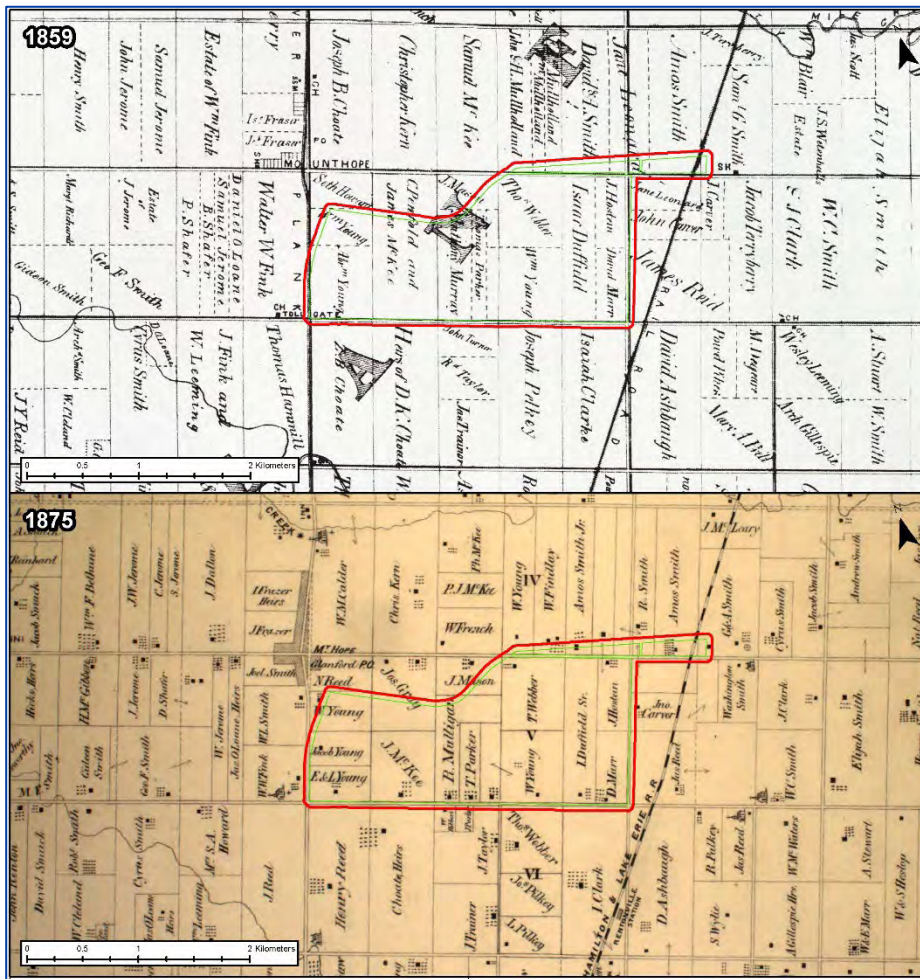


FINAL REPORT:

Cultural Heritage Assessment Report

Whitechurch Secondary Plan, Hamilton, ON



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7 December 2023

Project # LHC0390

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings in the Study Area are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct a screening-level evaluation based on the information collected and professional judgment.

Historical documentation related to the location and movement of Indigenous peoples in Ontario's history is largely based on the documentary record of the experiences and biases of early European explorers, traders and settlers. This record provides only a brief account of the long, varied, and continuing occupation of the area.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report. Archaeological potential has not been assessed as part of this document.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of Whitechurch Landowners Group Inc. (the **Client**), to prepare a Cultural Heritage Assessment Report (**CHAR**), for the proposed Whitechurch Secondary Plan, in the City of Hamilton, Ontario (the **City**).

The Client is proposing an Official Plan Amendment (**OPA**) to establish a Secondary Plan for a new urban neighbourhood on the lands in the area of White Church Road East, Glanbrook.

This CHAR is one of a number of studies being prepared to inform the existing conditions for the proposed Whitechurch Secondary Plan. The purpose of this report is to identify known and potential built heritage resources and cultural heritage landscapes within the Study Area; provide a description of preliminary impacts that may affect those resources; and recommend mitigation measures to lessen or avoid those impacts and inform project planning.

The background research and site review undertaken as part of this study identified 23 known and potential built heritage resources and cultural heritage landscapes within the Study Area. These include:

- no properties designated under Section 29, Part IV or Section 41, Part V of the OHA within the Study Area;
- four properties in the Study Area registered on the City's MHR under Section 27, Part IV of the OHA;
- 18 properties inventoried on the City's MHR; and,
- one potential cultural heritage resource identified through background research and the site visit.

Of the identified known or potential heritage properties, the following are located within lands contemplated for future development:

- CHR-1: 3487 Upper James Street
- CHR-2: 7156 White Church Road
- CHR-3: 8064 White Church Road
- CHR-4: 7349 Airport Road East
- CHR-5: 7055 Airport Road East
- CHR-6: 7164 Airport Road East
- CHR-7: 7220 Airport Road East

- CHR-8: 7346 Airport Road East
- CHR-9: 7370 Airport Road East
- CHR-10: 7380 Airport Road East
- CHR-22: 8204 White Church Road East

As such, the potential for direct or indirect impacts related to future development has been identified.

None of the above-noted properties are currently designated under Section 29 Part IV or Section 41 Part V of the *OHA*. Therefore, presently, no heritage permit application would be required for alteration of the properties. However, each of the identified properties has been identified as having potential to meet criteria under O.Reg. 9/06 of the *OHA*.

It is recommended that property-specific Heritage Impact Assessments be undertaken to fully assess cultural heritage value or interest inform any future development of the identified properties.

Additional properties listed in Table 3 and Table 4 should be considered in future development plans. The City of Hamilton may require Heritage Impact Assessments to consider potential indirect impacts on adjacent heritage properties.

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1.0 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of Whitechurch Landowners Group Inc. (the **Client**), to prepare a Cultural Heritage Assessment Report (**CHAR**), for the proposed Whitechurch Secondary Plan, in the City of Hamilton, Ontario (the **City**).

The Client is proposing an Official Plan Amendment (**OPA**) to establish a Secondary Plan for a new urban neighbourhood on the lands in the area of White Church Road East, Glanbrook.

This CHAR is one of a number of studies being prepared to inform the existing conditions for the proposed Whitechurch Secondary Plan. The purpose of this report is to identify known and potential built heritage resources and cultural heritage landscapes within the Study Area; provide a description of preliminary impacts that may affect those resources; and recommend mitigation measures to lessen or avoid those impacts and inform project planning.

1.1 CHAR Study Area

The Whitechurch Secondary Plan (the **Secondary Plan Area**) is located in parts of Lots 6-10, Concession 5, geographic Township of Glanford, historic Wentworth County, in the City of Hamilton. The CHAR Study Area comprises the Secondary Plan Area with a 50-m buffer. The Study Area is roughly bounded to the north by Airport Road, to the east by Miles Road, the south by White Church Road, and to the west by Upper James Street (Figure 1 and Figure 2).

This CHAR has been prepared in accordance with the City's CHIA Terms of Reference, as applicable. In addition, the CHAR Study Area was reviewed against MCM's guidance on defining the Study Area for a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment under Transit Project Assessment Process (**TPAP**). Although this study is not being undertaken under the TPAP Process, *Ontario Regulation 231/08* made under the Ontario *Environmental Assessment Act*; the guidance prepared by the MCM has been applied as a best practice for assessment of existing conditions and preliminary impact assessment for larger areas and to assess potential cultural heritage value or interest of known or potential built heritage resources and cultural heritage landscapes.

Given the surrounding context (i.e., topography, land use and character) and the nature of the proposed land use, a 50-metre buffer, around the Study Area, was determined to be sufficient to capture all properties with known and potential built heritage resources and cultural heritage landscapes that might reasonably be directly affected by project activities (e.g., alteration, displacement, or removal for construction) or indirectly affected by indirect impacts (e.g., construction vibrations, obstruction of significant views, isolation, or addition of new features that are incompatible with heritage character).

The City defines adjacent as: *"In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property"*.

Observed land use in and around the Study Area is a mix of agricultural, commercial, protected woodlands, and undeveloped lands.

1.2 Built Heritage Resources and Cultural Heritage Landscapes

Built heritage resources (**BHR**) include individual buildings or structures that contribute to a property's cultural heritage value or interest.¹ Cultural heritage landscapes (**CHL**) are a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest.² For the purposes of this CHAR, these will collectively be referred to as cultural heritage resources (**CHRs**).

The assessment for this report consisted of data collection, background historic research, review of secondary source material, and field review including the following resources:

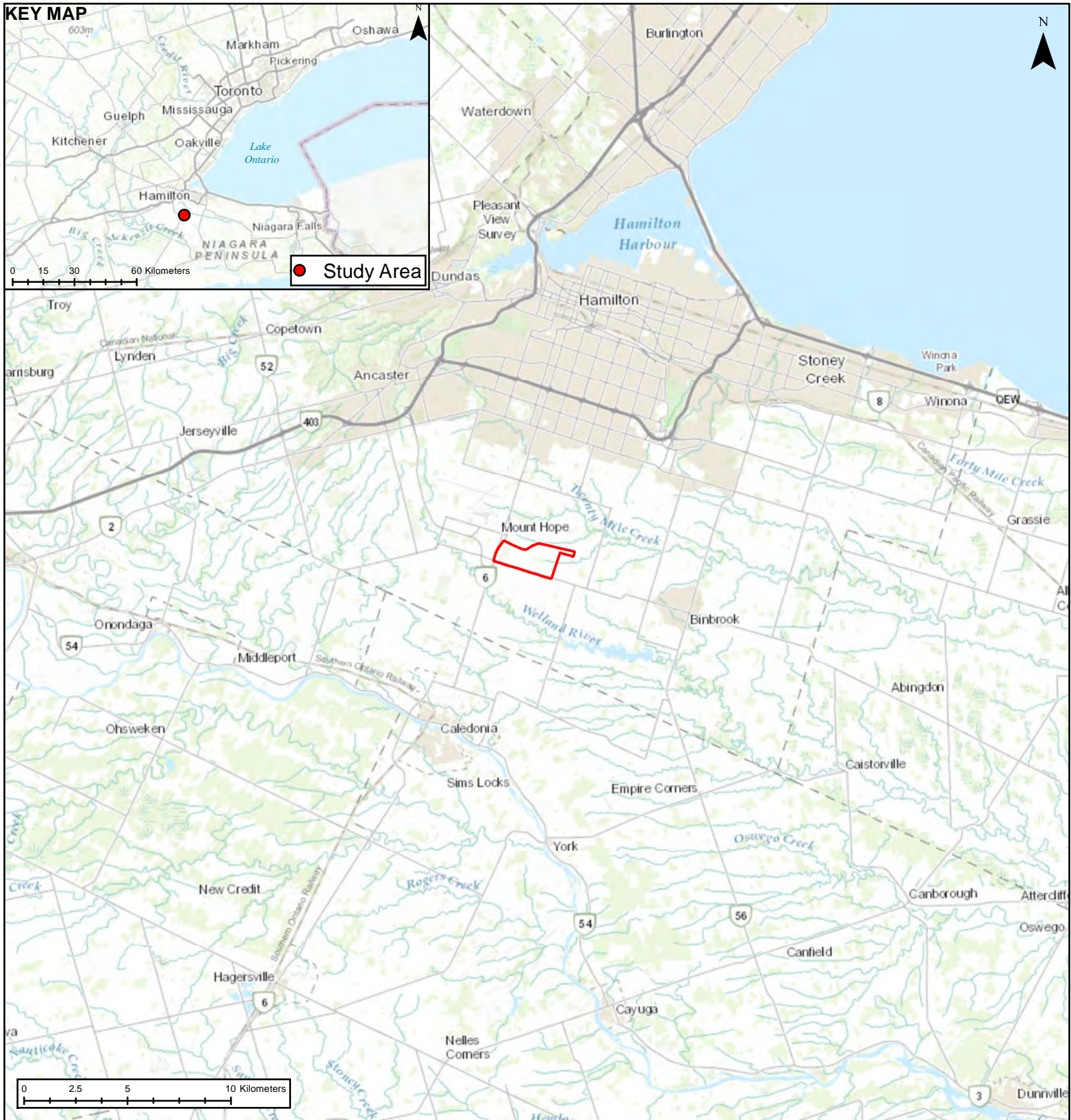
- The City of Hamilton Municipal Heritage Register (**MHR**),
- The City of Hamilton's Interactive Map application,
- Ontario Heritage Trust Register,
- Historic Places Canada Register, and
- Park's Canada's Directory of Federal Heritage Designations.

In order to identify any value-defining historical associations and to better understand the Study Area within the broader context of the former Township of Glanford, a variety of sources (listed in Section 8.0) were reviewed.


A 40-year rule of thumb has been identified by both the MCM – in its *Screening for Impact to Built Heritage and Cultural Heritage Landscapes* (2010) checklist – and the Ministry of Transportation – in its *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007). It should be stressed that a date of construction of 40-years does not necessarily indicate cultural heritage value or interest. Conversely, properties less than 40-years of age may exhibit cultural heritage value or interest. To identify potential built heritage resources and cultural heritage landscapes, historic maps and pre-1983 air photos were reviewed and compared to current aerial imagery. Further analysis of the four additional properties revealed that they do not exhibit cultural heritage value, and they were therefore not considered within this CHAR.

¹ Province of Ontario, "Provincial Policy Statement, 2020", last modified 1 May 2020, 41, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

² Province of Ontario, "Provincial Policy Statement, 2020", 2020, 42.



Legend

 Study Area, 50m Buffer from Secondary Plan Boundary

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE
Location of the Study Area

CLIENT
 White Church Landowners Group Inc.

PROJECT
 Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON

PROJECT NO. LHC0390

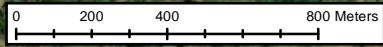
CONSULTANT
 YYYY-MM-DD 2023-11-30



PREPARED LHC

DESIGNED JG

FIGURE # **1**




Legend

- Study Area, 50m Buffer from Secondary Plan Boundary
- Secondary Plan Boundary

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
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TITLE Current Conditions of the Study Area									
CLIENT White Church Landowners Group Inc.									
PROJECT Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON	PROJECT NO. LHC0390								
CONSULTANT 	<table border="1"> <tr> <td>YYYY-MM-DD</td> <td>2023-11-30</td> </tr> <tr> <td>PREPARED</td> <td>LHC</td> </tr> <tr> <td>DESIGNED</td> <td>JG</td> </tr> <tr> <td>FIGURE #</td> <td>2</td> </tr> </table>	YYYY-MM-DD	2023-11-30	PREPARED	LHC	DESIGNED	JG	FIGURE #	2
YYYY-MM-DD	2023-11-30								
PREPARED	LHC								
DESIGNED	JG								
FIGURE #	2								

1.3 Study Approach

The purpose of this CHAR is to identify known and potential built heritage resources and cultural heritage landscapes within and adjacent to the Study Area. To capture potential adverse impacts for this project, the boundaries of the cultural heritage study area were determined to comprise the Study Area as described in Section 1.1 (Figure 2).

This CHAR will:

1. Outline the existing heritage conditions of the Study Area, through:
 - a. background research into its historical and heritage planning context;
 - b. review of available databases of known built heritage resources and cultural heritage landscapes;
 - c. identification of potential built heritage resources and cultural heritage landscapes; and,
 - d. a field review to confirm and inventory known and potential built heritage resources and cultural heritage landscapes and existing conditions of the Study Area.
2. Undertake a preliminary impact assessment to:
 - a. Identify potential direct and indirect adverse impacts on the inventoried cultural heritage resources; and,
 - b. As applicable, identify mitigation measures and next steps to lessen or avoid potential impacts.

