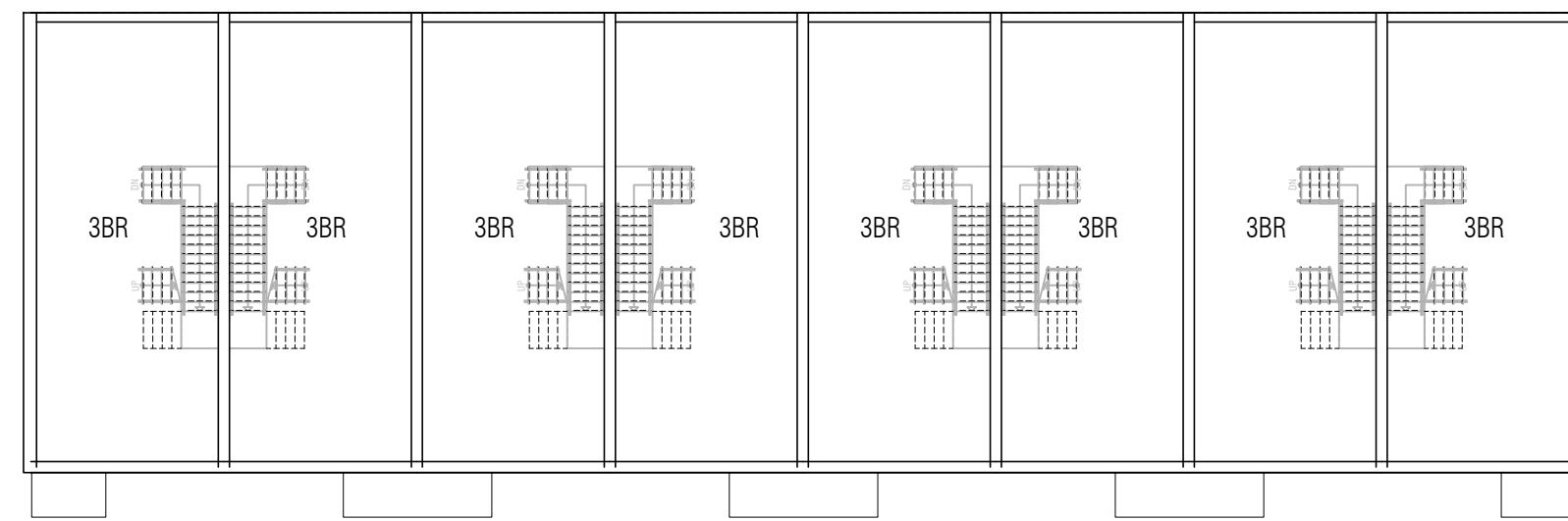
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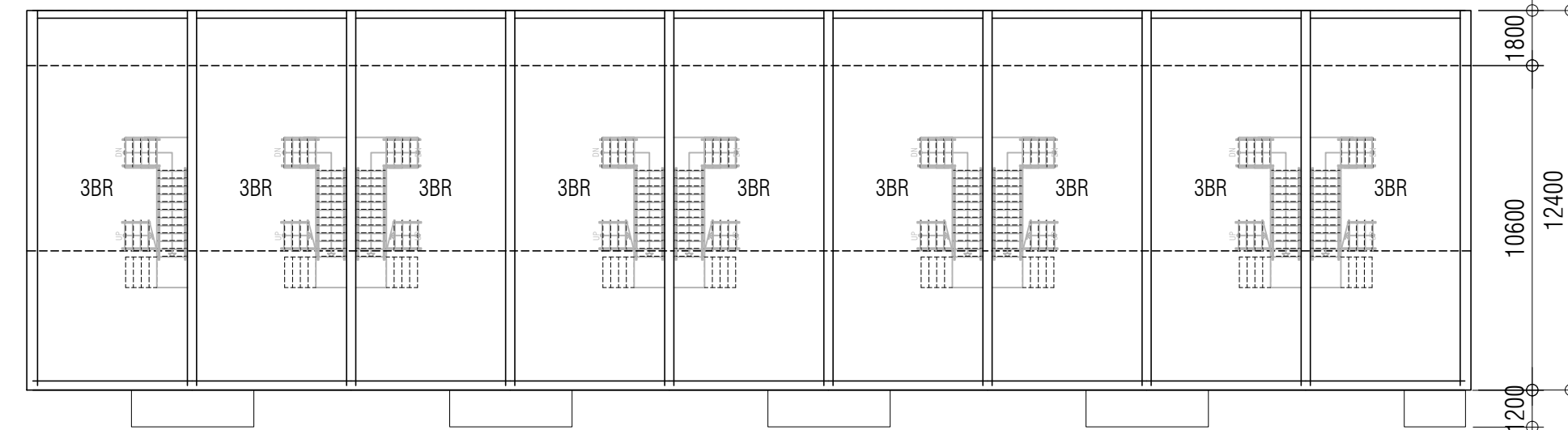
BUILDING F - TOWNHOUSE
 3RD FLOOR
 1:200



