



Scoped Heritage Impact Assessment: 428 Main Street West, City of Hamilton, Ontario

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Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by 428 Main Street West Joint Venture (the Proponent) c/o Urban solutions Planning and Land Development to prepare a Scoped Heritage Impact Assessment (HIA) for the property located at 428 Main Street West, City of Hamilton Ontario (Subject Property). The Proponent is undertaking this assessment at the request of the City of Hamilton, based on comments received from the City following initial Site Plan Submission for the proposed re-development of 428 Main Street West. The purpose of the scoped HIA is to assess the potential impacts of the proposed redevelopment of the Subject Property to the Strathcona Established Historical Neighborhood, two adjacent Cultural Heritage Landscapes (CHLs), and five specific properties (59, 61 and 65 Strathcona Avenue and 450 and 252 Main Street West) which are included on the City's Inventory of Heritage Properties.

In order to evaluate the potential impacts of the proposed redevelopment of the Subject Property to the Strathcona Established Historical Neighborhood, two adjacent Cultural Heritage Landscapes (CHLs) and five adjacent properties identified by the City (59, 61 and 65 Strathcona Avenue and 450 and 252 Main Street West), historic research was conducted on the Subject Property and a site visit was undertaken to document the Subject Property, the surrounding landscape and 59, 61 and 65 Strathcona Avenue and 450 and 252 Main Street West.

This Scoped HIA was conducted in keeping with City of Hamilton's initial Site Plan Submission comments (Appendix C), the Urban Hamilton Official Plan (2022), the City of Hamilton's Terms of Reference for Heritage Impact Assessment (Hamilton 2023b), the Ontario Heritage Act (1990), the Planning Act (1990) and the Provincial Policy Statement (2020).

A site visit was conducted on 21 March 2023 to document the Subject Property surrounding landscape, including 59, 61 and 65 Strathcona Avenue and 450 and 252 Main Street West. Evaluation of the proposed re-development did not identify any direct impacts to the adjacent New-Beasley Survey CHL or Main Street West CHL. Potential indirect impacts are identified in the Impact of Proposed Development section. The proposed design is in keeping with the design guidelines outlined in the Strathcona Secondary Plan and will facilitate the urban intensification of the area in a way that poses no direct impact to structures associated with properties identified as having or being of potential heritage value. The proposed re-development will also utilize a vacant lot and does not call for the demolition of any existing structures.

The following recommendations are made:

1. Consider implementing a three-storey podium to the faces of the proposed structure which abut residential zones. Use of a reduced podium adjacent to residential zones will help with the integration of the proposed development into the surrounding landscape by maintaining a more pedestrian scale when viewed from adjacent residential properties.
2. Consider use of frosted panels in windows located in public spaces where unobstructed views of adjacent residential properties are present. Use of frosted glass will reduce the ease of view into adjacent residential backyards resulting from the construction of a new multi-storey building of moderate height adjacent to existing residential properties.
3. A traffic management plan be designed and implemented to combat increased traffic use on New Street resulting from the proposed redevelopment. Increased traffic on New Street has the potential to impact the overall historic residential atmosphere of the area.

4. Landscape planning should include retention of existing trees supplemented with new plantings along property lines shared with existing residential structures, where feasible; landscape elements will work to obscure views into adjacent private properties. Such plantings will also work to reduce the visual impact of the proposed development when viewed from street level within the Strathcona Established Historical Neighborhood.
5. Develop a plan to mitigate concerns related to winter maintenance of New Street egress, and the associated potential impacts to the properties at 61 and 63 New Street (New-Beasley CHL).
6. Consider use of 'green roof' including larger trees to increase visual interest of proposed structure, reduce visual impact to surrounding area and promote environmental sustainability.
7. Vibration assessment be undertaken prior to the commencement of construction so that a "zone of influence" can be established, and appropriate on-site monitoring can be arranged during construction activities to ensure adjacent properties will not be negatively impacted by construction activities. Vibration monitoring should be undertaken to ensure levels remain below established thresholds during all construction activities. Monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
8. Proposed New Street egress will need to retain existing access to the rear portions of 61 and 63 New Street.

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

Project Personnel

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Acknowledgements

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Project Context

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A site visit was conducted on 21 March 2023 to document the Subject Property, surrounding landscape, and 59, 61 and 65 Strathcona Avenue and 450 and 252 Main Street West. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera the collection of field notes and the production of measured drawings. The assessment strategy was derived from the National Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation (Fram 2003), the Guide to Field Documentation (HABS 2011), and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2010).

Site Description and Context

The Subject Property is located on the north side of Main Street West, City of Hamilton, Ontario and is located between New Street and Strathcona Avenue South. The Subject Property is currently a vacant lot surrounded by temporary construction fencing. There are no structures and no heritage attributes associated with the property. The Subject Property is adjacent to 12 early 20th century residential structures located on New Street, Strathcona Avenue, and Henry Street. The adjacent properties are presumed to be stylistically similar to the c.1907 residential structures that once occupied the Subject Property.

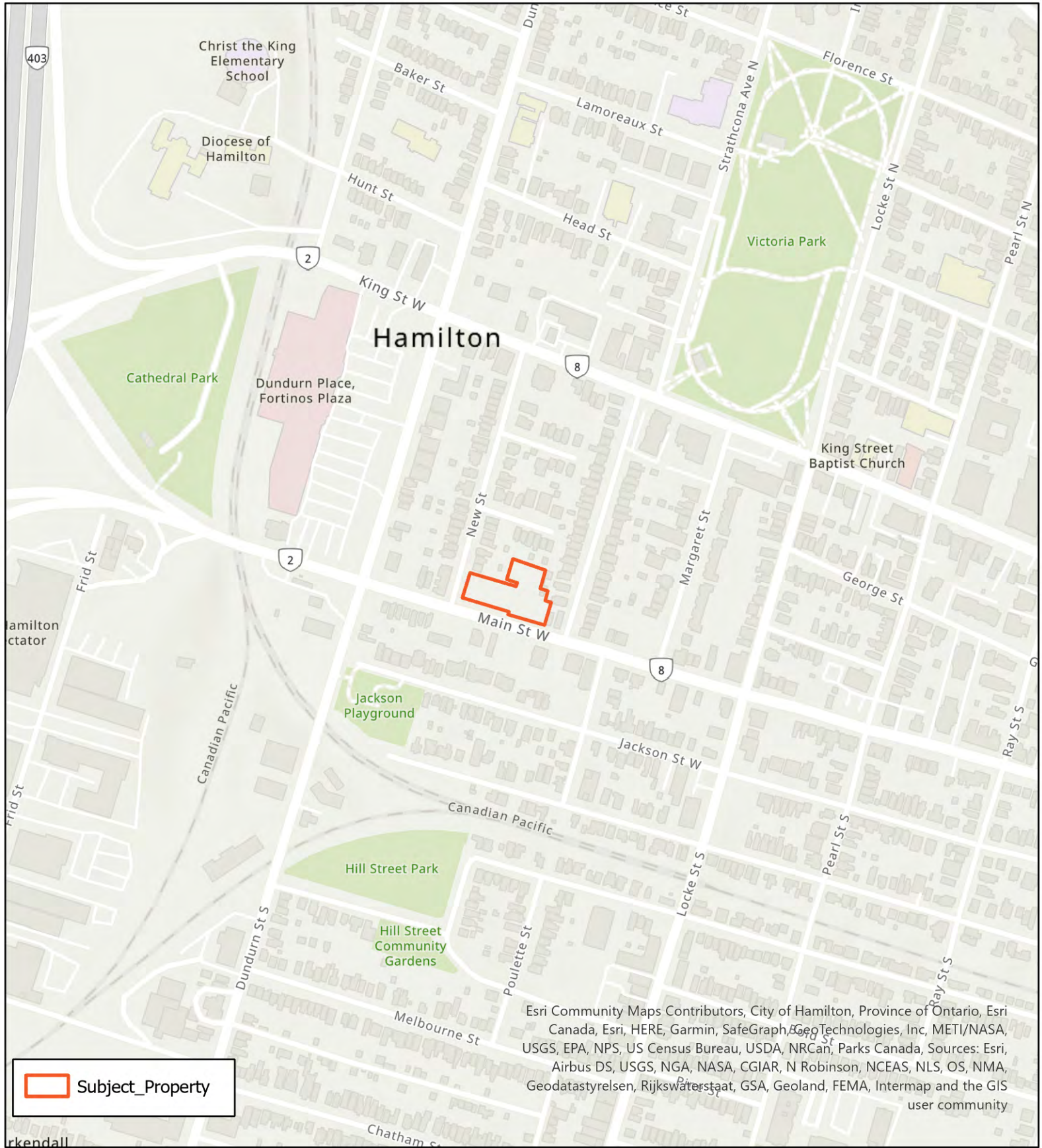
At the time of property inspection, construction of an eight-storey condominium was underway on the south side of Main Street West, directly opposite the Subject Property. The observed construction is associated with the 'Westgate on Main' development (415 Main Street West).

Applicant Contact Information

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Map 1 - Location of Subject Property on Topographic Map





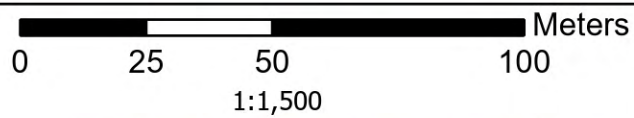
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Heritage Impact Assessment
428 Main Street West, Hamilton



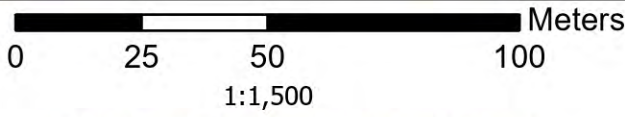
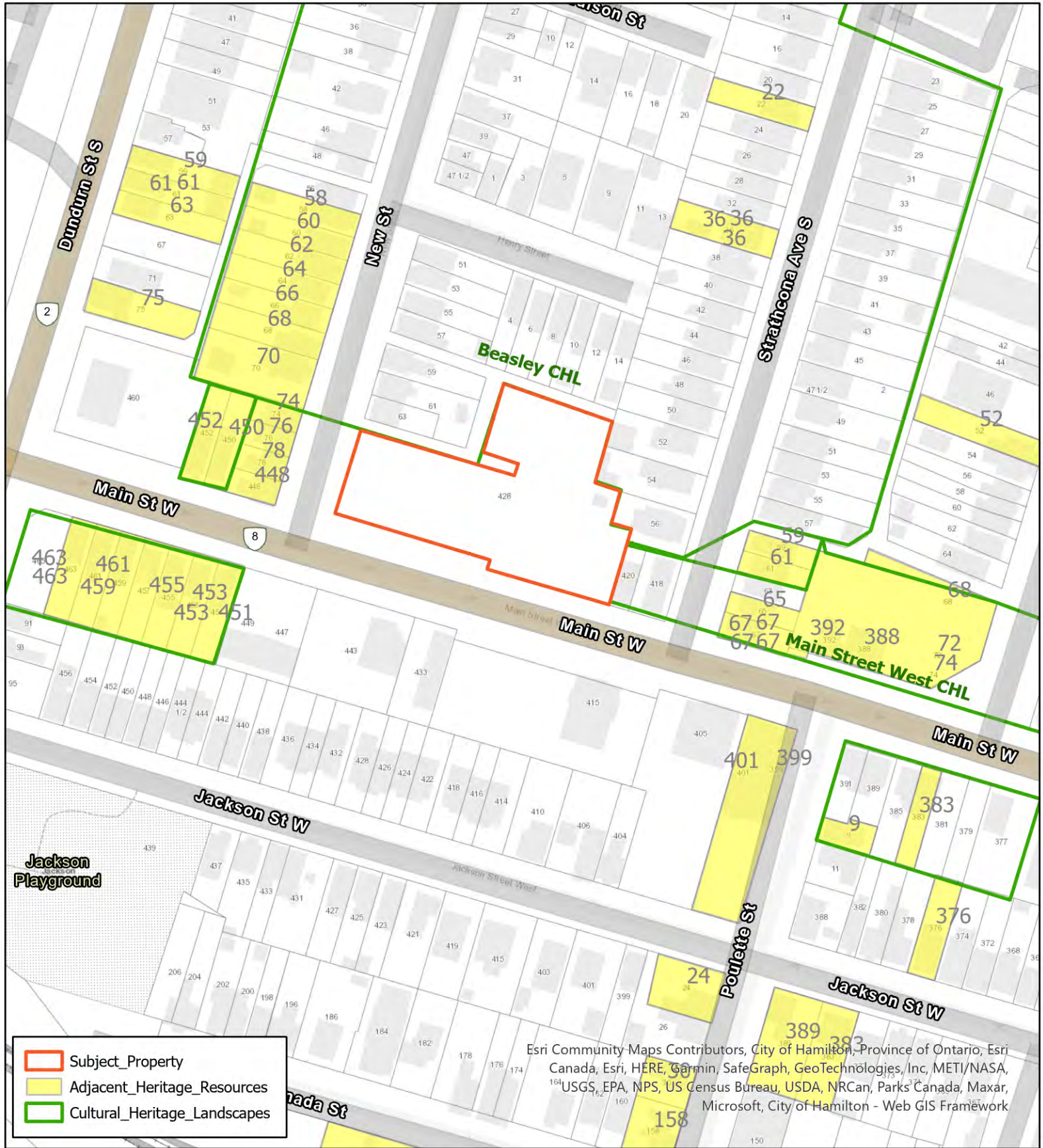
Map 2 - Location of Subject Property on Aerial Image



Heritage Impact Assessment
428 Main Street West, Hamilton



Map 3 - Adjacent Heritage Resources



Heritage Impact Assessment
428 Main Street West, Hamilton

Legislative and Policy Framework

The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Hamilton. This HIA has been prepared to meet the Terms of Reference set forth by the City of Hamilton (2023), the OHA, the Planning Act, the Provincial Policy Statement (2020) and the Urban Hamilton Official Plan (2022).

Provincial Legislation and Policy

Ontario Heritage Act (OHA), Revised January 1, 2023

The OHA was enacted in 1990 and since that time has been revised and amended a total of 25 times, most recently on January 1, 2023. When it comes to heritage properties, the OHA prescribes the legal requirements of municipalities and the powers municipalities have to protect and administer heritage within their jurisdiction. The OHA also prescribes the criteria by which heritage value is assessed by way of O.Reg. 569/22. Under Section 27 of the OHA, the municipal clerk is required to keep a current register of properties of cultural heritage value or interest within the municipality, including properties Designated under Part IV, Section 29 of the OHA. Heritage protections within the OHA fall into the following categories:

- ▶ Listed Properties (Part IV, Section 27), minimal protection, usually candidates for Designation
- ▶ Designated Properties (Part IV, Section 29), protection under Municipal By-law
- ▶ Heritage Conservation Districts (Part V), protection under Municipal By-law

Planning Act

The Planning Act (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural

and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

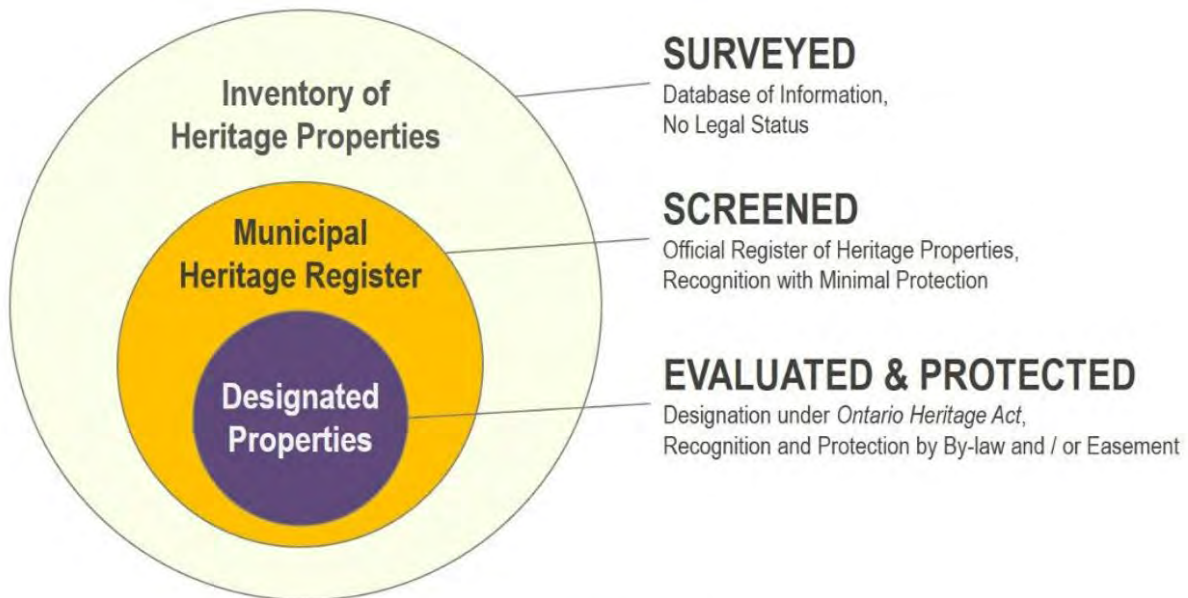
2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Municipal Policies

The City of Hamilton utilizes a three-tier system for the documentation of heritage resources. The three-tiers are as follows:

- ▶ Surveyed, also called Inventoried Property (No legal status)
- ▶ Screened, also called Listed (OHA Section 27 legal status)
- ▶ Designated (OHA Part IV Section 29 legal status)

Under the OHA only Listed and Designated properties have legal protection; properties identified by the City of Hamilton as Inventoried Properties have no legal heritage status (Figure 4).