1.4 Site Visit

A site review was undertaken on 15 November 2023 by Colin Yu, Cultural Heritage Specialist, in order to document the current conditions and character of the Study Area and any extant known or potential cultural heritage resources. All photographs were taken from the public right-of-way, unless noted. Photographs were not taken along Upper James Street for safety reasons relating to high traffic volumes. The purpose of the field review was to confirm, document, photograph, and update the inventoried built heritage resources and cultural heritage landscapes and the general existing conditions of the Study Area.

1.5 Preliminary Impact Assessment

The CHAR includes a high-level review of the potential cultural heritage value or interest and heritage attributes for each of the affected properties (where no Statement of Cultural Heritage Value or Interest has previously been prepared). This review considered high-level attributes that could reasonably be affected by the proposed project (e.g., structures and/or landscapes and their major components rather than a detailed list of the features). In cases where a more fulsome property-specific evaluation may be required to further assess potential direct impacts

during detailed design, a site-specific Cultural Heritage Impact Assessment would be recommended.

To ensure compliance with the *Environmental Assessment Act* and the *Ontario Heritage Act*, identification and assessment of potential project-related adverse impacts are based on the Ministry of Citizenship and Multiculturalism *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (2006), and their *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment and Environmental Project Reports under Transit Project Assessment Process for Proponents and their Consultants* (2019) which outlines a more fulsome overview of potential impacts to consider. The 2019 guidance defines impacts as follows:

A **direct adverse** impact would have a permanent and irreversible negative effect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of the provincial heritage property.

An **indirect adverse** impact would be the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes.

Positive impacts are those that may positively affect a property by conserving or enhancing its cultural heritage value or interest and/or heritage attributes.³

The preliminary impact assessment considered a range of potential adverse impacts that might result from the project. The potential for indirect impacts on adjacent built heritage resources and cultural heritage landscapes along the entirety of the corridor was considered. The negative effects of traffic and construction vibrations on heritage structures has been demonstrated for structures within a 40-metre setback from construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).⁴

1.6 Cultural Heritage Assessment Report

Per the City of Hamilton Cultural Heritage Impact Assessment Terms of Reference (the **ToR**), this report includes the following components.

³ Chad Randl, "Protecting a Historic Structure during Adjacent Construction", Temporary Protection Number 3, Preservation Tech Notes, prepared by the US Department of the Interior National Park Service Cultural Resources, last modified July 2001, <https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Protection03.pdf>; M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building", *Journal of Sound and Vibration* 246, no. 2 (2001): 319-335.; Patricia Ellis, "Effects of Traffic Vibration on Historic Buildings", *The Science of the Total Environment* 59 (1987): 37-45.; J.H. Rainer, "Effect of Vibrations on Historic Buildings", *The Association for Preservation Technology Bulletin* XIV, no. 1 (1982): 2-10.; John F. Wiss, "Construction Vibrations; State-of-the-Art", *Journal of Geotechnical Engineering Division* 107, no. 2 (1981): 167-181.

⁴ John F. Wiss, "Construction Vibrations; State-of-the-Art", 1981, 167-181.

Table 1: City of Hamilton Cultural Heritage Impact Assessment Terms of Reference

Requirement	Location
<p>1. Introduction to the Development/Project</p> <ul style="list-style-type: none"> • A location plan showing and describing the contextual location of the site. • An existing site plan, current floor plans of built structures where appropriate. • A concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (ie. National Historic Site, Municipal Designation, etc.). • A concise written and visual description of the context including adjacent properties and their recognition (as above) and any yet unidentified potential cultural heritage resource(s). • Present owner and contact information. 	<p>The Location Plan is found in Section 1.0 of this CHAR.</p> <p>A written and visual description of the Study Area and nearby properties is found in Section 3.5 of this CHAR.</p>
<p>2. Background Research & Analysis</p> <ul style="list-style-type: none"> • For the subject property: <ul style="list-style-type: none"> ○ Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual. ○ Development history of the site including original construction, additions, and alterations with substantiated dates of construction; and, 	<p>Written and visual research and analysis of the CHVI of the Study Area is found in Section 3.0 of this CHAR.</p>

Requirement	Location
<ul style="list-style-type: none"> ○ Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon’s directories, etc. ● For adjacent properties: <ul style="list-style-type: none"> ○ Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value. 	
<p>3. Statement of Significance</p> <ul style="list-style-type: none"> ● A Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the Ontario Heritage Tool Kit. The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property. 	<p>Not applicable for this CHAR; however, summaries of known and potential cultural heritage value or interest are provided in Table 3.</p>
<p>4. Description of Proposed Development or Site Alteration</p> <ul style="list-style-type: none"> ● A written and visual description of the proposed development or site alteration, 	<p>A description of the proposed development is found in Section 4.0 of this CHAR.</p>

Requirement	Location
<p>including a proposed site plan, proposed building elevations, and proposed interior plans, where applicable.</p>	
<p>5. Impact of Proposed Development or Site Alteration</p> <ul style="list-style-type: none"> • Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the Ontario Heritage Tool Kit, including but not limited to: <ul style="list-style-type: none"> ○ Destruction of any, or part of any, significant heritage attributes or features; ○ Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance; iii. Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden; ○ Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; ○ Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; ○ A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value; and, ○ Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural 	<p>A preliminary impact assessment is found in Section 5.0 of this CHAR.</p>

Requirement	Location
<p>heritage resource, including archaeological resources.</p>	
<p>6. Alternatives or Mitigation Measures</p> <ul style="list-style-type: none"> • A description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s), including: <ul style="list-style-type: none"> ○ The means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and, ○ The manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration. 	<p>High-level alternatives, mitigation measures and next steps are outlined in Section 5.0 of this report.</p>
<p>7. Conservation Strategy</p> <ul style="list-style-type: none"> • The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> ○ A mitigation strategy including the proposed methods; ○ A conservation scope of work including the proposed methods; and ○ An implementation and monitoring plan. ○ Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; 	<p>Not applicable for this CHAR.</p>

Requirement	Location
<p>lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.</p> <ul style="list-style-type: none"> ○ Referenced conservation principles and precedents. 	
<p>8. Cited Materials</p> <ul style="list-style-type: none"> • Any photographic records, maps, or other documentary materials found during the historical research of the property as well as present-day photographs taken during research; and, • A detailed list of cited materials • Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals. 	<p>Historical Research of the Study Area is found in Section 2.0 of this CHAR.</p> <p>Present-day photographs of the Study Area are found in Section 2.5 of this CHAR.</p> <p>A list of cited materials is found in the References section of this CHAR.</p>

2.0 POLICY AND LEGISLATIVE CONTEXT

Appendix C provides an overview of the applicable heritage planning policy and legislative context for this CHAR.

2.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *PPS* and the *OHA*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of built heritage resources and cultural heritage landscapes and the assessment of impacts on their cultural heritage value or interest and heritage attributes.

2.1.1 Planning Act, R.S.O. 1990

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 8 June 2023. This *Act* sets the context for provincial interest in heritage.

Part 1, Section 3 (1) of *The Planning Act* enables the government to issue policy statements which includes the *PPS*.⁵ Part 1, Section 3 (5) requires decisions of a municipal council, local board, a planning board, the minister of the Crown and a ministry, board, commission or agency of the government to conform to the *PPS* and other relevant provincial plans.⁶

2.1.2 Provincial Policy Statement (2020)

The *2020 Provincial Policy Statement (PPS)* provides direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.⁷

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

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

⁵ Province of Ontario, *Planning Act*, Part 1 S.3 (1).

⁶ Province of Ontario, *Planning Act*, Part I S. 3 (5).

⁷ Province of Ontario, "Provincial Policy Statement", last modified May 2020, 29, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

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.⁸

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁹

A CHIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

2.1.3 Ontario Heritage Act, R.S.O. c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* provides the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* (consolidated on 1 July 2023) and associated regulations sets minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.¹⁰

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the nine criteria from *O. Reg. 9/06*. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA* if they meet at least two of

⁸ Province of Ontario, "Provincial Policy Statement," last modified May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

⁹ Province of Ontario, "Provincial Policy Statement", 2020, 51.

¹⁰ Province of Ontario, *Ontario Heritage Act* R.S.O. 1990, c. O. 18, last modified 1 July 2023, <https://www.ontario.ca/laws/statute/90o18>

the nine criteria from *O. Reg. 9/06*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*.

Under Section 27(9), a property owner must not demolish or remove a building or structure unless they give council at least 60 days notice in writing. Under Section 27(11), council may require plans and other information to be submitted with this notice which may include a CHIA. The council of a municipality shall remove properties from their municipal heritage register if notice of intention to designate under Section 29 is not given on or before the second anniversary of the day the property was included in the register.

Several properties currently *registered* under Section 27 of the *OHA* are located within the Study Area. As the properties were listed on the municipal heritage register prior to 31 December 2022, council shall either remove the Property from the municipal heritage register or give notice of intention to designate on or before 1 January 2025.

Heritage Properties that are currently *inventoried* by the City of Hamilton are not subject to protection under the *OHA*.

2.1.4 Places to Grow Act, 2005 S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. This *Act* enables A Place to Grow: Growth Plan for the Greater Golden Horseshoe (**the Growth Plan**).

2.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹¹

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the *PPS 2020*.

2.1.6 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

¹¹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", last modified 28 August 2020, 6, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Multiple layers of municipal legislation enable a municipality to require a CHAR for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

See Appendix C for additional information on the Provincial Context.

2.2 Local Planning Context

2.3 Urban Hamilton Official Plan (2013)

The *Urban Hamilton Official Plan (UHOP)* was approved by Council on 9 July 2009, approved by the Ministry of Municipal Affairs and Housing on 16 March 2011, and came into effect on 16 August 2013. However, some policies, schedules, maps, and appendices are still under appeal by the Ontario Municipal Board (now the Ontario Land Tribunal).¹² The *UHOP* guides the management of the city, land use change, and physical development in the urban areas to 2043.¹³

See Appendix C, Table 5 for an overview of how policies are addressed in this CHAR.

2.3.1 Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *UHOP* policies, the City has committed to identifying and conserving cultural heritage resources.

¹² City of Hamilton, *Urban Hamilton Official Plan*, last modified November 2022, accessed 2 November 2023, <https://www.hamilton.ca/build-invest-grow/planning-development/official-plan/urban-hamilton-official-plan>

¹³ City of Hamilton, "Chapter A – Introduction", accessed 2 November 2023, <https://www.hamilton.ca/sites/default/files/2023-04/uhop-volume1-chaptera-intro-nov2022rev.pdf>

3.0 RESEARCH AND ANALYSIS

3.1 Natural History and Early Indigenous Land Use

The City of Hamilton website includes the following Indigenous Territorial Acknowledgment:

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.¹⁴

The following section provides a brief overview of early Indigenous history of the general area, followed by a general overview of early Euro-Canadian settlement.

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo, Archaic, and Woodland. It should be stressed that much of the historic record related to the location and movement of Indigenous peoples in present-day Ontario is based on the documentary record of the experiences and biases of early European explorers, traders, and settlers.

3.1.1 Paleo Period (9500 - 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.¹⁵ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.¹⁶ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small

¹⁴ City of Hamilton, "Land Acknowledgement", 1 May 2023, accessed 2 November 2023, <https://www.hamilton.ca/people-programs/inclusion-diversity-equity-accessibility/indigenous-relations/land-acknowledgment>

¹⁵ Christopher Ellis and D. Brian Deller, "Paleo-Indians", in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris, London, ON: Ontario Archaeological Society, London Chapter, 1990, 37.

¹⁶ Toronto Region Conservation Authority, "Chapter 3: First Nations", in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority, 2001, <http://www.trca.on.ca/dotAsset/37523.pdf>

groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.¹⁷

3.1.2 Archaic Period (8000 - 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although they lived in larger groups and over time occupied smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.¹⁸

More notably, during the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern New York and Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fishhooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.¹⁹ The appearance of copper by the Middle Archaic is indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

3.1.3 Woodland Period (1000 BCE - CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁰ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²¹ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

¹⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

¹⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

¹⁹ Norman, Clermont, “The Archaic Occupation of the Ottawa Valley,” in Pilon ed., *La préhistoire de l’Outaouais/Ottawa Valley Prehistory*, (Outaouais Historical Society, 1999), 47-53 and 47-49.

²⁰ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

²¹ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).²² The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.²³

3.2 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.²⁴ Many of the Attiwandaron merged with Haudenosaunee groups to the west and south. More than forty Attiwandaron settlements have been identified by archaeologists within 40 km of the City of Hamilton. These settlements were large, fenced-in villages; however, their influence and settlement extended across southwestern Ontario.²⁵

In the eighteenth century, the Mississauga moved into the Attiwandaron's territory and established Lake Ontario as a French fur trading post. Following the Battle of the Plains of Abraham in 1759, the British gained control of the area and began to purchase large sections of land from the Mississaugas.²⁶ Hamilton, as well as a large portion of southwestern Ontario, was one of these sections of land that was purchased in the Between the Lakes Purchase of 1792.²⁷

²² Toronto Region Conservation Authority, "Chapter 3: First Nations", 2001.

²³ Toronto Region Conservation Authority, "Chapter 3: First Nations", 2001; Haudenosaunee Confederacy, "Who Are We", Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>

²⁴ Mississaugas of the Credit First Nation, "The History of the Mississaugas of the New Credit First Nation", Mississaugas of the New Credit First Nation, last modified 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>.

²⁵ William C. Noble, "The Neutral Confederacy", *The Canadian Encyclopedia*, accessed 17 October 2022, <https://www.thecanadianencyclopedia.ca/en/article/neutral>.

²⁶ John C. Weaver, "Hamilton", *The Canadian Encyclopedia*, accessed 17 October 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

²⁷ Mississaugas of the New Credit First Nation Land Cessions, 1781-1820 and Rouge Tract Claim, 2015, accessed 17 October 2022, <http://mncfn.ca/wp-content/uploads/2017/01/Treaty-Map-Description.jpg>.