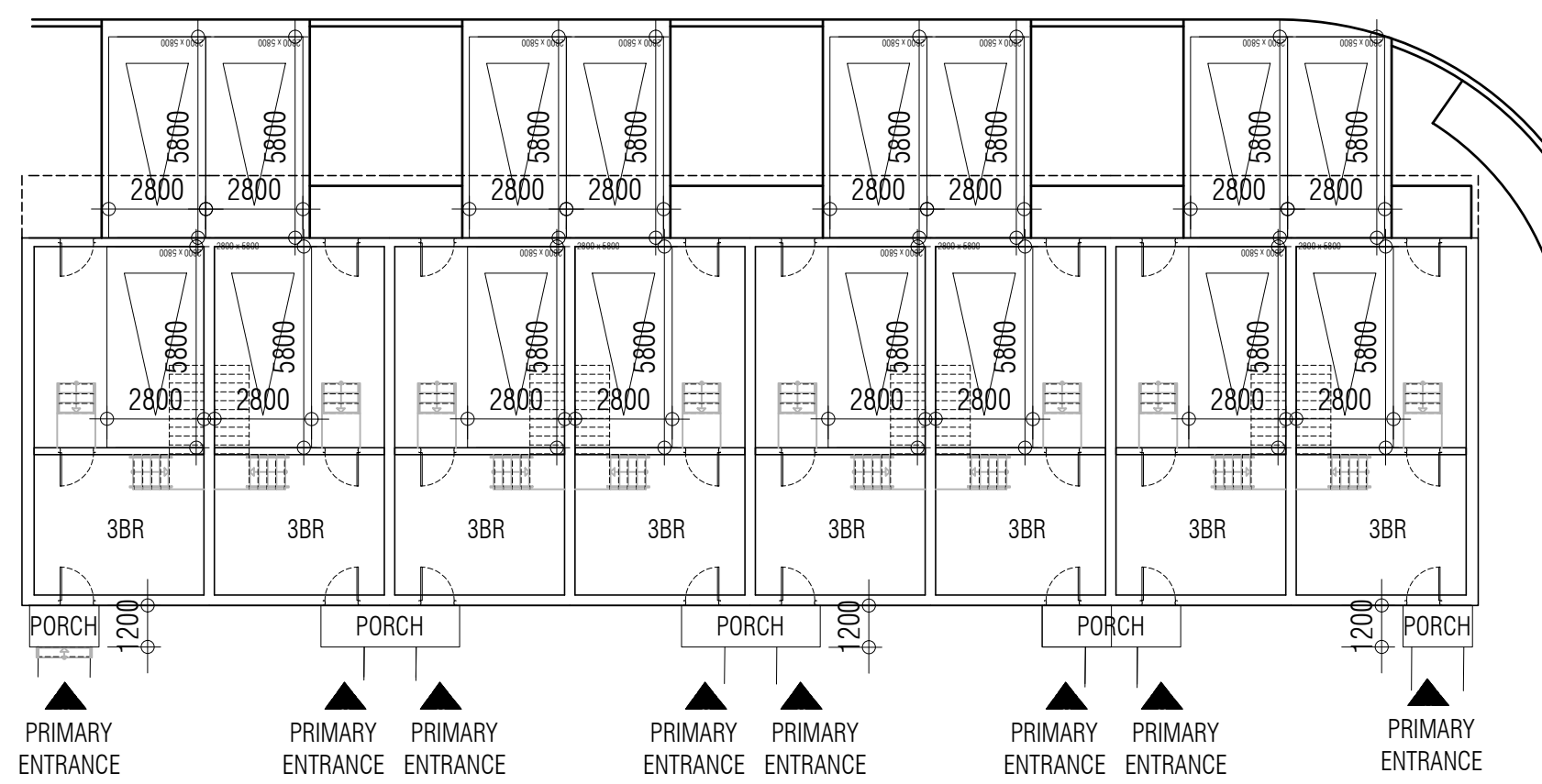
BUILDING G - TOWNHOUSE
 3RD FLOOR
 1:200



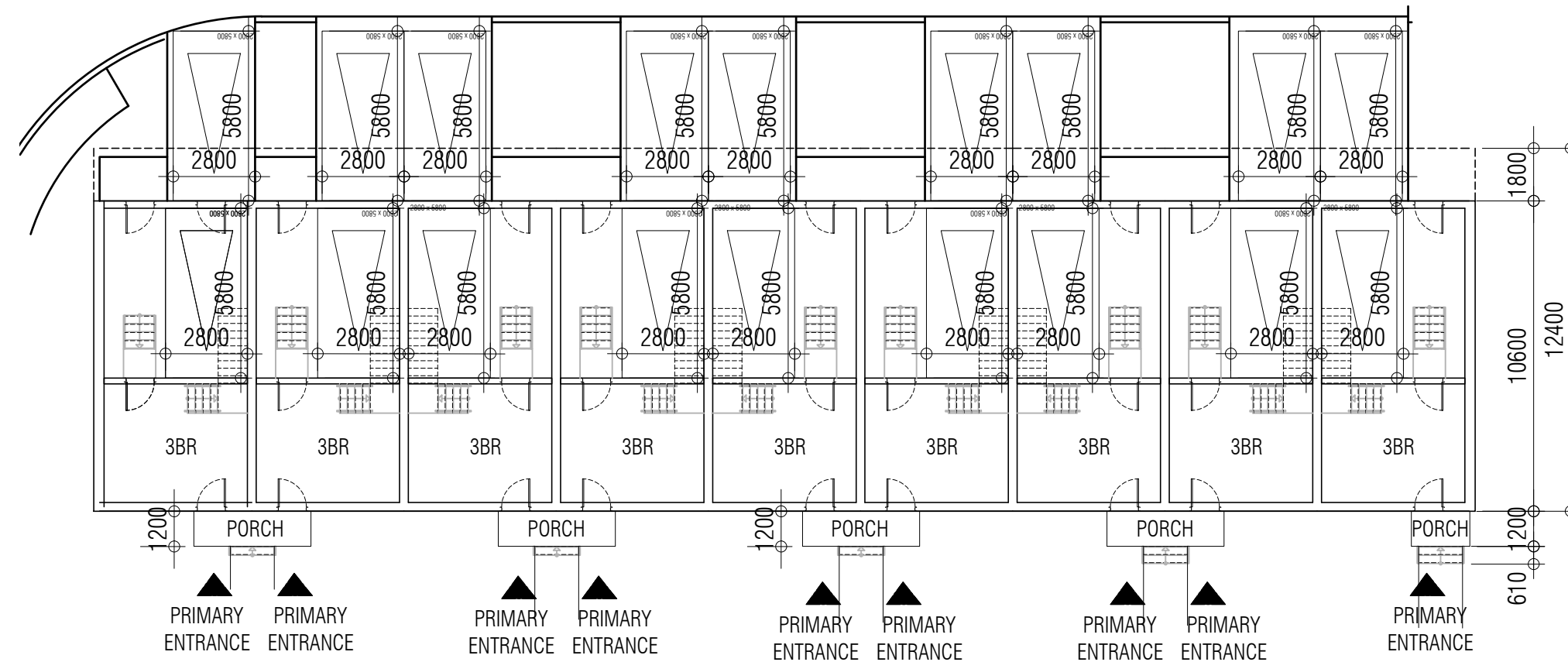
BUILDING F - TOWNHOUSE
 2ND FLOOR
 1:200



