

Thursday November 21st, 2024

Planning Division
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

RE: Application for Design Review Panel Meeting Request
1570 Main Street The West, Hamilton, ON

We are pleased to submit this Design Review Panel Submission for the lands municipally known as 1570 Main Street West in the City of Hamilton, Ontario.

In support of this request, please find enclosed the following materials

- One (1) copy of the Design Review Panel Presentation.
- One (1) copy of the Project Summary Sheet
- One (1) copy of the Cover Letter
- One (1) copy of the Architectural Plans
- One (1) copy of the Shadow Study
- One (1) copy of the Design Brief
- One (1) copy of the Landscape Plan
- One (1) copy of the Proposed Utility Concept
- One (1) copy of the Heritage Impact Assessment
- One (1) copy of the Preliminary Wind Study

The application proposes a new 12-storey purpose-built rental building. The development proposal will consist of 176 new units including 232 bedrooms spread between a mix of 77% 1-beds, 15% 2-beds, and 9% 3-bed units. The project will target a parking ratio of 0.4 spaces per unit for a total of 74 parking spaces across 2 levels of underground parking. There is 115 square metres of dedicated retail space at grade. The proposal will consist of a total of 785 square metres of residential amenity area including indoor and outdoor amenity on the 2nd level of the building, and rooftop level. An initial Pre-consultation submission was made in March 2024, and comments received on the initial submission in June 2024 thereafter. A Design Review panel submission and meeting was requested in advance of a formal zoning by-law amendment submission, as part of the formal comments received. The applicant looks forward to satisfying this requirement as part of a complete application process.

Per requirements, a digital submission of all drawings and materials has been provided in 2 separate pdf files, including the presentation file and all supporting drawings and documents in a combined PDF file.

We trust that the enclosed documents are sufficient for this application. Should you require any additional information, please do not hesitate to contact us.

Sincerely,



Kindred Works

Carly Forrester, MCIP, RPP

Director Of Planning & Development



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	Kindred Works
Panel Meeting Date:	December 12th, 2024
Project Address:	1570 MAIN STREET WEST, HAMILTON, ON
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment & Zoning By-Law Amendment
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The applicant proposes a 12-storey residential building at the municipal address of 1570 Main Street West. The proposal will consist of a total of 176 rental units, including 2-levels of underground parking and 74 residential parking spaces. 115 square metres of dedicated retail space will be provided on the ground floor level of the building. The proposal consists of 785 square metres of residential amenity, spread across indoor and outdoor amenity area located on the 2nd floor and rooftop level of the building.

The present site conditions at 1570 Main Street West consist of the existing 2-storey church, and surface level parking. While immediate land uses adjacent to the site include single storey commercial uses west of Cotrill street, single detached homes north of the property, low scale commercial uses east of Kingsmount Street North, and commercial retail uses immediately south of Main Street West.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

- Urban Hamilton Official Plan
- Ainslie Wood Westdale Secondary Plan
- City Wide Corridor Guidelines
- Site Plan Guidelines
- Zoning By-Law No. 05-200

Development Application Guidelines

- Sun Shadow Study
- Wind Study

Existing zoning:

C5 - Mixed Use Medium Density Special Exception 570

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

11 metres

Proposed height and/or proposed density:

38.4 metres

Permitted Setbacks Max.	Front Yard	3m
	Side Yard	3m
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	1m + 4m of ROW
	Side Yard	2.6 m
	Rear Yard	7.5m

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

1.0 / Unit - 176 Spaces

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

0.4 / Unit - 74 Spaces

If certain zoning provisions cannot be met, please explain why:

- Maximum Building Height:
- The maximum building height for the subject lands is limited to three storeys. The maximum building height of the Zoning By-law implements the policy direction from the Ainslie Wood Westdale Secondary Plan.
- The subject lands are located on a Secondary Corridor and are within a proposed MTSA and close to a Major Activity Centre where intensification is prioritized.
- The lots along Main Street West are confined by the lot depth. A 12 storey building implements that mid-rise direction from the Urban Hamilton Official Plan and makes efficient use of the property. In this circumstance the additional height enables the appropriate intensification of the subject lands. Additional site-specific modifications may be required should the development concept evolve as a result of DRP or Public Consultation.

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

 Tim Blair
 (Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Thursday November 21st, 2024

Date

Tim Blair

Signature of Owner

NOTE 1: Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

NOTE 2: *Design Review Panel meetings are public.*



Design Brief

1570 Main Street West
City of Hamilton

November 2024

Prepared for:

Kindred Works
c/o Kevin Opoku
1802 - 8 King Street East
Toronto, ON M5C 1B5

Prepared by:

Landwise
(Formerly T. Johns Consulting Group Ltd.)
310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2



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1.0 Introduction

Landwise (formerly T. Johns Consulting Group Ltd.) has been retained by Kindred Works to prepare an Urban Design Brief in support of an Official Plan Amendment (“OPA”) and Zoning By-law Amendment application (“ZBA”) for the lands municipally known as 1570 Main Street West in the the City of Hamilton (“subject lands”).

1.1 Purpose

This Urban Design Brief (“UDB”) is provided in support of the OPA and ZBA applications for the subject lands. As per the City of Hamilton’s Terms of Reference, an Urban Design Brief is intended to be a design tool to “*provide a description of the process and rationale for site development, building design and landscaping elements*”. For the subject lands, this Urban Design Brief will identify how the design of the proposed development is in keeping with the City’s design objectives, policies, and guidelines.

1.2 Proposed Planning Applications

To facilitate the proposed development at 1570 Main Street West, an Official Plan Amendment and Zoning By-law Amendment are required. An OPA application is required to amend the Ainslie Wood Westdale Secondary Plan in the Urban Hamilton Official Plan to permit a maximum multiple dwelling building height of 12 storeys and to increase the permitted maximum residential density from 49 units per gross hectare to

688 units per gross hectare. The ZBA application is required to amend the Mixed Use Medium Density (C5, 570) Zone to incorporate site specific modifications and allow a building height of 44 metres (12 storeys).

1.3 Content

This Urban Design Brief is organized into the following sections:

- **Part 2.0** describes the physical conditions of the site, the context within the community, the proposed development and vision, and the design constraints and opportunities.
- **Part 3.0** describes the proposed development.
- **Part 4.0** describes the relevant policies, objectives, and guidelines from City planning documents
- **Part 5.0** provides a final summary of the design analysis and analyses the Urban Hamilton Official Plan (UHOP) and Ainslie Wood Westdale Secondary Plan (AWWSP).

A number of plans and drawings were submitted as a part of this application, including a Conceptual Site Plan, Floor Plans, Elevations and Angular Planes, a conceptual Landscape Plan, and a Sun and Shadow Study. One Appendix (Appendix A: Architectural Summary) is also attached for reference in this report.

The proposed site plan and architectural design of the proposed multiple dwelling building will be evaluated against the plans and policies as outlined in the:

1. Urban Hamilton Official Plan;
2. Ainslie Wood Westdale Secondary Plan;
3. City-Wide Corridor Planning Principles and Design Guidelines.

2.0 Site and Community Context

2.1 Site Attributes

Located in west Hamilton, 1570 Main Street West (“subject lands”) is in the Ainslie Wood North neighbourhood and situated on the north side of Main Street West, between Cottrill Street (west) and Kingsmount Street North (east), in the City of Hamilton.

The subject lands are generally rectangular in shape and have an approximate area of 0.63 acres (0.25 ha). The subject lands have frontage of approximately ± 35.2 m onto Cottrill Street to the west, ± 40.9 m onto Kingsmount Street North to the east, and ± 67.1 m onto Main Street West to the south.

2.1.1 Existing Buildings, Structures and Site Access

1570 Main Street West is occupied by Binkley United Church and associated parking area with vehicular access from Cottrill Street. The existing place of worship will be demolished to

facilitate the development of a 12 storey multiple dwelling with ground floor commercial.

2.1.2 Existing Topography and Vegetation

The subject lands are generally flat. 1570 Main Street West has a small open space at the corner of Main Street West and Kingsmount Street North with one existing tree within this area. The westerly portion of the property is a paved parking area.

2.2 Site Context

2.2.1 Community Context

The subject lands are in the west end of Hamilton in the Ainslie Wood North neighbourhood, nearby McMaster University. The neighbourhood is characterized by the mixed-use corridor along Main Street West while the interior of the neighbourhood consists of generally stable, residential blocks of single-detached dwellings and walk-up apartments. The north portion of the neighbourhood has several large parking lots that serve the McMaster University campus.

The subject lands are located on Main Street West which is classified as a Major Arterial Road. Major Arterial Roads function to carry relatively high volumes through cities and have limited land access. Cottrill Street and Kingsmount Street North are local roads, which mainly provide direct land access to properties and generally carry low traffic volumes.

Main Street West is identified as a Secondary Corridor within the Urban Hamilton Official Plan and is planned to potentially accommodate higher order transit. The Cootes Drive and Main Street West intersection is planned for a Major Transit Station Area - Future Light Rail Transit Station (“MTSA - Future LRT Station”) with McMaster University as a potential Multi Modal Hub.

Main Street West is well-served by the Route 1 King, Route 5 Delaware, Route 10 B Line Express, and the Route 51 University Bus Routes, as well as planned Light Rail Transit along Main Street West.

In the broader community, the area surrounding McMaster University has several ongoing development projects, with several high-density and student residential buildings proposed or under construction along Main St. W, providing a mix of housing typologies and tenures which have convenient access to several institutional, commercial uses, and community facilities.

2.2.2 Neighbourhood Context

The subject lands are immediately adjacent to the following:

North: Single-detached low density residential

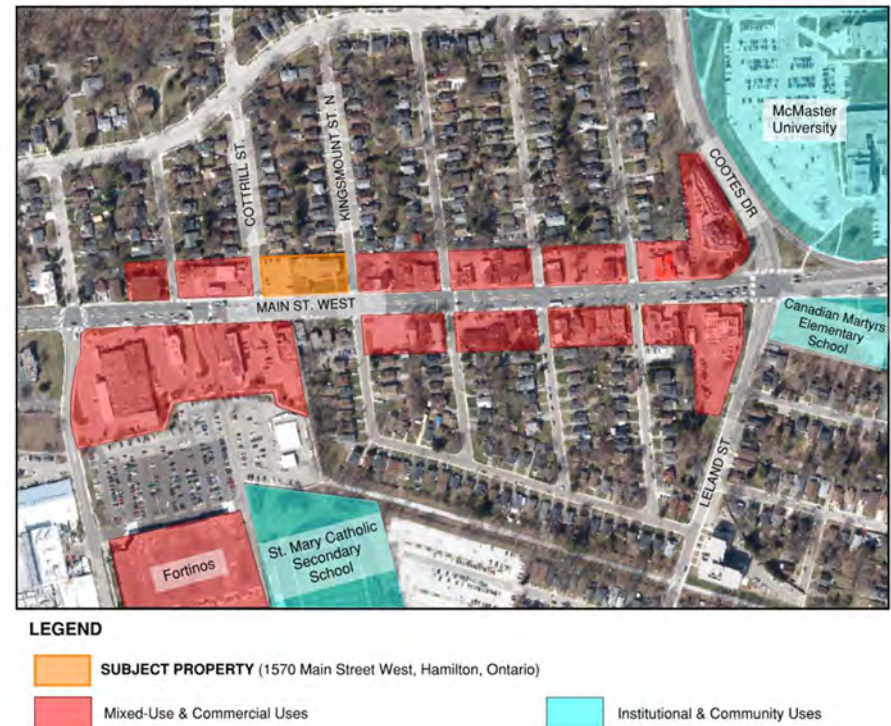
East: Low density commercial

South: Low density commercial

West: Low density commercial (gas station)

See **Figure 1** for more details.

Figure 1 - Neighbourhood Context Map



2.2.3 Streetscape Context

Main Street West is a “Major Arterial Road” on Schedule C of the Urban Hamilton Official Plan. Main Street West, at the subject lands, is a two-way, 5-lane road with the middle lane assigned as a left-turning lane. The existing right-of-way width is approximately 26.5 metres. At the Formal Consultation stage,

a 5.0 metre road widening was required. A Right of Way Impact Assessment has been submitted to request a reduction to a 4.0 metre dedication to facilitate the development. Main Street West is urbanized with sidewalks and boulevards on both sides. Main Street West is a mixed-use corridor with a mix of commercial and low- to medium-density residential uses and built forms.

Cottrill Street and Kingsmount Street North are two-way roads with on-street parking permitted on one side. No road widening is required for either Cottrill Street or Kingsmount Street North as a result of the proposed development.

2.3 Design Constraints and Opportunities

The subject lands have several natural and built design constraints and opportunities that were considered in the site and building design.

The following **constraints** were considered and addressed within the proposed site layout and built form:

1. A lot without significant depth to provide setbacks, a podium, or setbacks;
2. Surrounding low-rise residential uses; and,
3. Required 5.0 metre right of way road widening.

The following **opportunities** were considered and leveraged within the proposed site layout and built form:

1. The vision for the Main Street West corridor as a mixed use area where the streetscape can be enhanced;
2. The site's proximity to the Major Activity Center of McMaster University; and,
3. Convenient access to the existing and planned transit network along Main Street West (including future Major Transit Stations).

3.0 Proposed Development

3.1 Proposed Site and Building Design

The proposed 12 storey multiple dwelling has a total gross floor area of 12,900 square metres. In total, 176 units are proposed ranging from 45 square metres to 94 square metres in size. The first floor is proposed to be a mixture of walk up residential units with direct access from the public sidewalk, 115 square metres of commercial space and additional mechanical/unitary area.

The proposed first floor residential units are sufficiently setback and separated from the public sidewalk and provide an enhanced streetscape along Main Street West. The proposed development incorporates a 4 metre right of way dedication in addition to a 1-2 metre building setback at grade.

Internal and outdoor amenities are planned throughout the building including 317 square metres on the 12th floor. Coupled with landscaping enhancements and at grade commercial space the planned amenities will contribute to the continuation of Main

Street West as a commercial corridor and provide much needed pedestrian improvements.

The proposed development will be accessed from Kingsmount Street North and will exit onto Cottrill Street. The proposal includes 74 parking spaces located internal to the building and 124 long term bicycle parking spaces. The development is discussed in more detail below from an architectural design standpoint, and more information can be found in **Appendix A**.



The proposed development ranges in height from 11 to 12 floors with a mechanical penthouse. The scale of the project relates to similar proposed developments in the area. The podium steps from one story on the east side of the site to three in the middle to five stories at the west and relates to the scale of the existing mixed-use neighborhood. The three volumes of the podium

each extend to the angled property line along Main Street West creating a dynamic sawtooth pattern in plan and opportunities for green roof space above.

The building above the podium is also divided into three volumes, each with a subtle material difference to reduce the perceived scale of the building. The upper volume is setback 9.80m at the rear adjacent to the residential neighborhood, ensuring maximum separation distance from the homes located north of the property.



Architectural Design

Pedestrian circulation for the proposed development is straightforward, the primary entrance is accessible from the public sidewalk along Main Street West. The residential lobby features a café that includes outdoor seating along Main Street West and Kingsmount Street North.

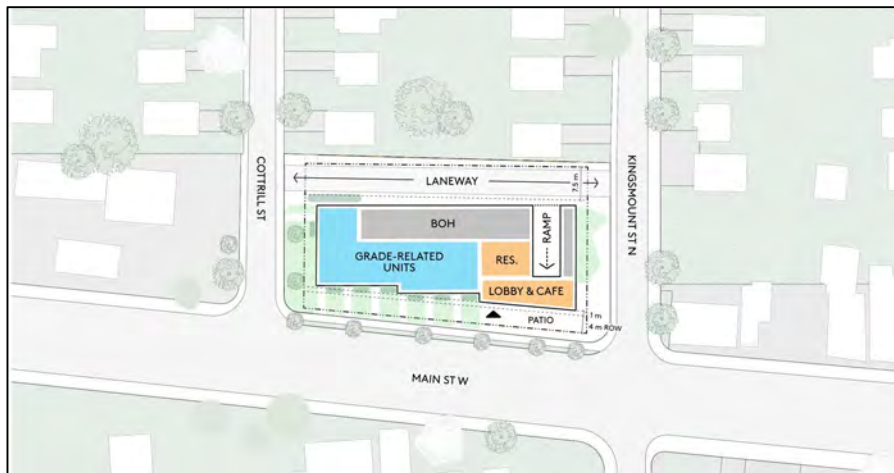
The north side of the building includes a service laneway for loading, garbage, and access to the underground parking. For grade-related units the architecture creates privacy from the sidewalk using trees, horizontal planters, raised entries and individual recessed alcoves.

tower, another architectural feature of the church. The expression of this street facing public area is highly transparent and designed to read like a pavilion.

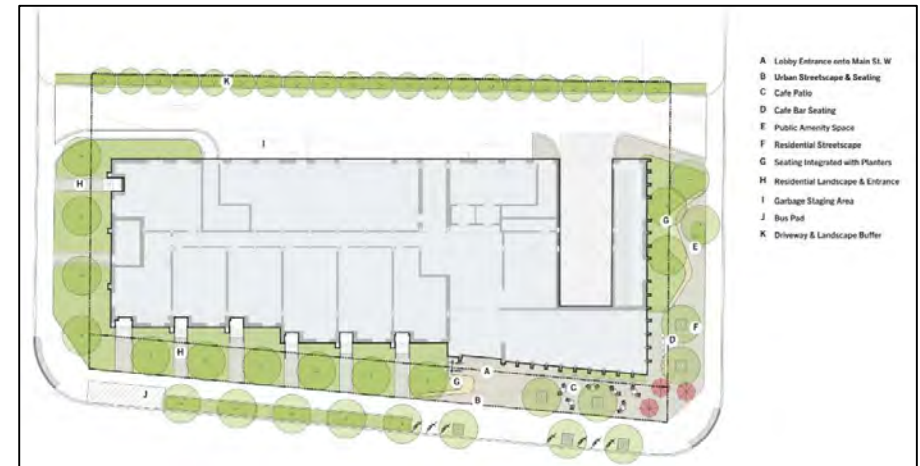


The interior of the residential lobby and cafe will feature wood finishes to create an inviting atmosphere. The warm interior will be highly visible from the exterior to contribute to the vibrant streetscape and to distinguish the public and commercial areas from the individual ground level private entries.

The lighter tones of the upper volume create the visual illusion of a lighter massing. The material palette is consistent on all sides of the building. The red brick compliments the stepping volumes of the podium and enhances the quality of the street wall facades along Cottrill Street, Main Street West, and Kingsmount Street North.



The red brick of the podium references the material of the Binkley United Church. The double brick fins at the exterior of the lobby and café are a reinterpretation of the split column



4.0 Design Requirements

4.1 Urban Hamilton Official Plan

The *Urban Hamilton Official Plan* (“UHOP”) provides broad policies for guiding urban design for development and redevelopment in the urban area of the City of Hamilton. The general goal of the UHOP design policies is to encourage a built form that enhances the identity of Hamilton’s communities with quality public and private space that is inclusive, transit-supportive, and environmentally sustainable while respecting the existing character of the neighbourhood.

First, the UHOP speaks to the goals of it’s Urban Design Policies.

Landscape Design

The landscape of the proposed development will contribute to a lively urban streetscape and encourage pedestrian comfort. A café patio and public amenity space with integrated seating emphasize the public areas of the building. The plantings at the green roof residential units and outdoor amenity spaces at level 2 and level 12 create a soft and friendly aesthetic, enhancing the pedestrian experience. The streetscape features continuous sidewalks, landscape strips and street trees creating a buffer to the ground floor residential units. The sidewalks are 1.5m wide and clearly visible from the building entrances. A landscape buffer is located at the north side of the site to transition into the residential neighborhood.

B.3.3.1 Urban Design Goals
The following goals shall apply in the urban area:

- 3.3.1.1 *Enhance the sense of community pride and identification by creating and maintaining unique places.*
- 3.3.1.5 *Ensure that new development is compatible with and enhances the character of the existing environment and locale.*
- 3.3.1.8 *Promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods.*
- 3.3.1.10 *Create urban places and spaces that improve air quality and support active, healthy lifestyles that reduce greenhouse gas emissions and are resistant to the impacts of climate change.*

The goals of the UHOP are further expounded through the Principles of the Urban Design Guidelines which are found in policy B.3.3.2.3 and beyond:

Principles

B.3.3.2.3 Urban design should foster a sense of community pride and identity by:

- a) *respecting existing character, development patterns, built form, and landscape;*

- b) *promoting quality design consistent with the locale and surrounding environments;*
- c) *recognizing and protecting the cultural history of the City and its communities;*
- d) *conserving and respecting the existing built heritage features of the City and its communities;*
- f) *demonstrating sensitivity toward community identity through and*

understanding of the character of a place, context and setting in both the public and private realm;
- g) *contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;*
- h) *respecting prominent sites, views, and vistas in the City; and,*

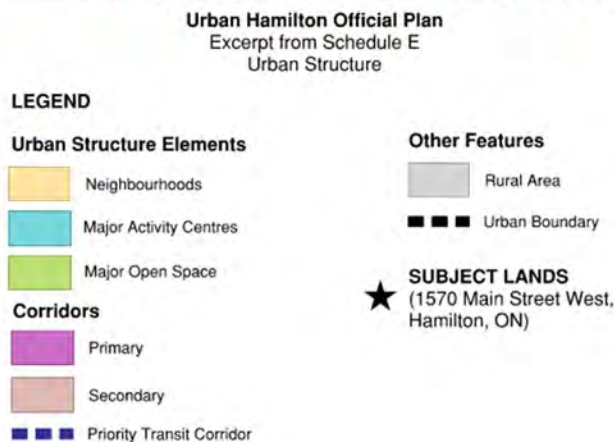
B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:

- a) *complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,*

The subject lands are designated “Secondary Corridor” (Schedule E) (See **Figure 2**). Corridors are intended to evolve

and enhance the mixed use nature of the City’s corridors to provide for vibrant and transit supportive development.

Figure 2 - UHOP Schedule E



Residential intensification is encouraged with a strong focus on high quality urban design while protecting for the City’s cultural heritage resources. Chapter E of the UHOP and the Ainslie Wood Westdale Secondary Plan provides specific policies regarding the function, scale, and design of the neighbourhood.