3.2.1 Between the Lakes Purchase (Treaty 3)

The Property is located within Treaty 3, also known as the Between the Lakes Purchase. Following the American Revolutionary War, the Crown rewarded with Loyalists and members of the Six Nations that fought for the Crown.²⁸ Two Indigenous Nations took up Governor Haldimand's offer, and one settled at the eastern end of Lake Ontario, while the other group settled on the Grand River Valley.²⁹ In 1784, Col. John Butler acquired over three million acres of land between Lakes Huron, Ontario, and Erie from the Mississaugas. This transaction provided the Mississaugas with £1180 worth of trade goods. The Crown granted 500,000 acres of land on the Grand River and six miles on either side to members of the Six Nations that fought during the American Revolutionary War. The exact land agreement in 1784 was not truly defined. In 1792, the Crown and some Mississauga peoples signed Treaty 3 to clarify the boundaries of the Between the Lake Purchase and Burlington Bay was then called Lake Washquarter.³⁰

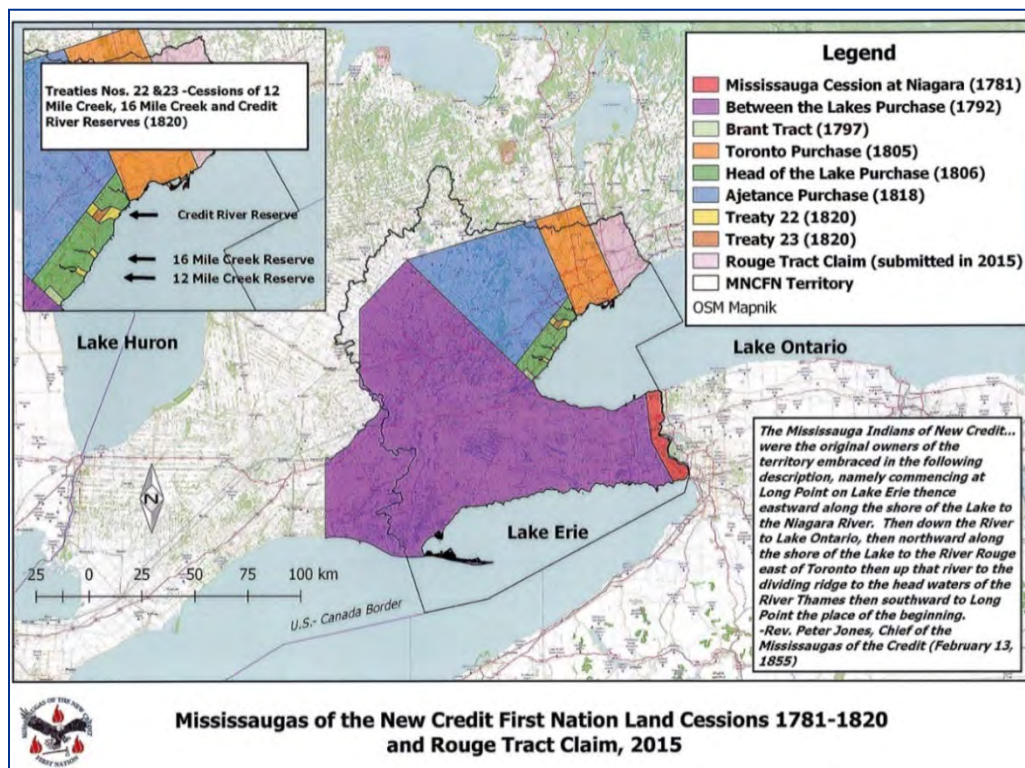


Figure 3: Mississaugas of the New Credit First Nation Land Cessions 1781-1820 and Rouge Tract Claim, 2015.³¹

²⁸ Mississaugas of the Credit First Nation, "History".

²⁹ Mississaugas of the Credit First Nation, "History".

³⁰ Government of Canada, *Between the Lakes Purchase and Collins Purchase, No. 3, Treaty Texts - Upper Canada Land Surrenders*, accessed 9 November 2023, <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls5>

³¹ Mississaugas of the New Credit First Nation Land Cessions, 1781-1820 and Rouge Tract Claim, 2015.

3.3 City of Hamilton

In the late eighteenth century, the British Crown through Lieutenant-Governor John Graves Simcoe, sought to settle the Niagara region and offered two hundred acres of land to any United British Empire Loyalist family that settled and farmed in the area.³² In exchange, the settler must have cleared five acres of land, build a house, and construct a road across the front of the lot.³³ Governor Simcoe elected to create 19 counties, as well as a massive road network that divided them into smaller townships.

In 1791, Augustus Jones surveyed Barton (Township No. 8) and Saltfleet Townships and laid out lots and concessions; however, the area remained largely undeveloped and unoccupied for a number of years.³⁴ In 1815, George Hamilton, a veteran of the War of 1812, purchased 257 acres in Barton Township (known as Head of the Lake at the time) from James Durand for 1750 pounds, and began planning streets and selling parcels of his estate to new arrivals. When Head of the Lake became the administrative seat of the Gore District in 1816, it was renamed Hamilton.³⁵

Growth began in the late 1820s with the construction of a new canal through Burlington Beach that provided entry into Burlington Bay.³⁶ By 1823, there were around 1,000 residents³⁷, a significant increase from the thirty-one families recorded in 1792.³⁸ The canal provided a boost to the community and transformed Hamilton into a significant port. This was complimented by extensive migration from the United Kingdom in the following decade. These new residents brought with them building technology and institutions that were well suited to the landscape, including mercantile houses, granaries, and manufacturing plants.³⁹

In 1833, Hamilton was incorporated as a town. The following year, Allan McNab and other prominent residents raised money to fund the construction of a railway. Hamilton incorporated as a city in 1846.⁴⁰ Construction of the railway started in 1851. The railway attracted new industries like stove and farm-implement foundries, ready-made clothing, and sewing machine manufacturing. Expansion of the railway network in the early 1900s sparked an industrial and residential construction boom, which lasted until 1913.

During both World Wars industry in the City focused on wartime products. Following the Second World War the City's industry shifted to appliances, automobiles, and houses. A number of textile mills and knit-wear factories closed in the 1950s and 1960s and local industry

³² John C. Weaver, "Hamilton".

³³ G., Elmore Reaman, *A History of Vaughan Township*, Toronto, ON: University of Toronto Press, 1971.

³⁴ Bill Manson, *Footsteps in Time: Exploring Hamilton's Heritage Neighbourhoods*, Burlington, ON: North Shore Publishing, 2003.

³⁵ John C. Weaver, "Hamilton".

³⁶ John C. Weaver, "Hamilton".

³⁷ Hamilton Public Library, "A History of the City of Hamilton", accessed 3 November 2023, http://epe.lac-bac.gc.ca/100/200/301/ic/can_digital_collections/cultural_landmarks/hamhist.htm.

³⁸ Bill Manson, *Footsteps in Time*.

³⁹ John C. Weaver, "Hamilton".

⁴⁰ John C. Weaver, "Hamilton".

centered around steel and its related industries.⁴¹ In January 2001, Hamilton amalgamated with the surrounding municipalities of Flamborough, Glanbrook, Stoney Creek, Ancaster, and Dundas to form the modern City of Hamilton.⁴²

3.3.1 Glanford Township and Mount Hope

In the 1794, Glanford Township was surveyed by Davenport Phelps, in the Crown survey system of “single front” comprising of 188 acre lots instead of the usual 200 acre lots bounded by road allowances, originally forming part of Lincoln County. In 1802, the first Crown Patents of land were granted in the Mount Hope area, in Glanford Township. The Crown Patents were made as political rewards to people who had little or no interest in developing the land due to the relatively long distance from the lakeshore. In 1810, the first settlers arrived. By 1815, there were 50 inhabitants in the Township.⁴³ In 1816, the Township became part of Wentworth County. By 1826, the population had reached only 500 inhabitants.⁴⁴ Caledonia Road (now Upper James Street), connected Hamilton with Lake Erie. By 1841, the population in the Township had increased to over 1,000 inhabitants. Originally, the village of Mount Hope was known as Swazie’s Corners, after a Mr. Swazie (also Swayze) who ran a hotel on the southwest corner of what is now Homestead Drive and Airport Road. After his departure, it became known as Hines Corners, after Mr. H. Hines, one of the early Mount Hope settlers, who took over the hotel.⁴⁵

During the 1840s and 1850s, the village of Mount Hope flourished as it was the chief distributing centre of the Township.⁴⁶ With the passage of the *Municipal Corporations Act* in 1849, formal local governance was introduced with the election of the first Reeve and Council for the Township. Mount Hope was considered the official seat of the Township, meeting at Terryberry Inn and then at the Orange Hall in the village. The 1875 *Illustrated Historical Atlas of Wentworth County*, describes Mount Hope as a “village of some considerable importance and the only village in the township”.⁴⁷

⁴¹ John C. Weaver, “Hamilton”.

⁴² Waterloo Region Record, “Hamilton got stronger after amalgamation,” last updated April 13, 2020, accessed 3 November 2023, <https://www.therecord.com/news/waterloo-region/2018/09/14/hamilton-got-stronger-after-amalgamation.html>.

⁴³ Page & Smith, *Illustrated Historical Atlas of the County of Wentworth Ont.*, Toronto, ON: Page & Smith, 1875, xi.

⁴⁴ Charles M. Johnston, *The Head of the Lake: A History of Wentworth County*, Hamilton, ON: Wentworth County Council, 1967, 83.

⁴⁵ “Mount Hope”, Glanbrook Historical Society, 2007, accessed 20 November 2023, <http://www.glanbrookheritage.ca/mounthope.htm>

⁴⁶ Charles M. Johnston, *The Head of the Lake: A History of Wentworth County*, Hamilton, ON: Wentworth County Council, 1967, 83.

⁴⁷ Page & Smith, *Illustrated Historical Atlas of the County of Wentworth Ont.*, Toronto, ON: Page & Smith, 1875, xi.

In 1940, the John C. Munro International Airport was constructed to the northwest of the village. It served as the RCAF Station Hamilton during the Second World War and was converted to civil aviation use in 1964.⁴⁸

3.4 Mid-19th Century to Present-day in Mapping and Imagery

Present-day road names will be used to describe and orient the reader.

Two historic maps –from 1859 and 1875 –were consulted to understand the 19th century morphology of the Study Area (see Figure 4). While these historic maps can provide a great deal of information about the land use history of a property or study area, there are some limitations. A summary is provided below in Table 2.

Not all features of interest were surveyed to the same degree of accuracy or included on the maps. Furthermore, subscribers to historical atlases were given preference in terms of the degree of detail included for their property.

Table 2: Summary of Occupant/Ownership and Lot Features

Lot	Concession	Date	Owner/Occupant	Lot features
6	5	1859	Seth Howam	<ul style="list-style-type: none"> None identified
			William Young	<ul style="list-style-type: none"> None identified
			Abraham Young	<ul style="list-style-type: none"> None identified
		1875	N. Reed	<ul style="list-style-type: none"> Glanford Post Office at the northwest portion of the Lot
			William Young	<ul style="list-style-type: none"> A building adjacent to an orchard at the west portion of the Lot
			Jacob Young	<ul style="list-style-type: none"> A building adjacent to an orchard at the west portion of the Lot
		E & L Young	<ul style="list-style-type: none"> A building adjacent to an orchard at the west portion of the Lot 	

⁴⁸ Canadian Society for Civil Engineering, “BCATP Mount Hope Airfield”, accessed 17 November 2023, <https://csce.ca/en/historic-site/bcatp-mount-hope-airfield/>

Lot	Concession	Date	Owner/Occupant	Lot features
7	5	1859	C. Penfold and James McKee	<ul style="list-style-type: none"> None identified
		1875	North ½ - Joseph Gray	<ul style="list-style-type: none"> Two buildings adjacent to orchards at the north portion of the Lot
			South ½ - James McKee	<ul style="list-style-type: none"> A building adjacent to an orchard at the south portion of the Lot
8	5	1859	J. Mason	<ul style="list-style-type: none"> None identified
			Anthony Murray	<ul style="list-style-type: none"> None identified
			Thomas Parker	<ul style="list-style-type: none"> None identified
		1875	J. Mason	<ul style="list-style-type: none"> A building adjacent to an orchard at the north portion of the Lot
			R. Mulligan	<ul style="list-style-type: none"> A building adjacent to an orchard at the south portion of the Lot
			Thomas Parker	<ul style="list-style-type: none"> A building adjacent to an orchard at the south portion of the Lot
			Unknown	<ul style="list-style-type: none"> A building adjacent to an orchard at the south portion of the Lot
9	5	1859	Thomas Webber	<ul style="list-style-type: none"> None identified
			William Young	<ul style="list-style-type: none"> None identified
		1875	Thomas Webber	<ul style="list-style-type: none"> A building adjacent to an orchard at the