BUILDING G - TOWNHOUSE
 2ND FLOOR
 1:200



BUILDING F - TOWNHOUSE
 GROUND FLOOR
 1:200



BUILDING G - TOWNHOUSE
 GROUND FLOOR
 1:200

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 T.905.795.2611 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
 Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14.2022
 JOB #: 1939.21

**BUILDINGS F,G
 FLOOR PLANS**

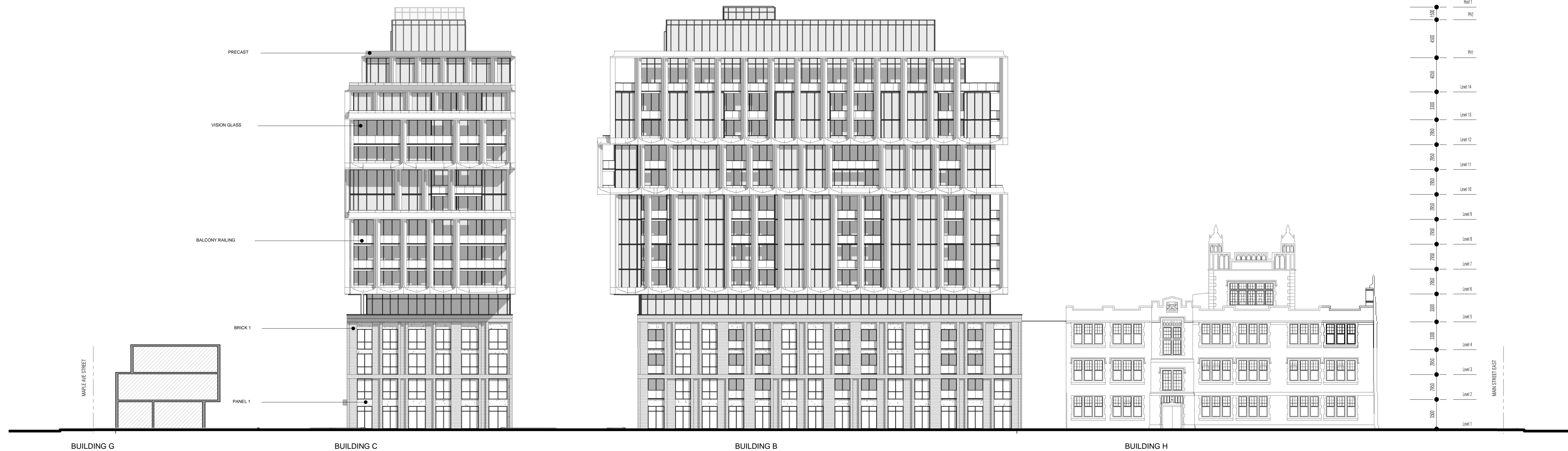
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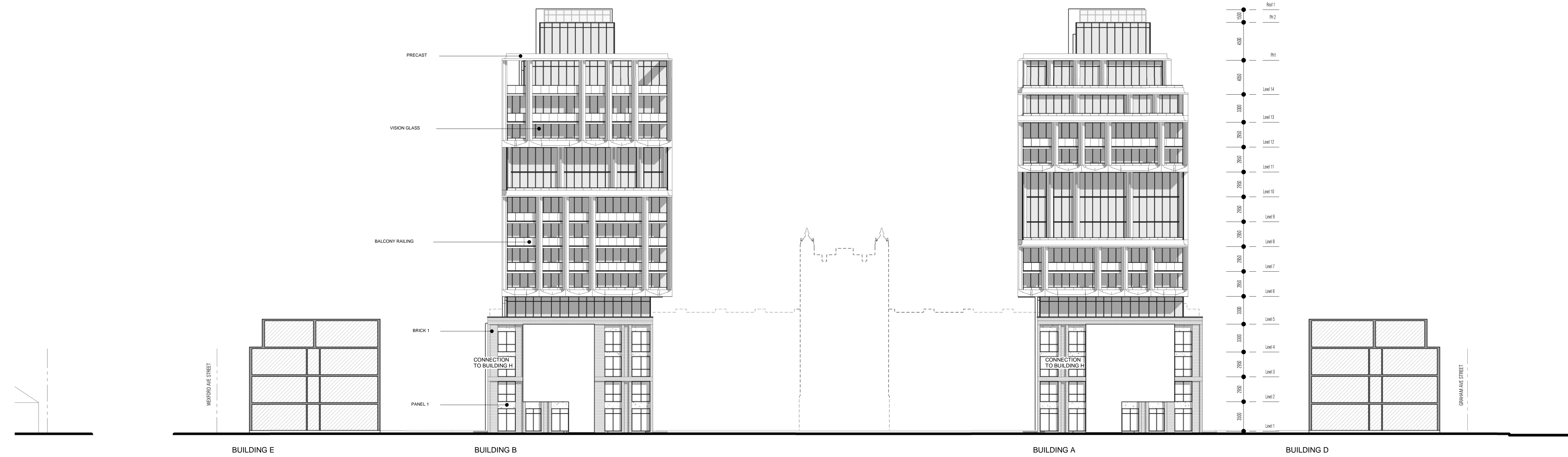
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1 EAST ELEVATION
1 : 250