B.3.3.3.2 New development shall be designed to minimize impact on neighbouring buildings and public spaces by:

- a) creating transitions in scale to neighbouring buildings;*
- b) ensuring adequate privacy and sunlight to neighbouring properties; and,*
- c) minimizing the impacts of shadows and wind conditions.*

B.3.3.3.3 New development shall be massed to respect existing and planned street proportions.

B.3.3.3.4 New development shall define the street through consistent setbacks and building elevations. Design directions for setbacks and heights are found in Chapter E - Urban Systems and Designations and in the Zoning By-law.

B.3.3.3.5 Built form shall create comfortable pedestrian environments by:

- a) locating principal façades and primary building entrances parallel to and as close to the street as possible;*

- b) *including ample glazing on ground floors to create visibility to and from the public sidewalk;*
- c) *including a quality landscape edge along frontages where buildings are set back from the street;*
- d) *locating surface parking to the sides or rear of sites or buildings, where appropriate; and,*
- e) *using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.*

In addition to the above, the Urban Design Policies of the UHOP provides guidance for urban services and utilities, storage and loading areas, signage and lighting, access and circulation, parking, and barrier free design, all of which have been considered throughout the design process and are reflected in the review of the City of Hamilton's Site Plan Guidelines in Section 5.3 of this brief.

Below are relevant Residential Intensification Policies found in Volume 1 of the UHOP in context with the proposed development.

B.2.4.1.4 Residential intensification developments within the built-up area shall be evaluated based on the following criteria:

- a) *a balanced evaluation of the criteria in b) through l), as follows;*

- b) *the relationship of the proposed development to existing neighbourhood character so that it builds upon desirable established patterns and built form;*
- c) *the contribution of the proposed development to maintaining and achieving a range of dwelling types and tenures;*
- d) *the compatible integration of the proposed development with the surrounding area in terms of use, scale, form and character. In this regard, the city encourages the use of innovative and creative urban design techniques;*
- e) *the contribution of the proposed development to achieving the planned urban structure as described in Section E.2.0 - Urban Structure;*
- f) *existing and planned water, wastewater and stormwater capacity;*
- g) *the incorporation and utilization of green infrastructure and sustainable design elements in the proposed development;*
- i) *the contribution of the development to be transit-supportive and supporting the use of existing and planned local and regional transit services;*
- j) *the availability and location of existing and proposed public community facilities/services;*
- k) *the ability of the development to retain and/or enhance the natural attributes of the site and surrounding*

community including, but not limited to native vegetation and trees; and,

- l) compliance of the proposed development with all other applicable policies

The subject lands are also further designated as “Mixed Use - Medium Density” on Schedule E-1 of the UHOP (see **Figure 3**). Chapter E - Section 4.6 Mixed Use - Medium Density Designation also contains information regarding the Scale (Section 4.6.8) and Design (4.6.16 - 4.6.29) of proposed development within these designations.

Figure 3 - UHOP Schedule E-1



Urban Hamilton Official Plan
Excerpt from Schedule E-1
Urban Land Use Designation

LEGEND

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

- Mixed use - Medium Density
- District Commercial

Employment Area Designations

- Industrial Land

Other Features

- Rural Area
- Urban Boundary

SUBJECT LANDS

- (1570 Main Street West, Hamilton, ON)

Scale

- E.4.6.8 Additional height up to a total of 12 storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:*
- a) The development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; (OPA 167)*
 - b) The development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and/ or recycled materials, water conservation and energy efficient techniques and low impact development approaches: (OPA 167)*
 - c) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;*
 - d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,*
 - e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.*

Design

- E.4.6.16 New development shall be designed and oriented to create comfortable, vibrant and stimulating pedestrian oriented streets within each area designated Mixed Use - Medium Density.*
- E.4.6.17 Areas designated Mixed Use - Medium Density are intended to develop in a compact urban form with a streetscape design and building arrangement that supports pedestrian use and circulation and create vibrant people places.*
- E.4.6.19 To strengthen the pedestrian focus in areas where it does not currently exist, the City shall require infilling of retail, service commercial, and mixed use buildings in a physical arrangement which assists in creating a vibrant and active street environment. Such buildings shall be located up to the street along a pedestrian focus street.*
- E.4.6.24 New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.*

E.4.6.25 Areas designated Mixed Use - Medium Density shall be integrated with the surrounding neighbourhoods through frequent street and pedestrian linkages.

E.4.6.26 Automobile access shall continue to be an important mode of transportation from the surrounding neighbourhoods, but it shall be balanced with the need to improve pedestrian access and opportunities for active transportation.

E.4.6.27 Reduced parking requirements shall be considered to encourage a broader range of uses and take advantage of a higher level of transit service.

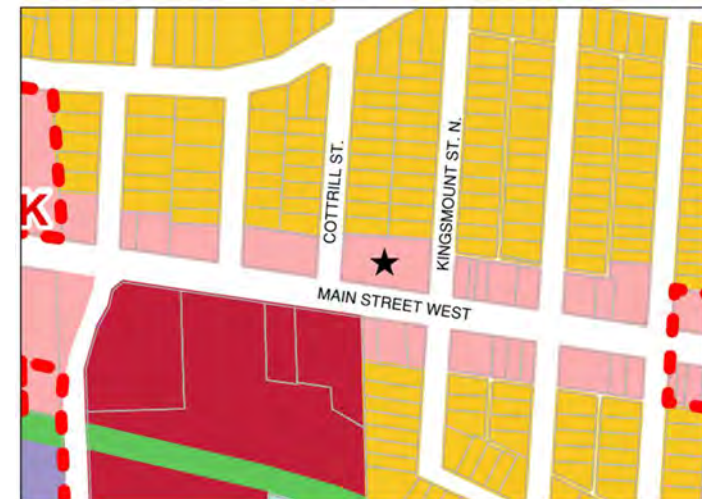
Refer to Section 5 for discussion of the Official Plan design policies about the proposal.

4.2 Ainslie Wood Westdale Secondary Plan

The Ainslie Wood Westdale Secondary Plan (“AWWSP”), in Volume 2, Chapter B-6 of the UHOP, provides detailed and community-specific guidance to growth and change. The goals of the AWWSP are to “provide a variety of residential densities, commercial, mixed use, open space and other areas to meet the diverse needs of its many citizens which include homeowners, students, businesspeople, shoppers and others. The predominantly low density residential appearance of the Ainslie

Wood Westdale neighbourhoods shall be preserved and restored, with higher densities directed away from the single-detached residential areas, and towards appropriate locations such as along major roads” (6.2.3). The Ainslie Wood Westdale Secondary Plan designates the subject lands “Mixed Use - Medium Density” on Map B.6.2-1: Land Use Plan (See **Figure 4**).

Figure 4 - Ainslie Wood Westdale Secondary Plan



Urban Hamilton Official Plan
Excerpt from Ainslie Wood Westdale Secondary Plan
Land Use Plan Map
Map B.6.2-1

LEGEND

Low Density Residential 2

Commercial and Mixed Use Designations

Mixed use - Medium Density

District Commercial

Parks and Open Space Designations

General Open Space

Other Features

Secondary Plan Boundary

Area of Site Specific Policy

SUBJECT LANDS

(1570 Main Street West, Hamilton, ON)

The following urban design principles, as outlined in Policy B.6.2.13, are applicable to the proposed development:

B.6.2.13.1 The objectives for urban design in Ainslie Wood Westdale community are as follows:

- (a) Built forms and landscaped areas, including residential neighbourhoods, commercial areas, arterial roads, and other areas shall be enhanced through high quality design initiatives.*
- (b) New development, including infill and additions to existing buildings, shall complement and enhance the existing character of the surrounding environment, through the use of appropriate building materials and attention to the scale, massing, colour, and special features of the existing built context.*
- (c) Public urban spaces, including roads, sidewalks, and open spaces, shall also be enhanced to harmonize with the existing built form and to provide community amenities.*

The Ainslie Wood Westdale Secondary Plan builds upon the UHOP goals of creating a vibrant public realm. The following policies have guided the design of the proposed streetscape and publicly accessible spaces:

B.6.2.13.2 Urban Design Policies In addition to Section B.3.3 - Urban Design of Volume 1, the

following policies shall apply to lands within the Ainslie Wood Westdale community:

- (e) Street trees may be planted and replaced along arterial and residential roads in the community. Trees shall be planted to improve the appearance of the streetscapes and to replace trees which are lost due to disease. The replacement of trees shall be carried out in conjunction with the overall street tree planting program for the City, depending on the priorities and budget associated with this program.*

4.3 City-Wide Corridor Planning Principles and Design Guidelines

The City-Wide Corridor Planning Principles and Design Guidelines provide design direction for new development along the City's corridors. Corridors, including Main Street West, are defined as "areas of street-oriented uses which incorporate a mix of retail, employment and residential uses, developed at overall greater densities, located along arterials roads serving as major transit routes". Intensification is identified as a key element of corridor development where diverse housing types are provided and supported by transit. The design goals of the Corridor Guidelines include encouraging intensification, the creation of active streetscapes, and minimizing negative impacts on adjacent properties.

Part A - Section 2.0 of the Corridor Principles and Guidelines begins laying out guidelines for planning within Hamilton's

corridors. Section 2.1 describes intensification in corridors. It states how a large portion (i.e. 40%) of the City's intensification target is directed to Nodes and Corridors. This corridor represents a new and developing corridor, and the guidelines lay out intensification supported by transit which provides a diversity of housing types and living environments that reduce the dependency on automobiles, creating livable environments. The Official Plan policy recognizes Corridors as a distinct structural element from Neighbourhoods, but the Corridor Guidelines state that they also serve as a central focal point; an integral part of the surrounding neighbourhood that brings benefits of a Corridor in a manner respectful to the surrounding neighbourhoods.

In Part A - Section 2.2 of the City-Wide Corridor Planning Principles and Design Guidelines, explains that the corridors will evolve over time. The UHOP and Ainslie Wood Westdale Secondary Plan provides policy direction on the growth and design of Main Street West. However, the impacts of the planned LRT route and the larger Major Transit Station Area will impact the long term growth in the area.

The following are the Corridor Design Goals found in Section 4.1 of the City-Wide Corridor Planning Principles and Design Guidelines:

4.1 Corridor Design Goals

These guidelines are intended to guide site and building design to achieve the following goals:

- (a) Encourage new intensification and infill development by allowing flexibility and providing alternatives to minimize constraints and provide opportunities.
- (b) Create streetscapes that are attractive, safe and accessible for pedestrians, transit users, cyclists and drivers.
- (c) Minimize the negative effects of shading on existing adjacent properties, streets and public spaces.
- (d) Minimize the negative effects of changes in building scale and character on existing streetscapes and adjacent properties.
- (e) Minimize the negative effects of overview on existing adjacent private properties.
- (f) Encourage a diversity of built form, neighbourhood character and development opportunities along the Corridors.

The proposed development is in alignment with these goals in that it represents intensification and infill development which provides an alternative and needed type of housing unit to the community while simultaneously creating an attractive streetscape which is more accessible for pedestrians. It is supportive of the use of transit along this corridor via pedestrian connections to infrastructure and a reduced parking ratio in accordance with the City's proposed parking by-law.

5.0 Design Analysis

The proposed site and building design consider the importance of creating an enhanced public realm, contributing to the vitality of the Main Street West streetscape, and adding vibrancy with additional residential units on an important corridor that is compatible with the existing site and neighbourhood context.

The proposed development incorporates commercial space at the corner of Kingsmount Street North and Main Street West at a reduced setback. The commercial area will provide a continuation of the commercial spaces to the east of the subject lands. The proposed development introduces walk up residential units on the western side of the building. In contrast to the commercial area, the residential units are further setback from the streetline and incorporate steps and landscape area which distinguishes the units but provides continuity with the street.

Site Circulation and Parking has been designed to ensure a multi-modal, pedestrian friendly function. The development will provide a functional and attractive streetscape for pedestrians along the Main Street West Corridor by providing at grade commercial. The commercial spaces provide an important interface between pedestrians and the development and helps to create a sense of place.

Vehicular access is restricted from the Main Street West frontage. As a result, entry to the site is provided via Kingsmount

Street North and exits onto Cottrill Street. Parking is provided underground.

The proposed development will provide a total of 74 parking spaces (three barrier free). Five of the 74 parking spaces will be small spaces. 18 short-term bicycle parking spaces are provided on site in addition to 124 long term bicycle parking spaces. A waste loading area is proposed at the rear of the site at the centre of the proposed building.

The site presents several unique opportunities for amenity areas based on the limited availability of outdoor space. 900 square metres of amenity area is proposed throughout the site including 229 square metres of outdoor and 88 square metres of internal amenity area on the 12th floor. Programming for the amenity spaces has not yet been determined and will be covered under a future Site Plan application.

The height, massing, and transitions which are proposed as part of this multiple dwelling are designed with consideration of the surrounding neighbourhood context. The proposed building is 12 storeys (38.4 metres) in height. While there are mid-rise buildings from 3-8 storeys along the Main Street West corridor, and higher uses proposed across the street of up to 20 storeys, the majority of the immediately surrounding uses are low-rise residential buildings, 1-3½ storeys in height. As such, design features have been integrated to mitigate the impact on the surrounding buildings and to soften the transition of scale of the proposed building.

The podium of the proposed building incorporates design elements to reflect the architectural features of Binkley United Church. The façade along Main Street West introduces red brick and a pavilion like treatment to the lobby and café area.

6.0 Conclusion

The design of the proposed development is an appropriate and complementary redevelopment of the lands located at 1570 Main Street West. The front façade will enhance the Main Street West corridor by defining the streetscape and providing character and an activated pedestrian experience to an area otherwise dominated by parking fronted low-rise commercial uses. The ground floor commercial establishes a pedestrian scale and engaging streetscape. The redevelopment will provide 174 residential units to the area with a mixture of 1, 2 and 3-bedroom units.

The proximity of the proposed development to a Major Activity Centre (McMaster University) and District Commercial shopping area will also increase pedestrian and transit activity in the neighbourhood supporting more sustainable urban design practices. The proposed development will not have adverse impacts on Main Street West and will improve the streetscape by providing a pedestrian scaled multi-unit building and site design that conforms to the intent of the applicable architectural and urban design guidelines. The site redevelopment is complementary to the existing built environment of the Ainslie Wood North neighbourhood and respects existing conditions through its use of stepbacks and location on the southern portion

of the lot. As such, the proposed built form is in keeping with the Urban Design Policies of the Urban Hamilton Official Plan, Ainslie Wood Westdale Secondary Plan, and City Wide Corridor Guidelines.

The proposed built form is in keeping with the City of Hamilton urban design expectations.

Respectfully Submitted,

LANDWISE



Edward John, MRTPI
Partner / Principal Planner



Katelyn Gillis, BA
Senior Planner

Appendix A:

Architectural Summary

KINDRED
WORKS

1570 Main St W — Design Review Panel
2024.12.12

- 1 Context & Site Strategy
- 2 Architectural Expression & Materiality
- 3 Landscape & Urban Realm
- 4 Floor Plans & Elevations

Context & Site Strategy

The site is located on Main St W, within the Ainslie Wood Neighbourhood, in West Hamilton. The site is bounded by private residences to the north, Main St W to the south, Kingsmount St N to the east, and Cottrill St to the west.



CONTEXT | MIXED USE AREA

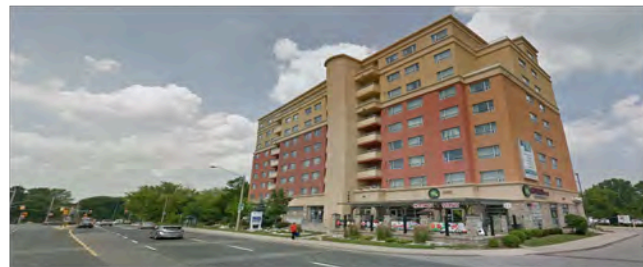
The neighbourhood is a long-time mixed use area that includes a variety of residential building types including apartments, duplexes, and single detached homes. There is a thriving commercial zone along main street, and large institutional buildings at McMaster University and St. Mary's secondary school.



1200 Main Street West



1590 Main Street West



1686 Main Street West



The McMaster University campus is roughly a ten-minute walk east. The increase of McMaster's student population in recent decades has resulted in many Ainslie Wood homes becoming popular for rentals among students.

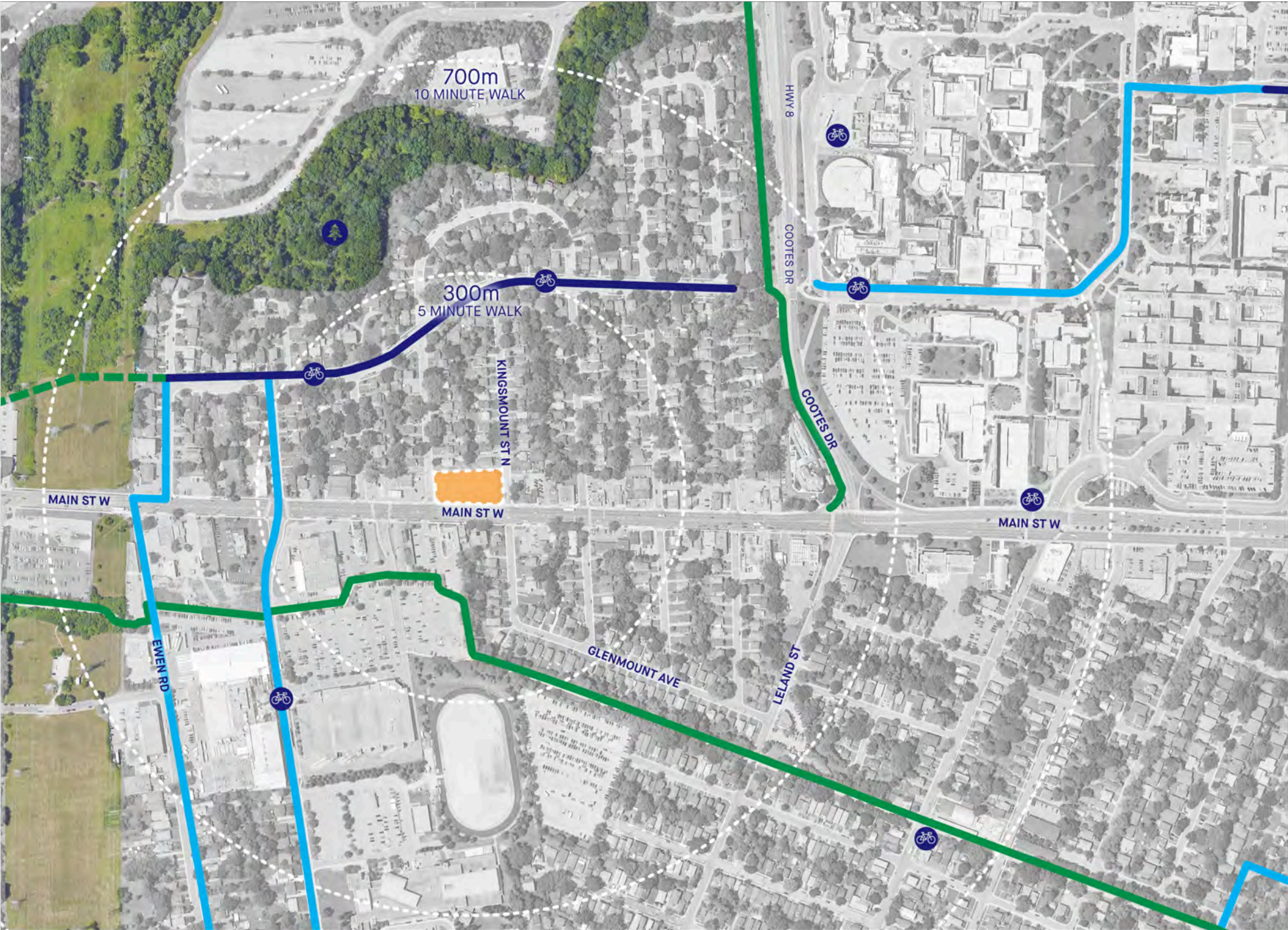
St Mary's Catholic Secondary School is within a ten-minute walk south.



Institute for Applied Health Sciences at McMaster



The site is in close proximity to a network of trails. Cyclist lanes currently exist through trails and throughout low-traffic neighbourhood streets.



- Legend**
- Existing Bike Lane
 - Existing Signed Route (shared on-street)
 - Existing Multi-use Trail
 - Planned Multi-use Trail

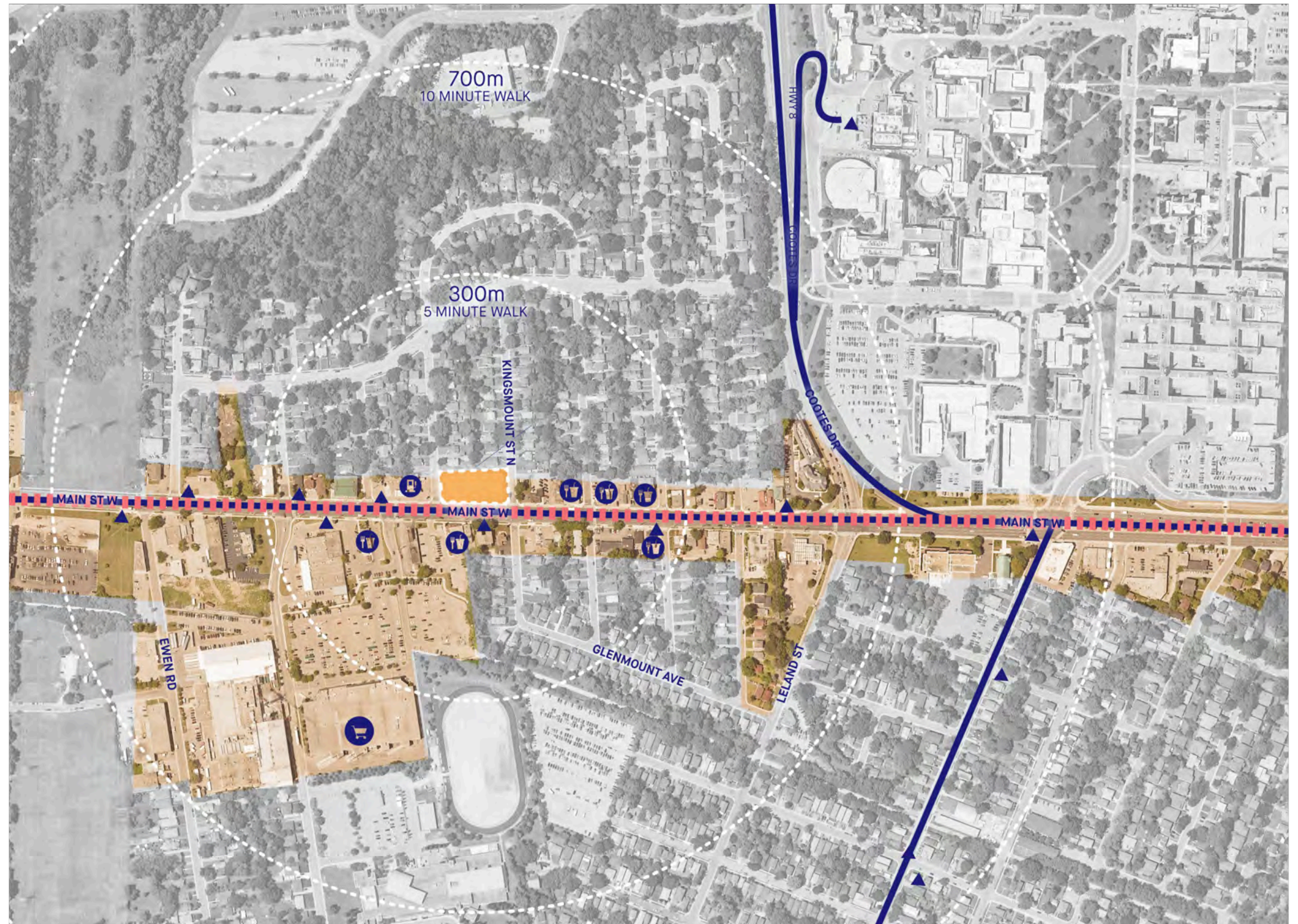
CONTEXT | COMMERCIAL AREA

Ainslie Wood is a thriving commercial zone along Main Street West. South of the site is a large retail centre with Fortino's grocery store, other commercial uses include the food manufacturer Mondelez Canada, and independent retailers and restaurants.