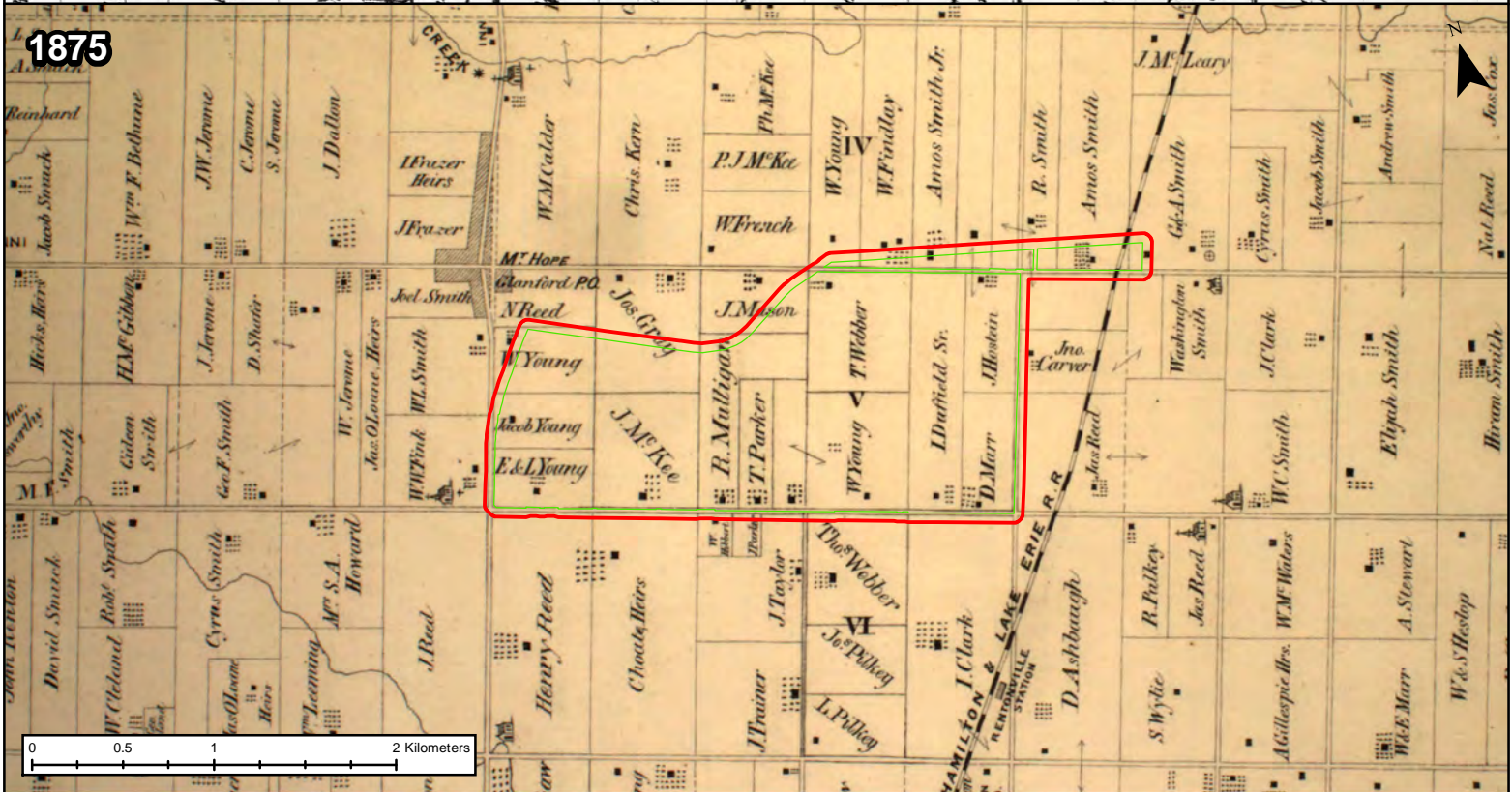
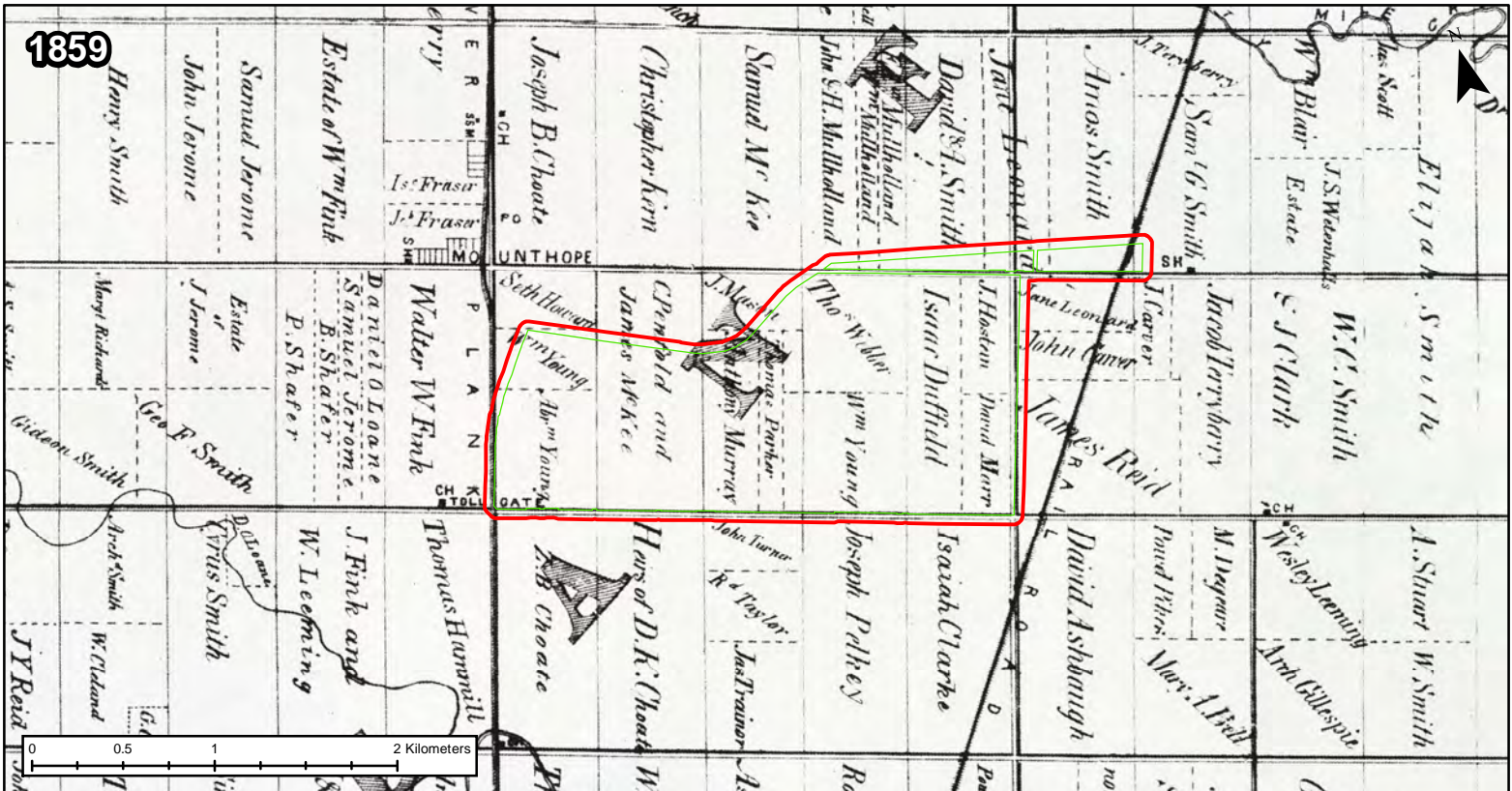
Lot	Concession	Date	Owner/Occupant	Lot features
				northwest portion of the Lot
			William Young	<ul style="list-style-type: none"> • A building adjacent to an orchard at the south portion of the Lot
10	5	1859	Issac Duffield	<ul style="list-style-type: none"> • None identified
			J. Hostein	<ul style="list-style-type: none"> • None identified
			David Marr	<ul style="list-style-type: none"> • None identified
		1875	I. Duffield Sr.	<ul style="list-style-type: none"> • A building adjacent to an orchard at the north portion of the Lot
			J. Hostein	<ul style="list-style-type: none"> • A building adjacent to an orchard at the south portion of the Lot
			David Marr	<ul style="list-style-type: none"> • A building adjacent to an orchard at the north portion of the Lot


In addition to a review of 19th century maps, 20th and early 21st century topographic maps and aerial photography were reviewed in order to better understand the morphology of the Study Area:

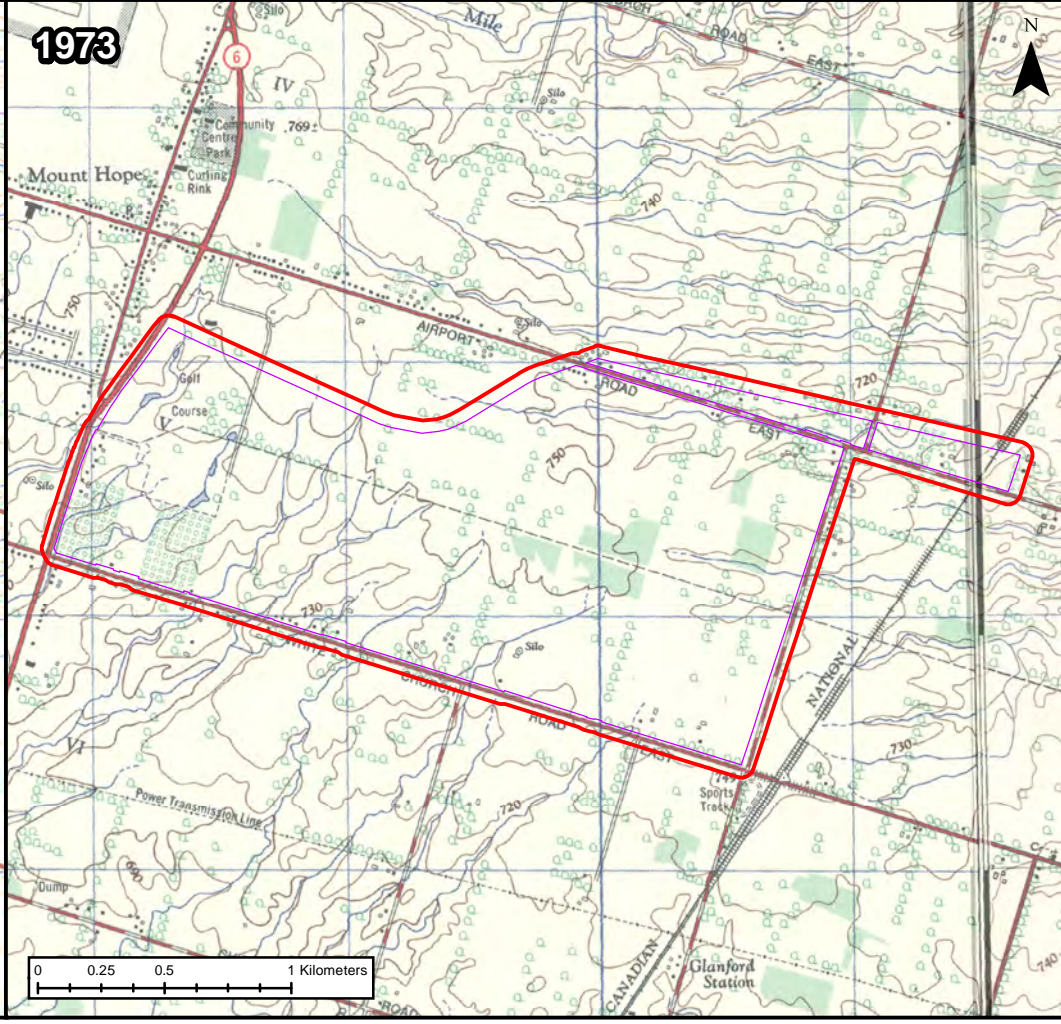
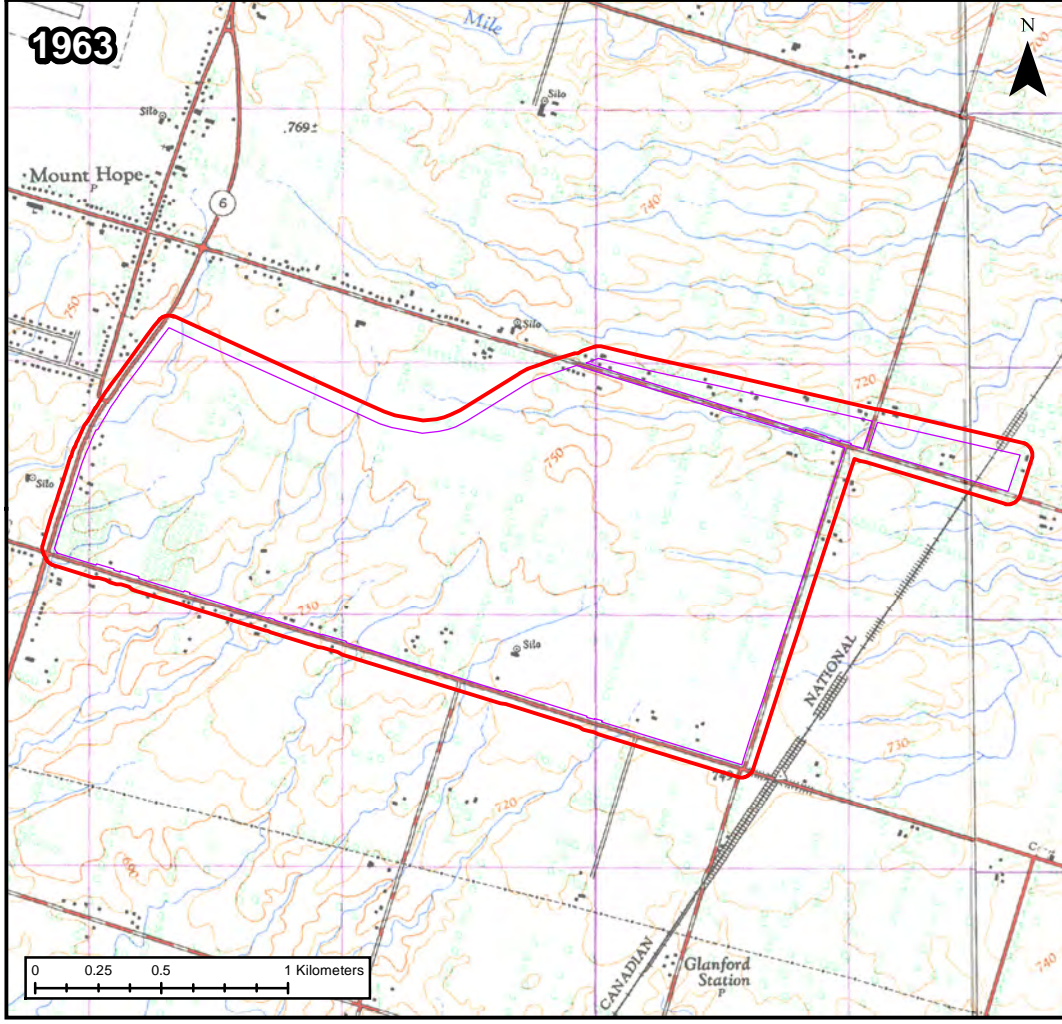
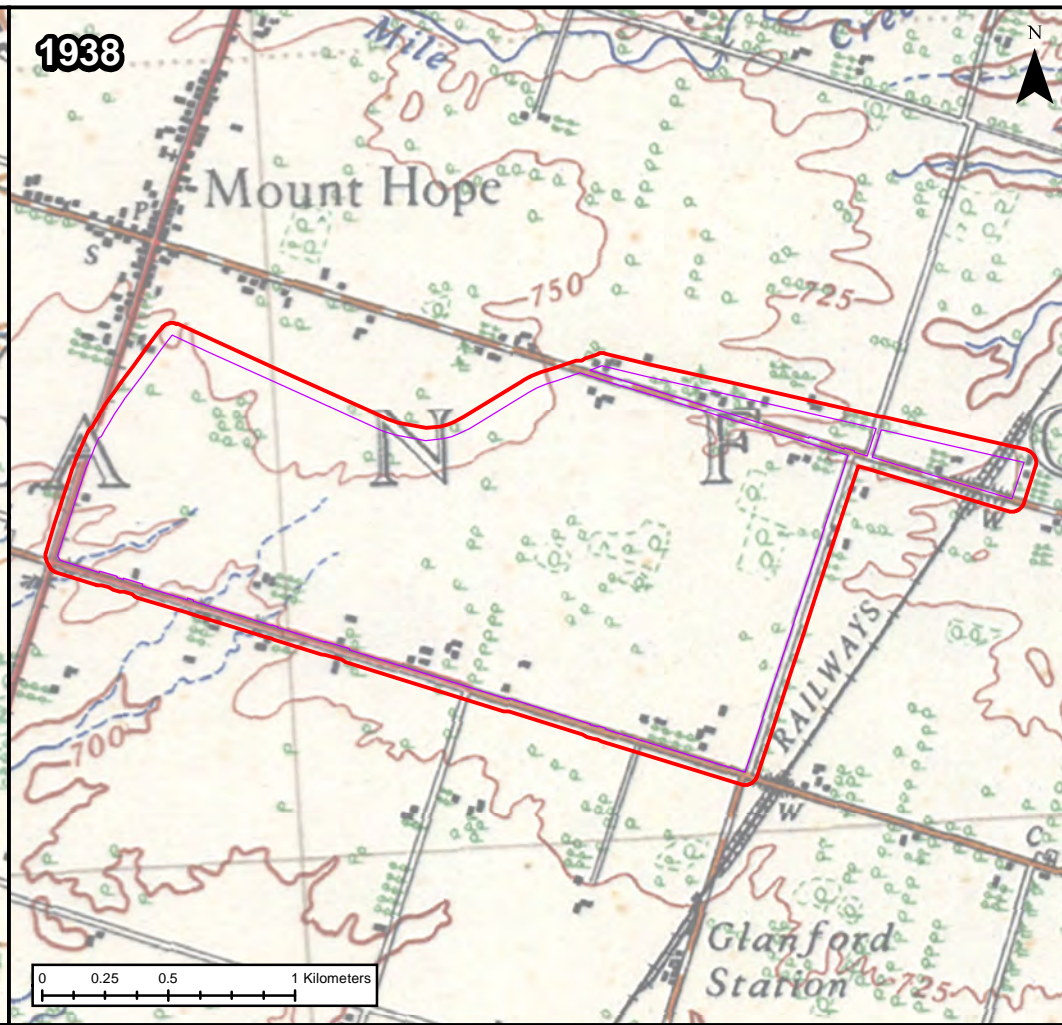
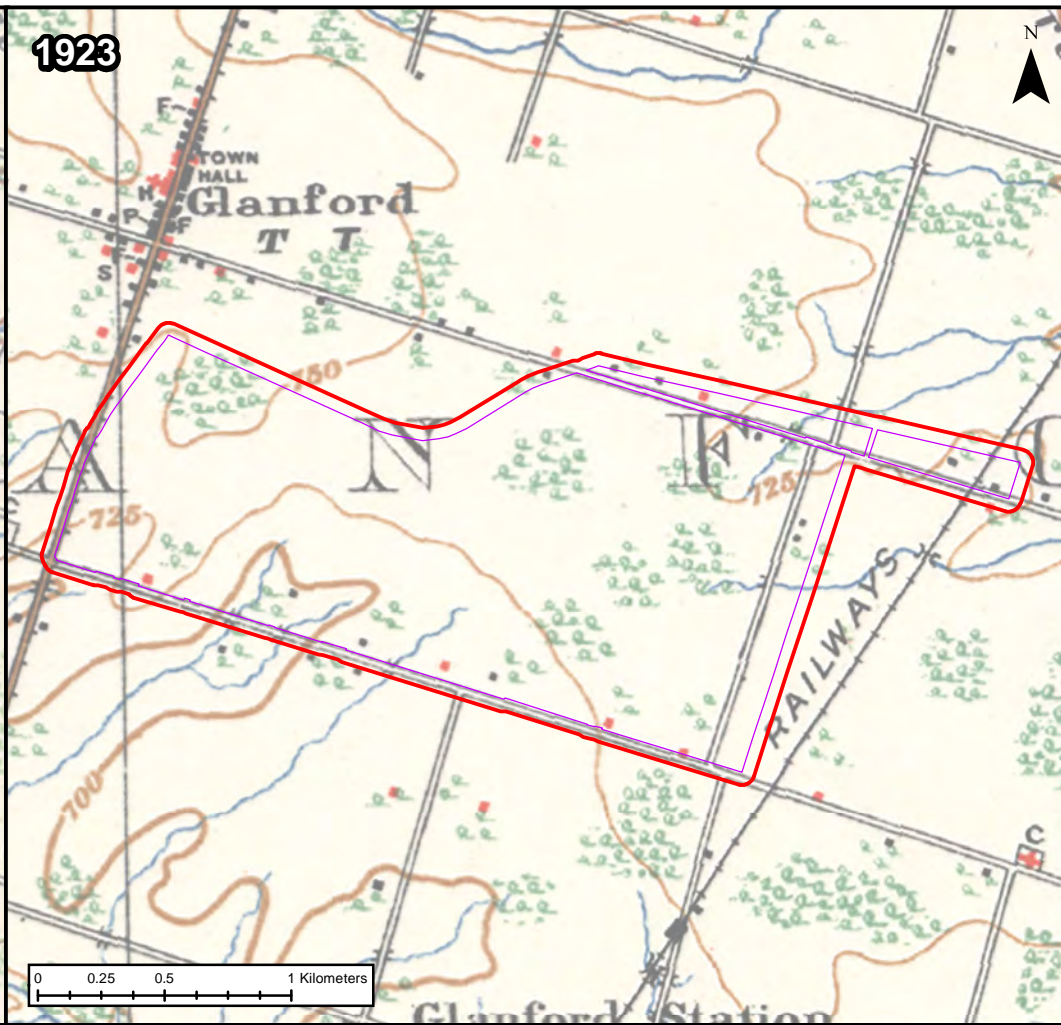
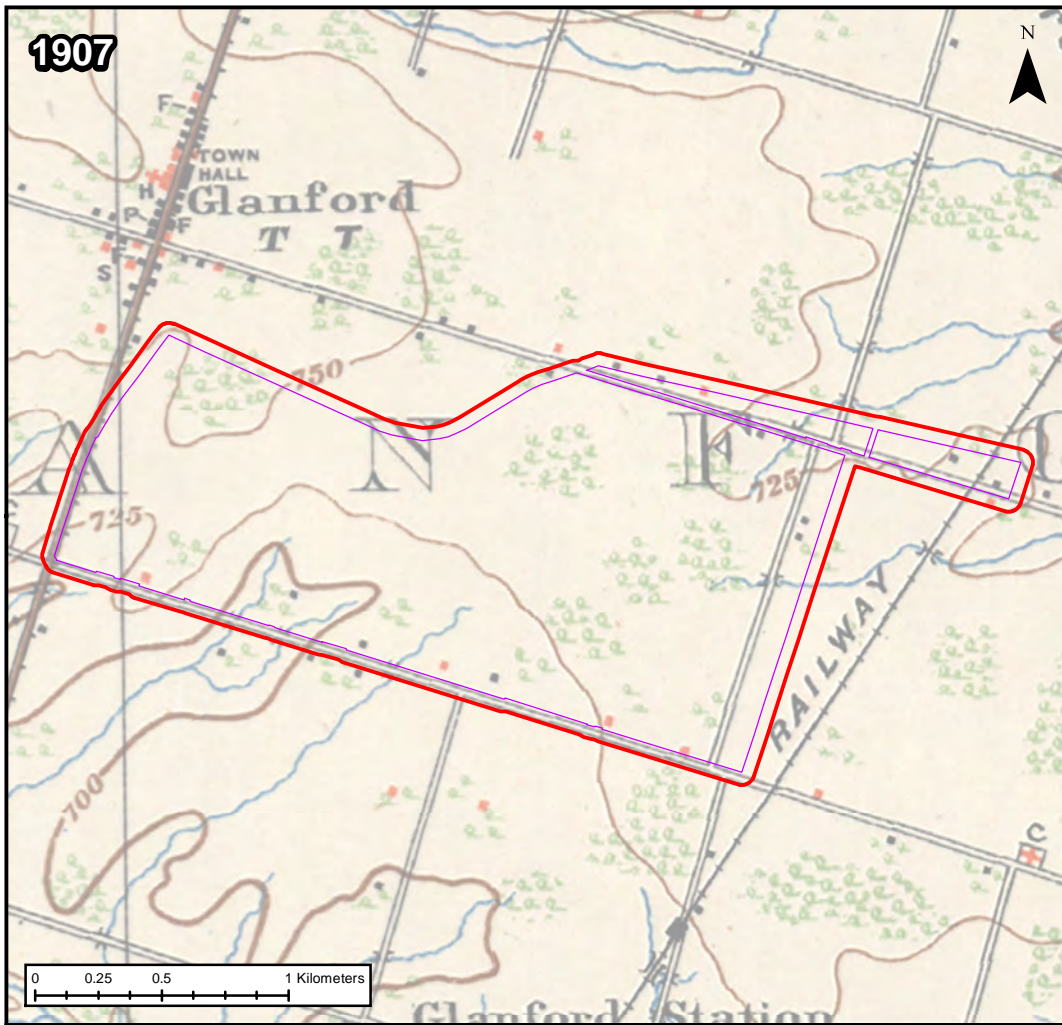
- 1907-1938 Topographic Maps (Figure 5):
 - Generally, the Study Area remained rural between 1907 and 1940. Several residential buildings are noted on the 1907 and 1923 *Topographic Maps* with their building material being identified as either wood, stone, or brick.
 - The 1907 and 1923 *Topographic Maps* show that Upper James Street was a metalled road (paved) while other roads were unpaved. Upper James Street also had telegraph lines running along it.
 - The 1938 *Topographic Map* shows more detail including any auxiliary farm buildings and structures that may have been adjacent to residential buildings.