Heritage Status Diagram

FIGURE 4: CITY OF HAMILTON HERITAGE STATUS DIAGRAM. (CITY OF HAMILTON 2022)

Urban Hamilton Official Plan (2022)

Per comments received from the City of Hamilton regarding the proposed development, the following policies of the Urban Hamilton Official Plan apply to the proposed development:

B.3.4.1.3 “Ensure that all new *development*, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or *adjacent cultural heritage resources*.”

B.3.4.2.1(h) “*Conserve* the character of areas of cultural heritage significant, including designated heritage conservation districts and *cultural heritage landscapes*, by encouraging those land uses, *development* and *site alteration* activities that protect, maintain and enhance these areas within the City.”

B.3.4.2.6 “The City recognizes there may be *cultural heritage properties* that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest nor designated under the *Ontario Heritage Act*, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.”

B.3.4.2.7 “The City shall ensure these non-designated and non-registered *cultural heritage properties* are indentified, evaluated, and appropriately *conserved* through various legislated planning and assessment processes, including the *Planning Act*, the *Environmental Assessment Act* and the *Cemeteries Act*.”

B.3.4.2.14 “Where *cultural heritage resources* are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the

event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.” and,

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

Strathcona Secondary Plan

The Subject Property is located within the Strathcona Secondary Plan. The design principles for the Strathcona Secondary Plan include the following (BNC Inc. 2013):

- ▶ Encourage mixed uses
- ▶ New development should address the street (encourage street level activity and liven the streetscape)
- ▶ Intensification through moderately scaled buildings
- ▶ Appropriate transitions into the existing neighbourhood
- ▶ Improve pedestrian environment
- ▶ Support transit oriented development
- ▶ Follow sustainable design principles

Per Section 4.1 of the Strathcona Secondary Plan Design Guidelines (BNC Inc. 2013):

Intensification is the development of a property, site or area at a higher density than currently exists and is considered an important planning objective for the Province of Ontario and the City of Hamilton. Intensification occurs through:

- ▶ Redevelopment of a property;
- ▶ The development of vacant and/or under utilized lots within previously developed areas;
- ▶ Infill development;
- ▶ Expansion, addition or conversion of or to existing buildings; or,
- ▶ Adaptive reuse.

These Guidelines focus on such redevelopment or intensification for the Strathcona neighbourhood. Based on the opportunities and constraints that exist within Strathcona, a built form vision for the neighbourhood has been developed. The Design Guidelines identified the Subject Property within an area of proposed office use, with 4-6+ storey built forms. Additional design guidelines for development on Main Street West in the Secondary Plan are specific to Main Street West, East of Pearl Street South, which is located east of the Subject Property. In general, these additional guidelines focus on a pedestrian-friendly environment with built forms that include step-backs.

The following Official Plan policies relate to the Strathcona Secondary Plan:

6.6.11 Cultural Heritage Resources

The Strathcona Secondary Plan area has a rich history and has contributed to the development of the City of Hamilton. The heritage resources that represent the neighbourhood's history should be identified and conserved, where possible, to ensure that the distinctive character remains. The Cultural Heritage policies are intended to protect the integrity of the neighbourhood's heritage resources and to promote development that complements the community's character and fosters an improved sense of place.

6.6.11.1 Cultural Heritage Resource Policies

In addition to Section B.3.4 – Cultural Heritage Resources Policies of Volume 1, the following policies shall also apply to the cultural heritage resources within the Strathcona Secondary Plan area:

- a) The Strathcona Neighbourhood is an established historical neighbourhood and as such, the following policies shall apply:
 - i) The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, this secondary plan and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.
 - ii) Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.
- b) Within the Strathcona Secondary Plan area, the City shall encourage:
 - i) The conservation of individual cultural heritage properties and areas of cultural heritage value, including streetscape features, traditional circulation patterns and important views and vistas; and,
 - ii) New development that respects and reflects the design of surrounding heritage buildings.
- c) New development on lands containing heritage buildings or adjacent to heritage buildings shall be encouraged to:
 - i) Maintain a consistent street orientation;
 - ii) Provide reduced building setbacks from the street where possible, except where a reduced building setback may have a negative impact on the adjacent heritage building, in which case a similar building setback shall be promoted;
 - iii) Ensure building heights reflect the existing built form, wherever possible or encourage built forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,
 - iv) Reflect the character, massing and materials of surrounding buildings.
- d) The City shall encourage the use of contemporary architectural styles, built forms and materials which respect the heritage context.
- e) Where alterations are proposed to built heritage resources within the Strathcona Secondary Plan area, the following principles shall be followed:
 - i) Maintain the basic relations of the horizontal divisions of the building;

- ii) Maintain the original façade components and materials wherever possible;
- iii) Replicate the original parts and materials wherever possible; and,
- iv) Remove elements that are not part of, or hide, the original design.

6.6.15 Area Specific Policies

Area Specific Policy – Area B

6.6.15.2 Notwithstanding Policy 4.6.5 – Permitted Uses of Volume 1, for the lands located on the north side of Main Street West, between New Street and Pearl Street South and on the south side of Main Street West, east of Dundurn Street South to the properties east of Locke Street South, designated Mixed Use – Medium Density, shown as area B on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following shall apply:

a) Only the following uses shall be permitted:

- i) small scale offices, medical office, personal services, financial establishments, live-work units, artists studios;
- ii) institutional uses;
- iii) arts and cultural uses;
- iv) hotel;
- v) multiple dwellings; and,
- vi) accessory uses.

Historical Research and Analysis

Following the Toronto Purchase, the Province of Quebec (which then included Ontario) was divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. When the Province of Upper Canada was formed in 1791, the names of the four districts were changed to Eastern, Midland, Home, and Western, respectively. The Subject Property fell within the Home District.

The Home District originally included all lands between an arbitrary line on the west running from Long Point on Lake Erie to Georgian Bay and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. In 1792, John Graves Simcoe, the first Lieutenant Governor of Upper Canada, further subdivided each district into counties and townships. The Subject Property is in the Township of Barton, former County of Wentworth.

County of Wentworth

In 1802, the Niagara District was separated from the Home District, with Niagara holding Lincoln and Haldimand Counties, which contained most of what would become Wentworth County. In 1816, a new district was created out of the old Niagara and Home Districts, called Gore, after Lieutenant Governor Sir Francis Gore (1769 – 1852); it consisted of Wentworth and Halton Counties, although the boundaries of Wentworth were not fixed at that time. Before this date North Wentworth formed part of the west riding of York for electoral purposes, and South Wentworth part of the first riding of Lincoln (Smith 1897). The first district council elections were held in 1842, with 26 citizens representing the Township of Gore. However, in 1850 district authorities were replaced with County Councils under the Baldwin Act (Hamilton Public Library n.d.). The two counties were separated on June 14, 1853 by an Act of Parliament and Wentworth was comprised of the City of Hamilton, Town of Dundas, and the Townships of Beverly, Binbrook, Barton, Ancaster, Saltfleet, Glanford, East and West Flamborough (Page and Smith 1875). Wentworth County received its name from Sir John Wentworth, who was Lieutenant-Governor of Nova Scotia from 1792-1808, as well as a United Empire Loyalist (Armstrong 1930).

It is believed that the first European settler in the county arrived in the 17th century; this settler was a Fleming named Father Hennepin who gave the area the name of Flanders, and the area where he camped the title of Little Flanders. Little Flanders was eventually renamed Coote's Paradise before becoming the town of Dundas (Page and Smith 1875).

The first surveys within the county were conducted by Augustus Jones, who surveyed the townships of Barton and Saltfleet in 1791 (Smith 1897). While the first Crown Patents for land in Wentworth County were issued in 1796, a number of people had already settled in the area prior to this, one of the first being Charles Depew and his brother-in-law George Stewart. These men travelled along the shore of Lake Ontario until they reached Burlington Bay, where they staked a claim (Smith 1897). Around the same time Richard Beasley settled in the area and laid claim to the land that is now Dundurn Park. He built a mill on the stream flowing into Coote's Paradise (Dundas), and his monument in Hamilton claims him to be the first settler at the Head of the Lake (Smith 1897).

The first roads in the county were no more than irregular paths through the forest as they jogged around swamps and hills. As the population grew the roads straightened and improved, and Governor Simcoe called for the construction of two great thoroughfares in Upper Canada, one to extend from Kingston to Lake Huron, and the other from Toronto to Lake Simcoe. The road

running westward from Kingston was known as the Kingstone Road, however the portion of it coming from Toronto is Dundas Street (Smith 1897). It passed through the county in both East and West Flamborough.

Wentworth County remained intact until 1973 when it was replaced by the Regional Municipality of Hamilton-Wentworth. The Regional Municipality was comprised of six municipalities that were amalgamated as the City of Hamilton in 2001.

Township of Barton

The township of Barton is bordered by Coote's Paradise Marsh and Burlington Bay to the north, Saltfleet to the east, Glanford to the south, and Ancaster to the west (Page and Smith 1875), and currently includes the City of Hamilton and its suburban areas within its bounds. Its name comes from the town of Barton upon Humber in Lincolnshire, England. As noted above, the township was surveyed in 1791 and was opened for settlement in 1792. Some of its earliest known settlers are William and Jacob Rymal. In 1815, the biggest landholder in the township was Richard Beasley (Heritage Property Index n.d.). The township was gradually annexed by the City of Hamilton as it expanded south and east. The annexation was complete by 1960, after which the name of the township ceased to appear on maps.

Strathcona Neighborhood

The Strathcona neighborhood is located west of the downtown core, bordered by Highway 403, Queen Street, York Boulevard and Main Street. The area is largely residential with commercial venues located along major thoroughfares. The Strathcona neighborhood is home to Victoria Park and Dundurn Park, the latter being home to Sir Allan Napier MacNab's former residence Dundurn Castle, now a National Historic Site.

In 2005 a Strathcona Neighborhood Secondary Plan was initiated. Documents from the Strathcona Secondary Plan public information display panels identify Main Street as a primary corridor that should be a focus for intensification (City of Hamilton nd).

Property History

Plan 398, City of Hamilton was established in 1907 by Edwin Arthur Depew. Edwin Arthur Depew was born in Wentworth County on September 25, 1864. The 1901 census shows Edwin (age 36) married to Edith E. Depew nee Devine (age 35), born May 13, 1865 and having one child, a daughter Annie Marion (age 2) born November 27 1898. Edwin's profession is identified as carpenter on both his 1895 registration of marriage and the 1901 census. Edwin died in 1909 while visiting in Rochester, New York. Edwin's obituary published in the October 28, 1909 edition of the Brantford Weekly Expositor identifies him as being a well-known Hamilton contractor and the 1900 Irwin's Hamilton City Directory identified Edwin Depew as a builder who resides at 102 Birch Avenue. Between 1907 and 1969 the Subject Property remains residential, consisting of 10 north-south oriented lots fronting onto Main Street West. Beginning in 1969, the Mor Car Wash Systems Ltd. Company begins purchasing the lots on the north side of Main Street West between New Street and Strathcona Avenue, and by 1975 the company owns municipal addresses 444, 440, 438, 434, 432, 430, 428, 426, 424, and 422. By 1980, the residential structures associated with 432, 430, 428, and 422 Main Street West no longer exist and Mor Car Wash Systems Ltd. is operating a car wash at municipal addresses 432, 430, and 428. The Mor Car Wash Ltd. offices were located at 424 Main Street West. By 1988, the company

occupies municipal addresses 428 to 440 and all of the residential structures that once stood there have been demolished. By 1990, Mor Car Wash Systems Ltd. owns and occupies municipal addresses 420 to 444 Main Street West. By 1990, the only municipal addresses 418 and 420 Main Street West retain their original early 20th century residential structures. Between 1990 and May 2018 the property remained unchanged. In June 2018, all structures are removed from the Subject Property and the current configuration as a vacant municipal lot identified as 428 Main Street West is achieved.



FIGURE 5: PORTION OF 1907 MAP OF HAMILTON, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY

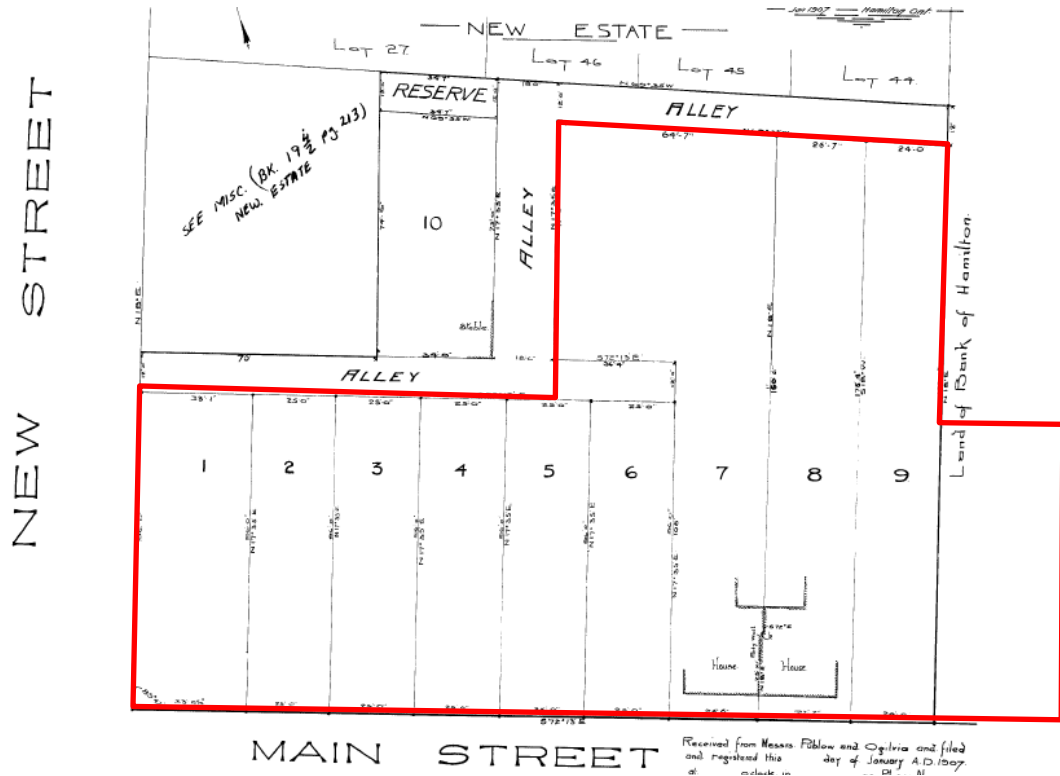


FIGURE 6: PORTION OF 1907 CITY OF HAMILTON PLAN 398, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY, PROPERTY EXTENDS ONTO PART OF PLAN 389 TO RIGHT OF IMAGE

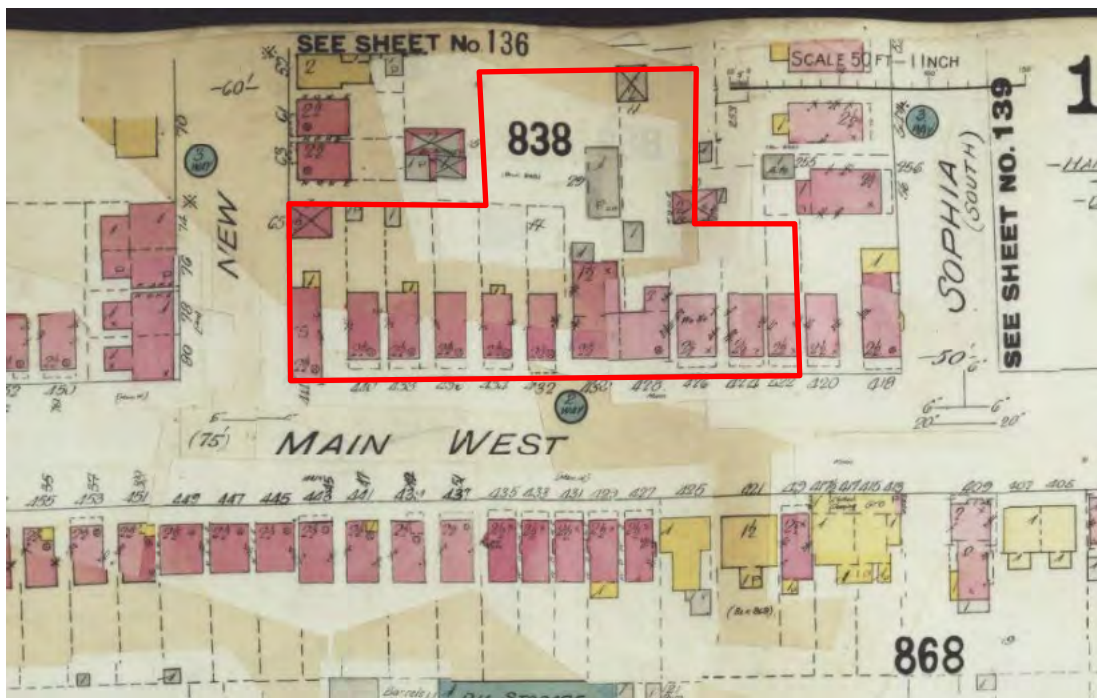


FIGURE 7: PORTION OF 1911 FIRE INSURANCE PLAN DEPICTING SUBJECT PROPERTY, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY



FIGURE 8: PORTION OF 1927 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, RED ARROW INDICATES LOCATION OF SUBJECT PROPERTY



FIGURE 9: PORTION OF 1943 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, RED ARROW INDICATES LOCATION OF SUBJECT PROPERTY



FIGURE 10: PORTION OF 1950 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY



FIGURE 11: PORTION OF 1964 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY



FIGURE 12: PORTION OF 1990 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY



FIGURE 13: PORTION OF AERIAL IMAGE DATED MAY 7, 2018, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY



FIGURE 14: PORTION OF AERIAL IMAGE DATED MAY 30, 2018, RED OUTLINE INDICATES APPROXIMATE LIMITS OF SUBJECT PROPERTY

Surrounding Area

The Subject Property is located on the southern edge of the Strathcona Established Historical Neighborhood and is adjacent to the south limit of the New-Beasley Survey CHL and the western limit of the Main Street West CHL; an isolated portion of the Main Street West CHL is also located to the west of the Subject Property (Map 3). 428 Main Street West is located on the corner of New Street and Main Street West with the Subject Property fronting onto Main Street West. The north and east property limits abut residential lots largely dominated by two storey red brick residential structures constructed in the Edwardian Classicism architectural style. Development on the south side of Main Street West directly across from the Subject Property contains one storey commercial structures and is dominated by the ongoing construction of an eight-storey condominium.