The neighbourhood is serviced by existing bus routes. Planned developments in transit include an extension of the B-line of the proposed BLAST network across Main Street.



Mondelez Canada, 45 Ewen Rd



Legend

-  Existing Bus Routes
-  Planned Rapid Transit

PROPOSED BUILDINGS IN VICINITY



1. **17 Ewen Road**
10-storey, 359 units
student rental building
2. **1629-1655 Main St W**
24, 21 & 16-storey, 583 units
mixed-use student rental,
retail & office development
3. **1630 Main St W**
9-storey, 154 units
mixed-used commercial
residential building
4. **162 Ward Ave**
38, 34 & 26-storey, 1836 units
apartment buildings & an
8-storey parking structure
5. **1190 Main St W**
10, 15-storey, 556 units
student residence, commercial
mixed use
6. **1107 Main St W**
15-storey, 265 units
commercial residential
mixed use
7. **925 Main St W &
150 Longwood Rd S**
16, 18-storey, 514 units
mixed-used residential
building



1 In Review



2 In Review



3 Approved



4 In Review



5 Under Construction

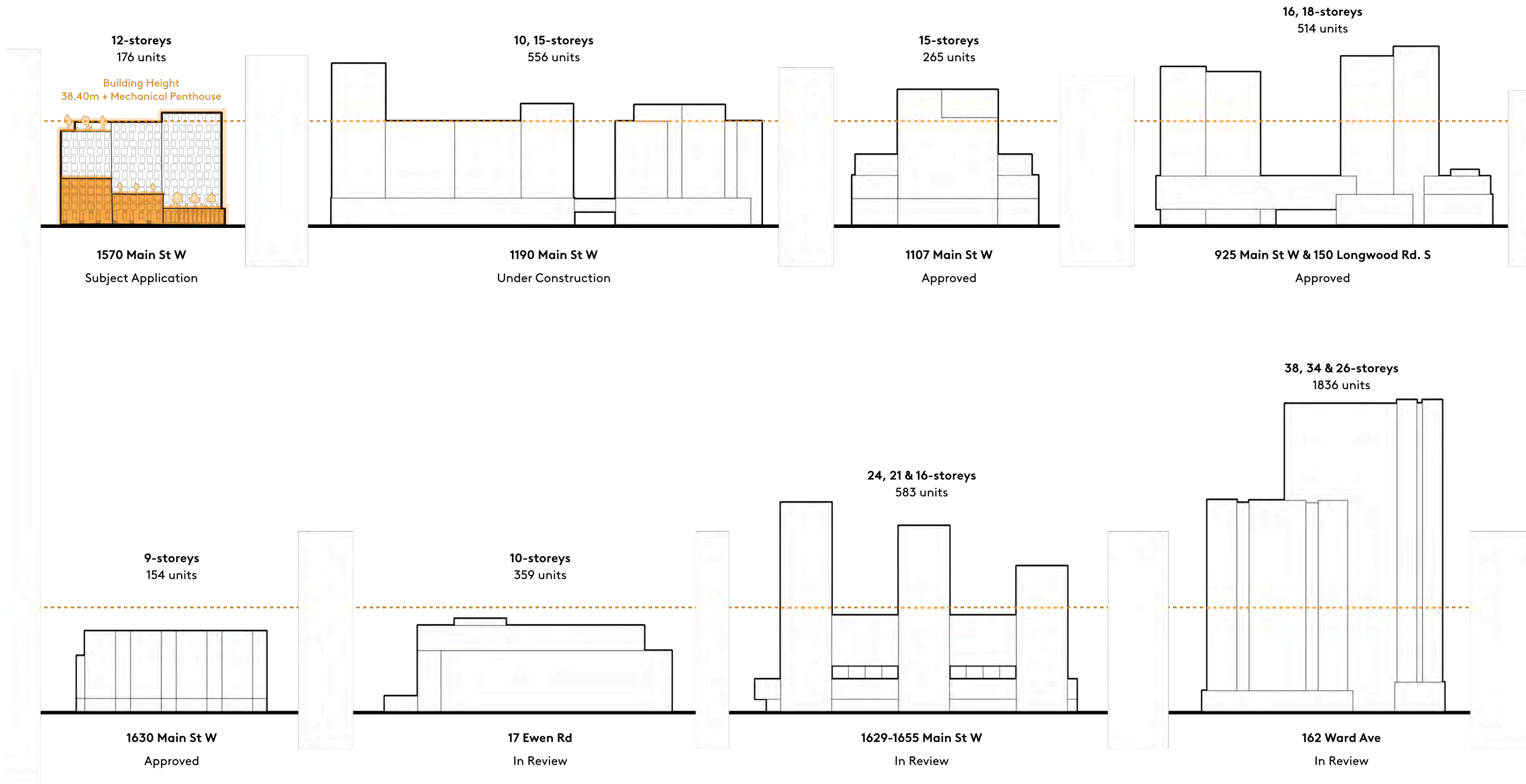


6 Approved



7 Approved

PROPOSED BUILDINGS | COMPARATIVE SCALE



EXISTING STREET VIEWS



Existing view looking north-east from the Main St W and Cottrill St intersection.

Key Plan



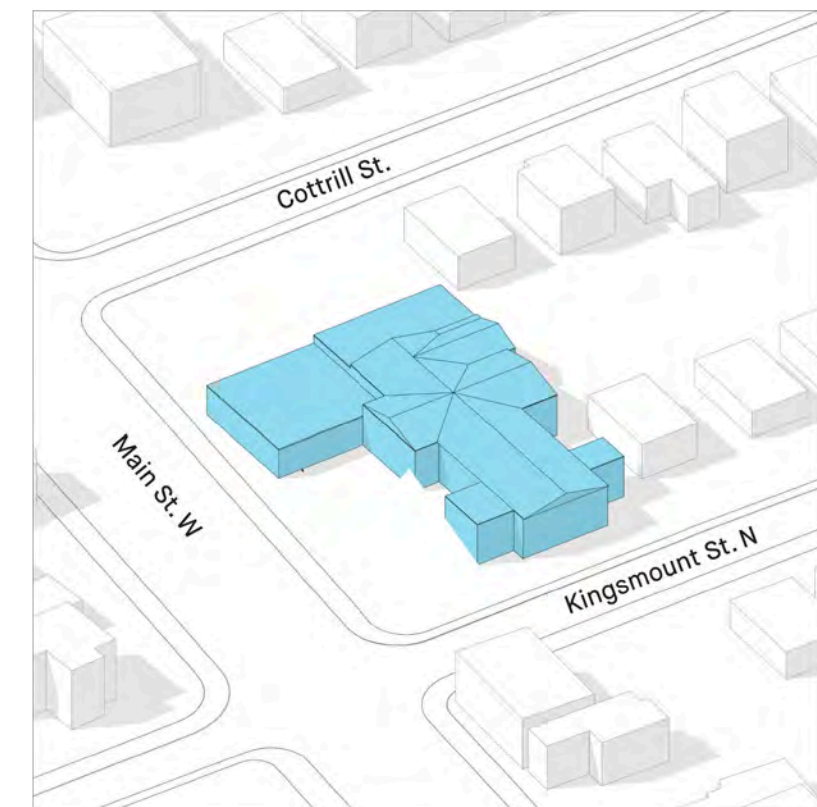
View from intersection of Main St W and Hollywood St N.

Key Plan

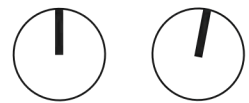
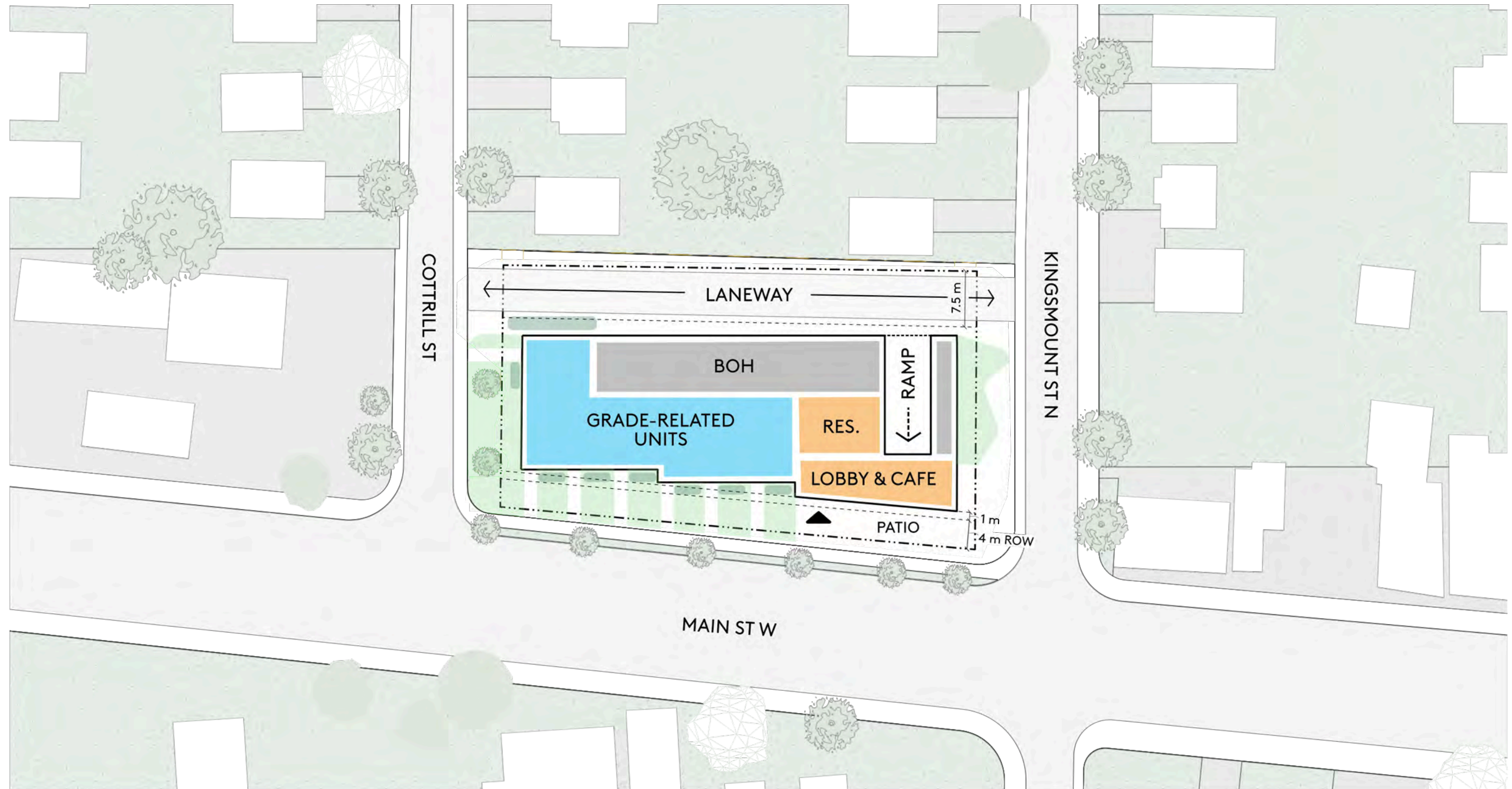
Architectural Expression & Materiality



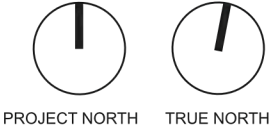
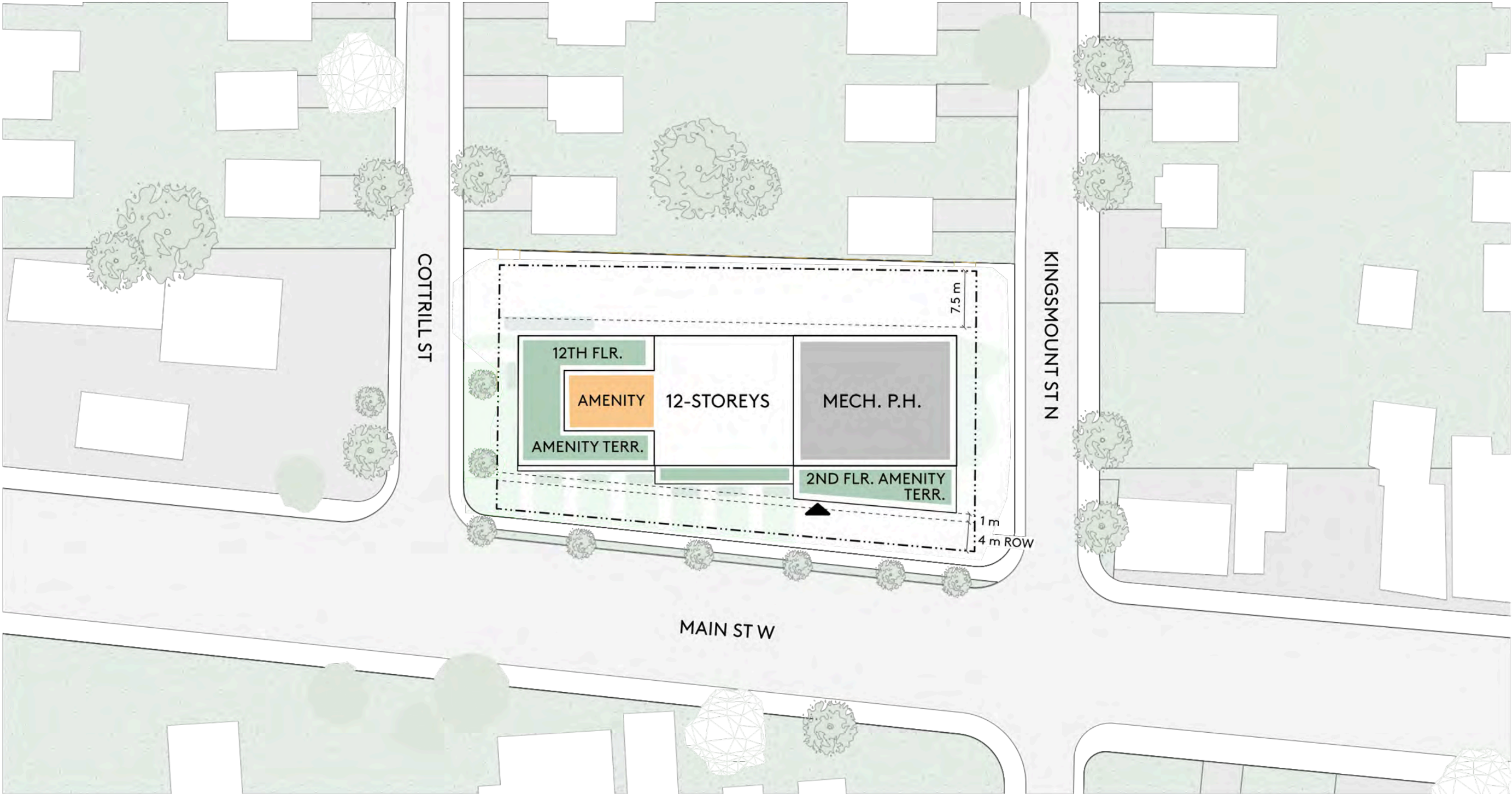
The Project Site is currently occupied by Binkley United Church and Colin MacDonald Community School. It fronts onto Main Street West with access from both Cottrill Street to the west and Kingsmount Street North to the east.



Existing Axonometric View taken from the corner of Main St W and Kingsmount St N. Existing building in blue to be demolished.



PROJECT NORTH TRUE NORTH



PROPOSED | AXONOMETRIC VIEW



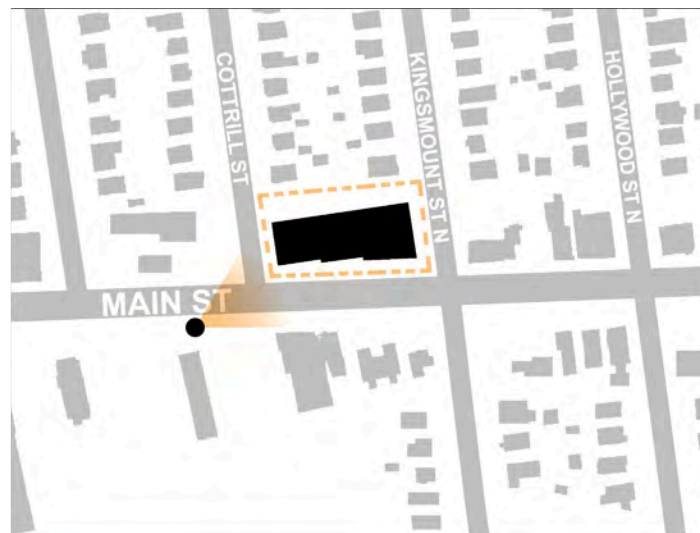
RENDERING AND KEY PLAN

View of proposed project at 1570 Main St W from Kingsmount St S looking North.



RENDERING AND KEY PLAN

View of proposed project at 1570 Main St W from the southwest from Main St W.



Key Plan

RENDERING AND KEY PLAN

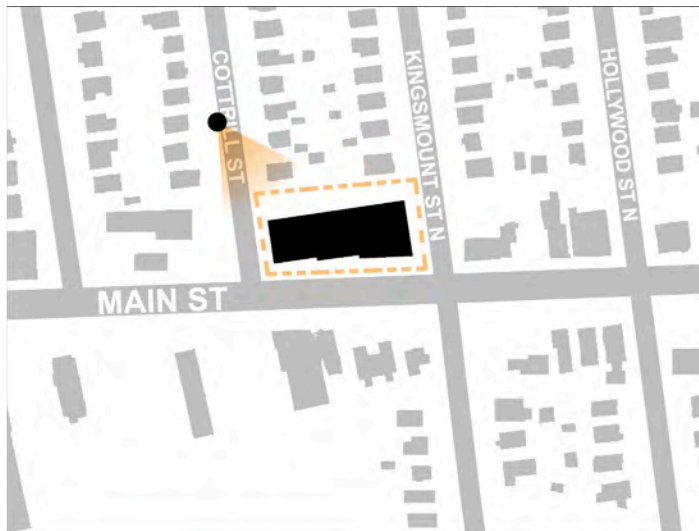
View of North face of the proposal from Cottrill St.



Key Plan

RENDERING AND KEY PLAN

View of North face of the proposal from Cottrill St.



Key Plan

RENDERING AND KEY PLAN

View of North face of the proposal from Kingsmount St N.



Key Plan

RENDERING AND KEY PLAN

View of North face of the proposal from Kingsmount St N.



Key Plan

ARCHITECTURAL FEATURES OF BINKLEY UNITED CHURCH



The existing Binkley United Church building has architectural features that could inform the design of the Kindred Works development.

Vertical Proportions

Slender vertical windows

Split column tower

Materiality

Predominant red brick materiality

RENDERING AND KEY PLAN

View of Cafe Patio & Urban Streetscape from Main St W & Kingsmount St N.

The interior of the residential lobby and cafe will feature wood finishes to create a warm and inviting atmosphere in the public areas. The wood finishes will be highly visible from the exterior to contribute to the vibrant streetscape and to clearly distinguish the public and commercial areas from the individual ground level private entries.



RENDERING AND KEY PLAN

View of Main Entry & Urban Streetscape along the sidewalk on Main St W.



RENDERING AND KEY PLAN

View of Ground-Floor Unit
Entries along Main St W.