White Church Road East was paved with asphalt until reaching Ferris Road which then on had a gravel surface. Airport Road East had a gravel surface. Miles Road had a dirt surface.

- 1963-1973 Topographic Maps (Figure 5):
 - Some development in the area included additional structures being built. These structures are generally rectangular in shape, suggesting they were barns. A silo is also indicated. Post-war residential dwellings were constructed on the north and south sides of Airport Road East.
 - By 1963, White Church Road East was fully paved, while Airport Road East and Miles Road had gravel surfaces. The realignment of Highway 6 around Mount Hope is visible.
- 1939-2002 Aerial Photographs (Figure 6):
 - Aerial photographs between 1939 and 2002 depict the Study Area's primary land-use was agricultural with some commercial and industrial use. The Southern Pines Golf & Country Club was constructed at the northwest portion of the Study Area.



<p>Legend</p> <p> Study Area, 50m Buffer from Secondary Plan</p> <p> Secondary Plan Boundary</p>	<p>TITLE 1859 and 1875 Historic Maps Showing the Study Area</p>	
	<p>CLIENT White Church Landowners Group Inc.</p>	
<p>PROJECT Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON</p>		<p>PROJECT NO. LHC0390</p>
<p>NOTE(S) 1. All locations are approximate.</p> <p>REFERENCE(S) 1. Surtees, R., "Map of the County of Wentworth, Canada West, Hamilton, C.W.", (https://maps.library.utoronto.ca/hgis/countymaps/wentworth/7B.jpg, accessed 20 November, 2023), n.a.: Gregory Hardy, 1859. 2. Page & Smith, "Township of Glanford", In: "Illustrated Historical Atlas of the County of Wentworth, Ont.", (https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/wen-m-glanford.jpg, accessed 20 November, 2023), Toronto, ON: Page & Smith, 1875. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	<p>CONSULTANT</p> 	<p>YYYY-MM-DD</p> <p>2023-11-30</p> <p>PREPARED</p> <p>LHC</p> <p>DESIGNED</p> <p>JG</p> <p>FIGURE #</p> <p>4</p>



Legend

- Study Area, 50m Buffer from Secondary Plan Boundary
- Secondary Plan Boundary

TITLE
1907, 1923, 1938, 1963, and 1973 Topographic Maps Showing the Study Area

CLIENT
White Church Landowners Group Inc.

PROJECT
Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON


PROJECT NO. LHC0390

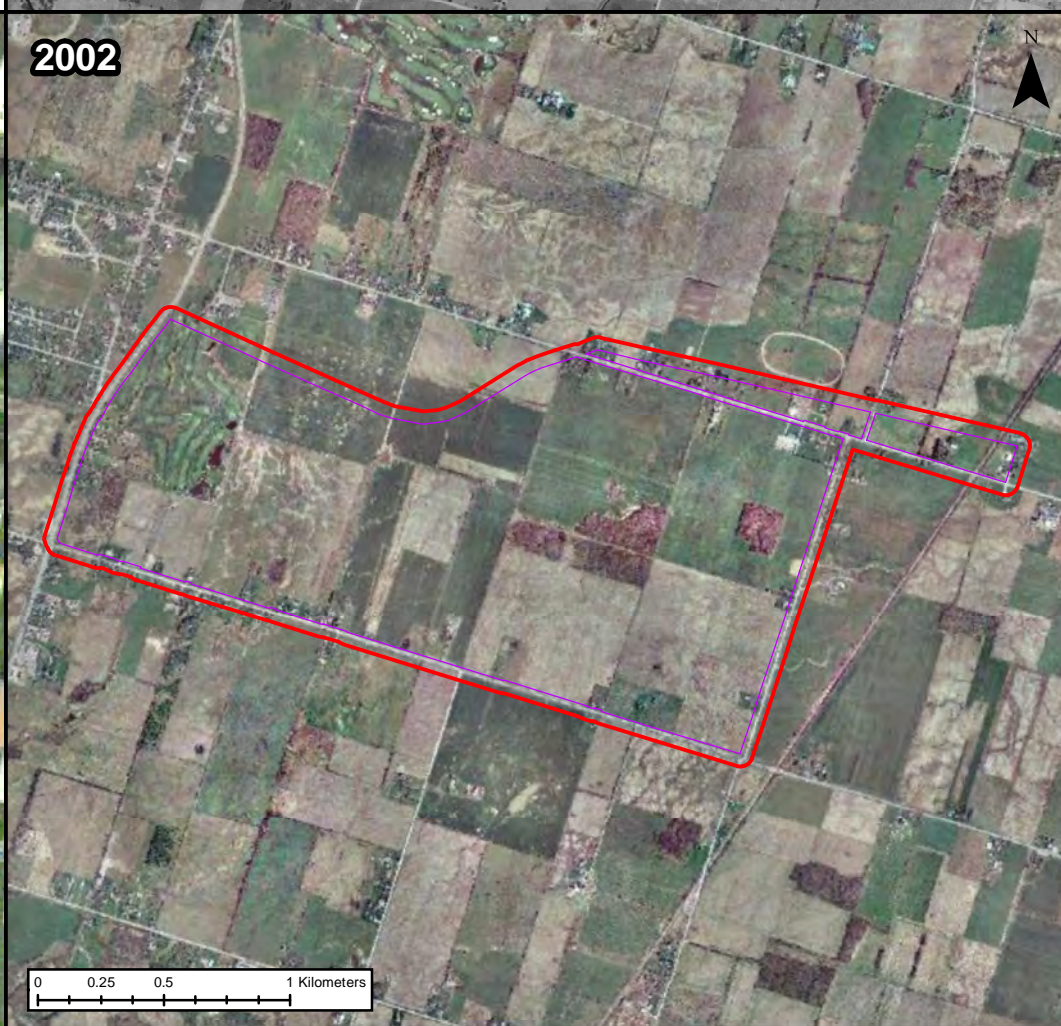
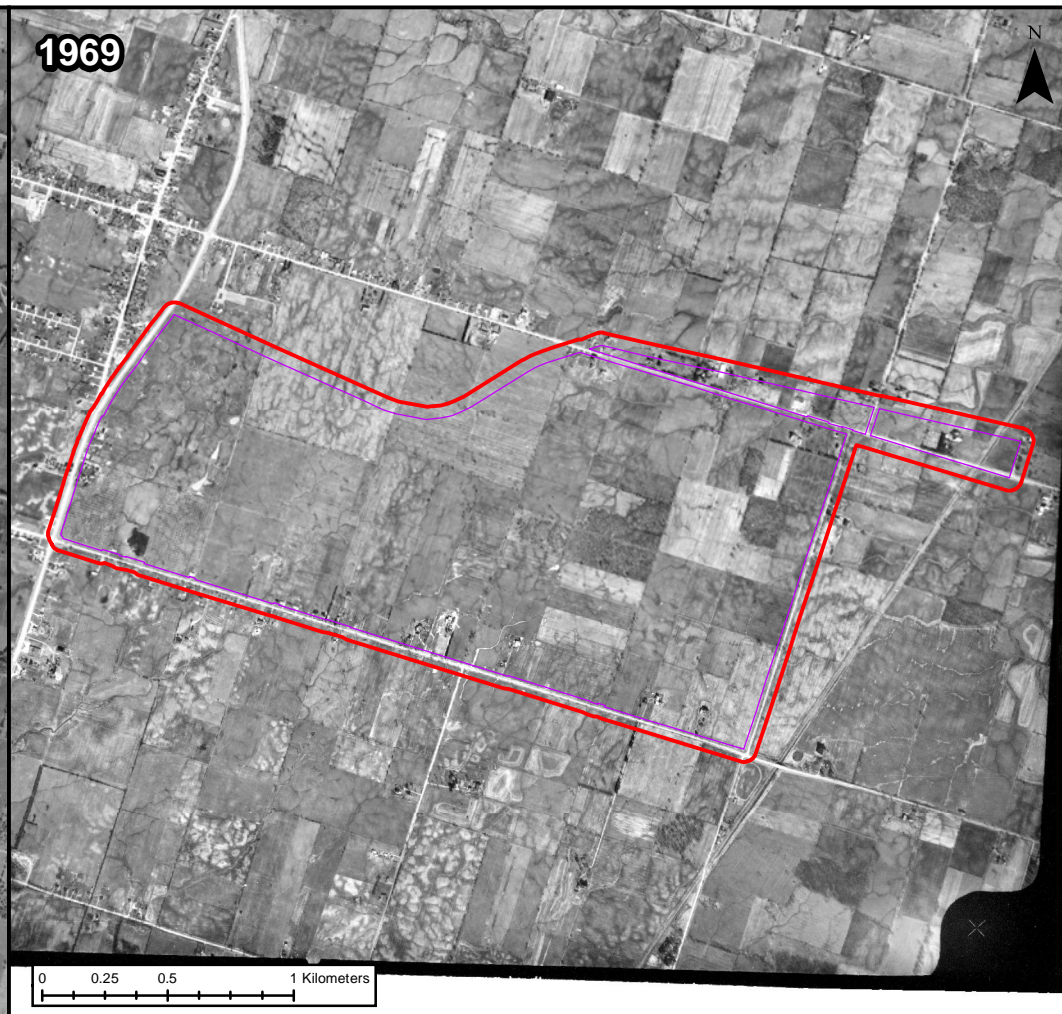
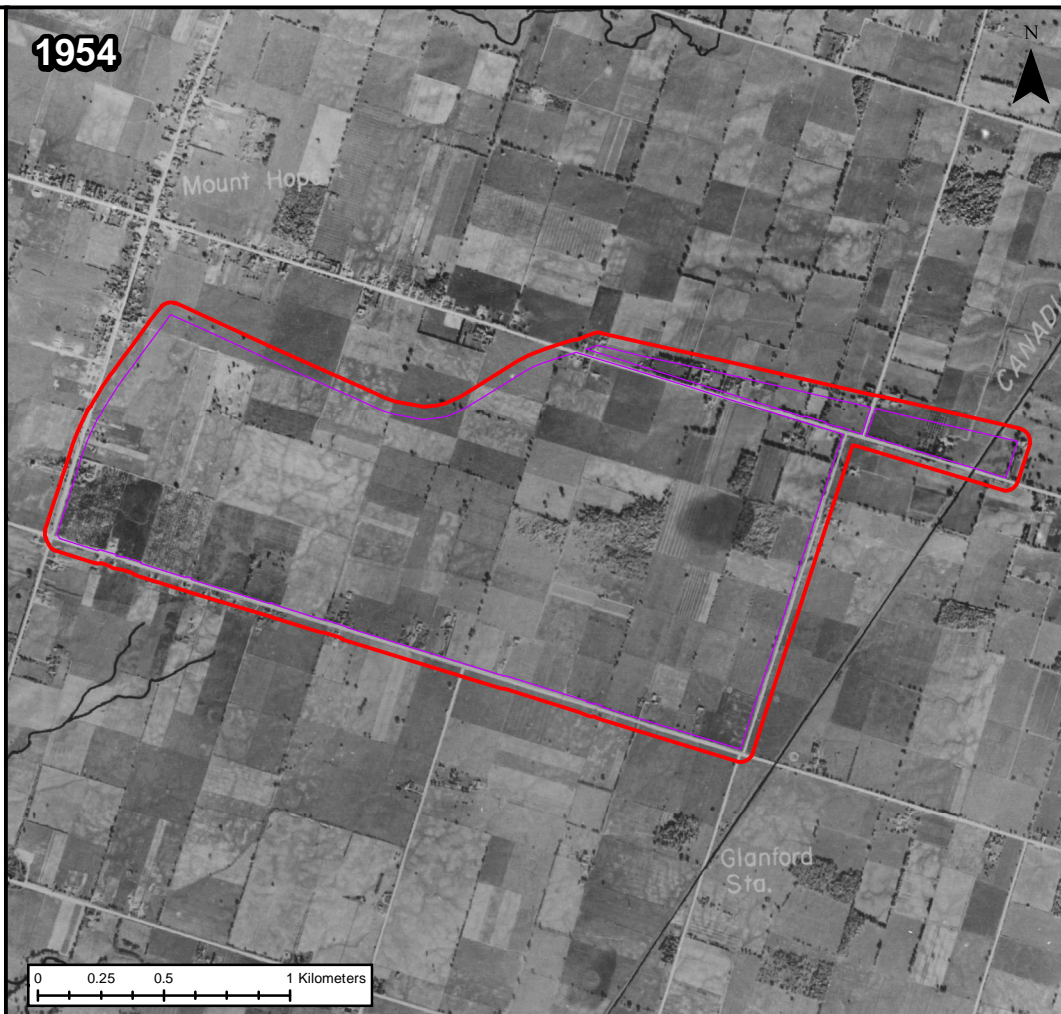
NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Department of Militia and Defence, "Topographic Map, Ontario, Grimsby Sheet", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M04_1907TIFF&_add=true_nozoom=true, accessed 18 November, 2023), scale 1:63,360, sheet 30 M/4, edition 1, Ottawa: Department of Militia and Defence, 1907.
2. Department of National Defence, "Topographic Map, Ontario, Grimsby Sheet", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M04_1923TIFF&_add=true_nozoom=true, accessed 18 November, 2023), scale 1:63,360, sheet 30 M/4, edition 2, Ottawa: Department of National Defence, 1923.
3. Department of National Defence, "Grimsby, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP63360K030M04_1938TIFF&_add=true_nozoom=true, accessed 18 November, 2023), scale 1:63,360, sheet 30 M/4, edition 5, Ottawa: Department of National Defence, 1938.
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5. Army Survey Establishment, R.C.E., "Mount Albion, Wentworth County, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP25K030M04f_1963TIFF&_add=true_nozoom=true, accessed 30 November, 2023), scale 1:25,000, sheet 30 M/4F, edition 2, Ottawa: Army Survey Establishment, R.C.E., 1963.
6. Department of Energy, Mines, and Resources, "Mount Hope, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP25K030M04e_1973TIFF&_add=true_nozoom=true, accessed 18 November, 2023), scale 1:25,000, sheet 30 M/4E, edition 3, Ottawa: Department of Energy, Mines, and Resources, 1973.
7. Department of Energy, Mines, and Resources, "Mount Albion, Wentworth County, Ontario", (https://geo.scholarsportal.info/#/details/_uri=HTDP25K030M04f_1973TIFF&_add=true_nozoom=true, accessed 18 November, 2023), scale 1:25,000, sheet 30 M/4F, edition 3, Ottawa: Department of Energy, Mines, and Resources, 1973.