Map 3 illustrates the location of the Subject Property in relation to the New-Beasley Survey CHL and the Main Street West CHL, as well as the Inventoried properties in close proximity to the Subject Property. Of the Inventoried properties, five properties were identified in comments received by the City as warranting consideration of potential impacts (61 and 65 Strathcona Avenue and 450 and 252 Main Street West).



FIGURE 15: LOOKING EAST UP MAIN STREET WEST, SUBJECT PROPERTY IS ON THE LEFT OF IMAGE



FIGURE 16: LOOKING WEST DOWN MAIN STREET WEST FROM THE INTERSECTION OF MAIN STREET WEST AND NEW STREET



FIGURE 17: REPRESENTATIVE OF RESIDENTIAL STREET WITHIN THE STRATHCONA NEIGHBORHOOD, LOOKING SOUTH DOWN STRATHCONA AVENUE, PROPOSED DEVELOPMENT WOULD BE VISIBLE IN THE UPPER RIGHT OF IMAGE

Assessment of Existing Conditions

428 Main Street West

428 Main Street West Hamilton is currently a vacant lot surrounded by temporary construction fencing. There are no structures or heritage attributes associated with the property.

428 Main Street is adjacent to 12 early 20th century residential structures located on New Street, Strathcona Avenue, and Henry Street. The adjacent properties are presumed to be stylistically similar to the c.1907 residential structures that once occupied the Subject Property.

At the time of property inspection construction of an eight-storey condominium was underway on the south side of Main Street West directly opposite the Subject Property. The observed construction is associated with the 'Westgate on Main' development (415 Main Street West).



FIGURE 18: COMPOSITE IMAGE OF 428 MAIN STREET WEST, FACING NORTH

Adjacent Inventoried Structures

59 Strathcona Avenue South

59 Strathcona Avenue South is a two-storey red brick residential structure with gable roof line and front porch. The property is located on the east side of Strathcona Avenue South just north of Main Street West. The residential structure is representative of the Edwardian architectural style which was popular between 1900 and 1930 (Blumenson 1990). The property is surrounded by stylistically similar residential structures. The residence appears to be in good overall condition, with no notable defects observed from street level. The residence has been modified from its as-built configuration with all visible windows having been replaced with contemporary units. The trim work associated with the soffit, fascia and structural openings is currently clad in aluminum. The siding associated with the closed pediment is no longer original and has been replaced with horizontal vinyl siding. Based on similar structures on Strathcona Avenue South, the pediment would likely have originally been clad in cedar shakes in keeping with the Edwardian architectural style. The structure appears to have originally had a front porch; however the current front porch is clearly not original. 59 Strathcona Avenue South is not Listed as per Section 27 of the OHA or Designated as per Section 29 of the OHA. The property had been inventoried by the City of Hamilton and does not have legal protection under the Ontario Heritage Act.



FIGURE 19: 59 STRATHCONA AVENUE SOUTH, FACING EAST

61 Strathcona Avenue South

61 Strathcona Avenue South is a two-storey red brick residential structure with gable roof line. The property is located on the east side of Strathcona Avenue South just north of Main Street West. The residential structure is representative of the Edwardian architectural style which was popular between 1900 and 1930 (Blumenson 1990). The property is surrounded by stylistically similar residential structures. The residence appears to be in good overall condition, with no notable defects observed from street level. The residence has been modified from its as-built configuration with all visible windows having been replaced with contemporary units. The trim work associated with the soffit, fascia and structural openings is currently clad in aluminum. The siding associated with the closed pediment is no longer original and has been replaced with horizontal vinyl siding. Based on similar structures on Strathcona Avenue South the pediment would likely have originally been clad in cedar shakes in keeping with the Edwardian architectural style. The structure appears to have originally had a front porch, but it has been removed and replaced with small precast cement steps. 61 Strathcona Avenue South is not Listed as per Section 27 of the OHA or Designated as per Section 29 of the OHA. The property had been inventoried by the City of Hamilton and does not have legal protection under the Ontario Heritage Act.



FIGURE 20: 61 STRATHCONA AVENUE SOUTH, FACING EAST

65 Strathcona Avenue South

65 Strathcona Avenue South is a two-storey red brick residential structure with gable roof line. The property is located on the east side of Strathcona Avenue South just north of Main Street West. The residential structure is representative of the Edwardian architectural style which was popular between 1900 and 1930 (Blumenson 1990). The south side of the property is adjacent to a three-storey residential structure located on the corner of Strathcona Avenue South and Main Street West. The north property line is adjacent to 63 Strathcona Avenue South, a structure that is identical to 65 Strathcona Avenue South. The surrounding area is dominated by stylistically similar residential structures. The residence appears to be in good overall condition, with no notable defects observed from street level. The residence has been modified from its as-built configuration with all visible windows having been replaced with contemporary units. The trim work associated with the soffit, fascia and structural openings is currently clad in aluminum. The siding associated with the closed pediment is no longer original and has been replaced with horizontal vinyl siding. Based on similar structures on Strathcona Avenue South the pediment would likely have originally been clad in cedar shakes in keeping with the Edwardian architectural style. The palladian window located in the closed pediment has been replaced with a rectangular unit. The structure appears to have originally had a front porch; however the current front porch is not original to the structure. 63 Strathcona Avenue South is not Listed as per Section 27 of the OHA or Designated as per Section 29 of the OHA. The property had been inventoried by the City of Hamilton and does not have legal protection under the Ontario Heritage Act.



FIGURE 21: 65 STRATHCONA AVENUE SOUTH, FACING EAST



FIGURE 22: COMPOSITE IMAGE FACING SUBJECT PROPERTY FROM IN FRONT OF 61 STRATHCONA AVENUE SOUTH, PROPOSED DEVELOPMENT WOULD BE VISIBLE IN THE CENTER OF THE IMAGE, BEHIND EXTANT STRUCTURES (56 STRATHCONA AVENUE SOUTH IS CENTRE OF IMAGE)



FIGURE 23: REAR EXPOSURE OF 59 (RED), 61 (BLUE) AND 65 (GREEN) STRATHCONA AVENUE SOUTH, FACING NORTHWEST FROM SOUTH SIDE OF MAIN STREET WEST, THE THREE STOREY BLUE STRUCTURE IS 67 STRATHCONA AVENUE SOUTH, ALSO AN INVENTORIED PROPERTY AS PER THE CITY OF HAMILTON HERITAGE MAPPING & RESOURCES, SUBJECT PROPERTY INDICATED BY YELLOW ARROW

450 Main Street West

450 Main Street West is a highly modified red brick structure with gable roof line. The structure has been modified from its as-built residential configuration and is currently in use as a commercial property. Based on context, the structure likely dates to the early 20th century and would have originally been constructed in the Edwardian architectural style (Blumenson 1990). The structure has been heavily and unsympathetically modified and apart from its rectangular plan and gable roof line, no longer displays any identifiable heritage attributes. 450 Main Street West is not Listed as per Section 27 of the OHA or Designated as per Section 29 of the OHA. The property had been inventoried by the City of Hamilton and does not have legal protection under the Ontario Heritage Act.

The property is located on the south side of Main Street West between Dundurn Street South and New Street. The property is adjacent to six other Inventoried properties, as per the City of Hamilton Heritage Mapping & Resources.



FIGURE 24: 450 MAIN STREET WEST, FACING NORTH FROM SOUTH SIDE OF MAIN STREET WEST

452 Main Street West

452 Main Street West is a red and buff brick structure with gable roof line. The residential structure is representative of the Edwardian architectural style which was popular between 1900 and 1930 (Blumenson 1990). The structure has been unsympathetically modified by the installation of a large modern plate glass window. The structure has a section of decorative brick work between the first and second storeys, as well as a segmental arch of red brick above the main entrance. The residence appears to be in fine overall condition, with no notable structural defects observed from street level. The residence has been modified from its as-built configuration with all visible windows having been replaced with contemporary units. The trim work associated with the soffit, fascia and structural openings is currently clad in aluminum. The siding associated with the closed pediment is no longer original and has been replaced with horizontal vinyl siding. 452 Main Street West is not Listed as per Section 27 of the OHA or Designated as per Section 29 of the OHA. The property had been inventoried by the City of Hamilton and does not have legal protection under the Ontario Heritage Act.

The property is located on the south side of Main Street West between Dundurn Street South and New Street. The property is adjacent to two other inventoried properties as per the City of Hamilton Heritage Mapping & Resources.



FIGURE 25: 452 MAIN STREET WEST

Heritage Impact Assessment

Description of Proposed Development

The proposed re-development of 428 Main Street West outlines the construction of a stepped mixed-use building. The proposed development would range in height from three to 10-storeys. The proposal outlines commercial space on the ground floor and residential units on the upper floors. The design outlines a mix of exterior finishes with lower podium finishes being complementary to the established neighborhood surrounding the Subject Property.

The proposed re-development of the Subject Property proposes a structure that would contain 186 dwelling units and 1,905 square m of amenity space. The proposal outlines the inclusion of 106 off-street parking spaces located within a 2-storey parking garage. In addition to the vehicular parking spaces, the proposal outlines the creation of 93 long term bicycle parking spaces and five short term bicycle parking spaces. The automotive access to the proposed structure is proposed from New Street, thereby minimizing traffic disruptions on Main Street West.

In areas where the proposed development will be in greatest contact with existing residential lots the design calls for a three-story podium, thereby promoting a continuity of scale with the surrounding neighborhood and promoting a more pedestrian scale to the main egress of proposed development. While the surrounding structures are identified as two-storey residential structures, the prevalent use of gable roof lines with prominent palladian windows promotes the visual interpretation of the existing Edwardian structures as being three storeys in height. The Main Street West exposure of the podium is proposed to be five storeys in height; the associated tower will step back a minimum of three times before achieving its final height of 10 storeys. Currently, a podium of six-storeys (with three lower storeys clad in brick) is proposed for the east façade, adjacent to the Main Street West CHL. The proposed 10-storey tower would be separated from the New-Beasley Survey CHL by amenity space; the tower on the north exposure is proposed to be clad in brick. The tower is also set back from New Street, with the New Street exposure giving the appearance of a 3-5-story building, with lower storeys clad in brick (Figure 27). The design guidelines for the Strathcona Secondary Plan identified the Subject Property within an area to utilize 4-6+ storey built forms. The proposed podium fits within these guidelines, and the stepped-back tower design allows the tower height to transition away from the surrounding built structures in a complementary, yet distinct manner.



FIGURE 26: RENDERING OF PROPOSED DEVELOPMENT, VIEW IS FROM MAIN STREET WEST, FACING NORTH



FIGURE 27: RENDERING OF PROPOSED DEVELOPMENT, VIEW IS FROM NEW STREET, FACING EAST

The Strathcona Secondary Plan policies related to cultural heritage within the Urban Hamilton Official Plan were reviewed against the proposed re-development (comments related to proposed re-development are *italicized*):

6.6.11.1 Cultural Heritage Resource Policies

In addition to Section B.3.4 – Cultural Heritage Resources Policies of Volume 1, the following policies shall also apply to the cultural heritage resources within the Strathcona Secondary Plan area:

a) The Strathcona Neighbourhood is an established historical neighbourhood and as such, the following policies shall apply:

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

Heritage attributes within the Strathcona Established Historical Neighbourhood and adjacent CHLs will not be impacted by the proposed development. The proposed building mass, height, and materials is complementary to the surrounding area in that the building would utilize a podium clad in complementary materials, and the building tower steps back multiple times (Figures 26 and 27).

ii) Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided.

Not applicable to proposed re-development.

b) Within the Strathcona Secondary Plan area, the City shall encourage:

i) The conservation of individual cultural heritage properties and areas of cultural heritage value, including streetscape features, traditional circulation patterns and important views and vistas; and,

The Subject Property is a vacant lot and individual cultural heritage properties will not be directly impacted.

ii) New development that respects and reflects the design of surrounding heritage buildings.

The proposed use of a podium with complementary cladding materials reflects surrounding heritage buildings.

c) New development on lands containing heritage buildings or adjacent to heritage buildings shall be encouraged to:

i) Maintain a consistent street orientation;

The main entrance to proposed building will front Main Street West, with vehicular access from New Street; former residential structures on the property in 20th century also fronted Main Street West.

ii) Provide reduced building setbacks from the street where possible, except where a reduced building setback may have a negative impact on the adjacent heritage building, in which case a similar building setback shall be promoted;

Limited building setback is proposed along Main Street West and New Street and is consistent with extant structures (Appendix B).

iii) Ensure building heights reflect the existing built form, wherever possible or encourage built forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,

iv) Reflect the character, massing and materials of surrounding buildings.

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

The proposed building mass, height, and materials is complementary to the surrounding area in that the building would utilize a podium clad in complementary materials, and the building tower steps back multiple times (Figures 26 and 27). This will allow the proposed building to be complementary to the neighbourhood, but distinct in its form (avoiding attributing a false sense of historical importance to the building).

Impact of Proposed Development

Evaluation of the proposed re-development did not identify any direct impacts to the heritage value of the Strathcona Established Historical Neighborhood or the adjacent New-Beasley Survey CHL or Main Street West CHL. The proposed design is in keeping with the design guidelines outlined in the Strathcona Secondary Plan and will facilitate the urban intensification of the area in a way that poses no direct impact to structures associated with properties identified as having or being of potential heritage value. The proposed development will also utilize a vacant lot and does not call for the demolition of any existing structures.

The proposed re-development will have no impacts on 59, 61 or 65 Strathmore Avenue South or 450 or 452 Main Street West, properties that were identified in the comments provided by City Staff dated 16 February 2023; comments were received from the City following the initial Site Plan submission in November 2022.

The proposed New Street egress has the potential for indirect impacts to both 61 and 63 New Street, properties part of the New-Beasley Survey CHL. The historic building fabric of 63 New Street may be damaged by way of the property maintenance necessary to maintain the proposed egress. Contact with commonly used chemicals used during winter maintenance (salt) has been documented to cause irreparable damage to masonry including mortar, brick, stone, and concrete. The proposed egress also poses an impact to the existing laneway that is shared by 61 and 63 New Street. The existing laneway is historically associated with Plan 398 (identified as Ally in Figure 6) and provides access to the rear yard of 63 New Street and the rear yard and garage of 61 New Street. Re-development will need to retain access for 61 and 63 New Street.

Proposed development will have an impact on the traffic load New Street is subjected to. Placing the access to the proposed development off New Street will result in New Street being used as a primary corridor. Increased traffic flow will impact the historic residential atmosphere of New Street and may pose increased safety risks to existing residents.

To evaluate the potential impacts to potential heritage resources adjacent to the Subject Property posed by the proposed re-development of 428 Main Street West, the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, were reviewed (MCM 2006b):

Destruction of any, or part of any significant heritage attributes or features:

- ▶ The proposed re-development will not result in the destruction of any heritage attributes associated with the EHN or adjacent CHLs.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance:

- ▶ Proposed re-development includes a podium and tower with step-backs that is sympathetic and compatible with the historic fabric and appearance of the area.

Shadows created that alter the viability of a heritage attribute or an associated nature feature or plantings, such as a garden:

- ▶ Shadow studies have not been undertaken at this time.
- ▶ Based on the orientation of the proposed structure it can be projected that new shadows will result from the proposed re-development of 428 Main Street West.
- ▶ No heritage features are associated with the EHN or the adjacent CHLs that would be negatively impacted by new shadows.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed re-development of 428 Main Street West will not result in the isolation of any heritage attributes associated with adjacent properties.

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- ▶ While re-development inherently leads to a change in view, the proposed re-development of 428 Main Street West will not result in significant alterations to existing views and vistas into or out of the Subject Property.