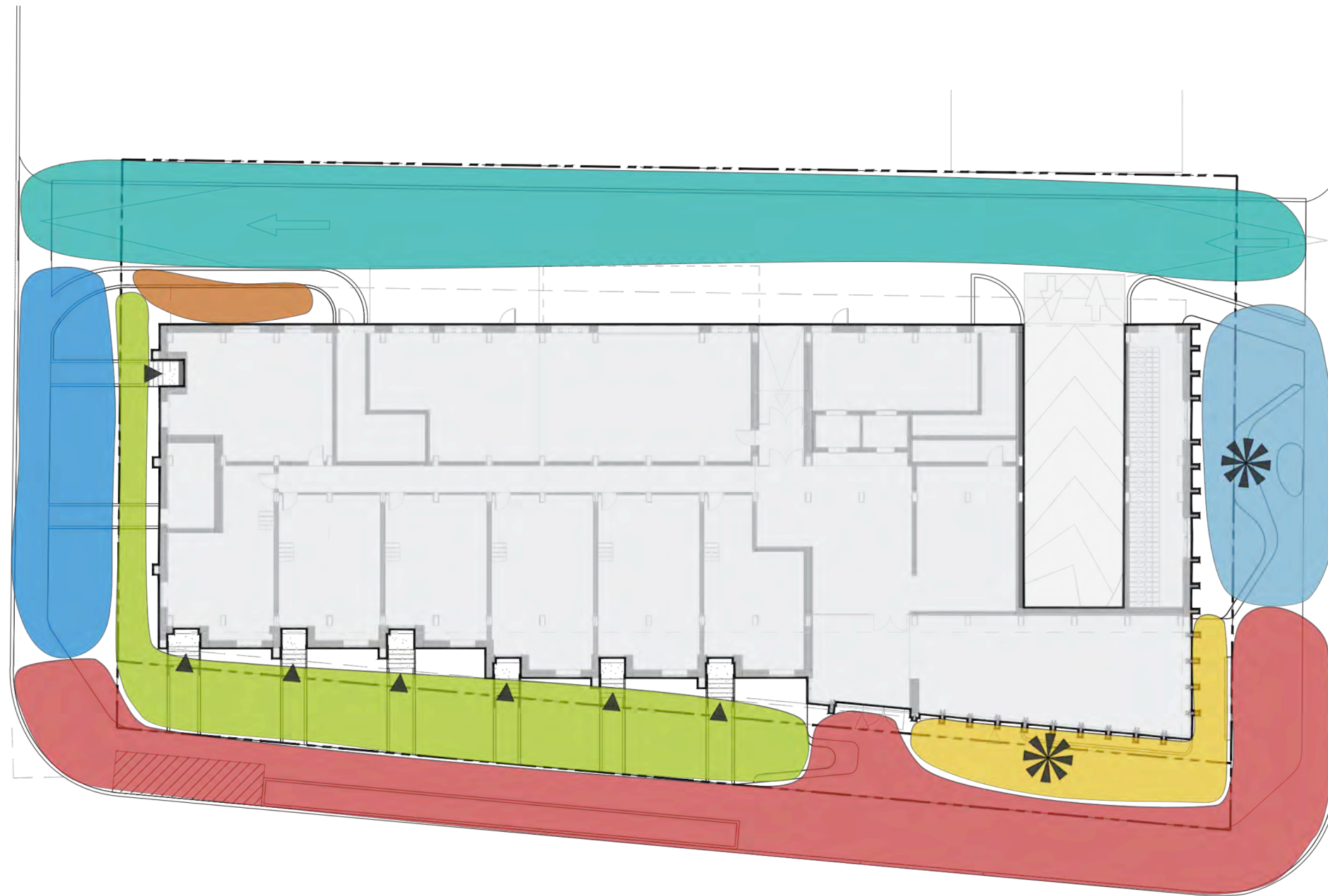
RENDERING AND KEY PLAN

View of Rear Laneway with
buffer landscaping from access
at Cottrill St.

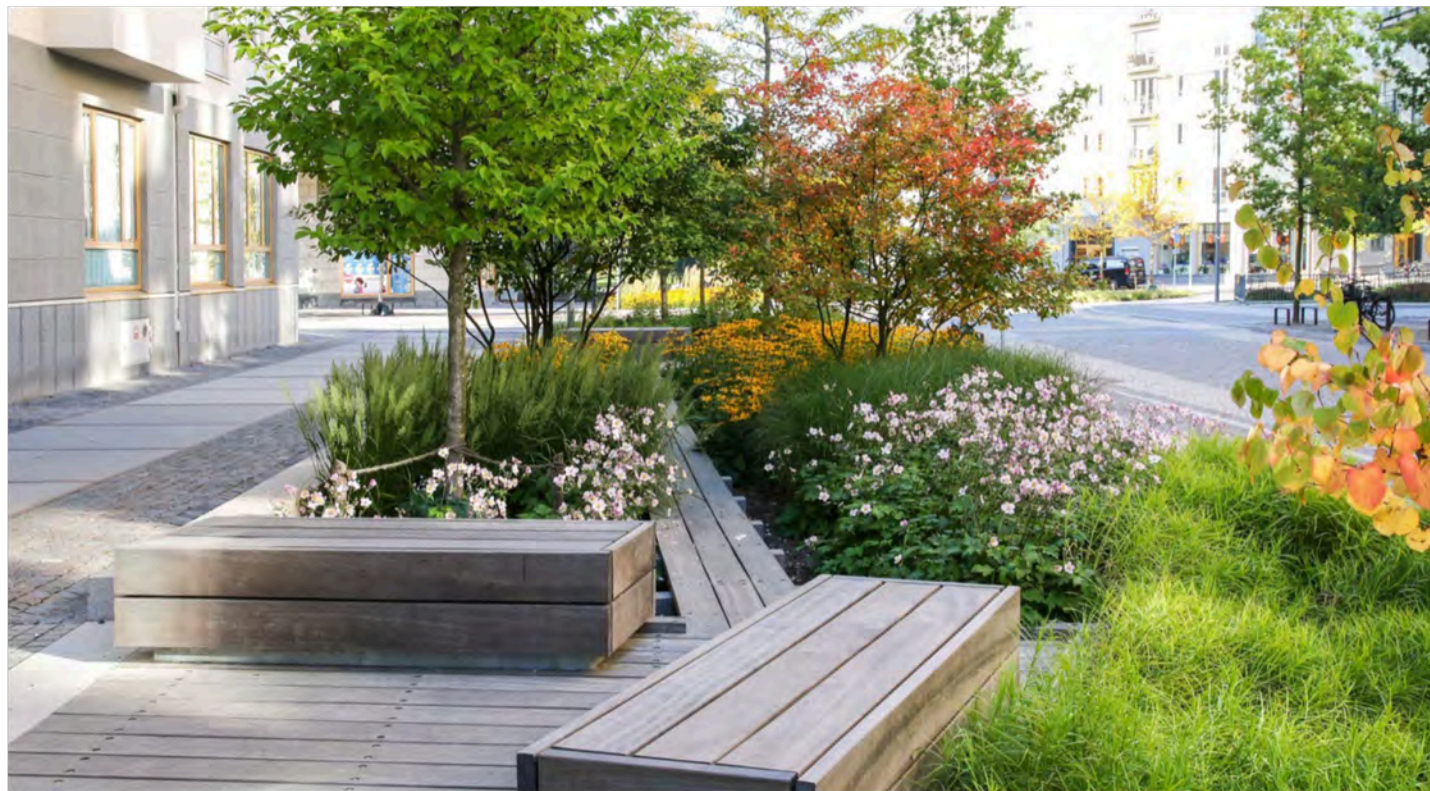
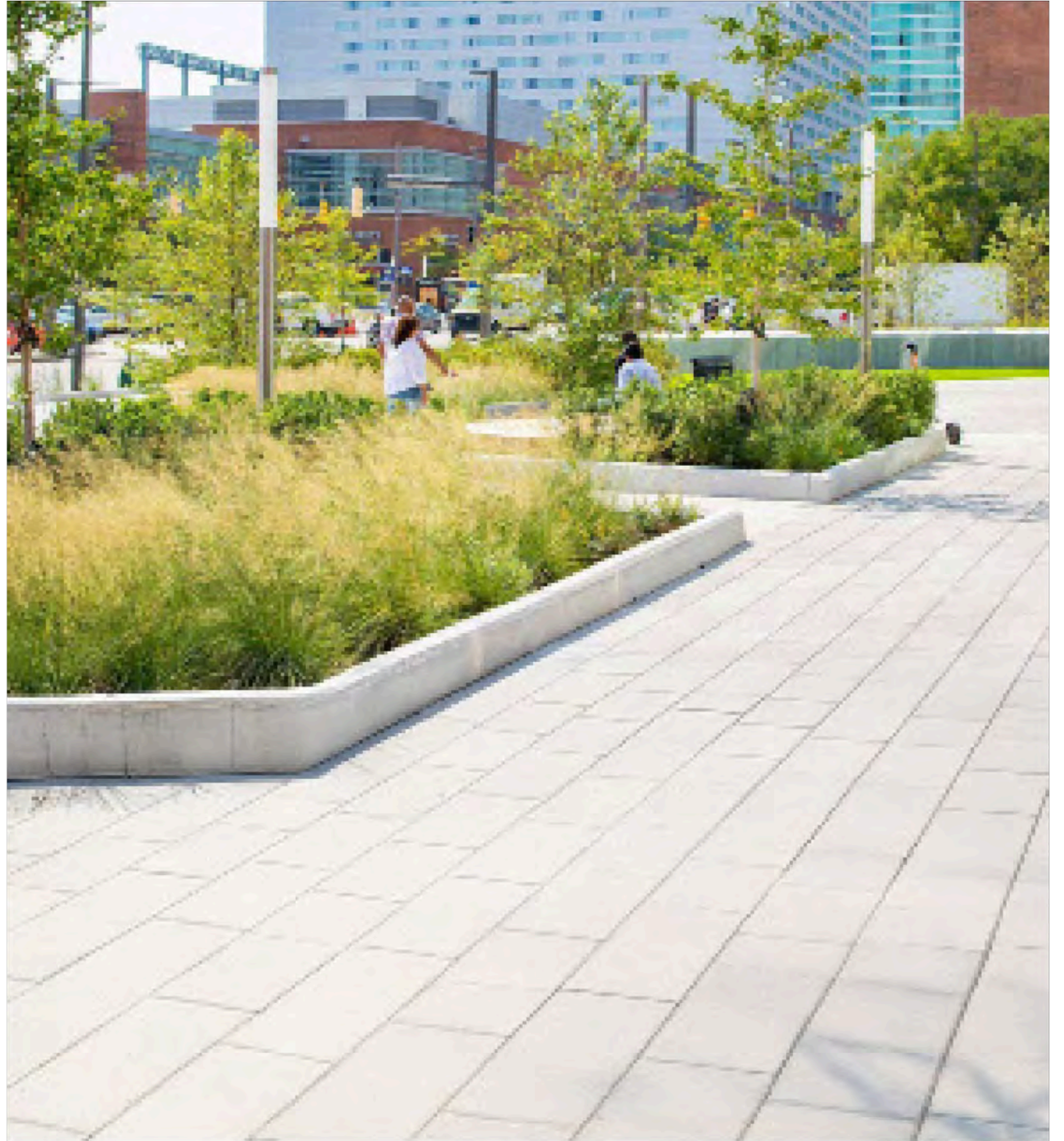



Key Plan

Landscape & Urban Realm

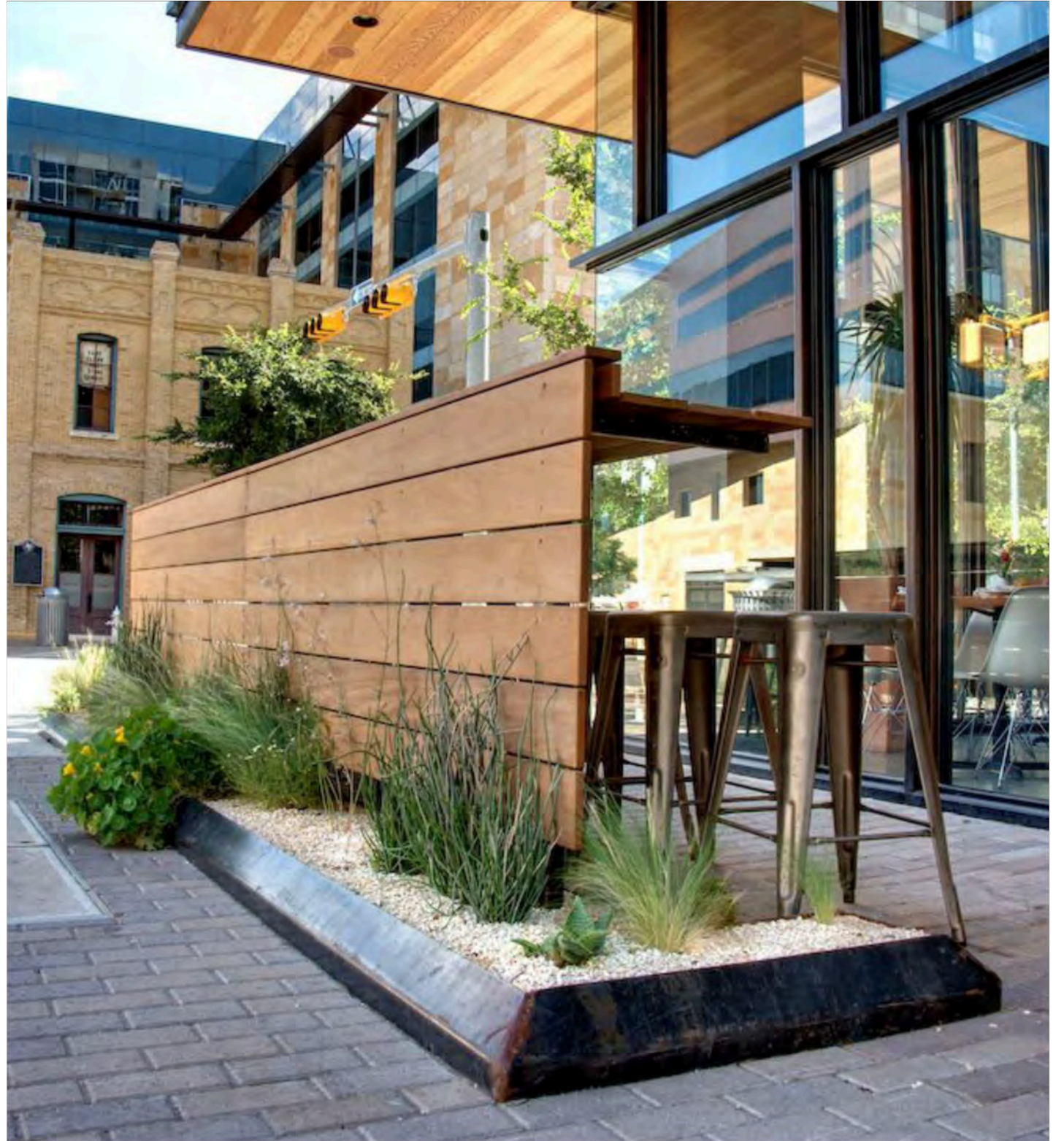


- Residential Streetscape
- Residential Streetscape & Public Amenity Space
- Cafe Patio
- Residential Landscape &
- Urban Streetscape
- Residential Lane / Service Area with Landscape Buffer
- Landscape Buffer
- Programmed Area
- Residential Entrances