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CONSULTANT	YYYY-MM-DD	2023-11-30
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	5



Legend

- Study Area, 50m Buffer from Secondary Plan Boundary
- Secondary Plan Boundary


TITLE
 1939, 1954, 1969, 1995, and 2002 Aerial Photographs Showing the Study Area

CLIENT
 White Church Landowners Group Inc.

PROJECT Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON **PROJECT NO.** LHC0390

NOTE(S) 1. All locations are approximate.

- REFERENCE(S)**
1. Ontario Department of Lands and Forests, Division of Surveys and Engineering, Aerial Surveys Section, "Mount Hope Airport Site", (<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A89715>, accessed 21 November, 2023), provided by McMaster University, accession number: macrepo: 89715, scale 1:7,250, 1939.
 2. University of Toronto Libraries, "1954 Air Photos of Southern Ontario, 438.792", (<https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>, accessed 21 November, 2023), 1954.
 3. National Air Photo Library, "A20264-119", (<https://madgic.trentu.ca/airphoto/>, accessed 21 November, 2023), roll A20264 line 9W photo 119, scale 1:30,000, provided by Trent University, 1969.
 4. City of Hamilton, "Base Mapping, 15 - 1995 Airphoto", (<https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=63e206c3d6344daabdf384c94ebdfc5>, accessed 21 November, 2023), web mapping application, 1995.
 5. Ministry of Natural Resources, "Greater Toronto Area (GTA) Orthophotography Project 2002: 1km coverage", (https://geo.scholarsportal.info/#/details/_uri@=2068904196, accessed 21 November, 2023), 2002.
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CONSULTANT	YYYY-MM-DD	2023-11-30
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6

3.5 Existing Conditions

The Study Area is located in the present-day City of Hamilton. It is generally bounded to the north by Airport Road East, to the east by Miles Road, the south by White Church Road East, and to the west by Upper James Street. Buildings are typically nineteenth-to-twentieth century residences situated on large lots with deep setbacks from the roads. A golf course (Southern Pines Golf & Country Club) is located at the northwest portion of the Study Area. Observed land use is predominantly agricultural with some residential, commercial and industrial uses.

Upper James Street is a paved asphalt four-lane road. There are gravel shoulders on the west and east sides of the road. There are no sidewalks on the west or east sides of the road. Hydro utility poles are found on the west and east sides of the road (Photo 1 through Photo 4).

White Church Road East is a paved asphalt two-lane road. There are no paved or gravel shoulders or sidewalks on the north or south sides of the road. Hydro utility poles are found on the south side of the road (Photo 5 through Photo 9).

Miles Road is a paved asphalt two-lane road. There are no paved or gravel shoulders or sidewalks on either side of the road. Hydro utility poles are found on the west side of the road (Photo 10 through Photo 12)

Airport Road East is a paved asphalt two-lane road. There are no paved or gravel shoulders or sidewalks on either side of the road. Hydro utility poles are found on the south side of the road (Photo 13 through Photo 15).



Photo 1: View looking southeast towards the intersection of Upper James Street and Airport Road East.⁴⁹

⁴⁹ Google Street View, May 2023.



Photo 2: View looking south along Upper James Street.⁵⁰



Photo 3: View looking south along Upper James Street with the 3487 Upper James Street property at left.

⁵⁰ Google Street View, May 2023.



Photo 4: View looking northeast towards the intersection of Upper James Street and White Church Road East.⁵¹



Photo 5: View looking west along White Church Road East with 8489 White Church Road East at left.

⁵¹ Google Street View, June 2023.



Photo 6: View looking east along White Church Road East with 8483 White Church Road East at right.



Photo 7: View looking west along White Church Road East.



Photo 8: View looking north towards agricultural fields along White Church Road East.



Photo 9: View looking east towards the intersection of White Church Road East and Miles Road.



Photo 10: View looking north along Miles Road.



Photo 11: View looking south along Miles Road with 2119 Miles Road at left.



Photo 12: View looking north towards the intersection of Miles Road and Airport Road East.



Photo 13: View looking east along Airport Road East with 8405 Airport Road East at right.



Photo 14: View looking west along Airport Road East with 8435 Airport Road at right.



Photo 15: View looking west along Airport Road East towards the intersection of Airport Road East and Upper James Street.

3.5.1 Identification of Designated, Registered, Inventoried, and Potential Cultural Heritage Resources



As described in Section 1.2, the initial identification of potential cultural heritage resources was based on a rolling 40-year rule of thumb, which considered features and structures shown on air photos from 1983 and earlier or their potential to meet criteria outlined under *O. Reg. 9/06* of the *Ontario Heritage Act*. A number of individual properties were identified within the Study Area through the application of the 40-year rule of thumb; however, the majority of these

properties were screened out as potential cultural heritage resources -- both as individual built heritage resources and cultural heritage landscapes -- based on background research and the site visit.

A summary of known and potential built heritage resources and cultural heritage landscapes is outlined in Table 4. Locations in relation to the Study Area are depicted on Figure 7. These include:

- no properties designated under Section 29, Part IV or Section 41, Part V of the OHA within the Study Area;
- four properties in the Study Area registered on the City's MHR under Section 27, Part IV of the OHA;
- 18 properties inventoried on the City's MHR; and,
- one potential cultural heritage resource identified through background research and the site visit.


Table 3: Known or Potential Built Heritage Resources and Cultural Heritage Landscapes Within the Study Area


CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-1	3487 Upper James Street, Hamilton, ON	None	Registered Section 27, Part IV of the OHA	c.1916	<p>The potential CHVI of this property lies in its physical and design value, associative value, and contextual value.</p> <p>The property is associated with a local farmer, Byron H. Richardson between 1916 and 1969.⁵²</p> <p>Potential heritage attributes appear to be the two-and-a-half storey massing, brick façade with concrete lintels and sills, a hipped roof with a central dormer and two tall brick chimneys.⁵³</p>	 <p>(City of Hamilton, 2023)</p>  <p>(HouseSigma, July 2022)⁵⁴</p>

⁵² Land Registry Ontario, Hamilton Wentworth (LRO 62), Glanford, Book 3, 1916, Inst. 4761.


⁵³ City of Hamilton, “3487 Upper James Street, Registered (Non-Designated) Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>

⁵⁴ HouseSigma, “3487 Upper James Street”, Listing # H4142024.



CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-2	7156 White Church Road East, Hamilton, ON	None	Registered Section 27, Part IV of the OHA	1860	<p>The potential CHVI of this property lies in its physical and design value, associative value, and contextual value as a cultural heritage landscape.</p> <p>Potential heritage attributes of the residential building appear to be the one-and-a-half storey massing and red brick construction in the Ontario Cottage architectural style. This building also features a central gable dormer with lancet window in the central peak, soldier-coursed window openings, red brick chimney, and central entranceway with sidelights.</p> <p>Potential heritage attributes of the barn outbuilding appear to be limited to the gambrel roof</p>	 <p>(City of Hamilton, 2023)</p>

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					and the post-and-beam construction. ⁵⁵	
CHR-3	8064 White Church Road East, Hamilton, ON	None	Registered Section 27, Part IV of the <i>OHA</i>	1900	<p>The potential CHVI of this property lies in its physical and design value, associative value, and contextual value.</p> <p>Potential heritage attributes appear to be the two-and-a-half storey massing and brick construction. This building also features a hip roof with a projecting gable over a rectangular bay on the front façade, as well as combination of segmental arched and flat headed window openings with</p>	 <p>(City of Hamilton, 2023)</p>

⁵⁵ City of Hamilton, “7156 White Church Road, Registered (Non-Designated) Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.



CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					stone sills, and an east wing with a projecting gable. ⁵⁶	
CHR-4	7349 Airport Road East, Hamilton, ON	None	Registered Section 27, Part IV of the <i>OHA</i>	1900	<p>The potential CHVI of this property lies in its physical and design value, associative value, and contextual value.</p> <p>Potential heritage attributes appear to be the two-and-a-half storey massing and red brick construction in the Classical Revival architectural style. This building also features a symmetrical façade, a hip roof with a central dormer, a central front porch framed with Doric columns, as well as segmental arched</p>	 <p>(City of Hamilton, 2023)</p>


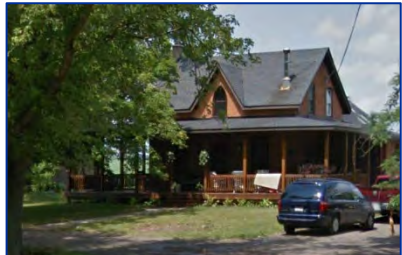
⁵⁶ City of Hamilton, “8064 White Church Road, Registered (Non-Designated) Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.



CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					windows openings with stone sills. ⁵⁷	
CHR-5	7055 Airport Road East, Hamilton, ON	None	Inventoried	1830	The potential CHVI of this property lies in its physical and design value. Potential heritage attributes appear to be limited to the one-and-a-half storey frame structure with a central gable dormer. ⁵⁸	 <p>(City of Hamilton, 2023)</p>
CHR-6	7164 Airport Road East, Hamilton, ON	None	Inventoried	1858	The potential CHVI of this property lies in its physical and design value. Potential heritage attributes appear to be limited to the two-and-a-half storey brick structure.	 <p>(Google Earth, May 2023)</p>

⁵⁷ City of Hamilton, “7349 Airport Road, Registered (Non-Designated) Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.