A change in land use where the change may impact the property's CHVI:

- ▶ Proposed re-development of 428 Main Street West will not result in a change in land use of the Subject Property that would affect CHVI of the Subject Property or adjacent properties.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ Proposed re-development of 428 Main Street West poses no potential for land disturbance that would affect CHVI of the Subject Property or adjacent properties.

While the proposed re-development of 428 Main Street West does not pose the potential for direct impact to adjacent properties, the proposed re-development does pose the potential for unintended indirect impacts by way of vibrations resulting from construction activities. Potential impacts related to vibration can be mitigated through the development and implementation of a vibration monitoring strategy.

Recommendations and Mitigation Options

1. Consider implementing a three-storey podium to the faces of the proposed structure which abut residential zones. Use of a reduced podium adjacent to residential zones will help with the integration of the proposed development into the surrounding landscape by maintaining a more pedestrian scale when viewed from adjacent residential properties.
2. Consider use of frosted panels in windows located in public spaces where unobstructed views of adjacent residential properties are present. Use of frosted glass will reduce the ease of view into adjacent residential backyards resulting from the construction of a new multi-storey building of moderate height adjacent to existing residential properties.
3. A traffic management plan be designed and implemented to combat increased traffic use on New Street resulting from the proposed redevelopment. Increased traffic on New Street has the potential to impact the overall historic residential atmosphere of the area.
4. Landscape planning should include retention of existing trees supplemented with new plantings along property lines shared with existing residential structures, where feasible; landscape elements will work to obscure views into adjacent private properties. Such plantings will also work to reduce the visual impact of the proposed development when viewed from street level within the Strathcona Established Historical Neighborhood.
5. Develop a plan to mitigate concerns related to winter maintenance of New Street egress, and the associated potential impacts to the properties at 61 and 63 New Street (New-Beasley CHL).
6. Consider use of 'green roof' including larger trees to increase visual interest of proposed structure, reduce visual impact to surrounding area and promote environmental sustainability.
7. Vibration assessment be undertaken prior to the commencement of construction so that a "zone of influence" can be established, and appropriate on-site monitoring can be arranged during construction activities to ensure adjacent properties will not be negatively impacted by construction activities. Vibration monitoring should be undertaken to ensure levels remain below established thresholds during all construction activities. Monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
8. Proposed New Street egress will need to retain existing access to the rear portions of 61 and 63 New Street.

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

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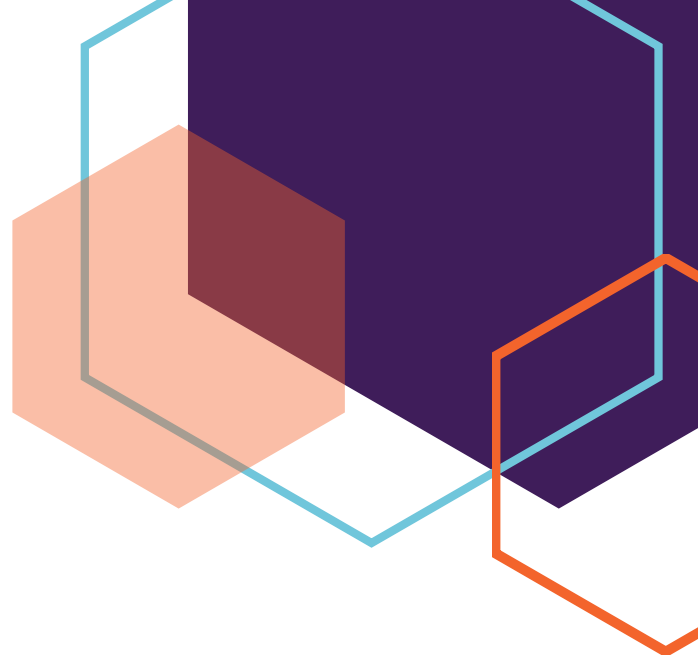
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Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall quality assurance.

Project Manager – Jamie Lemon, MA: Jamie Lemon is a Senior Archaeologist and Project Manager with PHC and is responsible for managing archaeological and heritage projects across Ontario. She is the primary or secondary author of numerous heritage and archaeological license reports and is proficient at artifact and archaeobotanical analysis. In addition, she is a former field technician and field director with experience on precontact Indigenous and historical Euro-Canadian sites. She has worked on archaeological and heritage projects for mining, land development, transportation, aggregates, and energy sectors. Jamie received a BA in Anthropology from the University of Waterloo in 2007, an MA from Trent University in 2014, and has been active in Cultural Resource Management in Ontario for 15 years. Jamie holds a valid professional license with the Ontario Ministry of Citizenship and Multiculturalism (MCM). Jamie regularly assists clients with navigating the life cycle of archaeological and heritage assessments as it relates to their Project, including interpretation of MCM Standards and Guidelines and engaging with Indigenous communities and other stakeholder groups.

Ms. Lemon is responsible for project management and client relations.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



LIST OF DRAWINGS
A.101 - Statistics
A.102 - Site Plan
A.201 - P2 Underground Floor Plan
A.202 - P1 Underground Floor Plan
A.301 - Ground Floor Plan
A.302 - 2nd-3rd and 4th Floor Plans
A.303 - 5th and 6th Floor Plans
A.304 - 7th and 8th Floor Plans
A.305 - 9th-10th and MPH Floor Plans
A.306 - Roof Plan
A.401 - North & South Elevations
A.402 - West & East Elevations
A.501 - Sections
A.601 - Perspective Views 1
A.602 - Perspective Views 2
A.603 - Perspective Views 3



428 MAIN STREET WEST

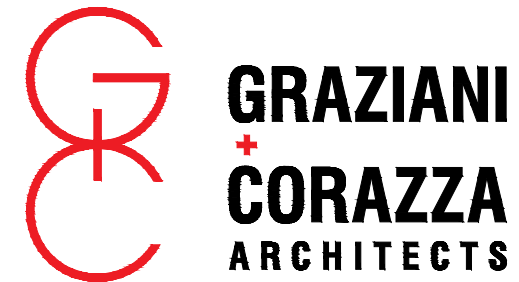
HAMILTON, ONTARIO



CLIENT:
New Horizon Development Group
3170 Harvester Rd., #200
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T: 905.777.0000



PLANNER:
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3 Studebaker Place, Unit 1
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ARCHITECT:
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LANDSCAPE ARCHITECT:
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SURVEYOR:
A.T. McLaren Limited
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Hamilton, ON
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T: 905.527.8559

PROJECT STATISTICS

PROJECT STATISTICS
JOB No: 1969.22
DATE: November 25 2022

STATISTICS PER: HAMILTON BYLAW 05-200

01. SITE			3183.81
m2			
ha		0.32	
ft2		34270	
ac		0.79	

		Required	Proposed
02. G.C.A			
Residential		114058.3 ft2	10596.4 m2
Underground Parking		53316.6 ft2	4953.3 m2
Total		167374.9 ft2	15549.7 m2

03. G.F.A			114058.4 m2	10596.4 m2
Residential				
Underground Parking		51584.7 ft2		4792.4 m2
Total		165643.1 ft2		15388.8 m2

04. FSI			3.33
Calculated using Bylaw G.F.A.			

05. UNIT BREAKDOWN					
Residential Units	Studio	81	44%		
	1 Bed	0	0%		
	1 Bed + D	81	44%		
	2 Bed	24	13%		
	2 Bed + D	0	0%		
Total		186	100%		

06. PARKING		Ratio	Units	Required		Space/Unit
Residential	<50m2	0.3	117	35.1	P1	50
	>50m2				P2	56
	1 to 3	0.3	3	0.9		
	4 to 14	0.7	10	7.0		
	15 to 50	0.85	56	47.6		
Total			91		106	0.57

07. BIKE PARKING		Ratio	Units	Required		Space/Unit
Long Term	0.5	186	93	P1	94	
	5	-	5	GF	8	
	Total		98		102	0.55

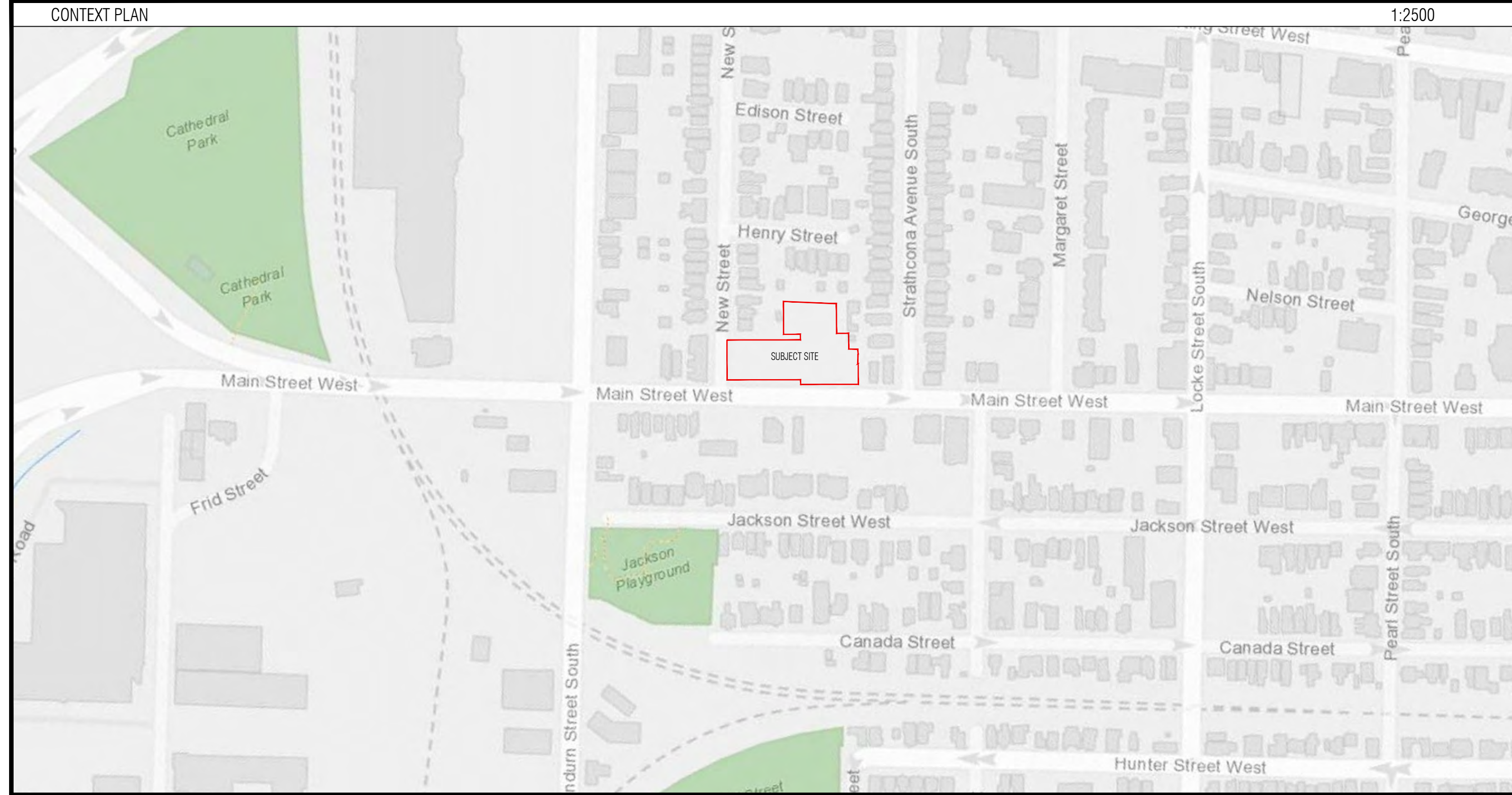
08. AMENITY (m2)		Ratio	Units	Required		m2/Unit
Units <50m2	4	117	468	Indoor	80	
				Outdoor	525	
	6	69	414	Private Outdoor	1299	
Total			882		1904	10.24

09. BUILDING HEIGHT			22m	10 sty	31.67m
calculated from est. grade 99.10m				MPH	37.67m

10. BUILDING SETBACKS			7.5 m	26.2 m
North				
East		7.5 m		7.6 m
South		3.0 m		3.0m
West		3.0 m		3.0 m

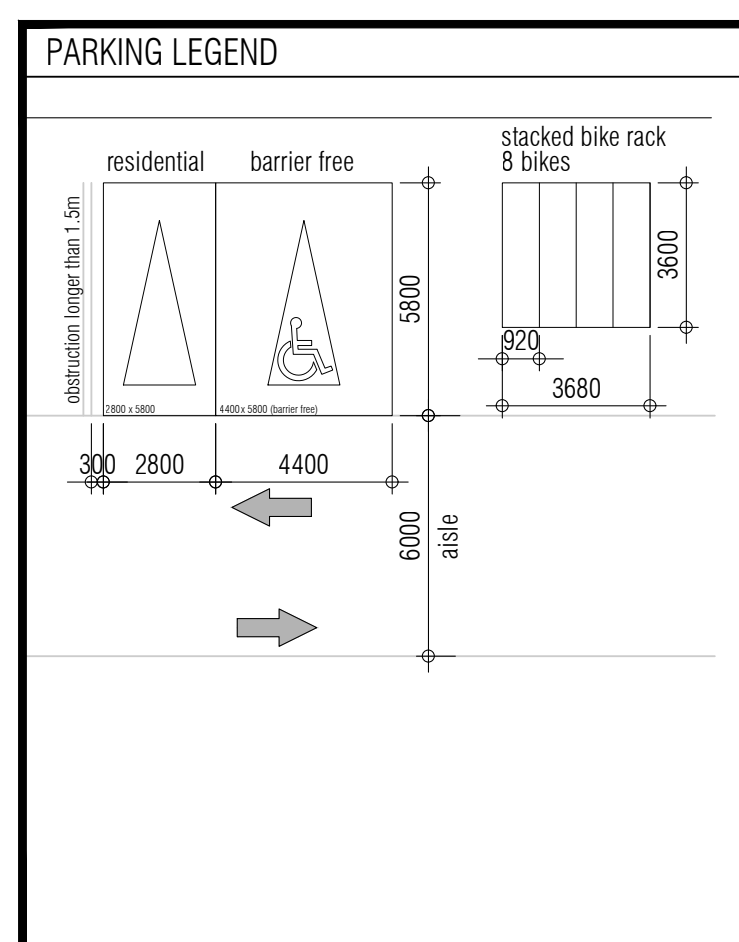
Notes:
* setbacks to main building face
** actual unit count may vary depending on market demand

CONTEXT PLAN



UNIT BREAKDOWN						
FLOOR	Studio		1B		2B	
	400-430 sq.ft		490-530 sq.ft		600-670 sq.ft	
1ST	9	0	8	0	0	17
2ND	12		10	5		27
3RD	12		10	5		27
4TH	14		10	3		27
5TH	14		7	4		25
6TH	10		5	2		17
7TH	10		4	2		16
8TH	0		9	1		10
9TH	0		9	1		10
10TH	0		9	1		10
TOTAL	81	0	81	24	0	186
	43.5%		43.5%	12.9%		

GENERAL NOTES



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E-MAIL: admin@atmclaren.com

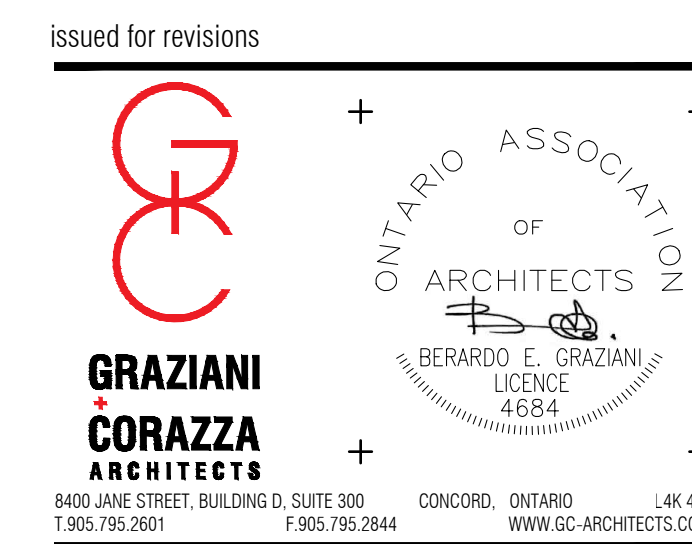
TOPOGRAPHIC SURVEY
OF PART OF LOT 28
AND ALL OF LOT 27 REGISTERED PLAN 389
AND ALL OF LOTS 1 TO 9, INCLUSIVE
REGISTERED PLAN 398
IN THE CITY OF HAMILTON

GFA DEFINITION
City of Hamilton By-law 05-22
GFA shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building (excluding any cellar or floor area having a ceiling height of 2.0 metres or less or devoted exclusively to parking) within all buildings on a lot but shall not include any area devoted to mechanical equipment. (By-law No. 11-276, November 16, 2011)

ESTABLISHED GRADE
City of Hamilton By-law 05-22
Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.
EST. GRADE FOR THIS SITE IS: 99.10m
BUILDING HEIGHT IS CALCULATED FROM ESTABLISHED GRADE.