2 NORTH ELEVATION
1 : 250



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PROPOSED RESIDENTIAL DEVELOPMENT
DELTA

HAMILTON 1284 MAIN STREET EAST ONTARIO
Project Architect: **B.G.**
Assistant Designer: **A.G.**
Drawn By: **A.G./R.A.**
Checked By: **D.B.**
Plot Date: **14/11/22**
Job #: **1599.21**

Buildings A,B,C Elevations

SCALE **A401**
As indicated

TITLEBLOCK SIZE 610 x 915

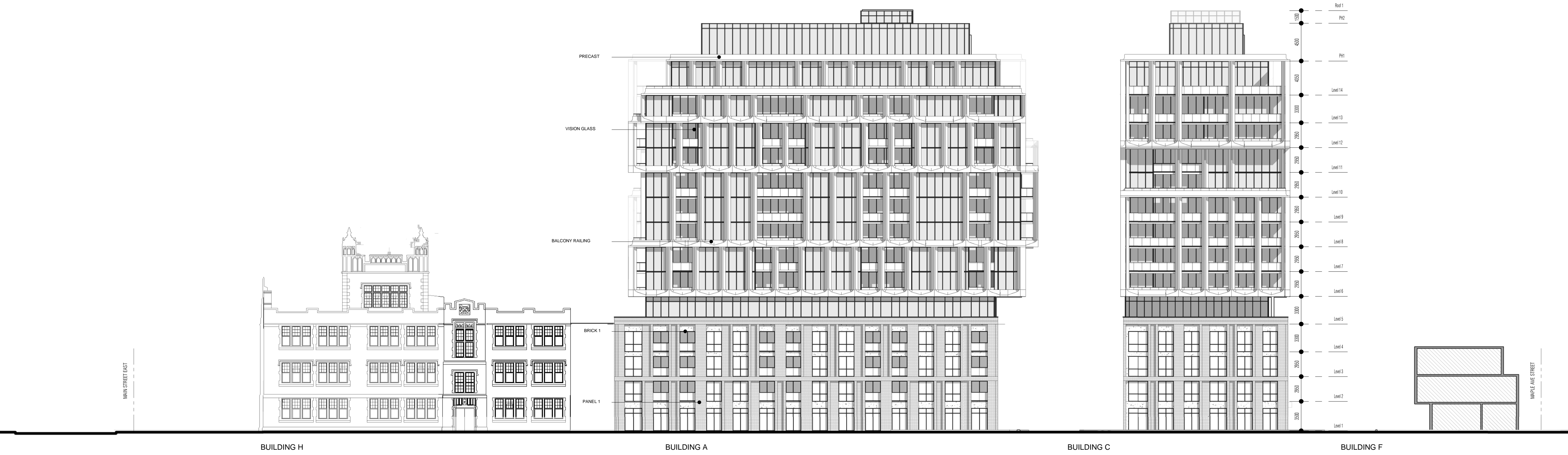
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1 SOUTH ELEVATION
1 : 250



2 WEST ELEVATION
1 : 250

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OF
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BERARDO E. GRAZIANI
LICENCE
4684

GRAZIANI
+
CORAZZA
ARCHITECTS INC.

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Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

HAMILTON	1284 MAIN STREET EAST	ONTARIO
Project Architect:	B.G.	
Assistant Designer:	A.G.	
Drawn By:	A.G./R.A.	
Checked By:	D.B.	
Plot Date:	11/04/22	
Job #:	1599.21	