 Urban Streetscape

Precedents | JRS



Cafe Patio

Precedents | JRS

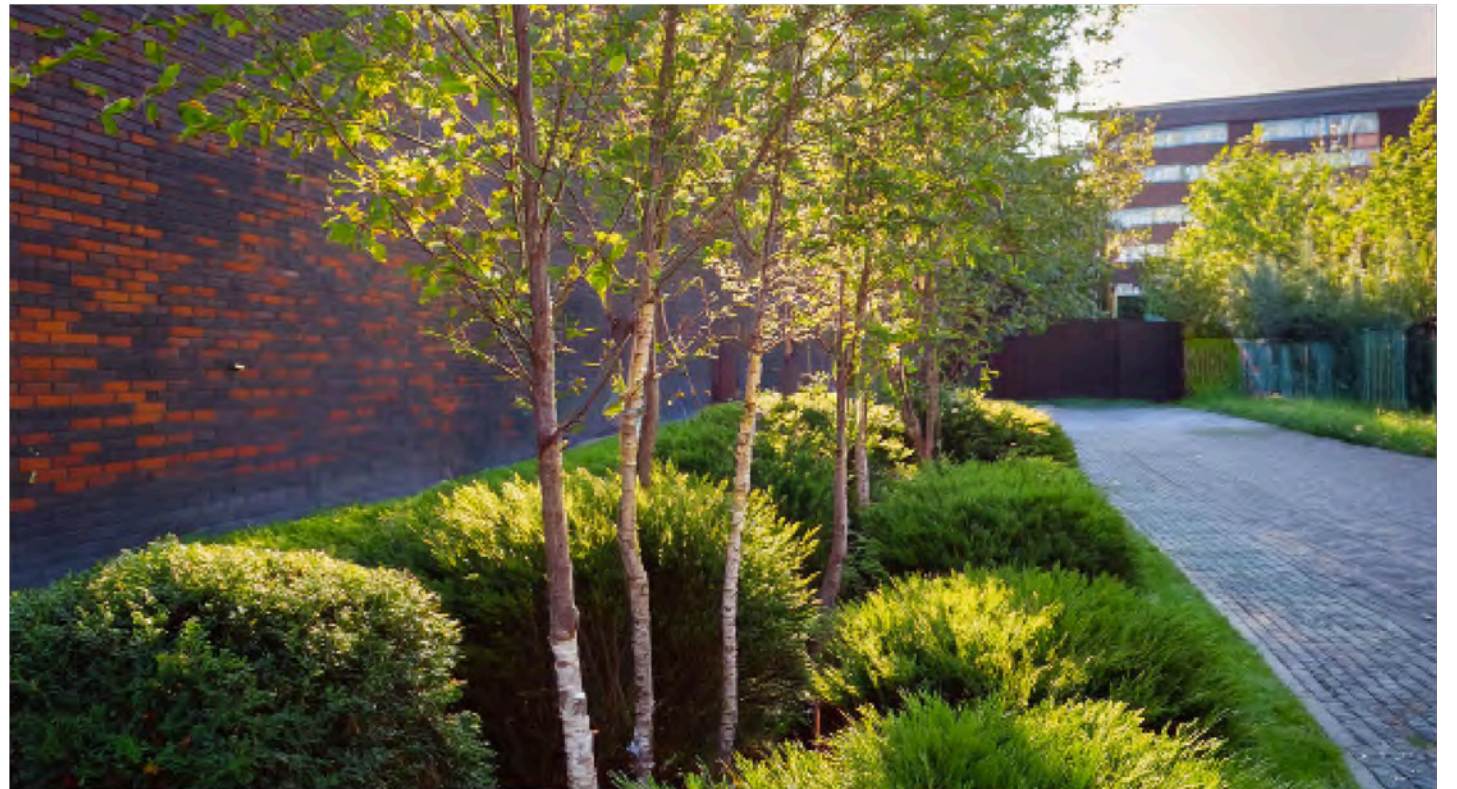


Residential Streetscape & Public Amenity Space

Precedents | JRS

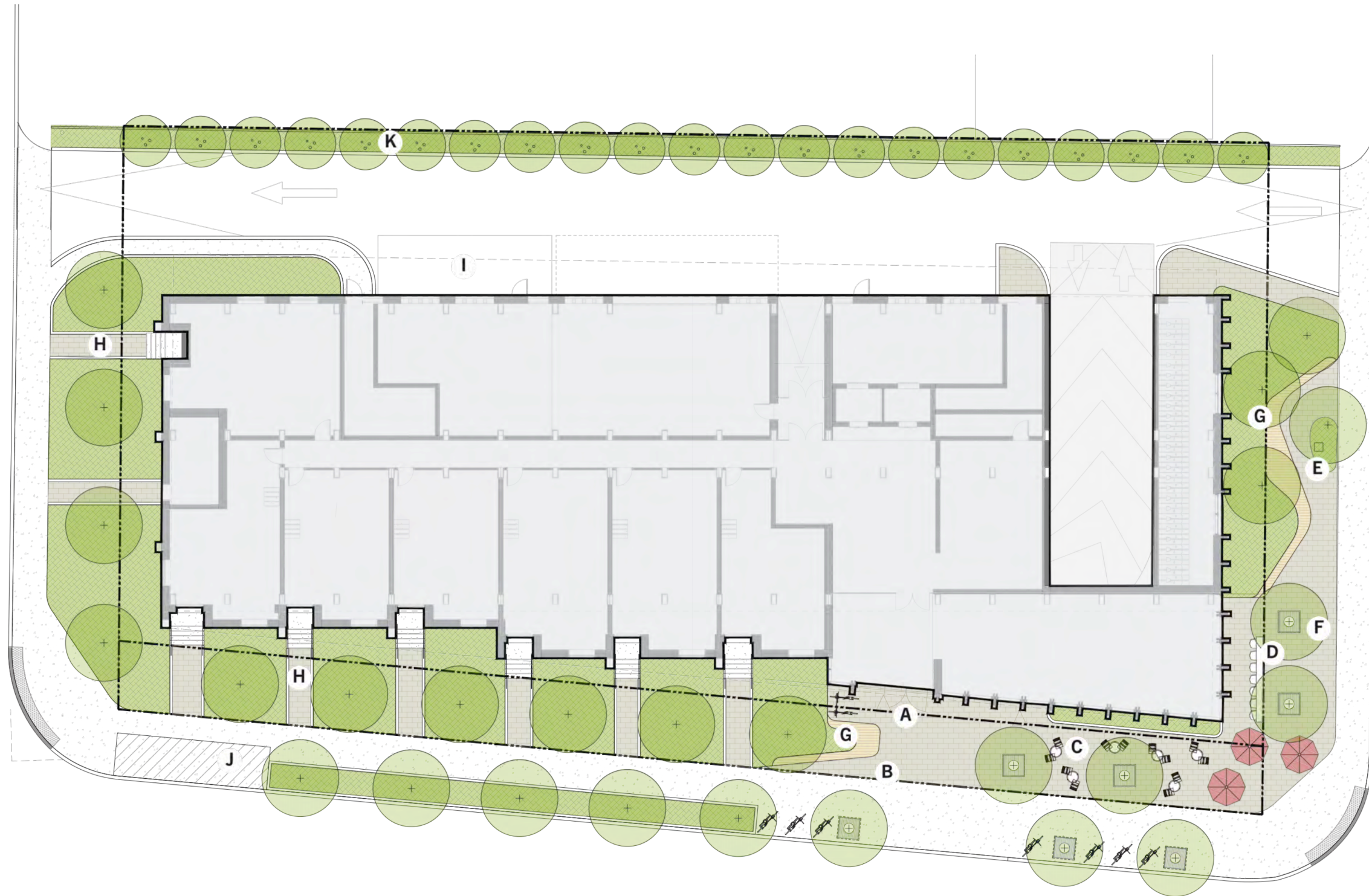


Residential Landscape & Entrances

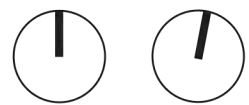


Landscape Buffer

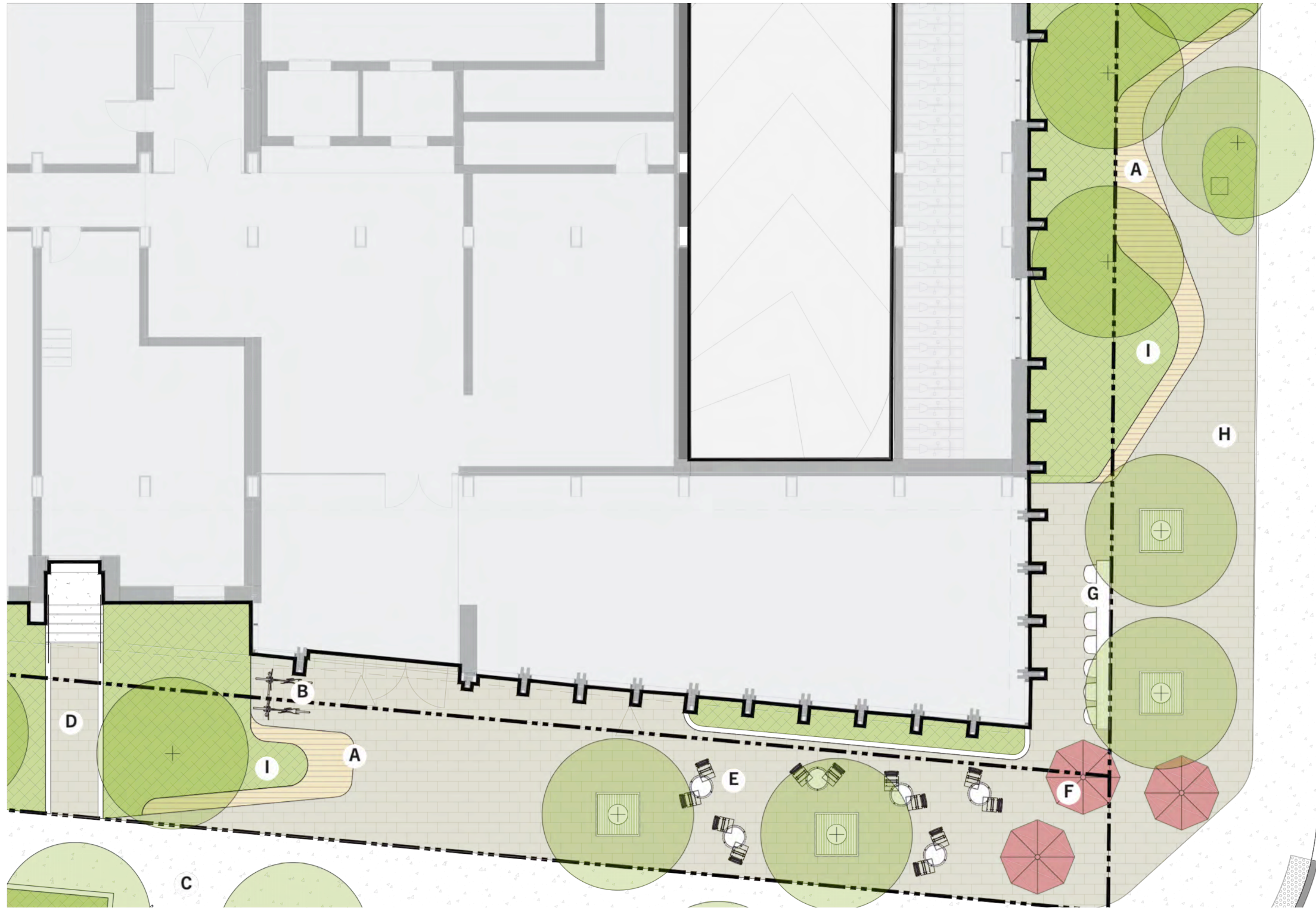
Precedents | JRS



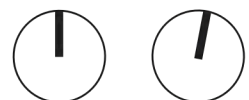
- A** Lobby Entrance onto Main St. W
- B** Urban Streetscape & Seating
- C** Cafe Patio
- D** Cafe Bar Seating
- E** Public Amenity Space
- F** Residential Streetscape
- G** Seating Integrated with Planters
- H** Residential Landscape & Entrance
- I** Garbage Staging Area
- J** Bus Pad
- K** Driveway & Landscape Buffer



PROJECT NORTH TRUE NORTH



- A** Feature Bench
- B** Bicycle Parking at Entrance
- C** Urban Streetscape
- D** Residential Landscape & Entrance
- E** Fixed Cafe Seating
- F** Seasonal Cafe Furnishing
- G** Cafe Bar Seating
- H** Residential Streetscape
- I** Seating Integrated with Planters

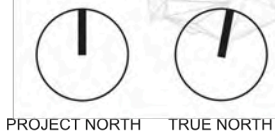
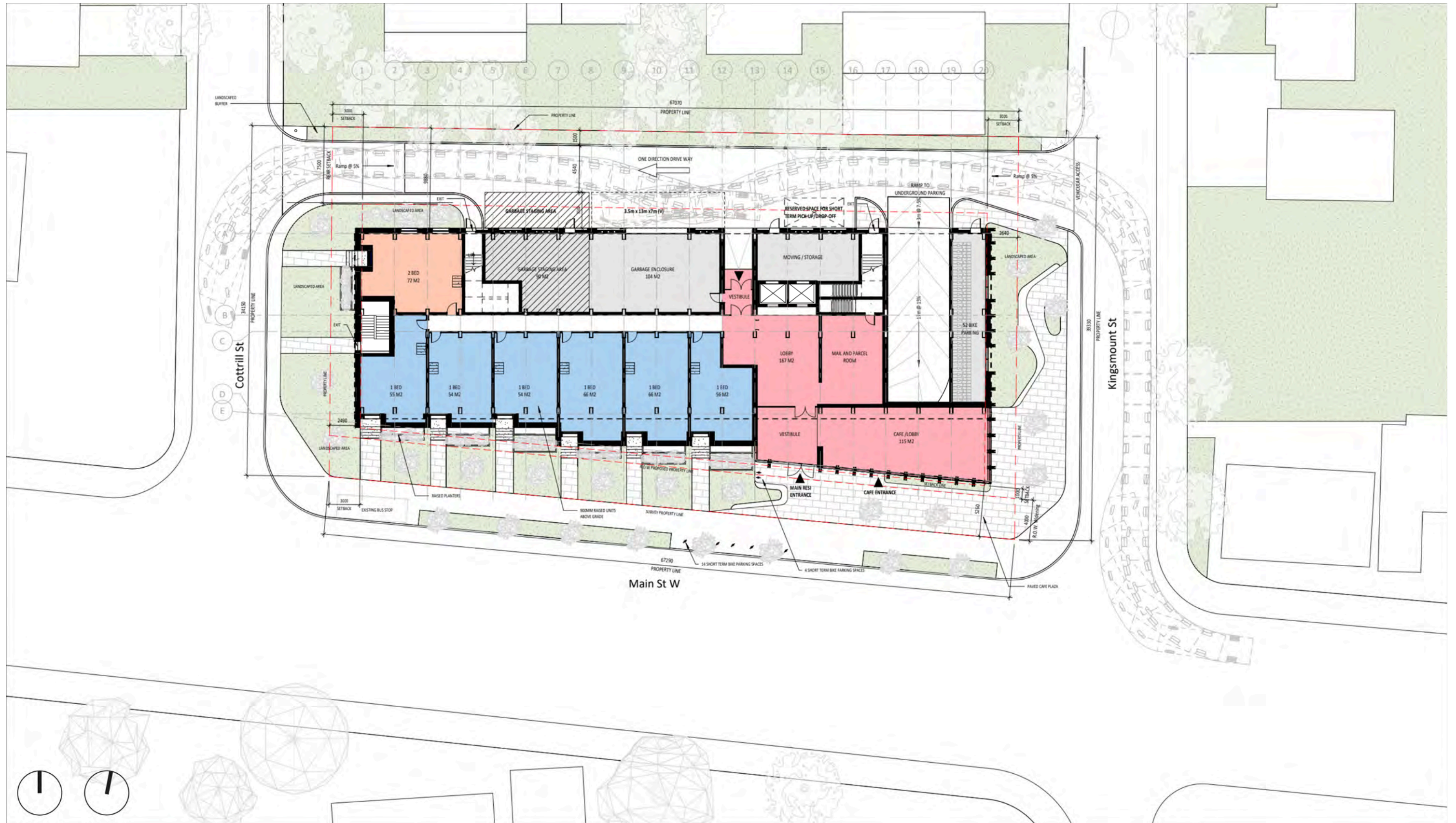


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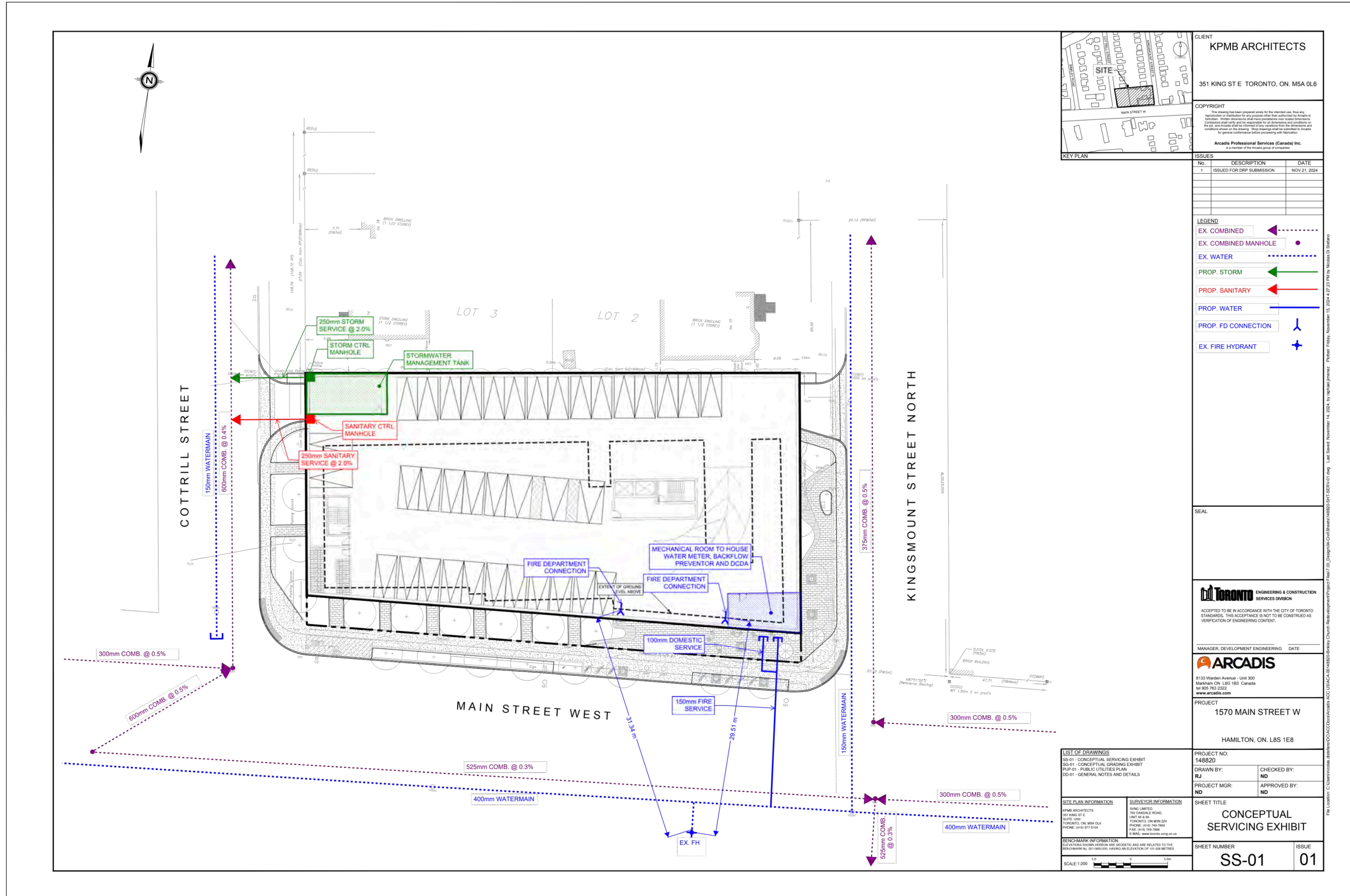
Concept Plan | JRS

Floor Plans & Elevations

SITE PLAN



SERCIVING PLAN



CLIENT
 KPMB ARCHITECTS
 351 KING ST E TORONTO, ON. M5A 0L6

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KEY PLAN

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR DRP SUBMISSION	NOV 21, 2024

LEGEND

- EX. COMBINED (dashed line with arrow)
- EX. COMBINED MANHOLE (circle with cross)
- EX. WATER (dotted line)
- PROP. STORM (solid green line with arrow)
- PROP. SANITARY (solid red line with arrow)
- PROP. WATER (solid blue line with arrow)
- PROP. FD CONNECTION (solid blue line with T-junction)
- EX. FIRE HYDRANT (circle with cross)

SEAL

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE

ARCADIS

8133 Warden Avenue - Unit 300
 Markham, ON L3R 9V3 Canada
 Tel: 905 763 2322
 www.arcadis.com

PROJECT
 1570 MAIN STREET W
 HAMILTON, ON. L8S 1E8

LIST OF DRAWINGS

SS-01 - CONCEPTUAL SERVICING EXHIBIT
SS-01 - CONCEPTUAL GRADING EXHIBIT
PUP-01 - PUBLIC UTILITIES PLAN
DD-01 - GENERAL NOTES AND DETAILS

BENCHMARK INFORMATION
 BENCHMARK NO. 0111862035, HAVING AN ELEVATION OF 151.038 METRES.

SCALE
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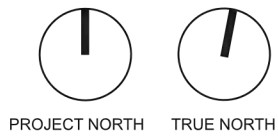
PROJECT NO: 148820

DRAWN BY: RJ	CHECKED BY: ND
PROJECT MGR: ND	APPROVED BY: ND

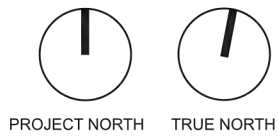
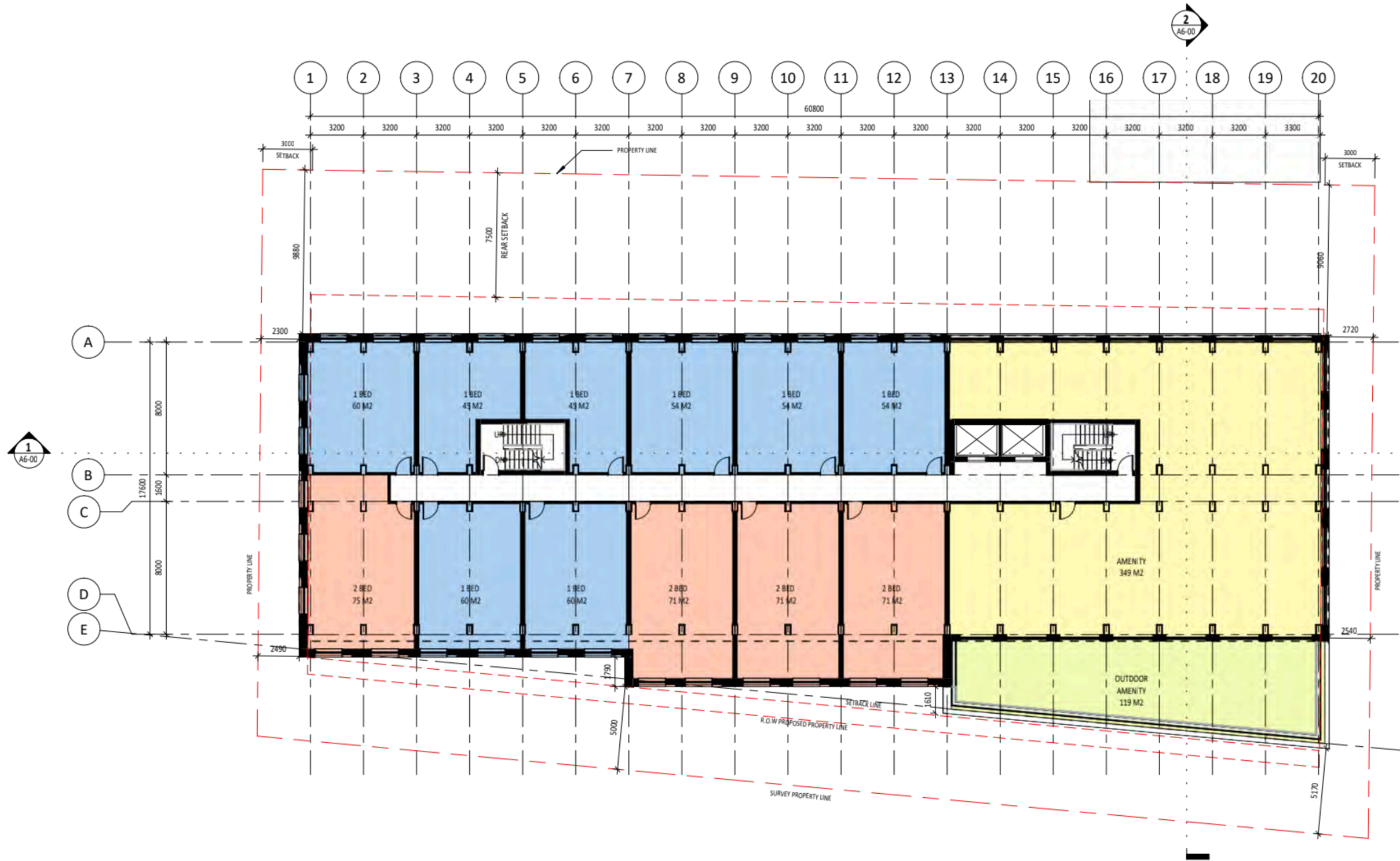
SHEET TITLE
 CONCEPTUAL SERVICING EXHIBIT

SHEET NUMBER SS-01	ISSUE 01
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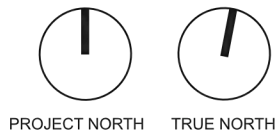
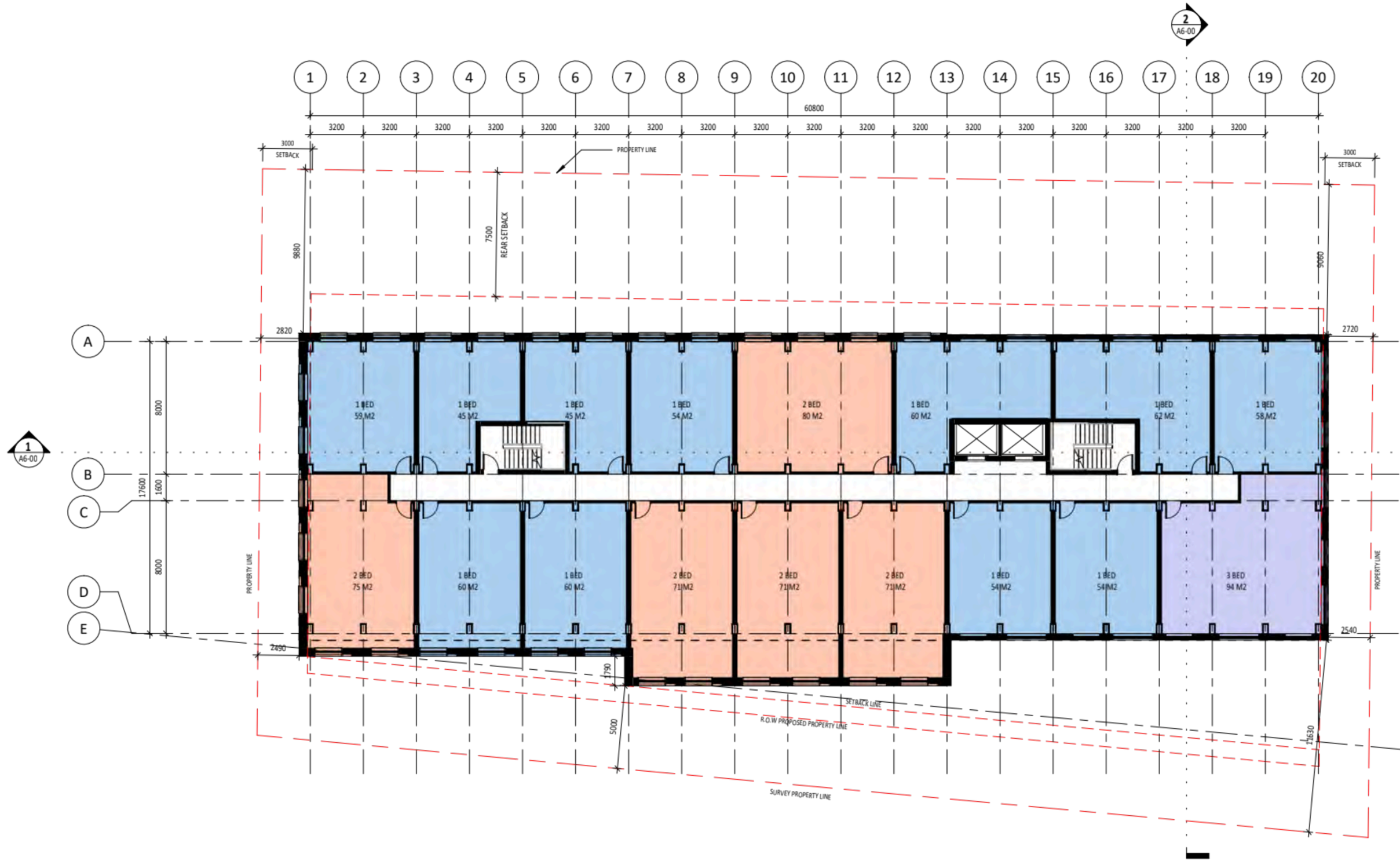
GROUND FLOOR