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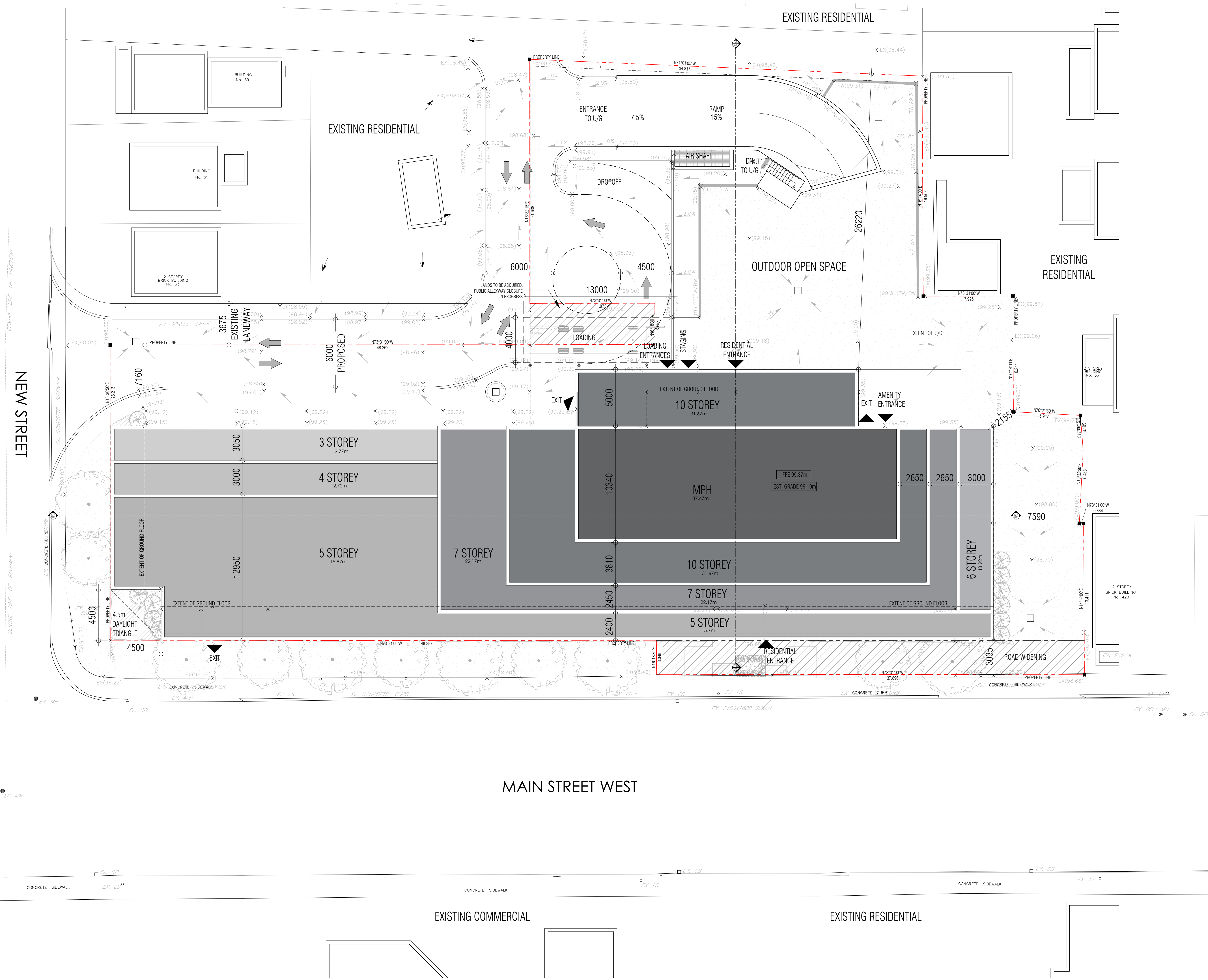
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Hamilton, Ontario

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ASSISTANT DESIGNER: C. Kotva
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CONTEXT PLAN & STATISTICS



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SITE PLAN

1:150 **A102**

TITLEBLOCK SIZE: 610 x 900

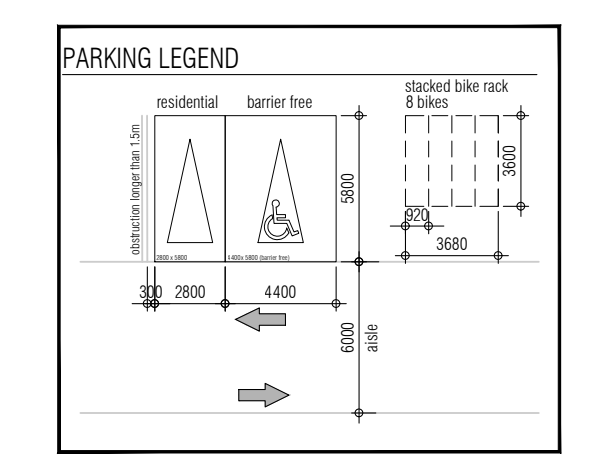
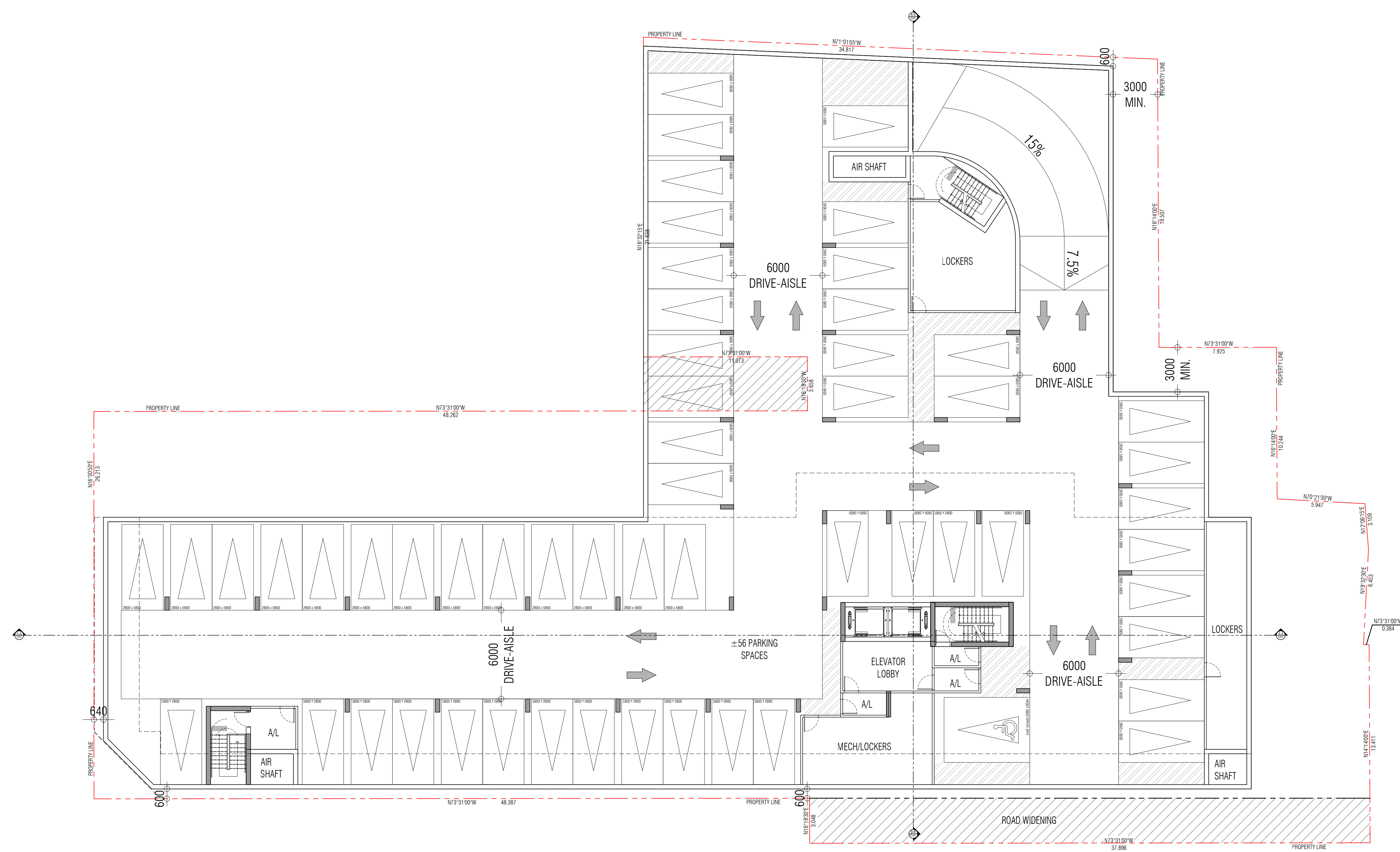
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P2

1:150 **A201**

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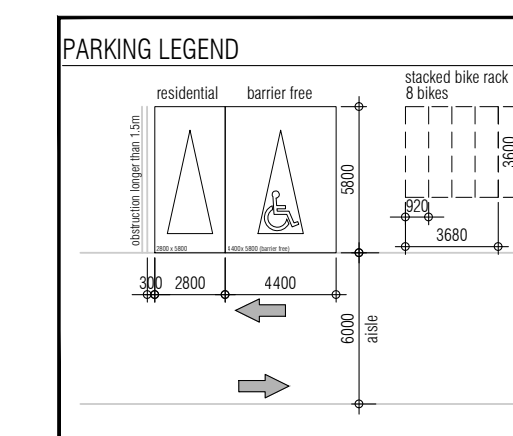
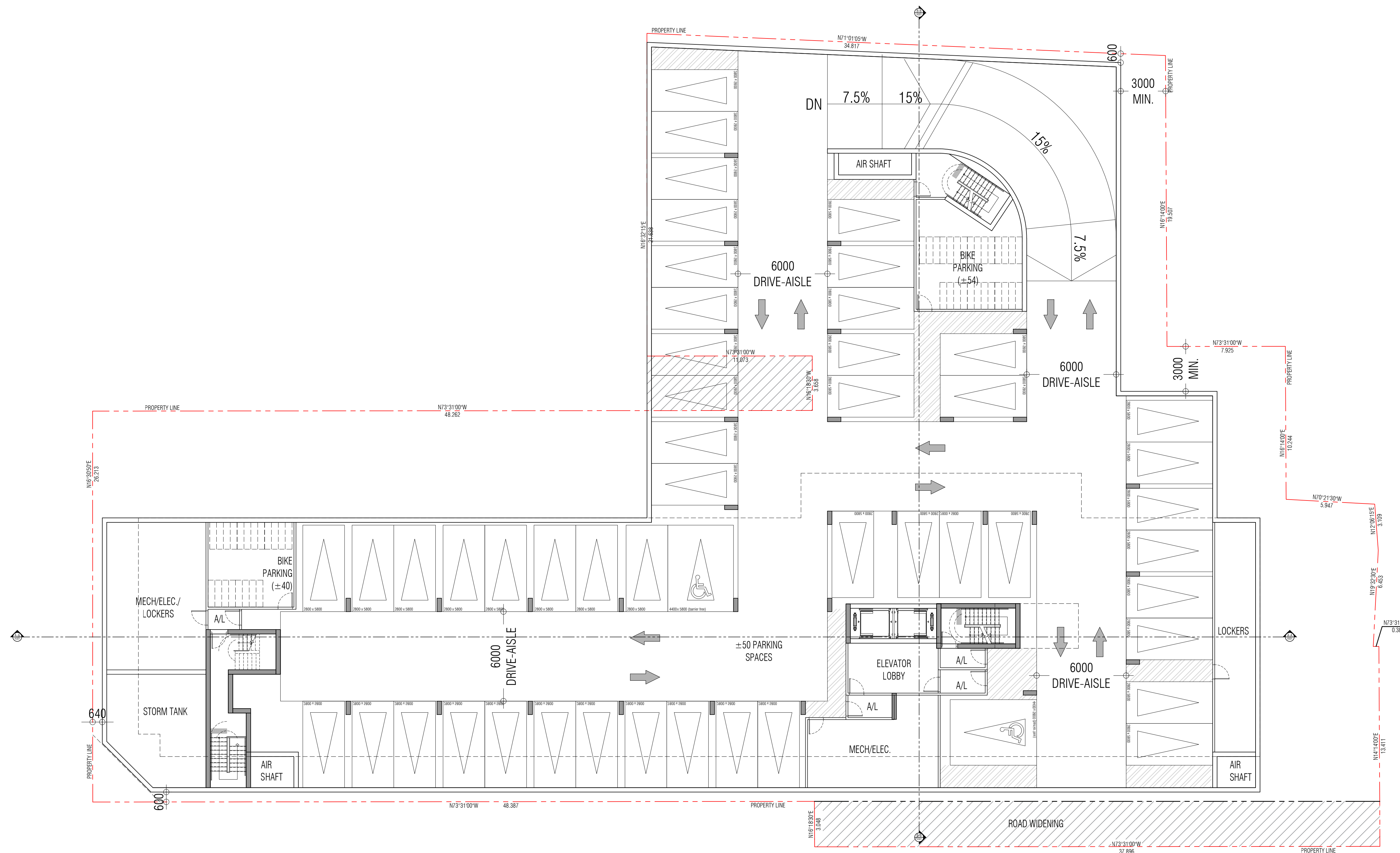
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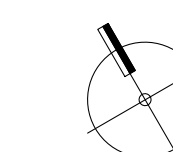
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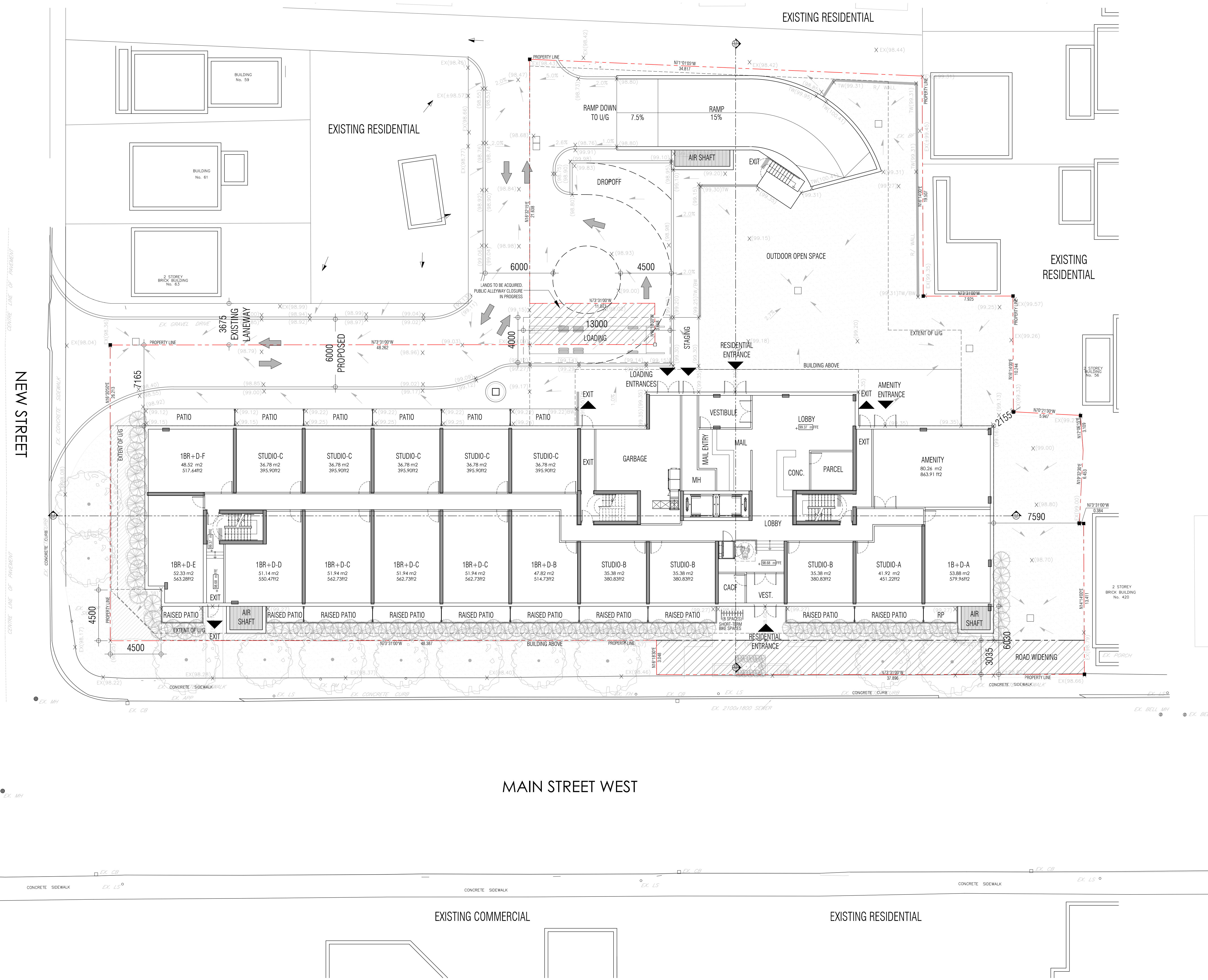
P1