Buildings A,B,C Elevations

SCALE A402
As indicated

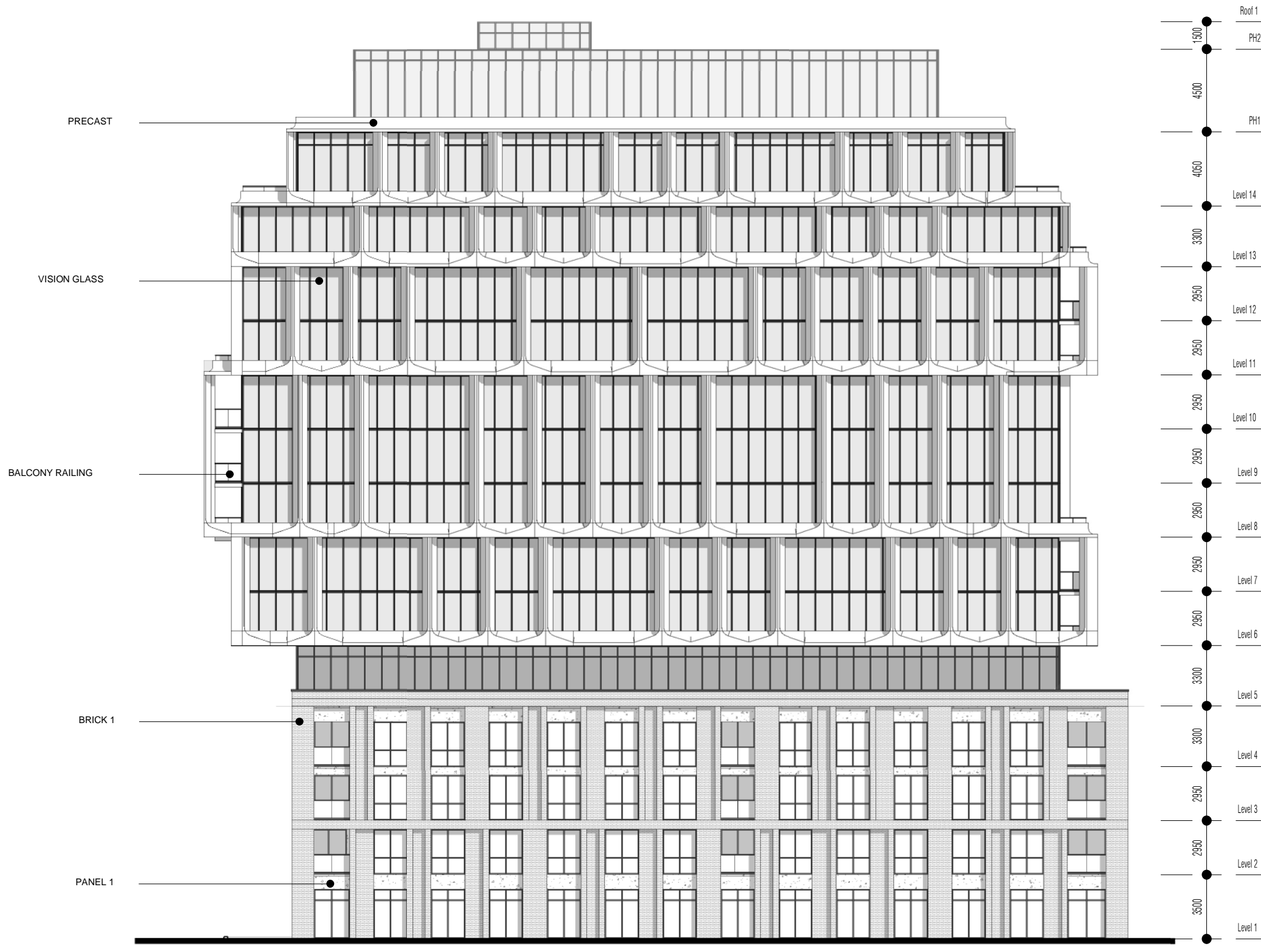
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BUILDING A

1 INTERIOR EAST ELEVATION
1 : 250



BUILDING B

2 INTERIOR WEST ELEVATION
1 : 250



BUILDING C

3 INTERIOR SOUTH ELEVATION
1 : 250



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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G./R.A.
Checked By:	D.B.
Plot Date:	11/04/22
Job #	193921

Buildings A,B,C Elevations

SCALE A403
As indicated

TITLEBLOCK SIZE 610 x 915

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① D-EAST ELEVATION
1 : 200



② D-WEST ELEVATION
1 : 200

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8400 Jane Street, Building D, Suite 300, Concord, Ontario, L4K 4E8
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ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO E. GRAZIANI
LICENCE #684

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	Designer
Drawn By:	Author
Checked By:	Checker
Plot Date:	14/11/22
Job #	1509.21

Building D Elevations

SCALE A404
As indicated

TITLEBLOCK SIZE 610 x 915

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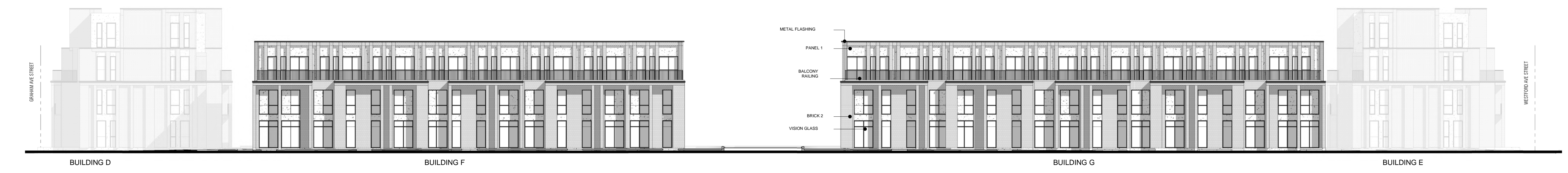
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1 E-EAST ELEVATION
1 : 200



2 E-WEST ELEVATION
1 : 200



3 F&G-SOUTH ELEVATION
1 : 200

ON TARIO ASSOCIATION
OF
ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4684

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+
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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