⁵⁸ City of Hamilton, “7055 Airport Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-7	7220 Airport Road East, Hamilton, ON	None	Inventoried	1820	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the one-and-a-half storey structure, and the associated auxiliary farm buildings.</p>	 <p>(Google Earth, May 2023)</p>
CHR-8	7346 Airport Road East, Hamilton, ON	None	Inventoried	1875	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the one-and-a-half storey brick structure, the central gable dormer, the verandah across the front elevation, and the red brick chimney.</p>	 <p>(Google Earth, May 2023)</p>

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-9	7370 Airport Road East, Hamilton, ON	None	Inventoried	1865	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the one-and-a-half storey frame structure, the central gable dormer, the covered entrance porch, and the red brick chimney.</p>	 <p>(Google Earth, May 2023)</p>
CHR-10	7380 Airport Road East, Hamilton, ON	None	Inventoried	1826	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the one-and-a-half storey brick structure, the central gable dormer with lancet window, and the wrap-around verandah.</p>	 <p>(Google Earth, May 2023)</p>


CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-11	8010 Airport Road East, Hamilton, ON	None	Inventoried	1900	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the two-storey brick structure, the central gable dormer with lancet window, and the associated auxiliary farm buildings.</p>	 <p>(Google Earth, May 2023)</p>
CHR-12	8379 Airport Road East, Hamilton, ON	None	Inventoried	1870	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the two-storey frame structure.⁵⁹</p>	 <p>(Google Earth, May 2023)</p>

⁵⁹ City of Hamilton, “8379 Airport Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.



CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-13	8405-8419 Airport Road East, Hamilton, ON	None	Inventoried	1871	<p>The potential CHVI of this property lies in its design and physical value and contextual value.</p> <p>Potential heritage attributes appear to be limited to the one-storey frame structure,⁶⁰ the one and-a-half storey red brick structure in the Ontario Cottage architectural style. This building features a gable roof with a central gable dormer and lancet window in the central peak, brick voussoirs and stone sills.⁶¹</p>	 <p>(Google Earth, May 2023)</p>  <p>(Google Earth, May 2023)</p>
CHR-14	8435 Airport Road East, Hamilton, ON	None	Inventoried	1900	<p>The potential CHVI of this property lies in its physical and design value and contextual value.</p> <p>Potential heritage attributes appear to be limited to the</p>	

⁶⁰ City of Hamilton, “8405 Airport Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.



⁶¹ City of Hamilton, “8405 Airport Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.




CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					two-and-a-half storey cinder block structure. ⁶²	(Google Earth, May 2023)
CHR-15	8295 White Church Road East, Hamilton, ON	None	Inventoried	1872	<p>The potential CHVI of this property lies in its physical and design value and contextual value.</p> <p>Potential heritage attributes appear to be limited to the one and-a-half storey frame structure on a T-shaped plan in the Ontario Cottage architectural style. This building features a gable roof with a central gable dormer and lancet window in the central peak, wood window</p>	 <p>(Google Earth, May 2023)</p>


⁶² City of Hamilton, “8435 Airport Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.

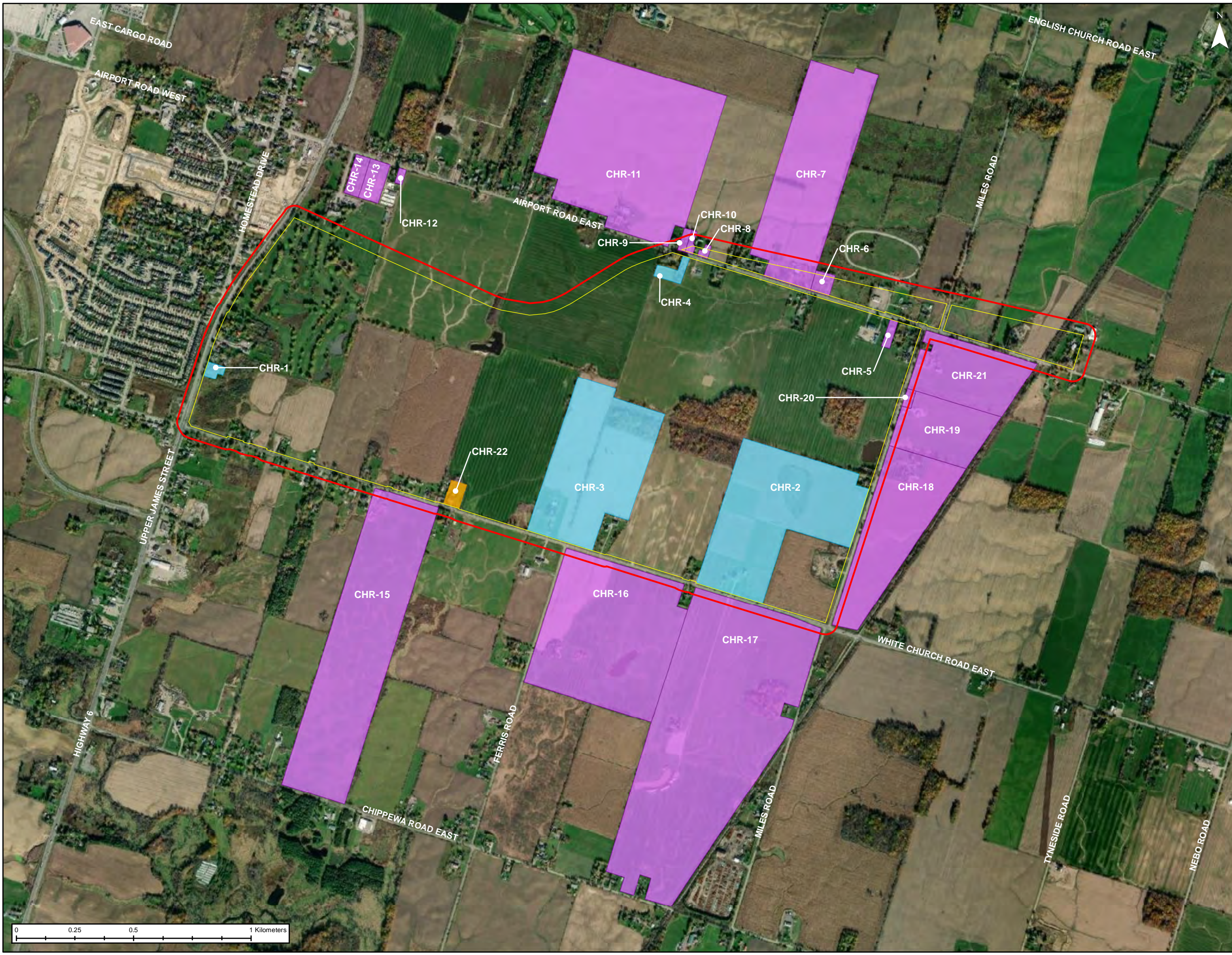
CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					surrounds and trim and wood sills. ⁶³	
CHR-16	3149 Ferris Road, Hamilton, ON	None	Inventoried	1856	<p>The potential CHVI of this property lies in its physical and design value and contextual value.</p> <p>Potential heritage attributes appear to be limited to the two-storey brick structure.</p>	 <p>(Google Earth, May 2023)</p>
CHR-17	7149 White Church Road East, Hamilton, ON	None	Inventoried	1843	<p>The potential CHVI of this property lies in its physical and design value and contextual value.</p> <p>Potential heritage attributes appear to be limited to the two-storey brick structure in</p>	 <p>(Google Earth, March 2021)</p>

⁶³ City of Hamilton, “8295 White Church Road, Inventoried Property”, *Municipal Heritage Register*, May 2023, accessed 3 November 2023.

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					the Ontario Regency architectural style with its hipped roof.	
CHR-18	2211 Miles Road, Hamilton, ON	None	Inventoried	1997	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the two-storey brick structure.</p>	 <p>(Google Earth, May 2023)</p>
CHR-19	2119 Miles Road, Hamilton, ON	None	Inventoried	1905	<p>The potential CHVI of this property lies in its physical and design value.</p> <p>Potential heritage attributes appear to be limited to the one-and-a-half storey frame structure.</p>	 <p>(Google Earth, May 2023)</p>

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
CHR-20	2101 Miles Road, Hamilton, ON	None	Inventoried	1905	The potential CHVI of this property lies in its physical and design value. Potential heritage attributes appear to be limited to the one-storey frame structure.	 <p>(Google Earth, May 2023)</p>
CHR-21	2039 Miles Road, Hamilton, ON	None	Inventoried	1923-1935	The potential CHVI of this property lies in its physical and design value. Potential heritage attributes appear to be limited to the two-storey brick structure.	 <p>(Google Earth, May 2023)</p>
CHR-22	8204 White Church Road East, Hamilton, ON	None	Potential	c.1905	The potential CHVI of this property lies in its physical and design value and contextual value. Potential heritage attributes appear to be limited to the two-and-a-half storey red brick structure in the Edwardian Classical architectural style. This building features a hipped	 <p>(Google Earth, May 2023)</p>

CHR#	Municipal Address	Name	Current Recognition	Date of Construction	Potential Cultural Heritage Value or Interest and Attributes	Image
					<p>roof with a red brick chimney, and central hipped roof dormers.</p>	 <p>(Google Earth, May 2014)</p>



TITLE
Known and Potential Built Heritage Resources and Cultural Heritage Landscapes

CLIENT
 White Church Landowners Group Inc.

PROJECT
 Cultural Heritage Assessment Report, White Church Secondary Plan, Hamilton, ON

PROJECT NO. LHC0390

- Legend**
- Study Area
- CHR Recognition**
- Registered Section 27, Part IV of the OHA
 - Inventoried
 - Potential

NOTE(S) 1. All locations are approximate.

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CONSULTANT	YYYY-MM-DD	2023-11-30
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	7

4.0 PROPOSED DEVELOPMENT

The Study Area is located in parts of Lots 6-10, Concession 5, geographic Township of Glanford, historic Wentworth County, in the City of Hamilton. It is approximately 326.0 hectares (ha) in size. The Study Area comprises of the area bounded to the north by Airport Road, to the east by Miles Road, the south by White Church Road, and to the west by Upper James Street (Figure 8). At this stage in planning and design, the purpose of this CHAR is to identify and outline constraints related to built heritage resources and cultural heritage landscapes within the Study Area.

The proposed OPA establishes a Secondary Plan for a new urban neighbourhood on the lands within the Study Area. A portion of the Study Area at the northwest corner is not proposed to be developed upon as it is located within a noise exposure forecast (**NEF**) contour which limits development due to noise from the nearby John C. Munro International Airport. According to the land use plan, a variety of uses are proposed including Residential, Mixed Use – Medium Density, Institutional, Neighbourhood Park, Community Park, Natural Open Space, an Elementary School, a Separate Elementary School, Utility, Pipeline/Recreational Trail, and Storm Water Management (Figure 8). New access routes laid in a grid-pattern will connect to potential roundabout intersections on White Church Road East, Miles Road and Airport Road East.

Approximately 4,836 residential units are proposed which will be comprised of a mix of single detached, semi-detached, townhouse and mixed use dwellings to be determined on a site by site basis through future planning applications.

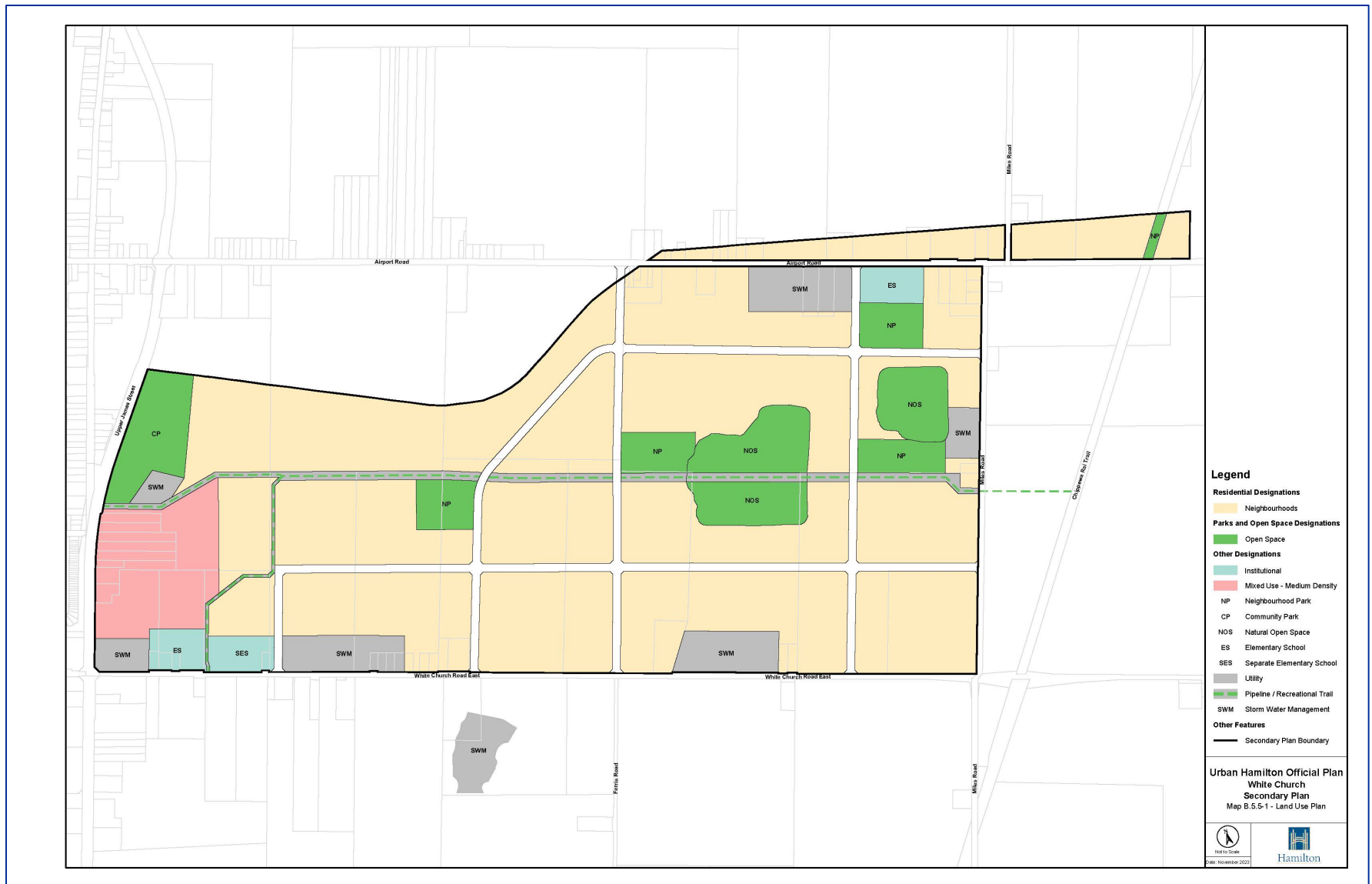


Figure 8: Land Use Plan

5.0 PRELIMINARY IMPACT ASSESSMENT

The following table provides a summary of identified cultural heritage resources (Built Heritage Resources – BHRs and Cultural Heritage Landscapes – CHLs) and a preliminary review of potential impacts based on a screening level assessment (Table 4).

Table 4: Summary of Potential Impacts

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-1	3487 Upper James Street East, Hamilton, ON	Registered Section 27, Part IV of the OHA	This property is located within lands proposed for future development. There is a potential for a direct adverse impact through demolition or alteration.	A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property. Incorporation into any future development is recommended.
CHR-2	7156 White Church Road East, Hamilton, ON	Registered Section 27, Part IV of the OHA	This property is located within lands proposed for future development. There is a potential for a direct adverse impact through demolition or alteration of the CHR.	A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property. Incorporation into any future development is recommended.