1:150

A202

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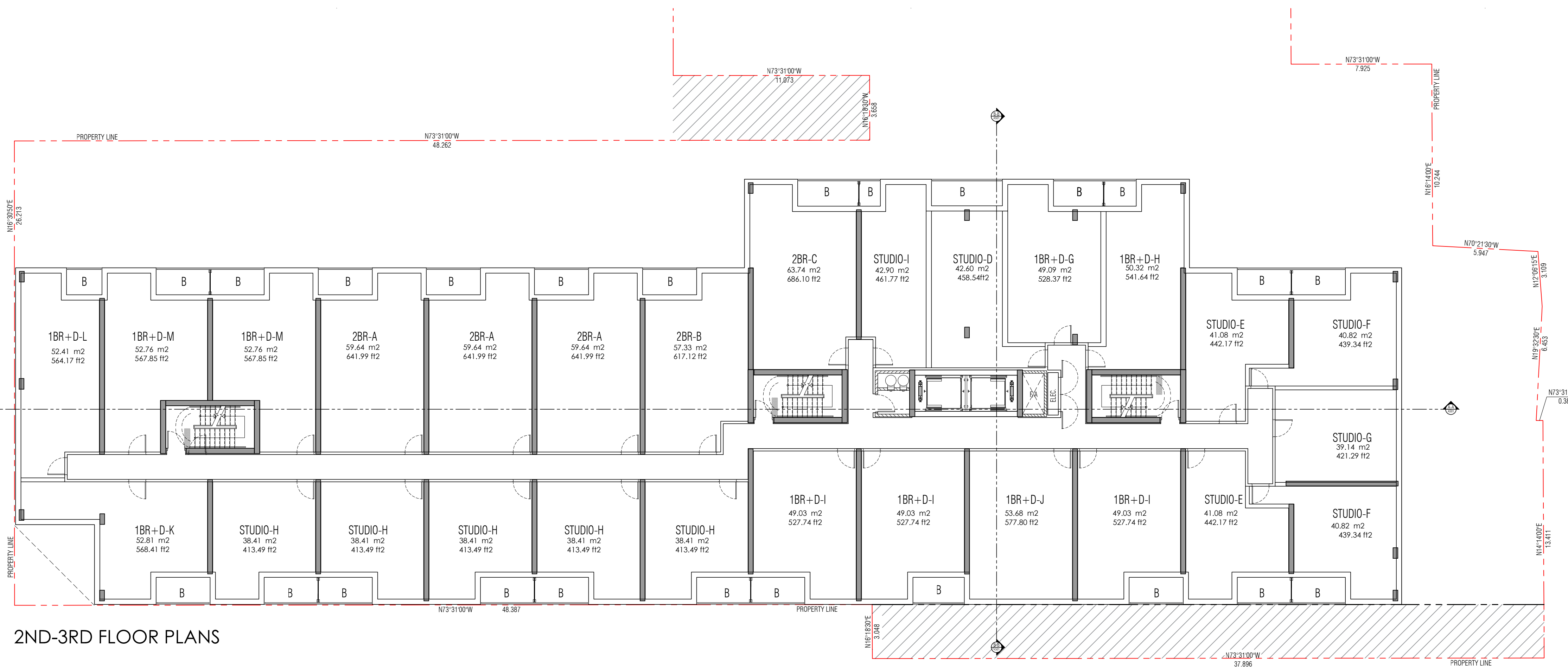
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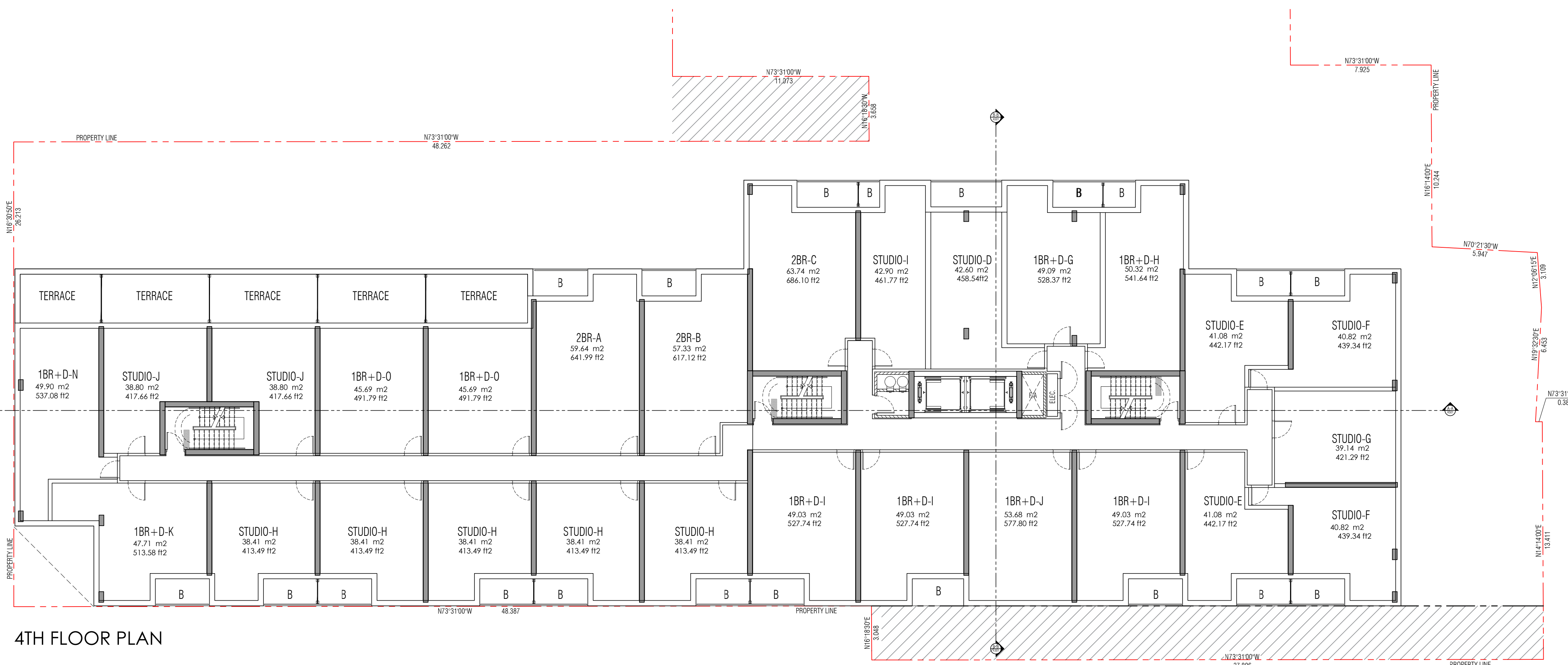
GROUND FLOOR

1:150 **A301**

TITLEBLOCK SIZE: 610 x 900



2ND-3RD FLOOR PLANS



4TH FLOOR PLAN

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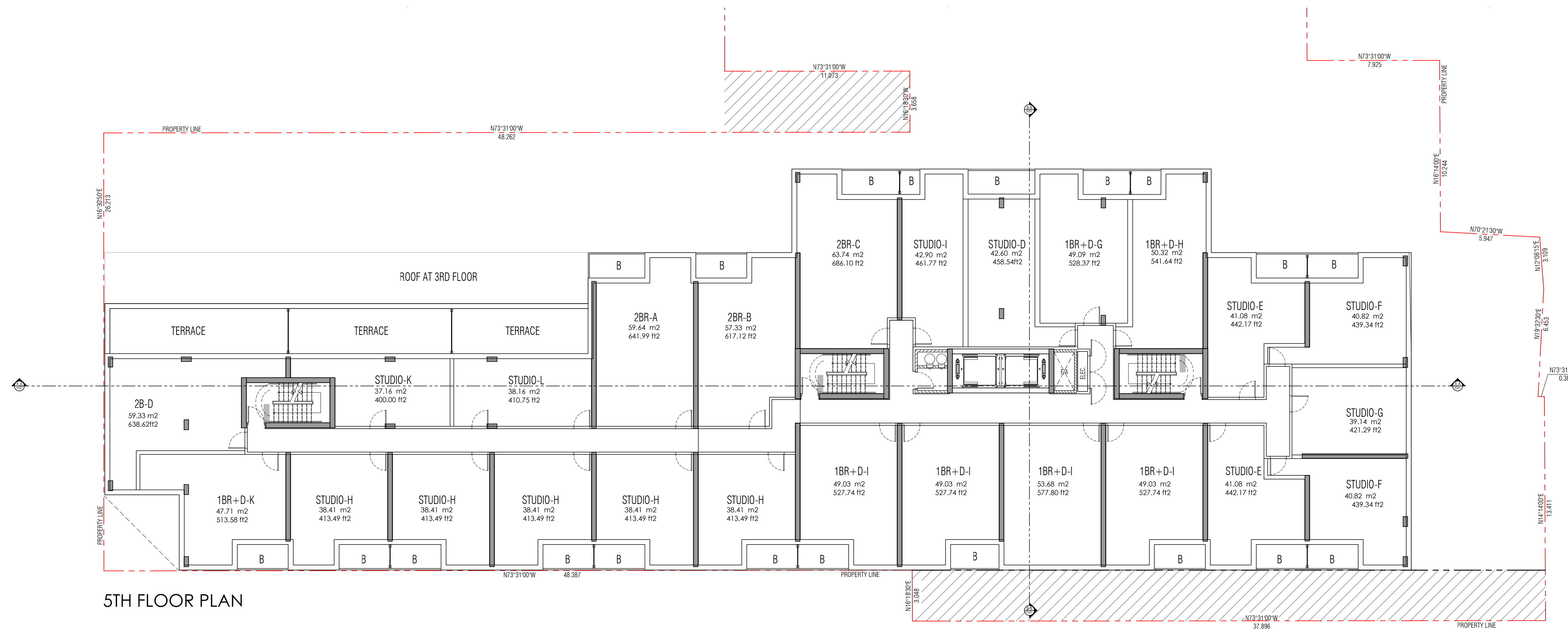
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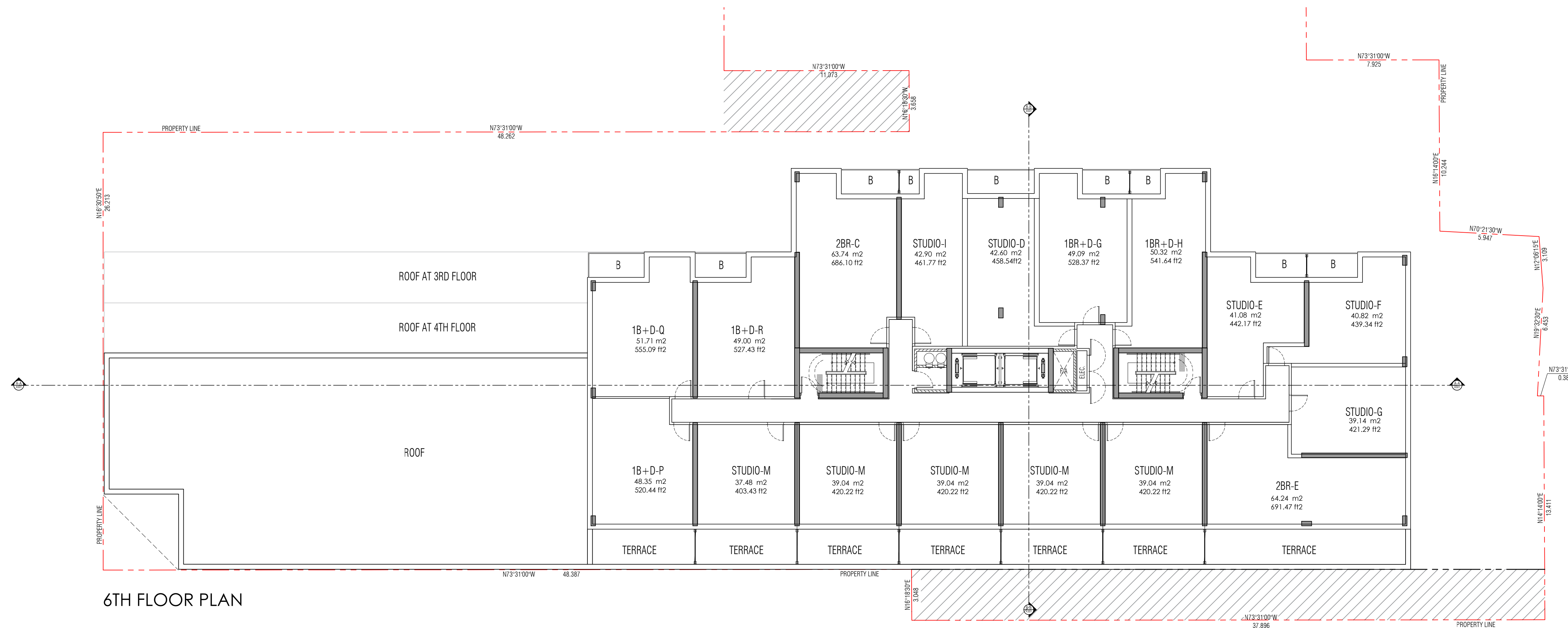
2ND-3RD AND 4TH FLOOR PLANS

1:150 **A301**

TITLEBLOCK SIZE: 610 x 900



5TH FLOOR PLAN



6TH FLOOR PLAN

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428 MAIN ST. WEST

428 Main Street West Hamilton Ontario

PROJECT ARCHITECT: B. Graziani

ASSISTANT DESIGNER: C. Kotva

DRAWN BY: CK, SH

CHECKED BY:

PLOT DATE: NOV.25.2022

JOB #: 1969.22

5TH AND 6TH FLOOR PLANS

1:150 A302

TITLEBLOCK SIZE: 610 x 900

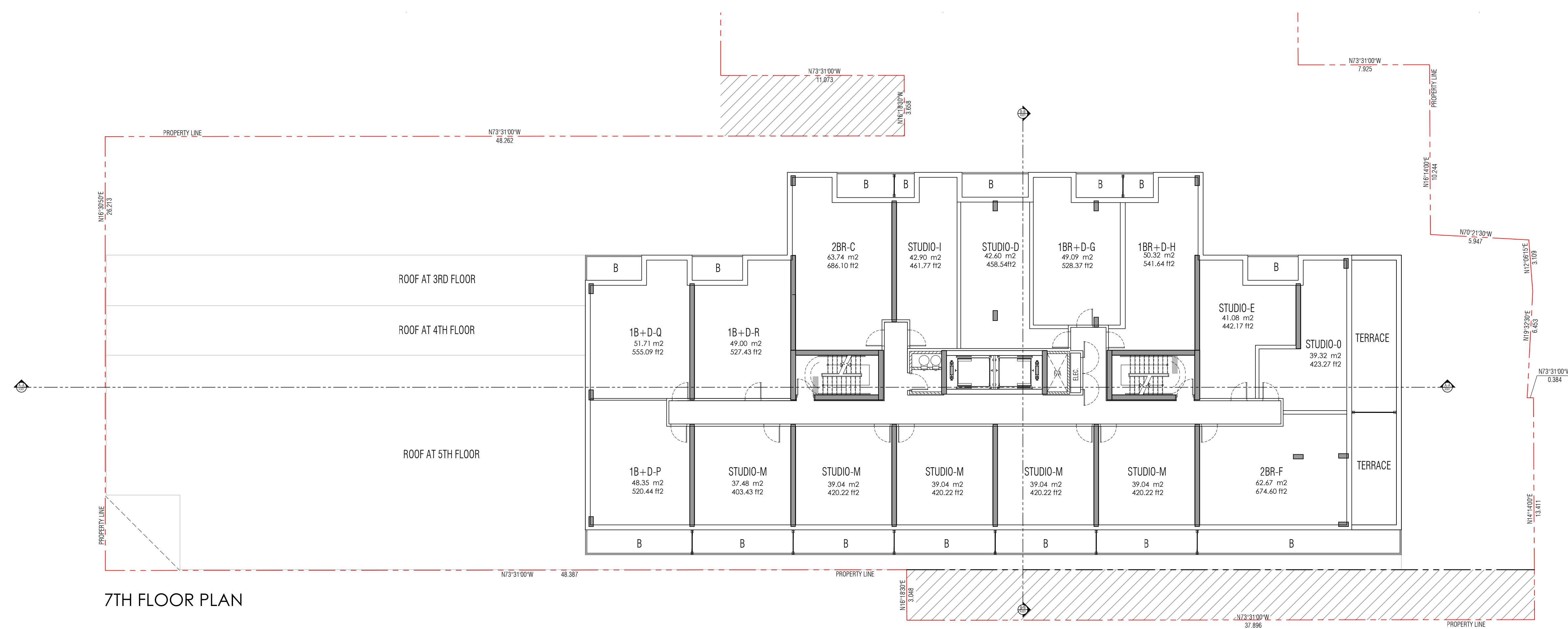
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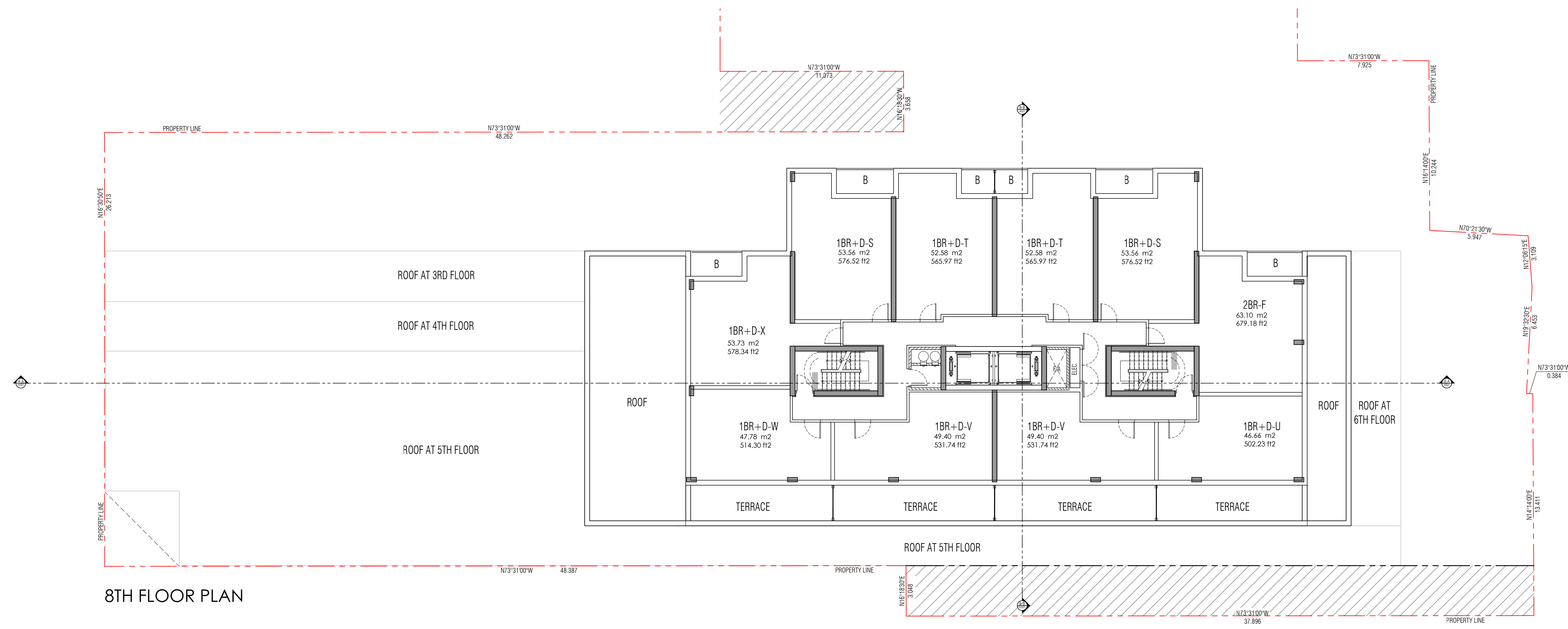
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7TH FLOOR PLAN