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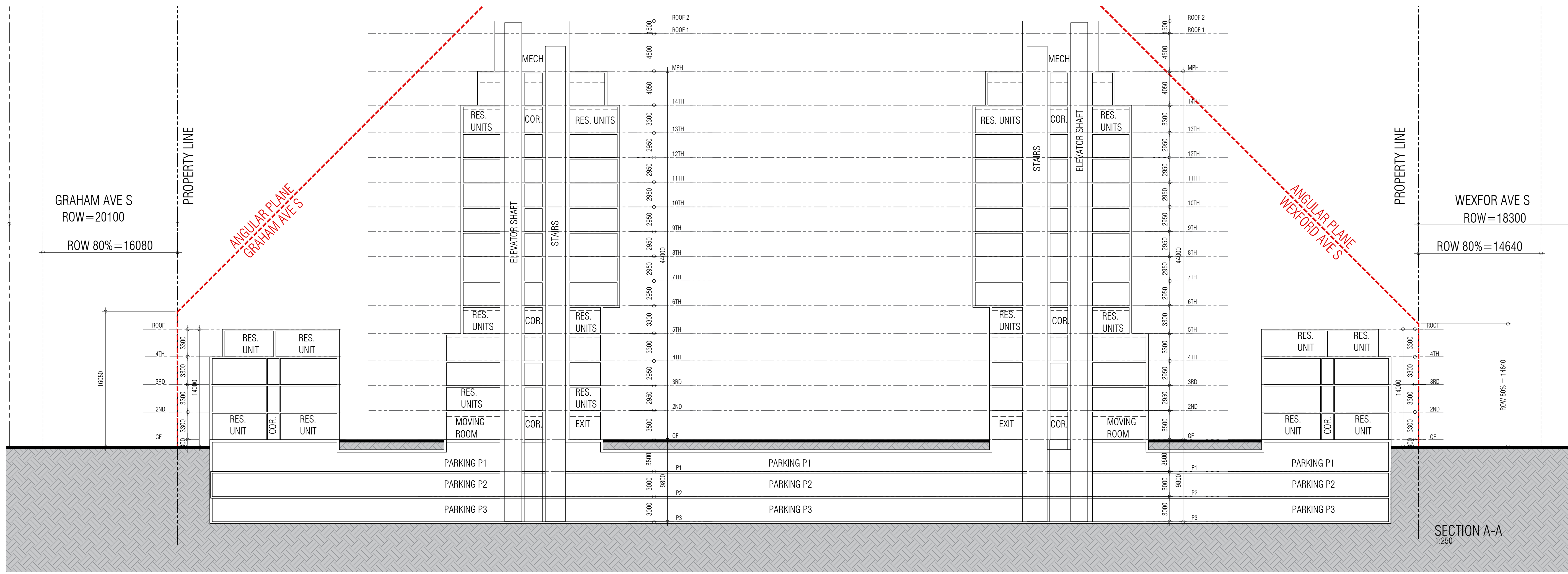
1284 MAIN STREET EAST HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G. / R.A.
Checked By:	D.B.
Plot Date:	11/04/22
Job #	1939.21

Buildings E,F,G Elevations

SCALE A405
As indicated

TITLEBLOCK SIZE 610 x 915



SECTION A-A
1:250

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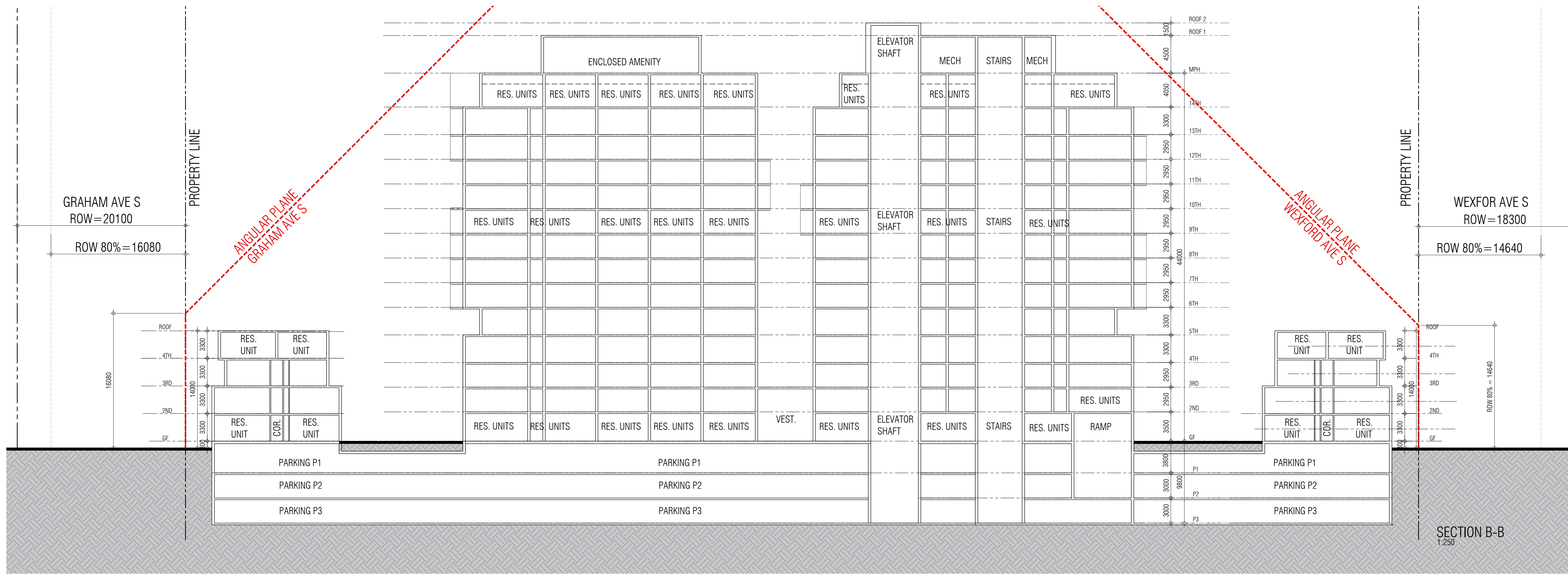
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SECTION B-B
1:250