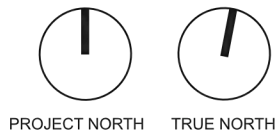
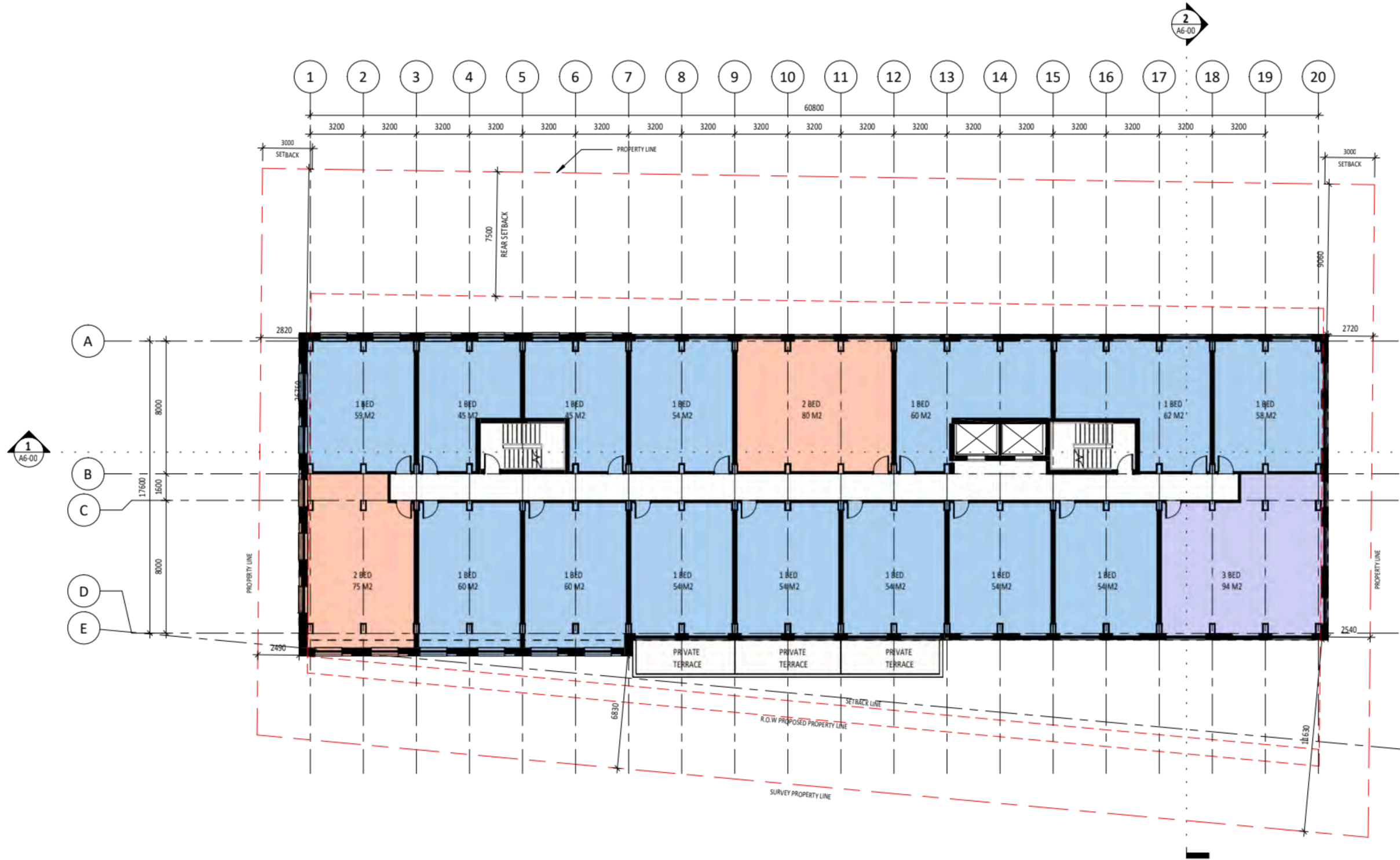
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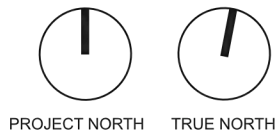
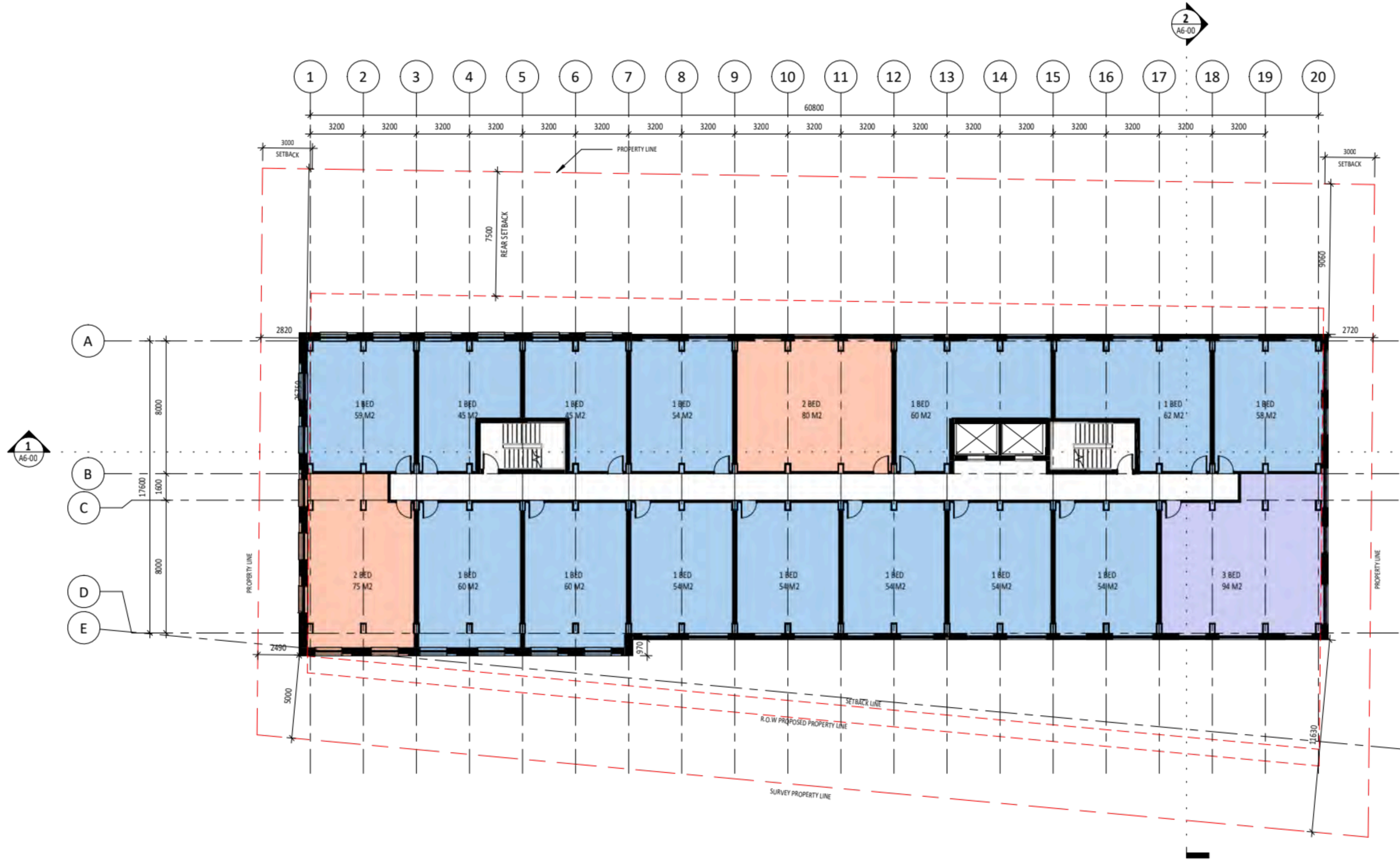
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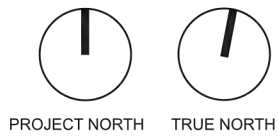
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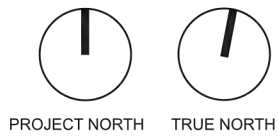
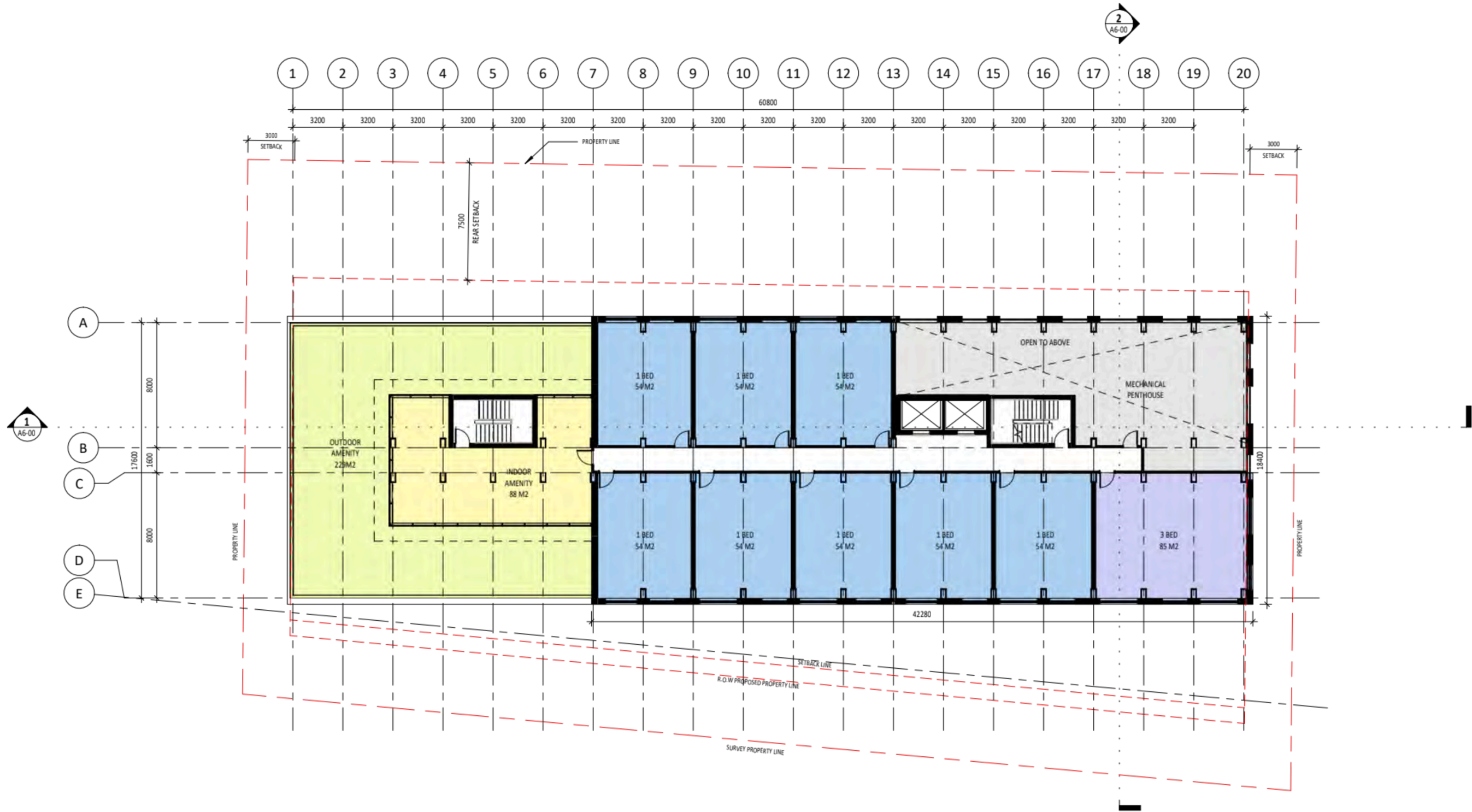


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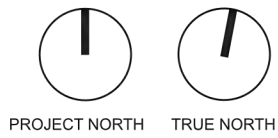
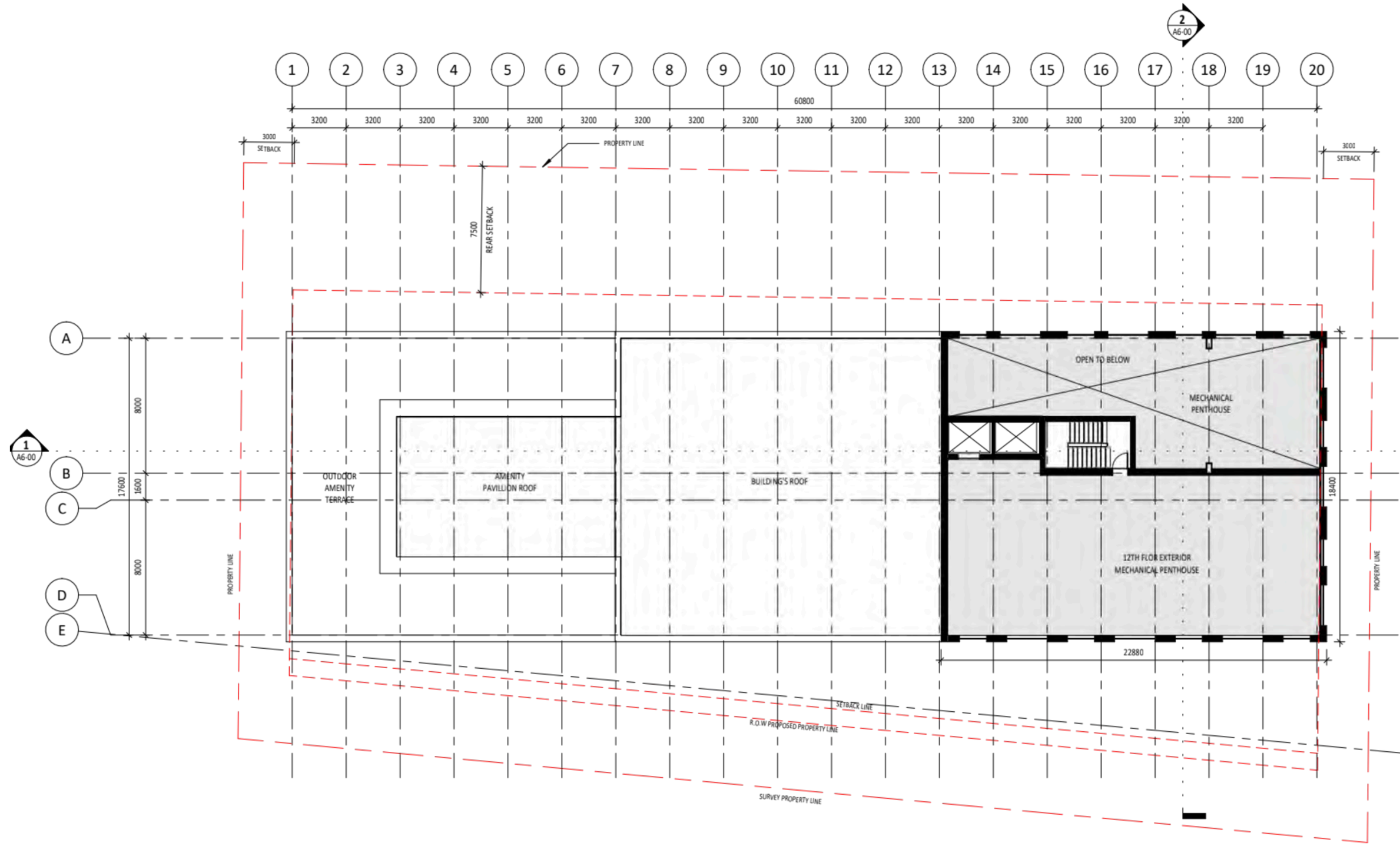


LEVELS 6-11





ROOF PLAN

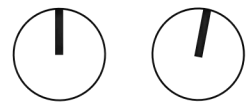
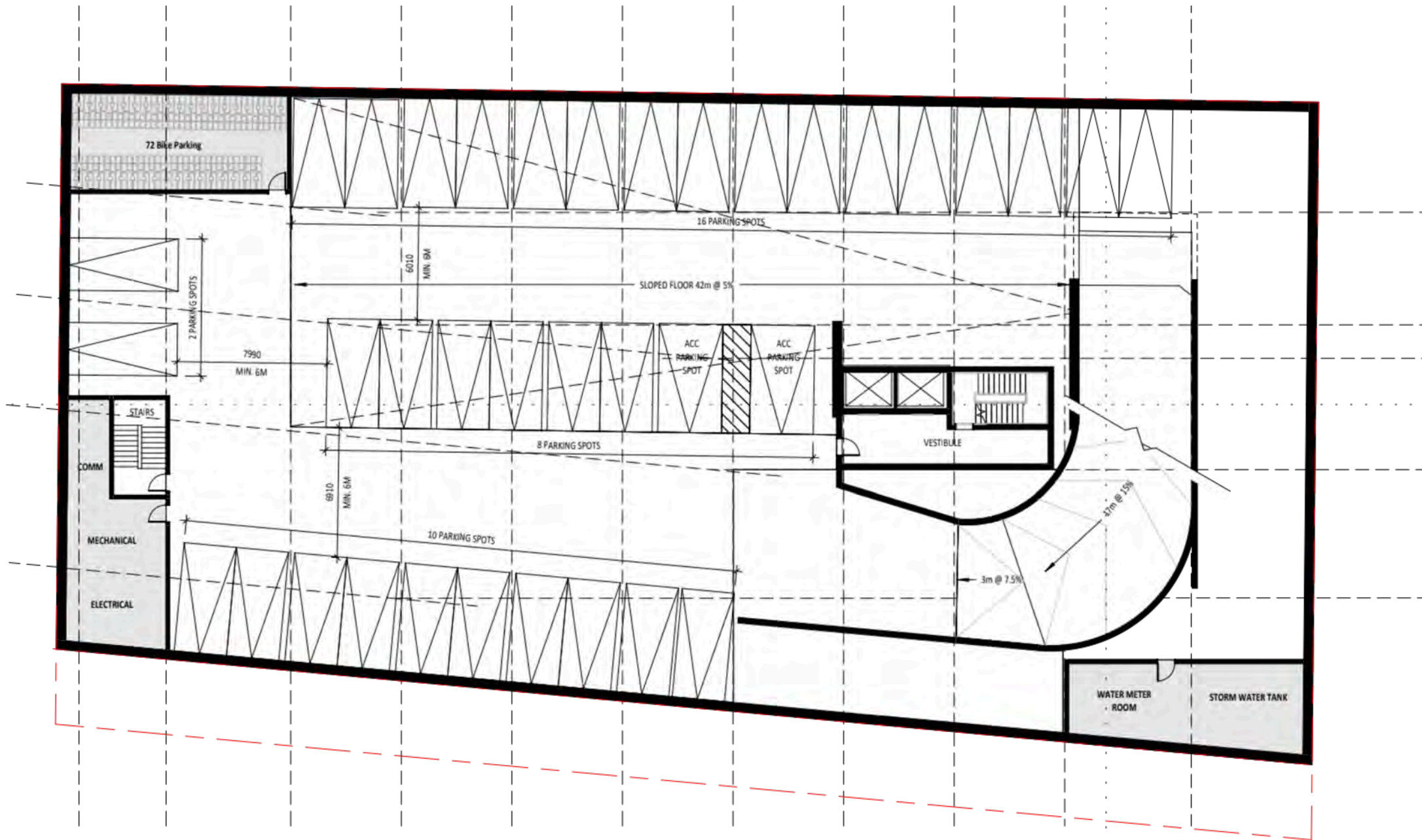


PARKING 1

SPACES: 36

2
A6-00

1
A6-00



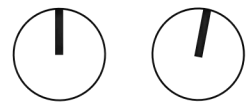
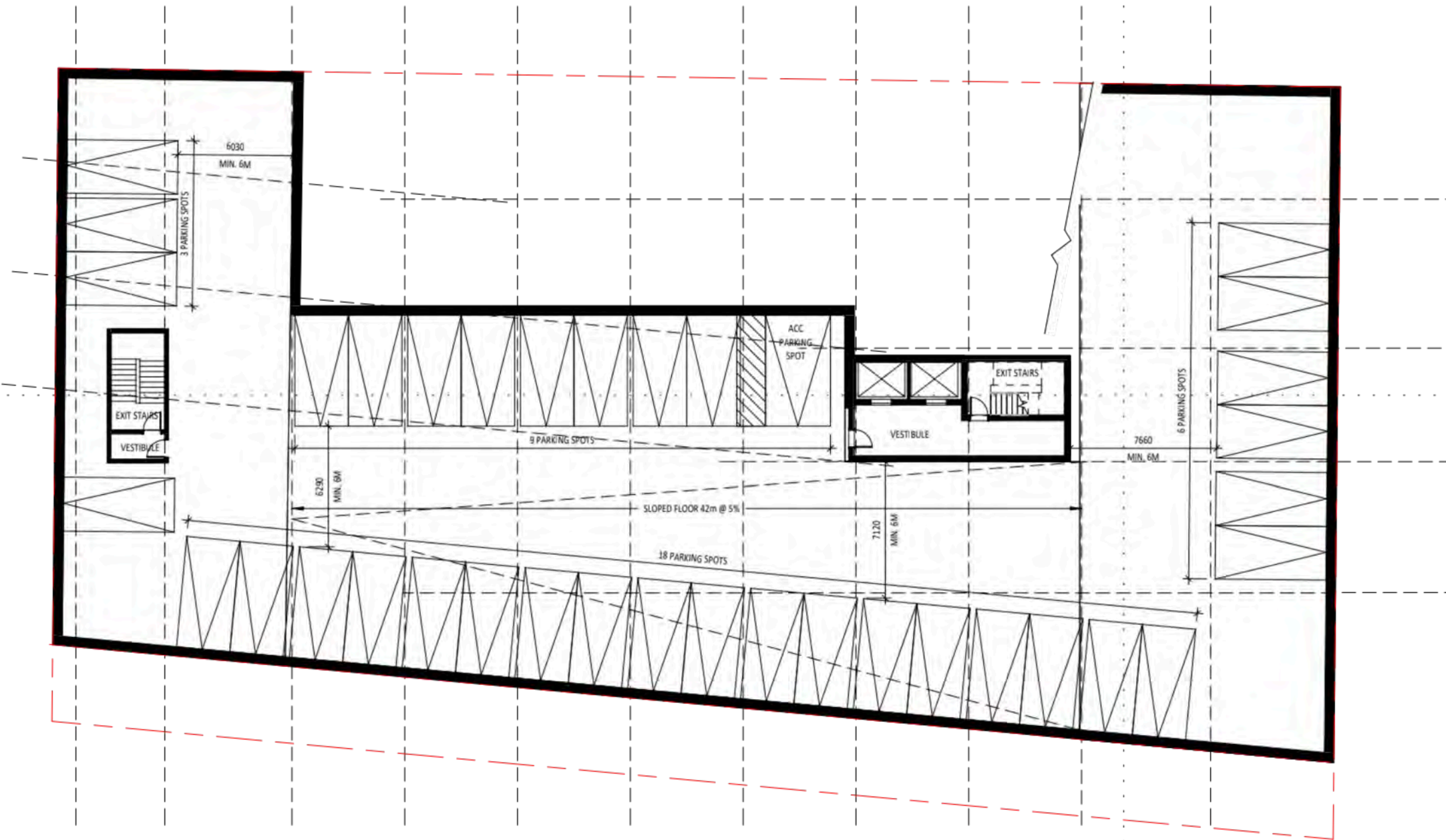
PROJECT NORTH TRUE NORTH