8TH FLOOR PLAN

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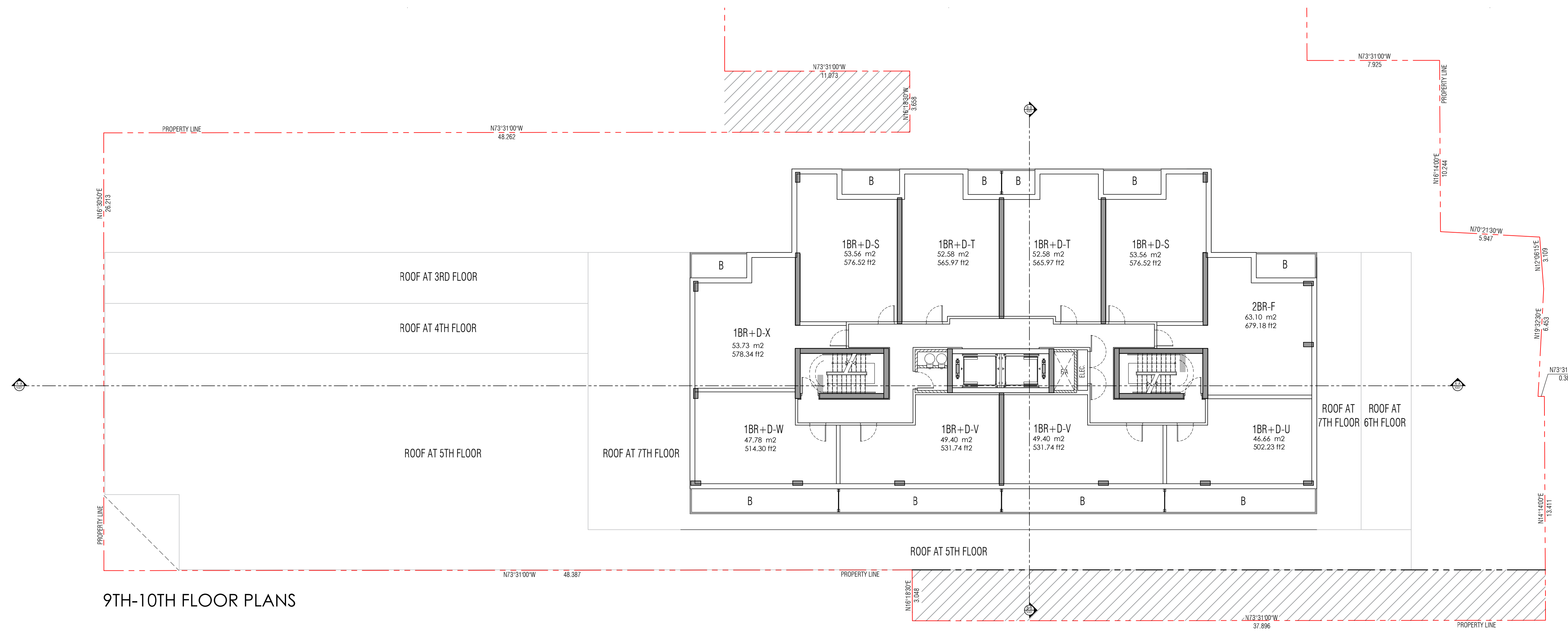
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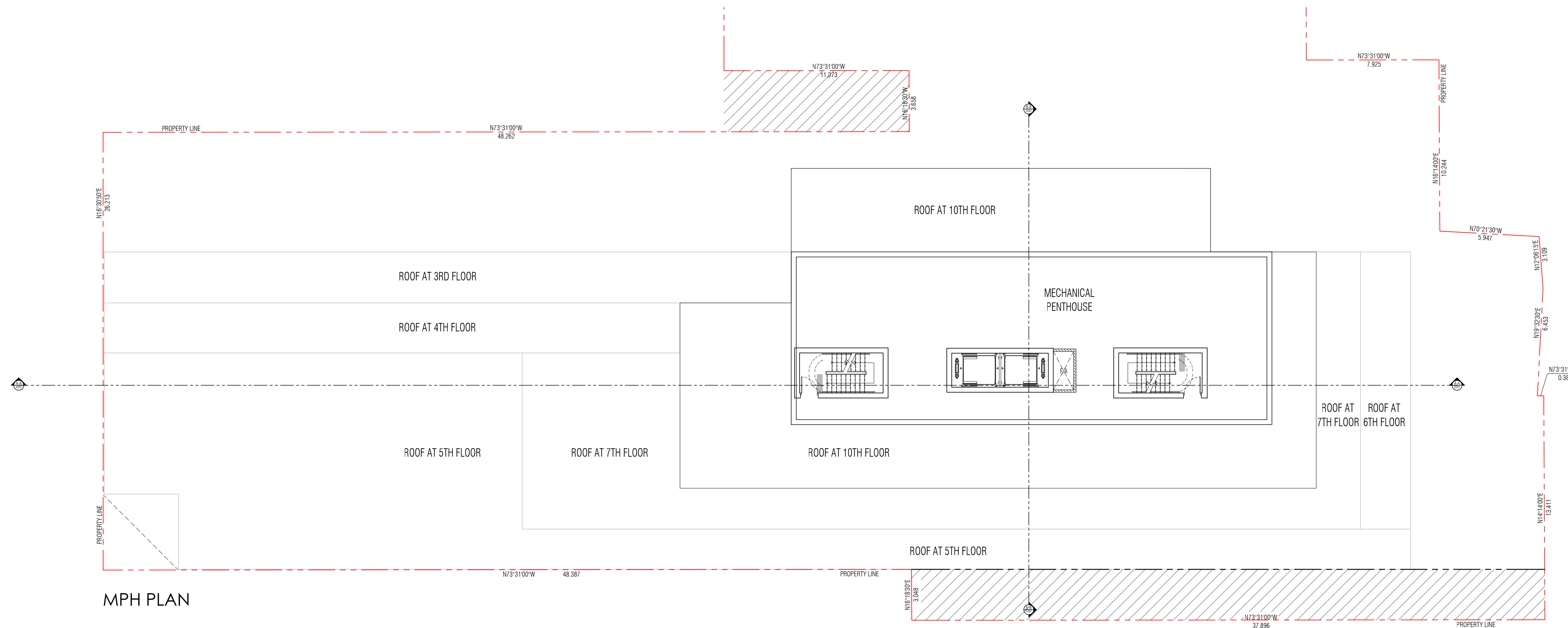
PROJECT ARCHITECT: B. Graziani
 ASSISTANT DESIGNER: C. Kotva
 DRAWN BY: CK, SH
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7TH AND 8TH FLOOR PLANS

1:150 **A304**



9TH-10TH FLOOR PLANS



MPH PLAN

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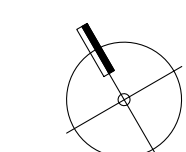
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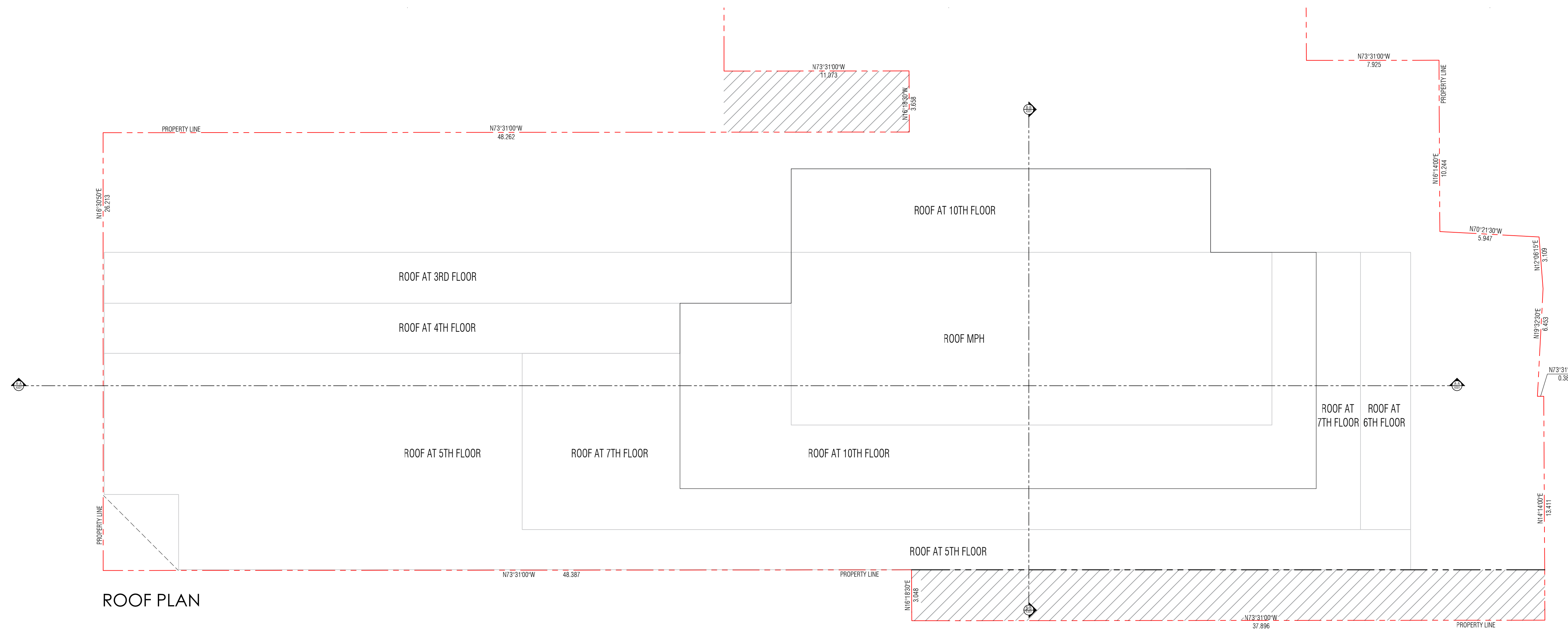
9TH-10TH AND MPH FLOOR PLANS



1:150

A305

TITLEBLOCK SIZE: 610 x 900



ROOF PLAN

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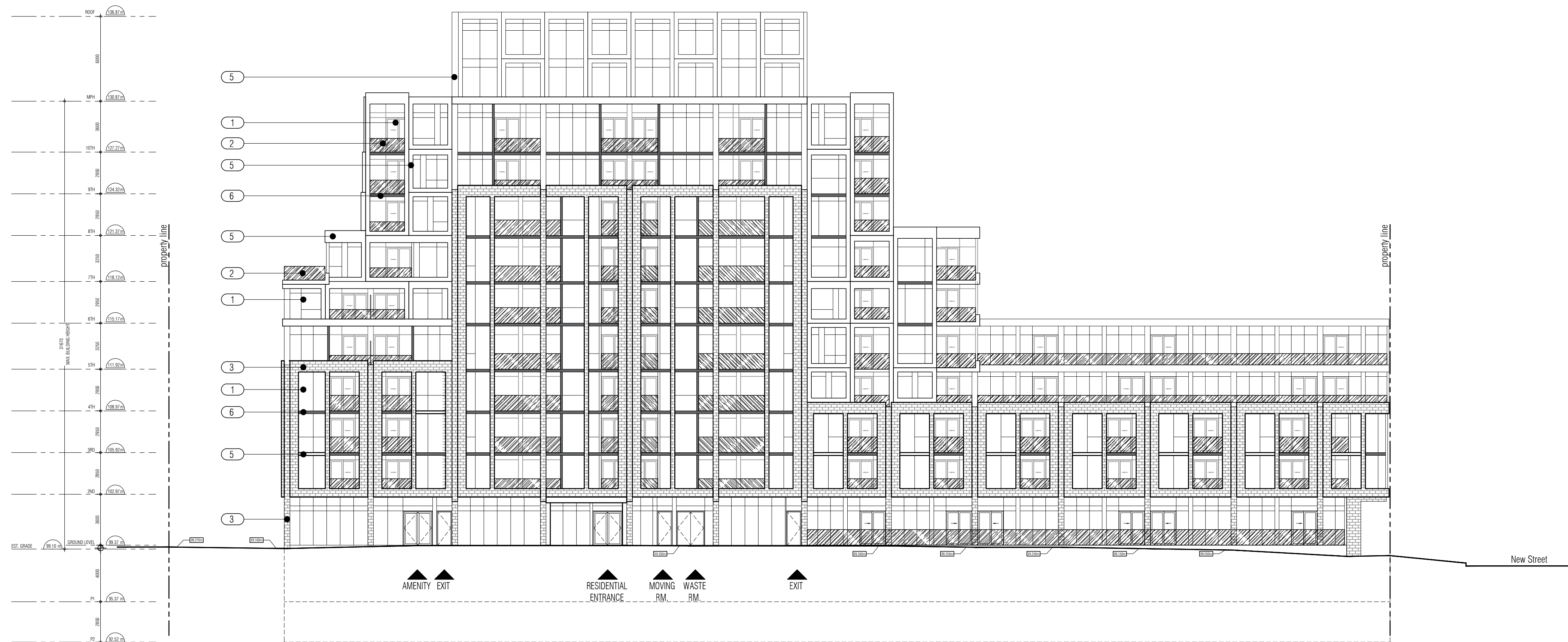
ROOF PLAN

1:150 **A306**

TITLEBLOCK SIZE: 610 x 900



SOUTH ELEVATION



NORTH ELEVATION

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B6

MATERIALS LEGEND

- 1 VISION GLASS - CLEAR
- 2 GLASS RAILING - CLEAR
- 3 BRICK - PRECAST
- 4 METAL PANEL - CHARCOAL
- 5 METAL PANEL - WHITE
- 6 METAL PANEL - BLACK