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LICENCE 4584

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DELTA

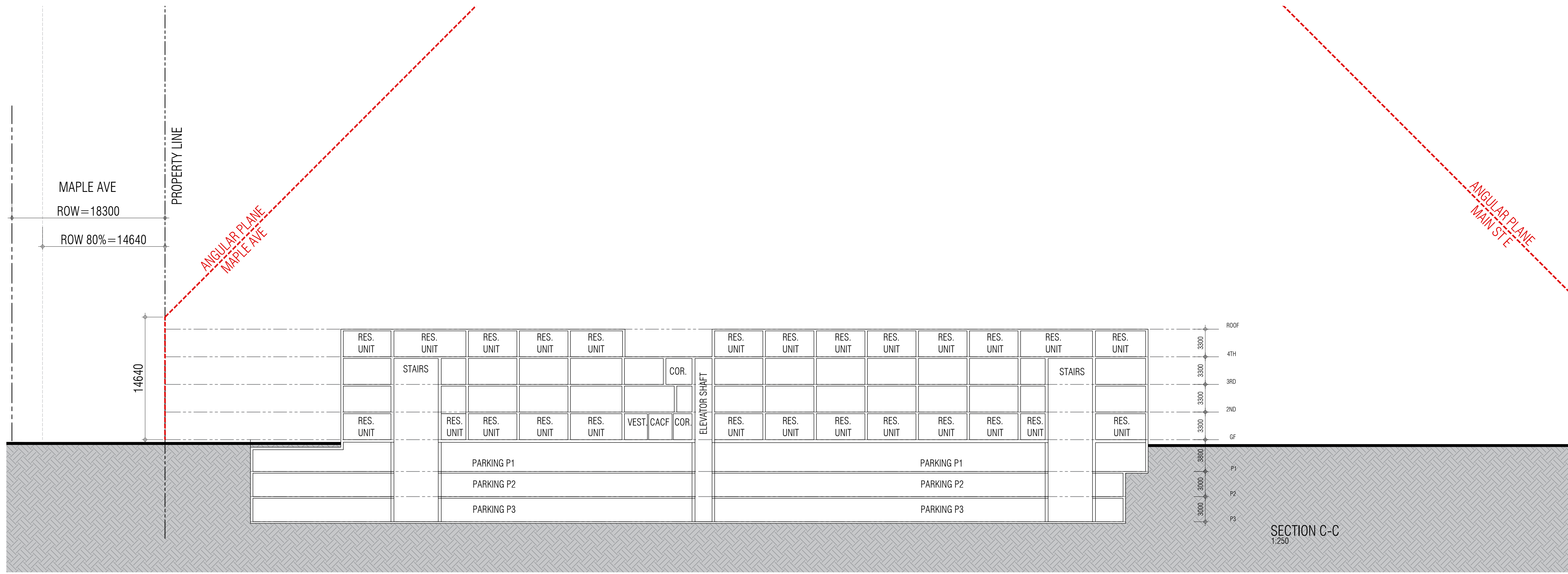
1284 MAIN STREET EAST

Hamilton Ontario

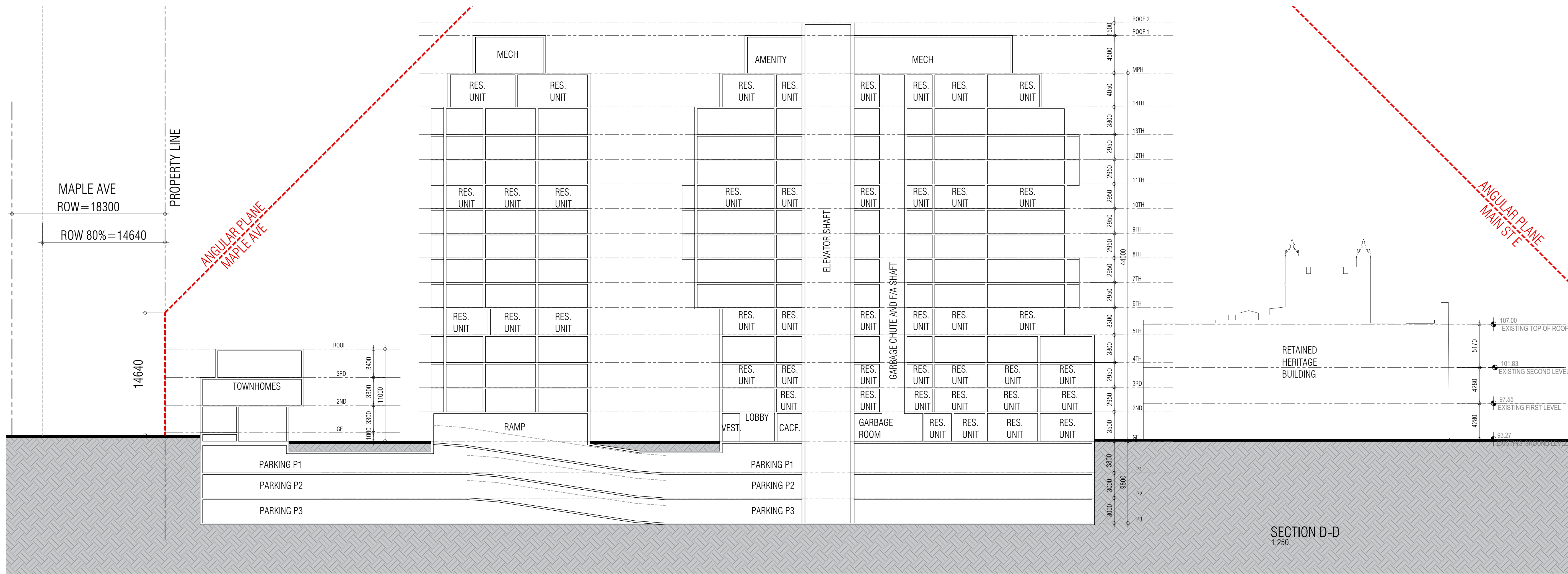
PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
JOB #: 1939.21