PARKING 2

SPACES: 37

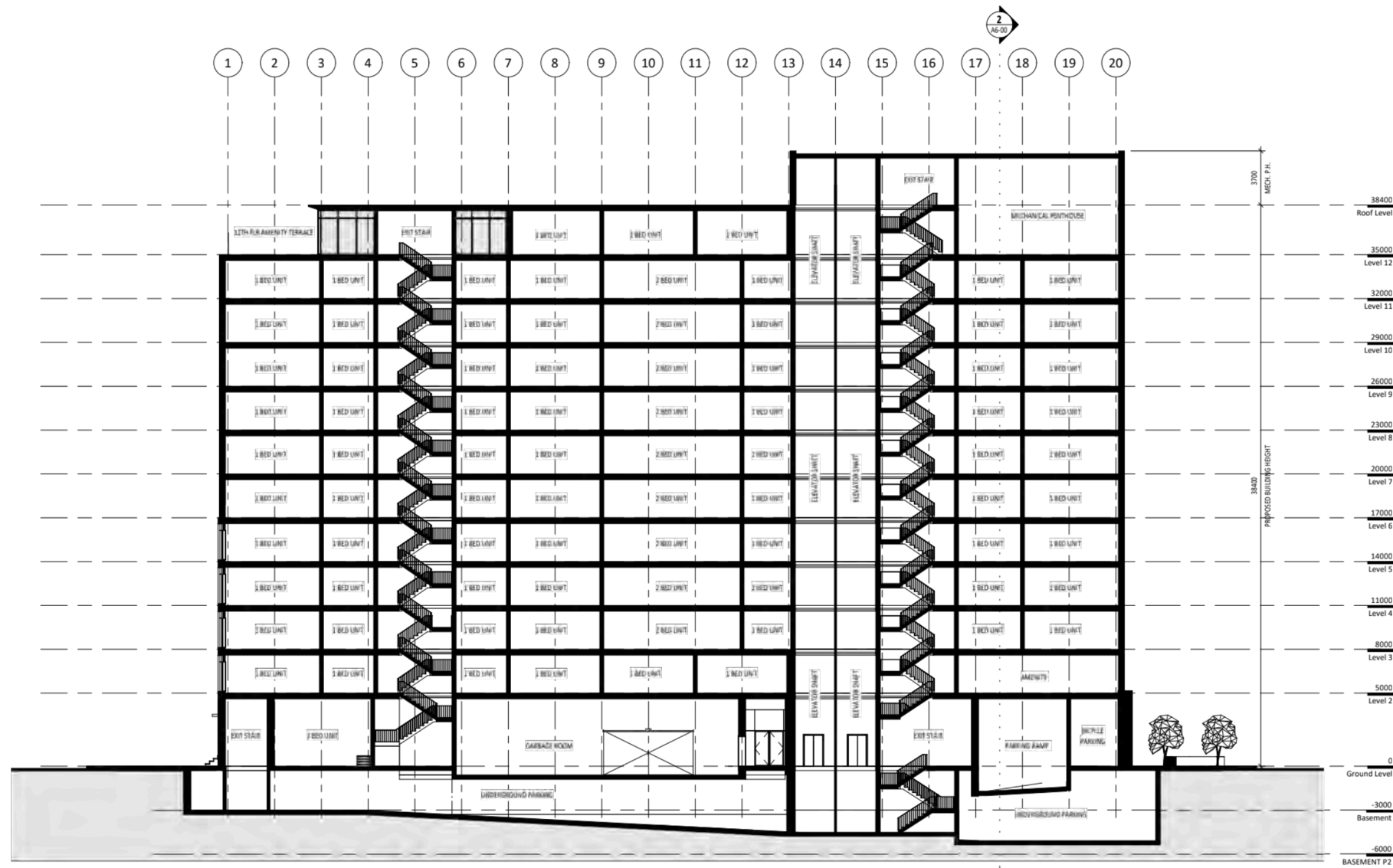
2
A6-00

1
A6-00

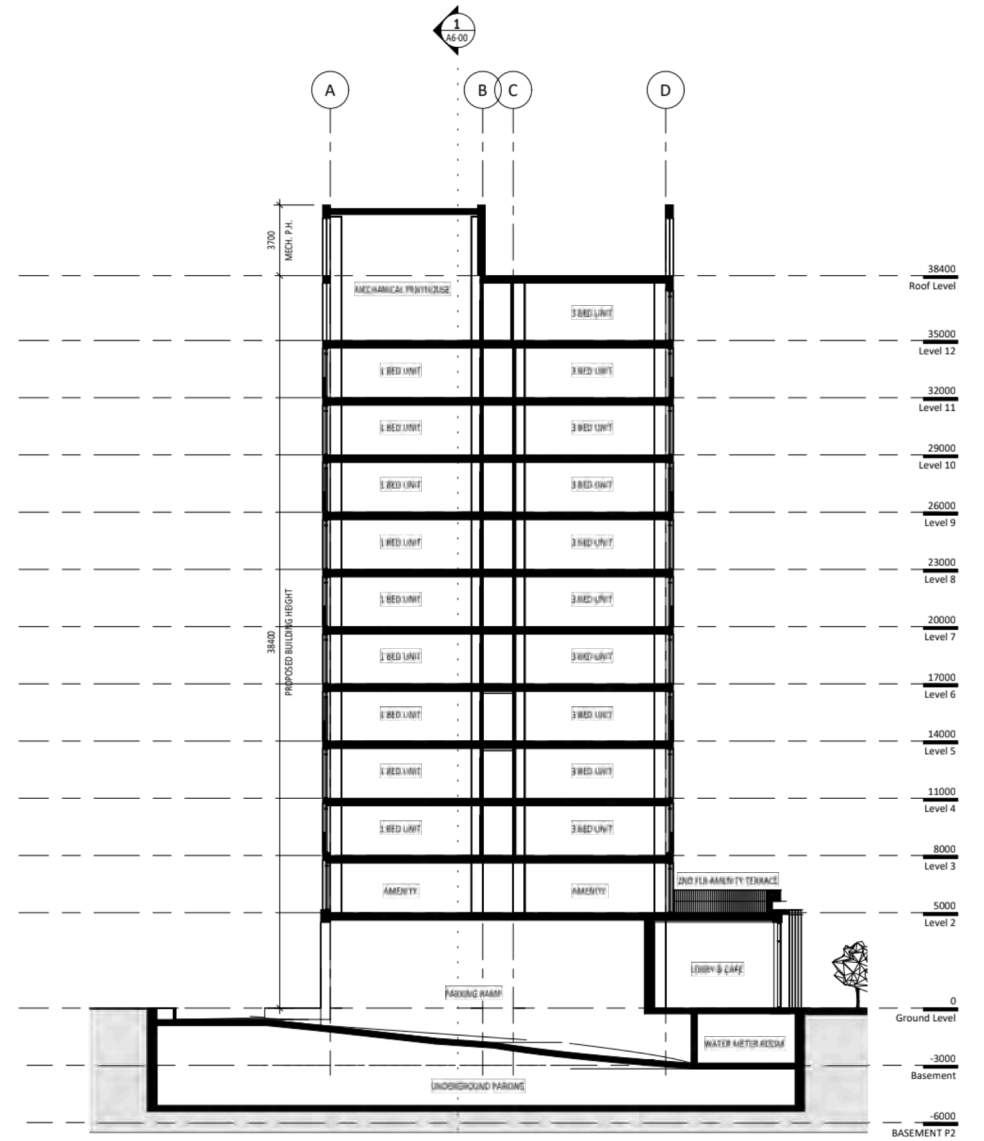


PROJECT NORTH TRUE NORTH

SECTIONS



1 SECTION A-A'
1:100



2 SECTION B-B'
1:100

STATISTICS

STATISTICAL SUMMARY

Legal Address	1570 Main Street W, Hamilton, ON	
Municipal Address		
Applicable Zoning By-Laws	Bylaw 05-200, Exception 570	
Zoning Designation	Mixed-Use Medium Density (C5) Zone	
Official Plan	Urban Hamilton Official Plan (UHOP)	
Lot Area (m²)	2,560	
Landscaped area (m²)	392 (16%, 10% min)	
	<i>Allowed</i>	<i>Proposed</i>
Building Height	22m	38.4m + Mech. Pent.
Per Zoning Bylaw (C5 Zone)	22m	12 Storeys
Per Zoning Bylaw (C5 E570 Zone)	11m	
Building Areas (m²)		
GFA (Total)	10,000	12,900
GCA (Below Grade)	N/S	3,296
GCA (Above Grade)	N/S	13,707
GCA (Total)	N/S	17,003
Residential Units (No.)	-	176
	<i>Required</i>	<i>Provided</i>
Residential Amenities (m²)		
For each Unit less than 50 m2	4m2 per unit	785 (4.4m2 per unit)
For each Unit more than 50 m2	1056 (6m2 per unit)	
Café/Retail in Ground Floor	N/S	115
Building Setbacks (m)		
R.O.W Dedications	5.0	4.0
Front Facing Main Street	3 for Residential at Grade	1
At Side Facing Kingsmount Street	3	2.6
At Side Facing Cottrill Street	3	2.5
At Rear Facing Neighbourhood	7.5	7.5

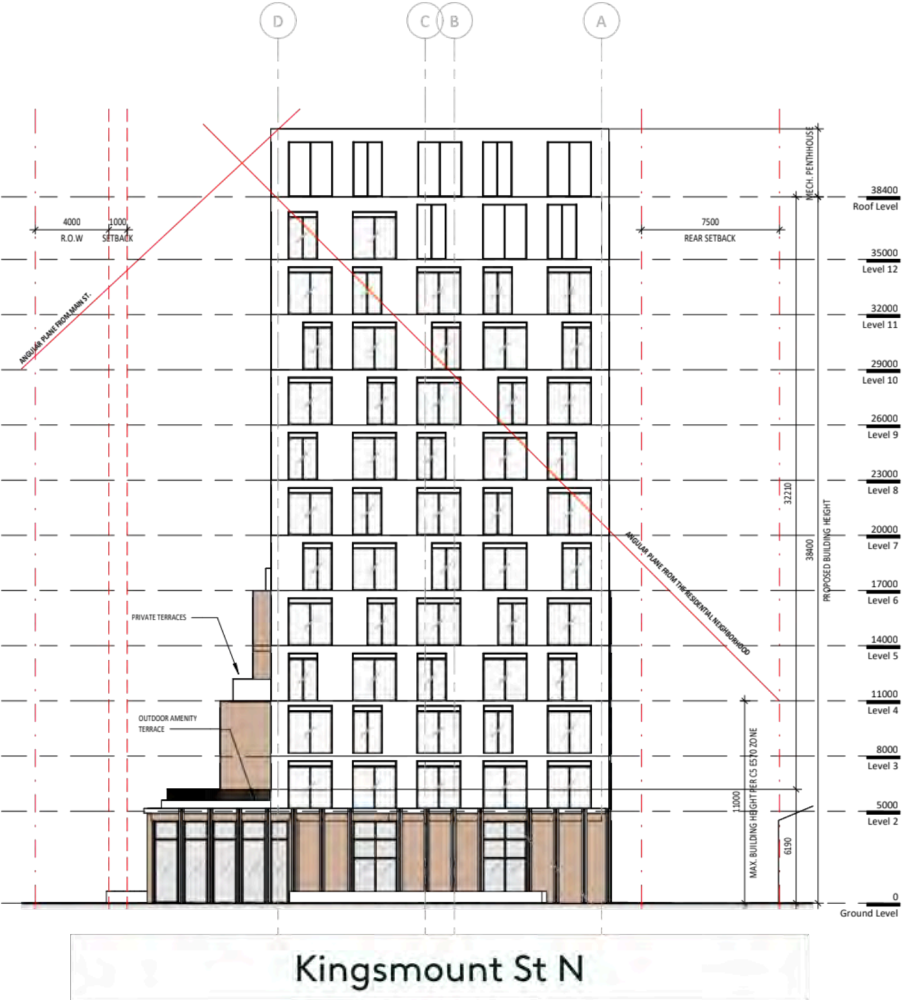
UNITS

LEVEL	OBR	OBR+D	1BR	1BR+D	2BR	2BR+D	3BR	3BR+D	TOTAL
P2									0
P1									0
01			6		1				7
02			8		4				12
03			11		5		1		17
04			14		2		1		17
05			14		2		1		17
06			14		2		1		17
07			12		2		2		16
08			12		2		2		16
09			12		2		2		16
10			12		2		2		16
11			12		2		2		16
12			8				1		9
TOTAL	0	0	135	0	26	0	15	0	176
<i>MIX</i>	<i>0%</i>		<i>77%</i>		<i>15%</i>		<i>9%</i>		<i>100%</i>

BEDROOMS	232
BEDS+DENS	232
RESI GCA/UNIT	77.88
RESI GCA/BEDROOM	59.08

Car Parking	176	74
Each Townhome > 50m2	1 per unit	
For each Unit < 50 m2	0.3 to 1 per unit	0.4
For each Unit > 50 m2	1 per unit	
Regular Parking Spaces (5.8m x 2.8m)	1 per unit	157(73 Provided)
Small Vehicle Parking Spaces (5.5m x 2.6m)	10% of total count	5
Short Term Drop Off and Pick Up	N/S	1
Barrier Free Parking (5.8m x 4.4m)	6 (Min. 1 + 3% of total no of units)	3
Bicycle Parking	142	142
Resident (Long Term)	176 Units x 0.7	124
Resident (Short Term)	176 Units x 0.1	18

EAST & SOUTH ELEVATIONS

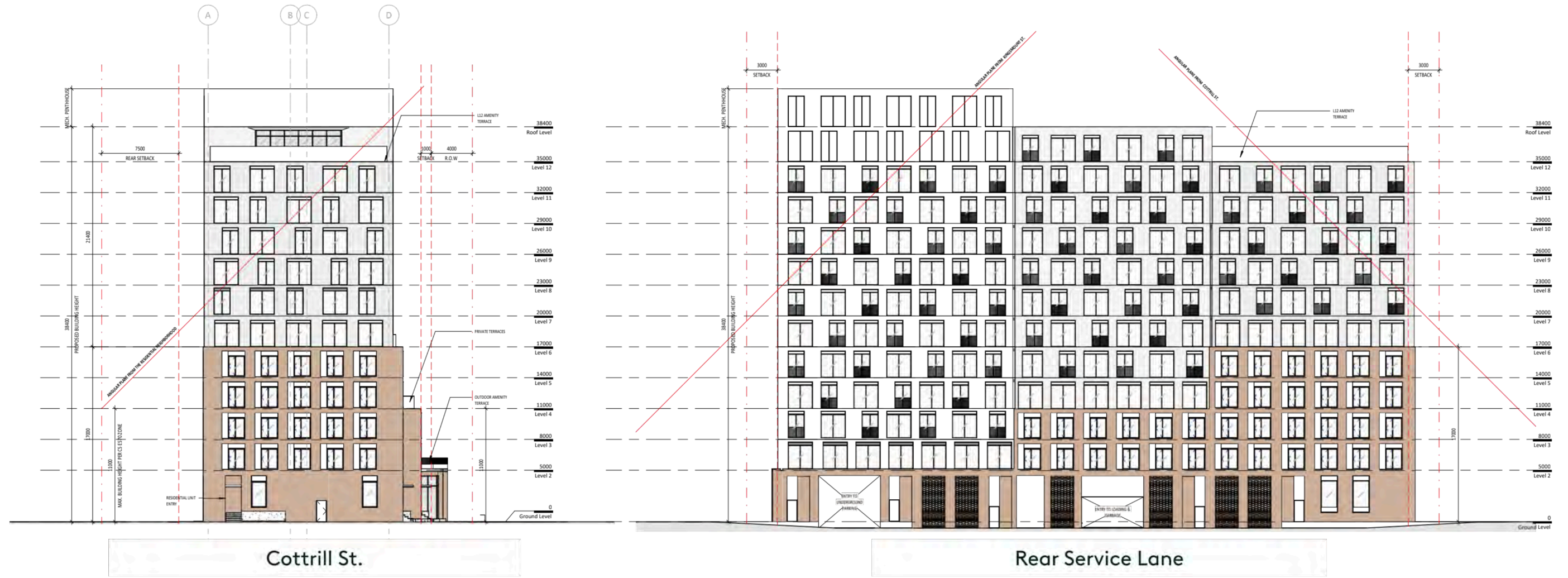


3 EAST - ELEVATION
1:150



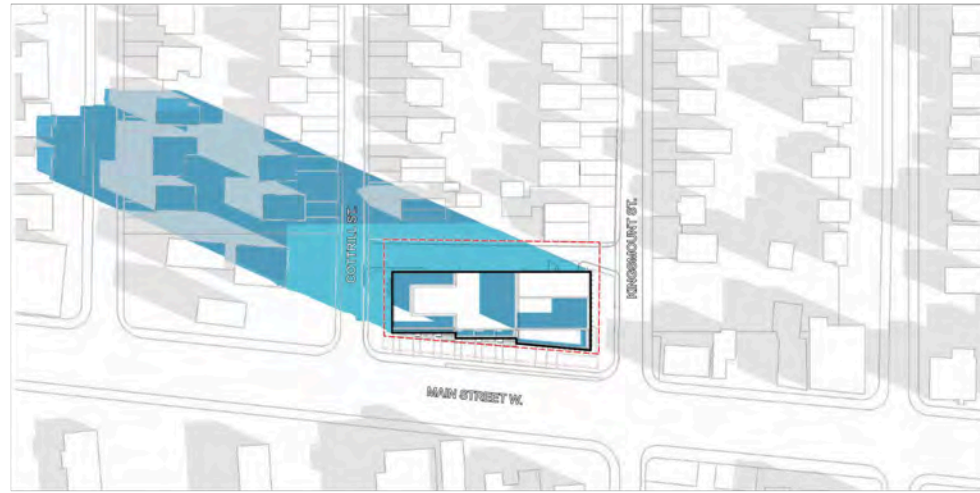
1 SOUTH - ELEVATION
1:150

WEST & NORTH ELEVATIONS

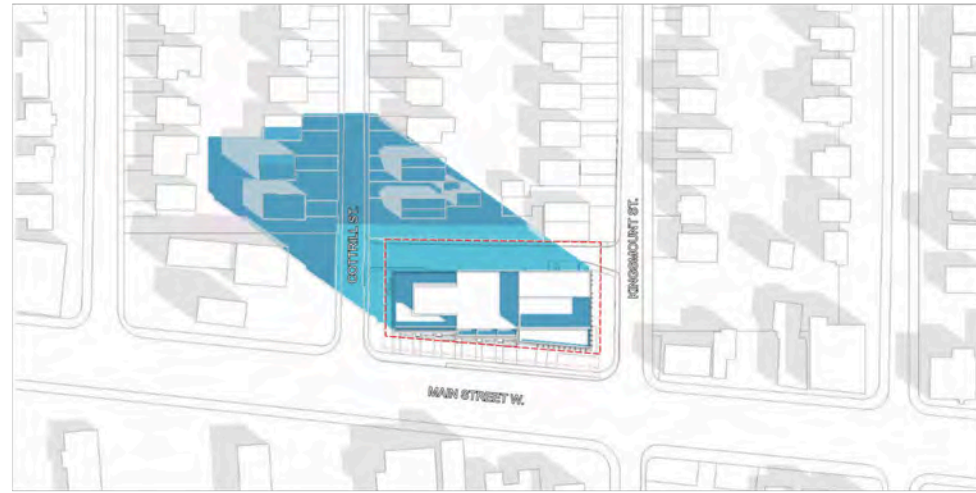


4 WEST - ELEVATION
1:150

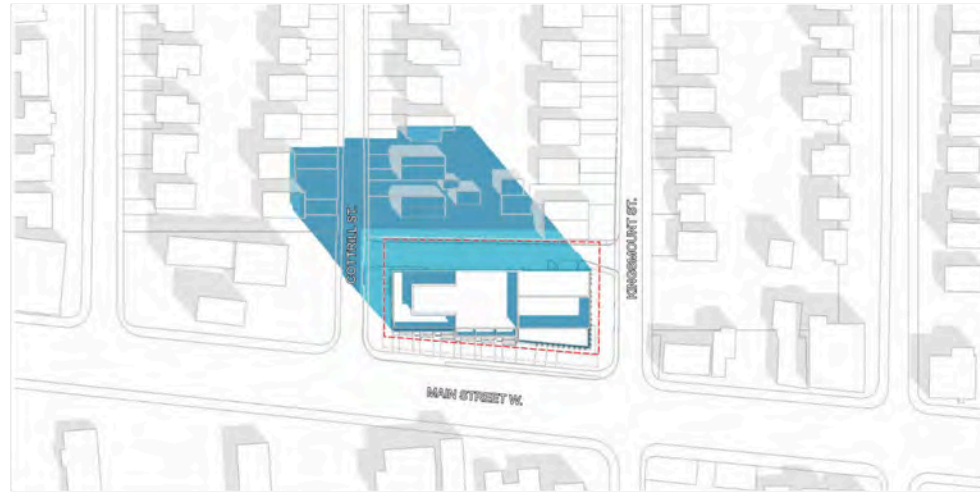
2 NORTH - ELEVATION
1:150



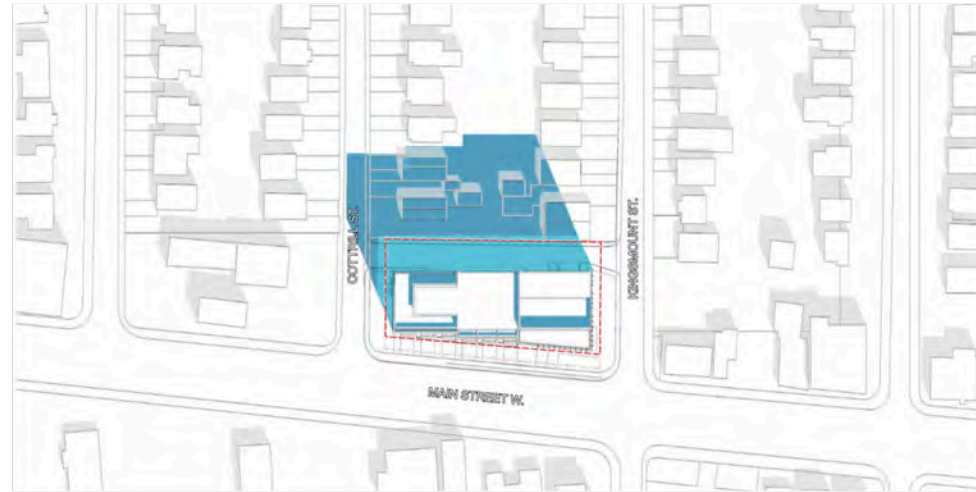
9 AM



10 AM



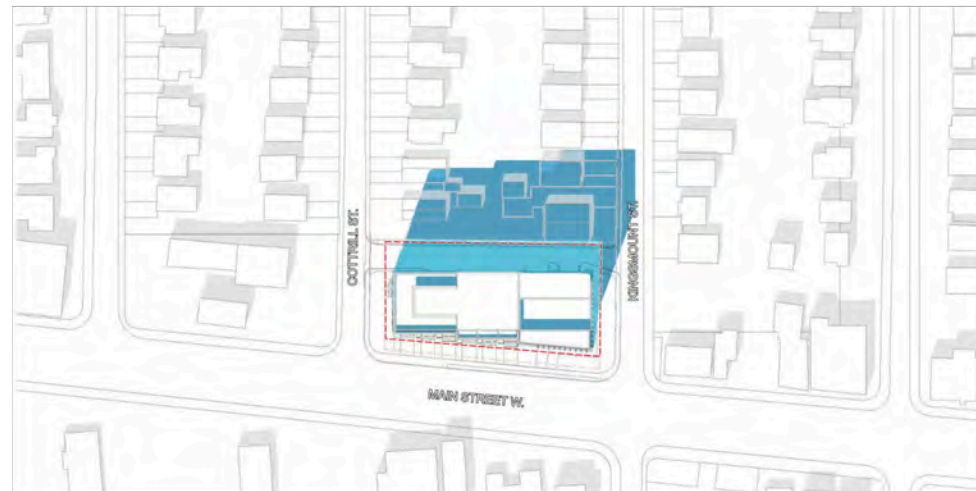
11 AM



12 PM



1 PM



2 PM

1. Stats

The Proposed building is a 12 Storey Mixed Use building consisting of 176 units.