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SOUTH AND NORTH ELEVATIONS

1:200

A401

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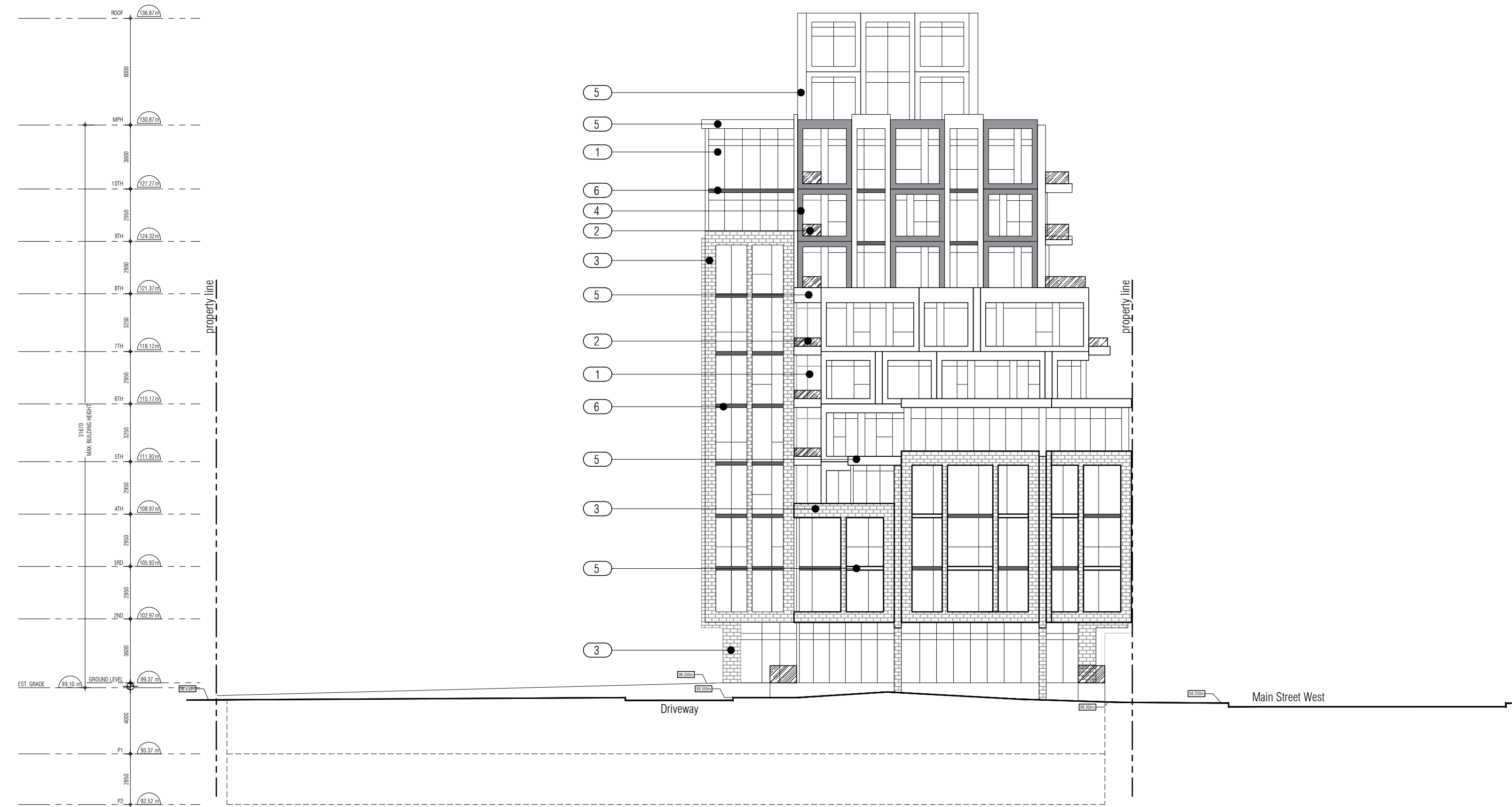
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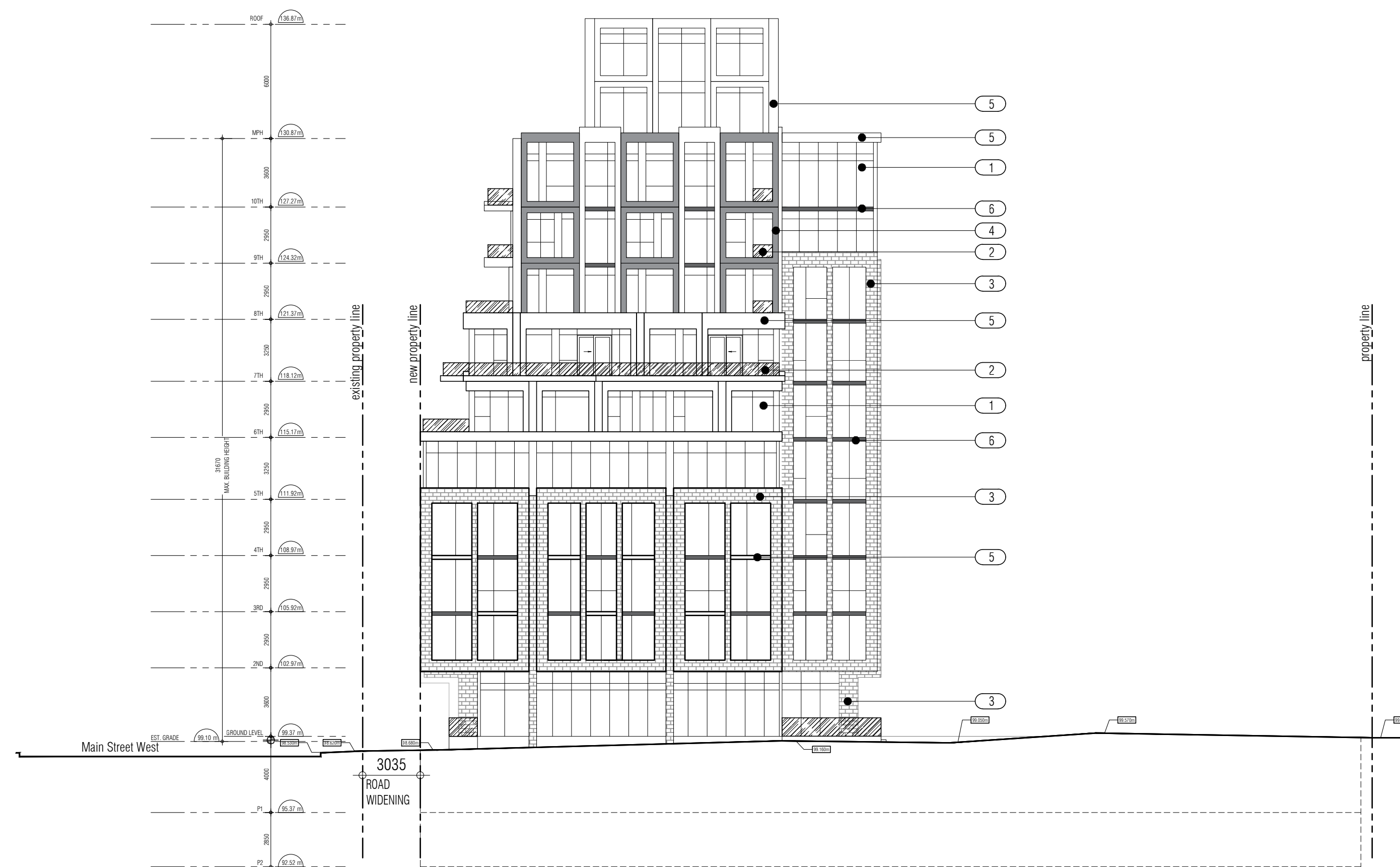
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WEST ELEVATION



EAST ELEVATION

MATERIALS LEGEND	
1	VISION GLASS - CLEAR
2	GLASS RAILING - CLEAR
3	BRICK - PRECAST
4	METAL PANEL - CHARCOAL
5	METAL PANEL - WHITE
6	METAL PANEL - BLACK

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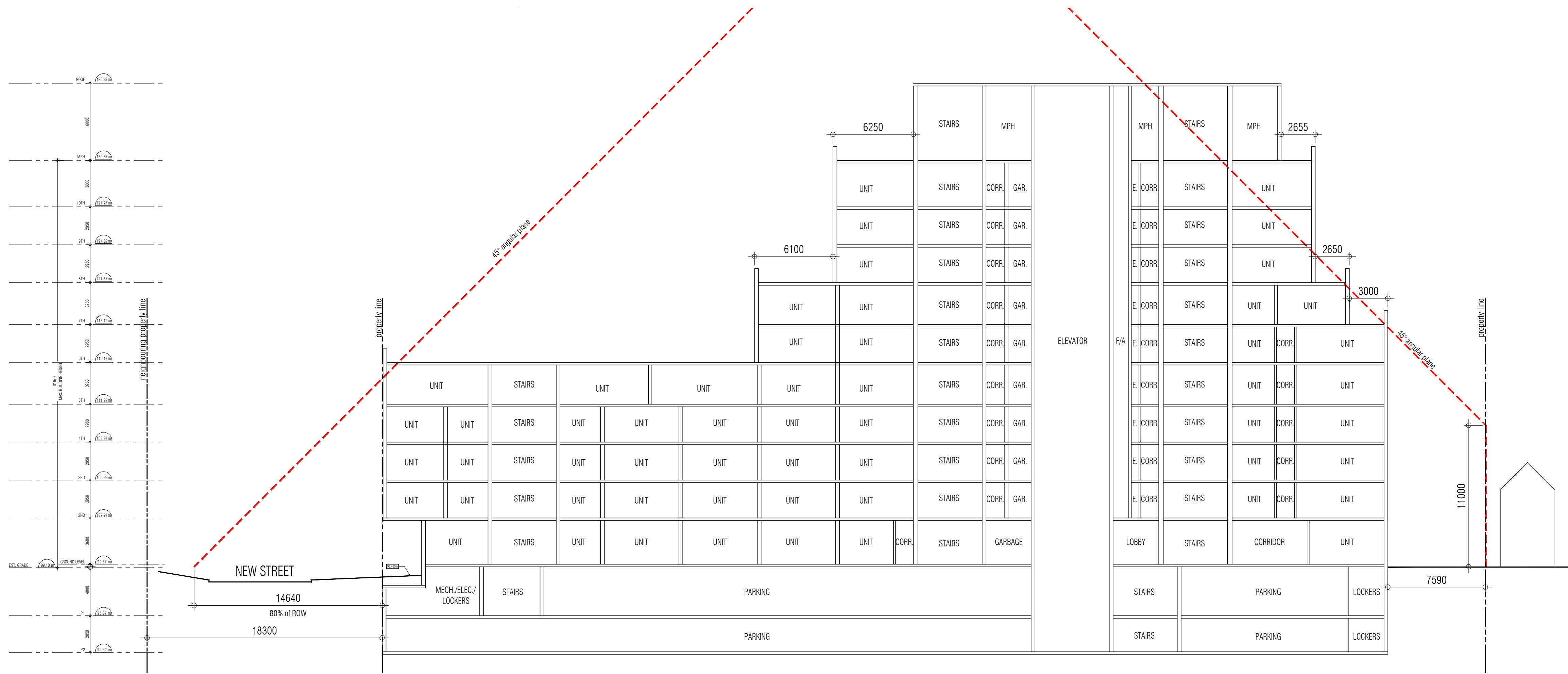
428 MAIN ST. WEST

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Hamilton Ontario

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ASSISTANT DESIGNER: C. Kotva
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WEST AND EAST ELEVATIONS

1:150 **A402**



SECTION A-A



SECTION B-B

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BUILDING SECTIONS

1:200 A501

TITLEBLOCK SIZE: 610 x 900



VIEW OF NORTH-WEST ELEVATION. SITE ACCESS

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PERSPECTIVE VIEW 1

NTS

A601



VIEW OF UPPER BUILDING FACADE DETAILS



VIEW OF RESIDENTIAL ENTRY - MAIN STREET WEST



VIEW OF PEDESTRIAN REALM - NORTH-WEST CORNER

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PERSPECTIVE VIEWS 2

NTS

A602



VIEW OF SOUTH ELEVATION. MAIN STREET WEST

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RESIDENTIAL

428 MAIN ST. WEST

428 Main Street West

Hamilton Ontario

PROJECT ARCHITECT: B. Graziani

ASSISTANT DESIGNER: C. Kotva

DRAWN BY: CK, SH

CHECKED BY:

PLOT DATE: NOV.25.2022

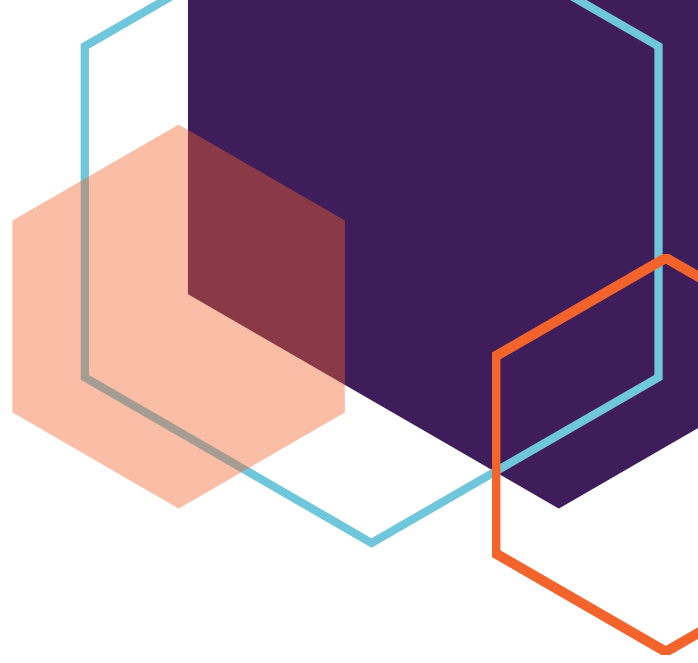
JOB #: 1969.22

PERSPECTIVE VIEWS 3

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Appendix C



File Number:

Folder: 2023 101861 00 PLAN (1164395)

Proposal: proposed development consists of a ten storey multiple dwelling containing 186 dwelling units and 1904 sq m of amenity space

Address: 428 Main Street West, Hamilton

Comment/Concern	Required Study/Report
Cultural Heritage Chloe Richer	
<p><u>Archaeology:</u></p> <p>The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:</p> <ol style="list-style-type: none"> 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; 2) In areas of pioneer EuroCanadian settlement; and, 3) Along historic transportation routes. <p>These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the <i>Planning Act</i> and Section 2.6.2 of the <i>Provincial Policy Statement</i> apply to the subject application. If this site plan is approved, Staff require that an acknowledgement caution note be added to any future application as follows:</p> <p>“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).”</p>	<ul style="list-style-type: none"> • Scoped Cultural Heritage Impact Assessment

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<p>(CR/AT 2023-01-27)</p> <p><u>Built Heritage/Cultural Heritage Landscapes:</u></p> <p>The subject property, a vacant lot, is located in the Strathcona Established Historical Neighbourhood, a neighbourhood constructed in the late 19th to early 20th century, displaying Gothic Revival and Edwardian styles of architecture. 59, 61 and 65 Strathcona Avenue South, as well as 450 and 452 Main Street West, are also included in the City's Inventory of Heritage Properties.</p> <p>Furthermore, the subject property is adjacent to the New-Beasley Survey Cultural Heritage Landscape, as identified in Appendix B: Cultural Heritage Resources within the Strathcona Secondary Plan, and the Main Street West Cultural Heritage Landscape, a split residential/commercial streetscape from the 19th and early 20th century.</p> <p>The proponent proposes to construct a ten (10) storey multiple dwelling containing 186 dwelling units and 1904 sq m of amenity space (representing a combination of indoor amenity, outdoor amenity and private amenity in the form of balconies). The Re: Site Plan Control Application by 428 Main Street West Joint Venture Inc for Lands Located at 428 Main Street West, Hamilton (Ward 01) Page 2 of 2 building includes multiple setbacks which are at storey 3, 4, 5, 7, and 10. The proposal includes 106 parking spaces (within two levels of underground parking), 93 long-term bicycle parking spaces and 5 short term bicycle parking spaces. The vehicle access is proposed to be provided from New Street.</p> <p>Accordingly, the following section of the Provincial Policy Statement applies:</p>	

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<p>2.6.1 <i>“Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”</i></p> <p>Additionally, the following sections of the Urban Hamilton Official Plan apply:</p> <p>B.3.4.1.3 <i>“Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.”</i></p> <p>B.3.4.2.1(h) <i>“Conserve the character of areas of cultural heritage significant, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City. “</i></p> <p>B.3.4.2.6 <i>“The City recognizes there may be cultural heritage properties that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest nor designated under the Ontario Heritage Act, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.”</i></p> <p>B.3.4.2.7 <i>“The City shall ensure these non-designated and non-registered cultural heritage properties are indented, evaluated, and appropriately conserved through various legislated planning and assessment processes, including the Planning Act, the Environmental Assessment Act and the Cemeteries Act.”</i></p>	

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<p>B.3.4.2.14 “Where <i>cultural heritage resources</i> are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.” and,</p> <p>B. 3.4.3.6 “The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.”</p> <p>As part of previous Formal Consultation application FC-18-107, staff required that a Cultural Heritage Impact Assessment (CHIA) be submitted to the satisfaction and approval of the Manager of Development Planning, Heritage and Design (now Manager of Heritage and Urban Design) prior to any development approvals.</p> <p>Staff have not received the Cultural Heritage Impact Assessment and require that one be submitted to the satisfaction and approval of the Manager of Heritage and Urban Design so that municipal interest regarding the cultural heritage value of the Strathcona Established Historical Neighbourhood and adjacent cultural heritage resources can be met. The CHIA may be scoped into an Urban Design Brief or Urban Design Study, given that the report is prepared by a qualified</p>	

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<p>professional with demonstrated experience with heritage properties.</p> <p>The Cultural Heritage Impact Assessment will also be forwarded to the Policy and Design Working Group of the Hamilton Municipal Heritage Committee for their review and comment prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.</p> <p>Staff highly recommend further consideration of appropriate height transitions to the existing residential properties in the the New-Beasley Survey Cultural Heritage Landscape and the Strathcona Established Historical Neighbourhood.</p> <p>Staff have no further comments on the application as circulated.</p> <p>(CR/AT 2023-01-27)</p>	

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