SECTIONS

1:250 **A501**



SECTION C-C
1:250



SECTION D-D
1:250

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BERNARDO E. GRAZIANI
LICENCE 4584

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT: B.G.
ASSISTANT DESIGNER: A.G.
DRAWN BY: A.G./R.A.
CHECKED BY: D.B.
PLOT DATE: NOV.14.2022
JOB #: 1939.21

SECTIONS

1:250 **A502**

TITLEBLOCK SIZE: 610 x 915



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1284 MAIN STREET EAST

Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G./R.A.
CHECKED BY:	D.B.
PLOT DATE:	NOV.14,2022
JOB #	1939.21

**RENDERED PERSPECTIVE
AERIAL VIEW LOOKING SOUTH-EAST**

A601

TITLEBLOCK SIZE: 610 x 915



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Hamilton Ontario

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 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14.2022
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**RENDERED PERSPECTIVE
GRAHAM AVE LOOKING SOUTH**

A602



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Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14.2022
 JOB #: 1939.21

**RENDERED PERSPECTIVE
MAPLE AVE LOOKING EAST**

A603

TITLEBLOCK SIZE: 610 x 915



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./R.A.
 CHECKED BY: D.B.
 PLOT DATE: NOV.14.2022
 JOB #: 1939.21

**RENDERED PERSPECTIVE
COURTYARD LOOKING NORTH-WEST**

A604

TITLEBLOCK SIZE: 610 x 915



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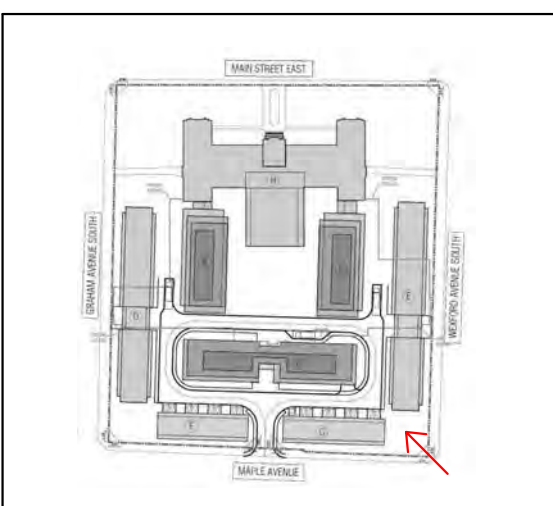
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ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO E. GRAZIANI
LICENCE #684

PROPOSED RESIDENTIAL DEVELOPMENT
DELTA
HAMILTON 1284 MAIN STREET EAST ONTARIO
Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G./R.A.
Checked By: D.B.
Plot Date: 14/11/22
Job #: 1939.21



PERSPECTIVES
SCALE A611
1 : 1
TITLEBLOCK SIZE 610 x 915



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LICENCE #6584

Suite 300 Concord Ontario
Fax: 905.795.2844
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PROPOSED RESIDENTIAL DEVELOPMENT

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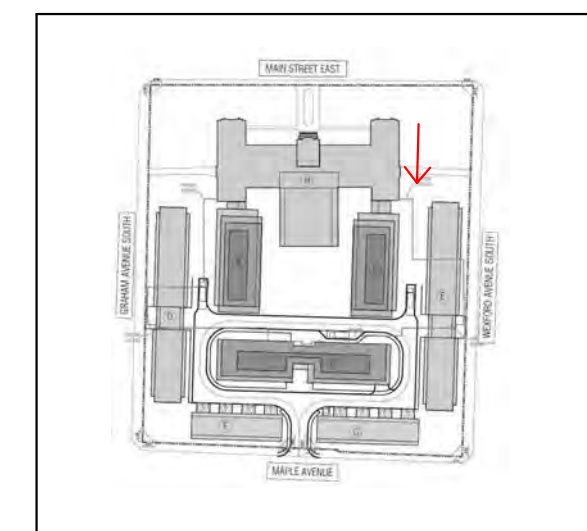
1284 MAIN STREET EAST
HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G./R.A.
Checked By:	D.B.
Plot Date:	14/11/22
Job #	1939.21

PERSPECTIVES

SCALE **A612**
1 : 1

TITLEBLOCK SIZE: 610 x 915





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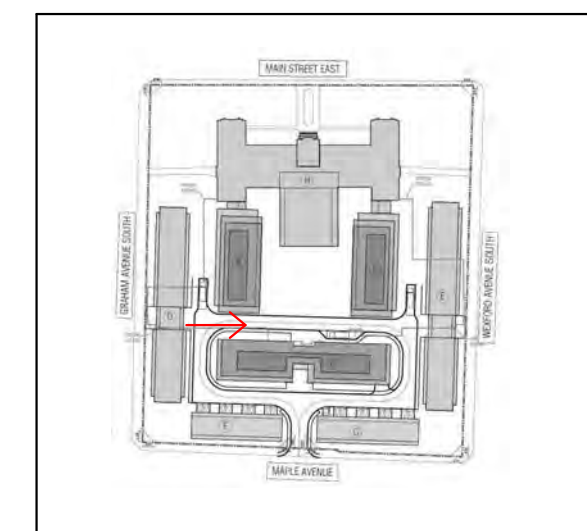
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ONTARIO ASSOCIATION OF ARCHITECTS
 BERARDO E. GRAZIANI
 LICENCE #694

PROPOSED RESIDENTIAL DEVELOPMENT
DELTA
 1284 MAIN STREET EAST HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G. / R.A.
Checked By:	D.B.
Plot Date:	14/11/22
Job #	1939.21



PERSPECTIVES

SCALE **A613**
 1 : 1

TITLEBLOCK SIZE: 610 x 915