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-3	8064 White Church Road East, Hamilton, ON	Registered Section 27, Part IV of the OHA	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>
CHR-4	7349 Airport Road East, Hamilton, ON	Registered Section 27, Part IV of the OHA	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>
CHR-5	7055 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
				Incorporation into any future development is recommended.
CHR-6	7164 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>
CHR-7	7220 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-8	7346 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>
CHR-9	7370 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest, is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>
CHR-10	7380 Airport Road East, Hamilton, ON	Inventoried	<p>A portion of the property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration of the CHR.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
				Incorporation into any future development is recommended.
CHR-11	8010 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>
CHR-12	8379 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-13	8405-1419 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>
CHR-14	8435 Airport Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>
CHR-15	8295 White Church Road East, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-16	3149 Ferris Road, Hamilton, ON	Inventoried	This property is located within lands proposed for future development. Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.	Continued avoidance. The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.
CHR-17	7149 White Church Road East, Hamilton, ON	Inventoried	This property is located within lands proposed for future development. Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.	Continued avoidance. The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.
CHR-18	2211 Miles Road, Hamilton, ON	Inventoried	This property is located within lands proposed for future development. Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.	Continued avoidance. The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-19	2119 Miles Road, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>
CHR-20	2101 Miles Road, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>
CHR-21	2039 Miles Road, Hamilton, ON	Inventoried	<p>This property is located within lands proposed for future development.</p> <p>Development of the Study Area will not have direct adverse impacts through demolition or alteration on the property.</p>	<p>Continued avoidance.</p> <p>The City may require that any future development adjacent to –or within 50 m –of the property to consider potential indirect impacts on this property.</p>

CHR#	Municipal Address	Current Recognition	Potential Impacts	Mitigation Measures & Next Steps
CHR-22	8204 White Church Road East, Hamilton, ON	Potential	<p>This property is located within lands proposed for future development.</p> <p>There is a potential for a direct adverse impact through demolition or alteration.</p>	<p>A property-specific Heritage Impact Assessment, including evaluation of the property per <i>O. Reg. 9/06</i> criteria for determining cultural heritage value or interest is recommended to be prepared to inform future development of the property.</p> <p>Incorporation into any future development is recommended.</p>

6.0 CONCLUSION AND RECOMMENDATIONS

The background research and site review undertaken as part of this study identified a number of known and potential built heritage resources and cultural heritage landscapes within the Study Area. These include:

- no properties designated under Section 29, Part IV or Section 41, Part V of the OHA within the Study Area;
- four properties in the Study Area registered on the City's MHR under Section 27, Part IV of the OHA;
- 18 properties inventoried on the City's MHR; and,
- one potential cultural heritage resource identified through background research and the site visit.

Of the identified known or potential heritage properties, the following are located within lands contemplated for future development:

- CHR-1: 3487 Upper James Street
- CHR-2: 7156 White Church Road
- CHR-3: 8064 White Church Road
- CHR-4: 7349 Airport Road East
- CHR-5: 7055 Airport Road East
- CHR-6: 7164 Airport Road East
- CHR-7: 7220 Airport Road East
- CHR-8: 7346 Airport Road East
- CHR-9: 7370 Airport Road East
- CHR-10: 7380 Airport Road East
- CHR-22: 8204 White Church Road East

As such, the potential for direct or indirect impacts related to future development has been identified.

None of the above-noted properties are currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*. Therefore, presently, no heritage permit application would be required for alteration of the properties. However, each of the identified properties has been identified as having potential to meet criteria under *O. Reg. 9/06* of the *OHA*.

It is recommended that property-specific Heritage Impact Assessments be undertaken to fully assess cultural heritage value or interest inform any future development of the identified properties.

Additional properties listed in Table 3 and Table 4 should be considered in future development plans. The City of Hamilton may require Heritage Impact Assessments to consider potential indirect impacts on adjacent heritage properties.

SIGNATURES



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Principal, Manager Heritage Consulting
Services



Diego Maenza, M.PI, CAHP-Intern
Heritage Planner

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APPENDIX A: Qualifications

Christienne Uchiyama, MA CAHP - Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA CAHP - Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Diego Maenza, MPI CAHP Intern – Heritage Planner

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over twelve cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including institutional, infrastructural, industrial, agricultural, and residential sites in urban, suburban, and rural settings.

Jordan Greene, B.A. (Hons) – Mapping Technician

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B: Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, and the Ministry of Citizenship and Multiculturalism's *Standards & Guidelines for Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process (I&E Process)*.

Where relevant terms are not defined in the Provincial documents, definitions from the *Urban Hamilton Official Plan (UHOP)* are provided. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent: In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property. (UHOP)

Adjacent lands means for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS)

Built heritage means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers. (I&E Process)

Built Heritage Resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (PPS, 2005). These resources may be identified through inclusion in the City's Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions. (UHOP)

Character the combination of physical elements that together provide a place with a distinctive sense of identity. It may include geomorphology, natural features, pattern of roads, open spaces, buildings and structures, but it may also include the activities or beliefs that support the perceptions associated with the character. (I&E Process)

Conserve means the identification, protection, use and/or management of cultural heritage and archaeological resources. (UHOP)

Conserved – means 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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, UHOP)

Cultural Heritage Impact Assessment: A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate. (UHOP)

Cultural Heritage Landscape – means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community including an aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas, and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (PPS, UHOP).

Cultural Heritage Properties: Properties that contain cultural heritage resources. (UHOP)

Cultural Heritage Resources: Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities. (UHOP)

Heritage attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (“attributs patrimoniaux”). (OHA)

Heritage attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., *significant* views or vistas to or from a protected heritage property). (PPS, UHOP)

Heritage attributes means the physical features or elements that contribute to a property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting. (I&E Process)

Property – means real property and includes all buildings and structures thereon. (OHA)

Protected Heritage Property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of

Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (PPS, UHOP)

Qualified person(s) means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources. (I&E Process)

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (PPS, UHOP)

APPENDIX C: Policy and Legislative Context

Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *PPS* and the *OHA*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of built heritage resources and cultural heritage landscapes and the assessment of impacts on their cultural heritage value or interest and heritage attributes.

Planning Act, R.S.O. 1990

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 8 June 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

*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...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.*⁶⁴

Part 1, Section 3 (1) of *The Planning Act* enables the government to issue policy statements which includes the *PPS*.⁶⁵ Part 1, Section 3 (5) requires decisions of a municipal council, local board, a planning board, the minister of the Crown and a ministry, board, commission or agency of the government to conform to the *PPS* and other relevant provincial plans.⁶⁶

Provincial Policy Statement (2020)

The 2020 *Provincial Policy Statement (PPS)* provides direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.⁶⁷

⁶⁴ Province of Ontario, *Planning Act*, R.S.O. 1990, c. P.13, last modified 8 June 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁶⁵ Province of Ontario, *Planning Act*, Part 1 S.3 (1).

⁶⁶ Province of Ontario, *Planning Act*, Part I S. 3 (5).

⁶⁷ Province of Ontario, "Provincial Policy Statement", last modified May 2020, 29, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e 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* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

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.⁶⁸

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁶⁹ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

The definition of conserved in the *PPS* states that 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 determined by the Province under the authority of the *OHA*. This may be achieved by the implementation of

⁶⁸ Province of Ontario, "Provincial Policy Statement," last modified May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

⁶⁹ Province of Ontario, "Provincial Policy Statement", 2020, 51.

recommendations set out in a conservation plan, archaeological assessment, and/or a CHIA. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

A CHIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

Ontario Heritage Act, R.S.O. c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* provides the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* (consolidated on 1 July 2023) and associated regulations sets minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. Generally, an *OHA* designation applies to real property rather than individual structures.⁷⁰

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the nine criteria from *O. Reg. 9/06*. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA* if they meet at least two of the nine criteria from *O. Reg. 9/06*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*.

Under Section 27(9), a property owner must not demolish or remove a building or structure unless they give council at least 60 days notice in writing. Under Section 27(11), council may require plans and other information to be submitted with this notice which may include a CHIA. The council of a municipality shall remove properties from their municipal heritage register if notice of intention to designate under Section 29 is not given on or before the second anniversary of the day the property was included in the register.

Several properties currently *registered* under Section 27 of the *OHA* are located within the Study Area. As the properties were listed on the municipal heritage register prior to 31 December 2022, council shall either remove the Property from the municipal heritage register or give notice of intention to designate on or before 1 January 2025.

Heritage Properties that are currently *inventoried* by the City of Hamilton are not subject to protection under the *OHA*.

⁷⁰ Province of Ontario, *Ontario Heritage Act* R.S.O. 1990, c. O. 18, last modified 1 July 2023, <https://www.ontario.ca/laws/statute/90o18>

Places to Grow Act, 2005 S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.⁷¹

This Act enables A Place to Grow: Growth Plan for the Greater Golden Horseshoe (**the Growth Plan**).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁷²

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.⁷³

It describes cultural heritage resources as:

⁷¹ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13", last modified 1 June 2021, 1, <https://www.ontario.ca/laws/statute/05p13>.

⁷² Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", last modified 28 August 2020, 6, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

⁷³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 39, 2020.

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁷⁴

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.⁷⁵

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the *PPS 2020*.

Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHAR for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

Local Planning Context

Urban Hamilton Official Plan (2013)

The *Urban Hamilton Official Plan (UHOP)* was approved by Council on 9 July 2009, approved by the Ministry of Municipal Affairs and Housing on 16 March 2011, and can into effect on 16 August 2013. However, some policies, schedules, maps, and appendices are still under appeal by the Ontario Municipal Board (now the Ontario Land Tribunal).⁷⁶ The *UHOP* guides the

⁷⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2020, 39.

⁷⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2020, 47.

⁷⁶ City of Hamilton, *Urban Hamilton Official Plan*, last modified November 2022, accessed 2 November 2023, <https://www.hamilton.ca/build-invest-grow/planning-development/official-plan/urban-hamilton-official-plan>

management of the city, land use change, and physical development in the urban areas to 2043.⁷⁷

Section 3.4 of Chapter B is dedicated to cultural heritage as indicated in the following section goal:

*Wise management and conservation of cultural heritage resources benefits the community. Cultural heritage resources may include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources represent intangible heritage, such as customs, ways-of-life, values, and activities. The resources may represent local, regional, provincial, national, or Indigenous heritage interests and values.*⁷⁸

Table 5: City of Hamilton *Urban Hamilton Official Plan* Relevant Policies Related to Cultural Heritage

Policy	Policy Content	Comments
General Cultural Heritage Policies		
3.4.2.1 a	Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.1 b	Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.1 g	Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the <i>Planning Act</i> , R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.1 h	Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value

⁷⁷ City of Hamilton, "Chapter A – Introduction", accessed 2 November 2023, <https://www.hamilton.ca/sites/default/files/2023-04/uhop-volume1-chaptera-intro-nov2022rev.pdf>

⁷⁸ City of Hamilton, "Chapter B – Communities", accessed 2 November 2023, <https://www.hamilton.ca/sites/default/files/2023-08/uhop-volume1-chapterb-communities-jul2023.pdf>

Policy	Policy Content	Comments
	and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.	or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.1 i	Use all relevant provincial legislation, particularly the provisions of the <i>Ontario Heritage Act</i> , the <i>Planning Act</i> , R.S.O., 1990 c. P.13, the <i>Environmental Assessment Act</i> , the <i>Municipal Act</i> , the <i>Niagara Escarpment Planning and Development Act</i> , the <i>Cemeteries Act</i> , the <i>Greenbelt Act</i> , the <i>Places to Grow Act</i> , and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.1 j	Incorporate the conservation practices and principles of the Standards and Guidelines for the Conservation of Historic Places in Canada and the Eight Guiding Principles In The Conservation Of Built Heritage Properties, prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. (OPA 167)	
3.4.2.3	The City may by by-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the <i>Ontario Heritage Act</i> , including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.	No cultural heritage resources within or nearby to the Study Area are designated under Section 29, Part IV or Section 41, Part V of the <i>OHA</i> .
3.4.2.4	The City shall maintain, pursuant to the <i>Ontario Heritage Act</i> , a Register of Property of Cultural Heritage Value or Interest. In considering additions and removals of non-designated cultural heritage property to or from this Register, the City shall seek and consider advice from its Municipal Heritage Committee.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .

Policy	Policy Content	Comments
3.4.2.5	In addition to the provisions of the <i>Ontario Heritage Act</i> respecting demolition of buildings or structures located on cultural heritage properties contained in the Register, the City shall ensure that such properties shall be conserved in the carrying out of any undertaking subject to the <i>Environmental Assessment Act</i> or the <i>Planning Act</i> , R.S.O., 1990 c. P.13. (OPA 167)	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
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 or designated under the <i>Ontario Heritage Act</i> , 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.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.7	The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved through various legislated planning and assessment processes, including the <i>Planning Act</i> , R.S.O., 1990 c. P.13, the <i>Environmental Assessment Act</i> and the <i>Funeral, Burial and Cremation Services Act</i> . (OPA 167)	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.8	To ensure consistency in the identification and evaluation of these non-designated and non-registered cultural heritage properties, the City shall use the criteria for determining cultural heritage value or interest established by provincial regulation under the <i>Ontario Heritage Act</i> .	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.2.11	A cultural heritage impact assessment: (OPA 57 and OPA 64)	This CHAR is consistent with this policy.

Policy	Policy Content	Comments
	<p>a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the <i>Planning Act</i>, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:</p> <ul style="list-style-type: none"> Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act; Properties that are included in the City’s Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City’s Register of Property of Cultural Heritage Value or Interest; A registered or known archaeological site or areas of archaeological potential; Any area for which a cultural heritage conservation plan statement has been prepared; or Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest. <p>b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the <i>Planning Act</i>, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City’s Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.</p>	

Policy	Policy Content	Comments
3.4.2.12	Cultural heritage impact assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.3 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of cultural heritage impact assessment.	This CHAR is consistent with this policy.
Built Heritage Resource Policies		
3.4.5.1	An inventory of built heritage resources shall be prepared by the City, and as appropriate, may be included in the Register of Property of Cultural Heritage Value or Interest. Registered properties containing built heritage resources may be considered for designation under the <i>Ontario Heritage Act</i> and shall be protected in the carrying out of any undertaking subject to the <i>Environmental Assessment Act</i> or the <i>Planning Act</i> , R.S.O., 1990 c. P.13.	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
3.4.5.2	The City shall encourage the retention and conservation of built heritage resources in their original locations. In considering planning applications under the <i>Planning Act</i> , R.S.O., 1990 c. P.13 and heritage permit applications under the <i>Ontario Heritage Act</i> , there shall be a presumption in favour of retaining the built heritage resource in its original location. (OPA 167)	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .
Cultural Heritage Landscape		
3.4.6.1	A cultural heritage landscape is a defined geographical area characterized by human settlement activities that have resulted in changes and modifications to the environment, which is now considered to be of heritage value or interest. Cultural heritage landscapes may include distinctive rural roads, urban streetscapes and commercial mainstreets, rural landscapes including villages and hamlets, designed landscapes such as	This CHAR identifies cultural heritage resources within the Study Area for their potential cultural heritage value or interest based on the criteria outlined in <i>O. Reg. 9/06</i> under the <i>OHA</i> .

Policy	Policy Content	Comments
	parks, cemeteries and gardens, nineteenth and twentieth century urban residential neighbourhoods, as well as commercial areas and industrial complexes.	

Zoning

Under the City's *Comprehensive Zoning By-law No. 05-200*, the Study Area is zoned A1 (Agriculture), A2 (Rural), P4 (Open Space), and P6 (Conservation / Hazard Land – Rural Zone).⁷⁹

Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *UHOP* policies, the City has committed to identifying and conserving cultural heritage resources.

⁷⁹ City of Hamilton, *Comprehensive Zoning By-law No. 05-200*, 25 May 2005, accessed 9 November 2023, <https://www.hamilton.ca/build-invest-grow/planning-development/zoning/zoning-by-law-05-200>