The proposed site currently has a one-storey building.

Lot Area: 2,464 m²

Building Area: 1,209 m²

Gross Floor Area: 13,707 m²

Building Height: 38.40m + Mechanical Penthouse

The as of right massing model is based off of a 11m high building for a C5 E570 Zone

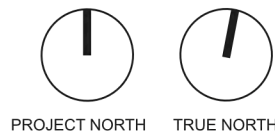
2. Mitigation

Mitigation measures include:

- 9m rear setback from the proposed development to the residential neighborhood.
- Massing steps at level 12 and Mechanical level.

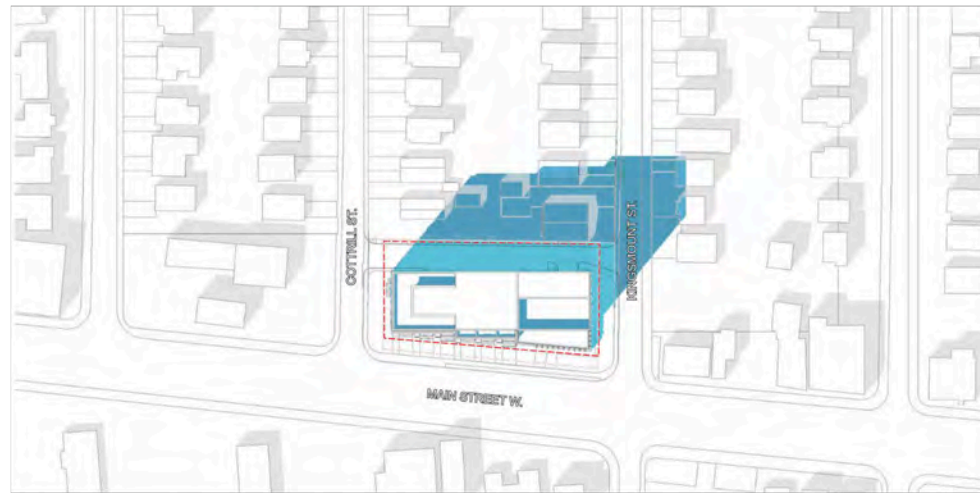
3. Impacts

- Proposed development shadow from 9:00am to 11:00am to the residential buildings across Cottrill St.
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PROJECT NORTH TRUE NORTH

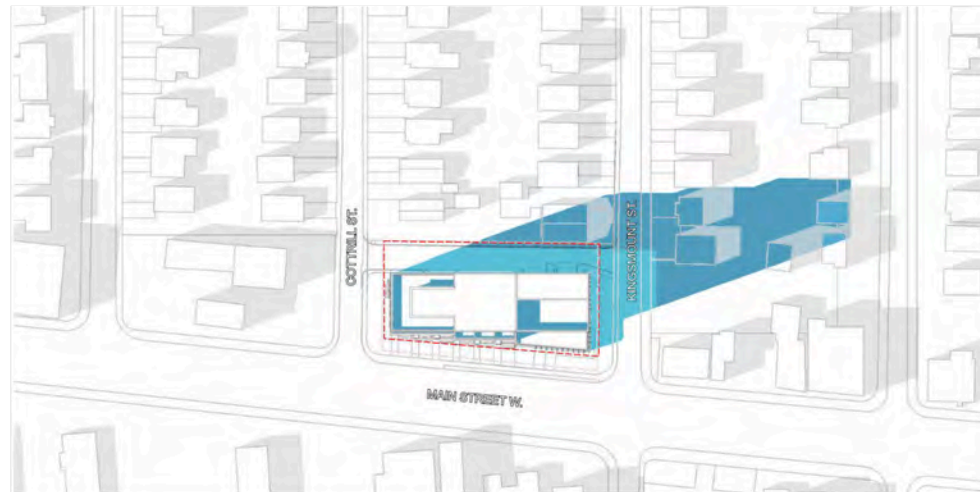
- PROPOSED BUILDING FOOTPRINT
- SUBJECT SITE
- EXISTING SHADOWS
- BY RIGHT SHADOWS
- PROPOSED DEVELOPMENT SHADOWS



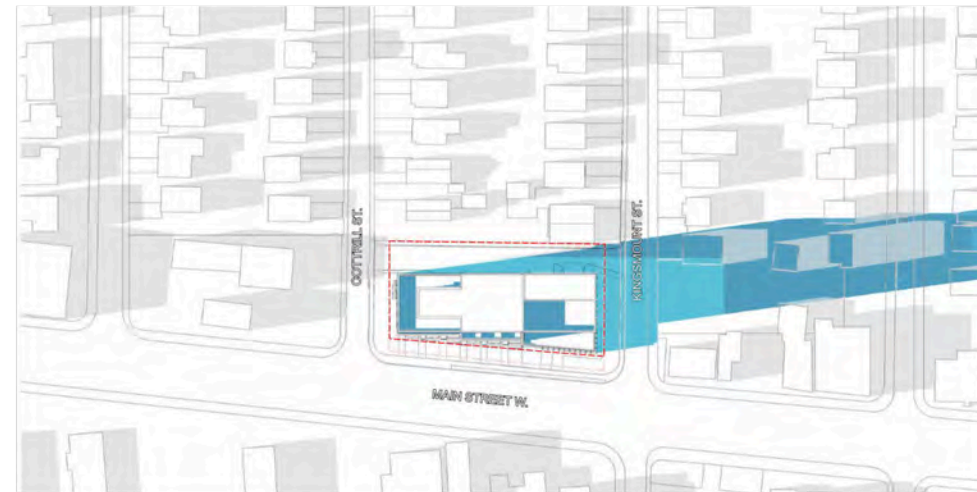
3 PM



4 PM



5 PM



6 PM

1. Site Latitude and Longitude

The latitude and longitude location of the Subject Site was defined by the survey:

- Latitude: 43° 15' 28" N
- Longitude: 79° 55' 39" W

Astronomic north was determined by geolocating the 3D model in Revit and using City of Hamilton Context Maps. The origin of the base plan was obtained from the City of Hamilton.

5. Time Zone

Eastern Time Zone (ET)

Standard Time: UTC-4 hours applies on March 21st.

Daylight Time: UTC-5 hours applies on December 21st (if required)

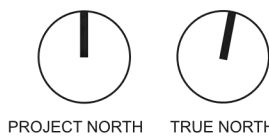
March 21st Sunrise: ±7:20am

March 21st Sunset: ±7:33pm

All studies are done at hourly intervals between 9:00 am and 6:00 pm.

6. Software Used to Prepare Shadow Analysis

Revit was used for 3-dimensional modeling and exporting the shadow study imagery. Final composite images were completed in Affinity Photo.



PROJECT NORTH TRUE NORTH

-  PROPOSED BUILDING FOOTPRINT
-  SUBJECT SITE
-  EXISTING SHADOWS
-  BY RIGHT SHADOWS
-  PROPOSED DEVELOPMENT SHADOWS

Thank you

1570 Main Street W

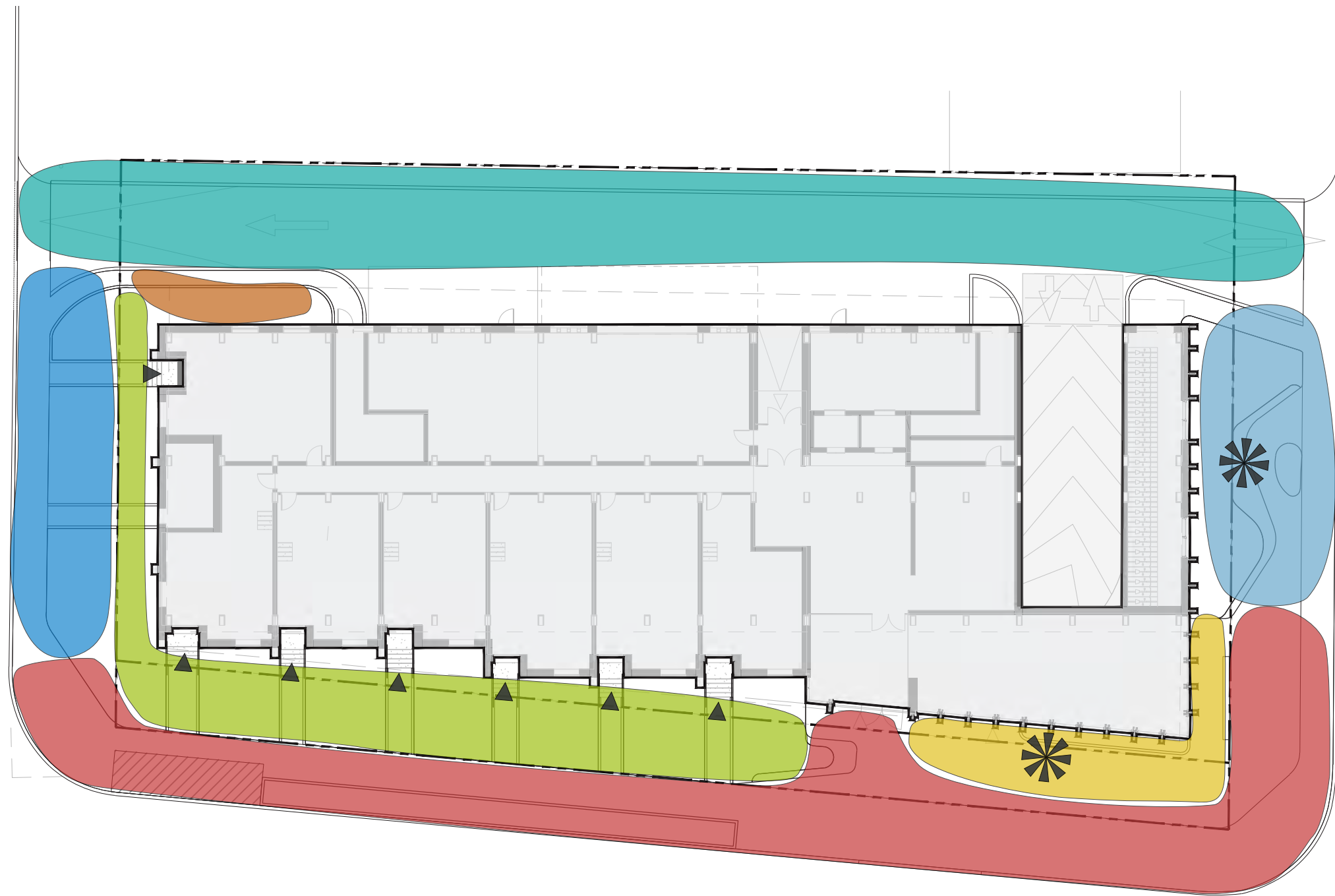
Landscape Precedents, Program & Concept

November 15, 2024

JanetRosenberg&Studio

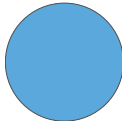

Site Program

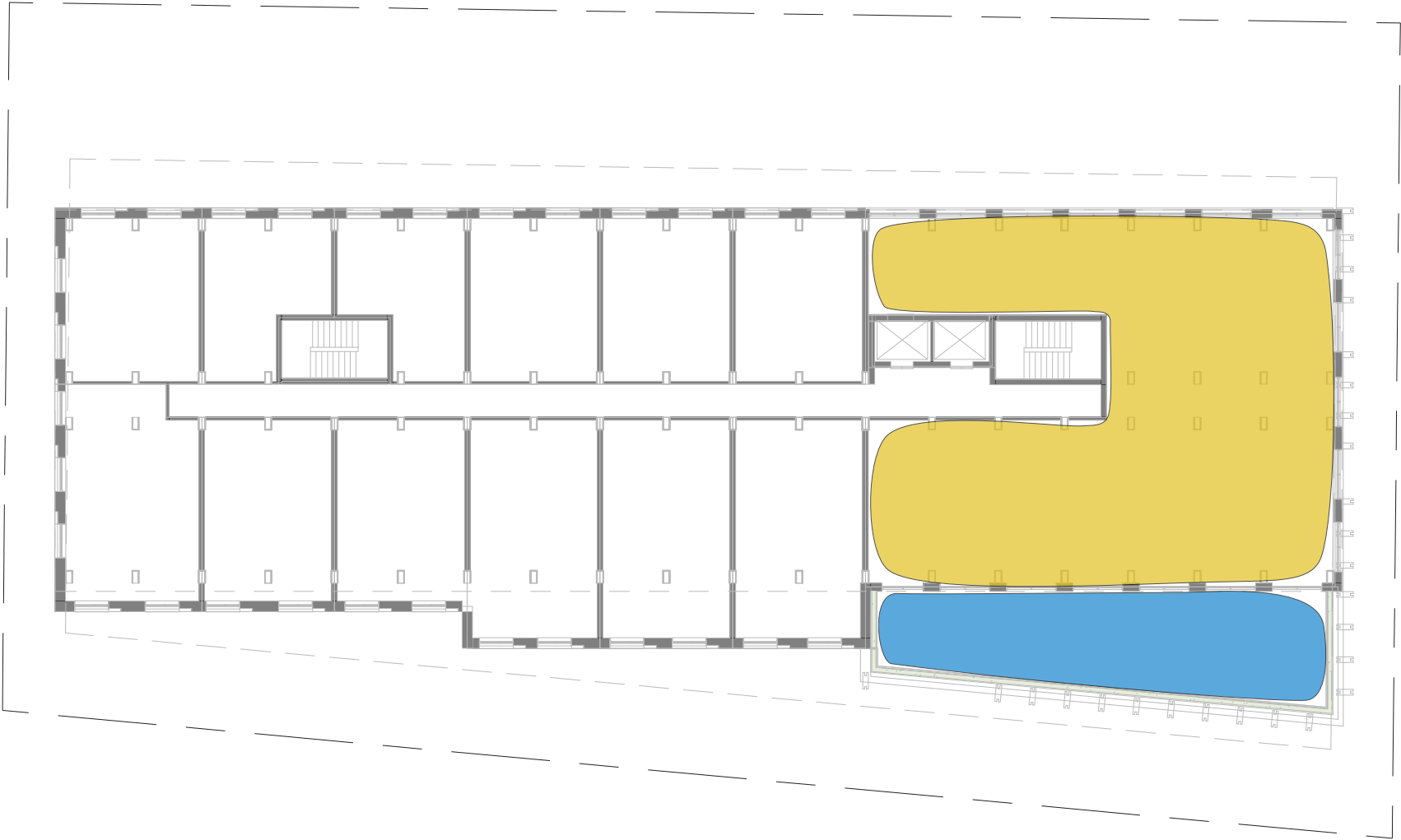
GROUND FLOOR KEY PLAN & PROGRAMMING



- Residential Streetscape
- Residential Streetscape & Public Amenity Space
- Cafe Patio
- Residential Landscape & Entrances
- Urban Streetscape
- Residential Lane / Service Area
- Landscape Buffer
- Programmed Area
- Residential Entrance

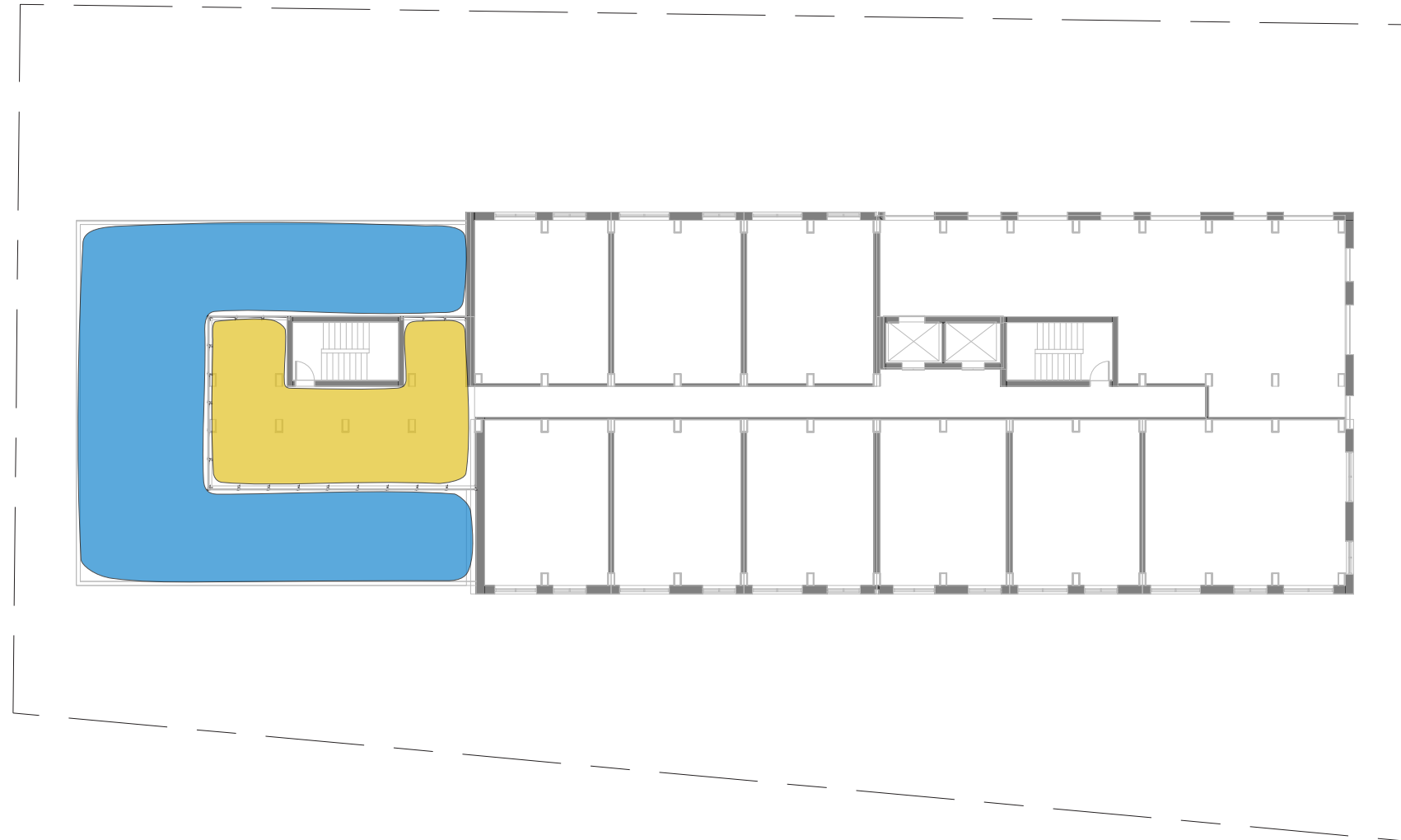
2ND FLOOR KEY PLAN & PROGRAMMING

-  Kid / Play -Focused Outdoor Amenity
-  Indoor Amenity



12TH FLOOR KEY PLAN & PROGRAMMING

- Residential Outdoor Amenity Opportunities for Gathering, Dining & Entertaining
- Indoor Amenity



Design Precedents

URBAN STREETScape



CAFE PATIO



RESIDENTIAL STREETSCAPE & PUBLIC AMENITY SPACE



RESIDENTIAL LANDSCAPE & ENTRANCES



DRIVEWAY & LANDSCAPE BUFFER



3RD FLOOR AMENITY TERRACE

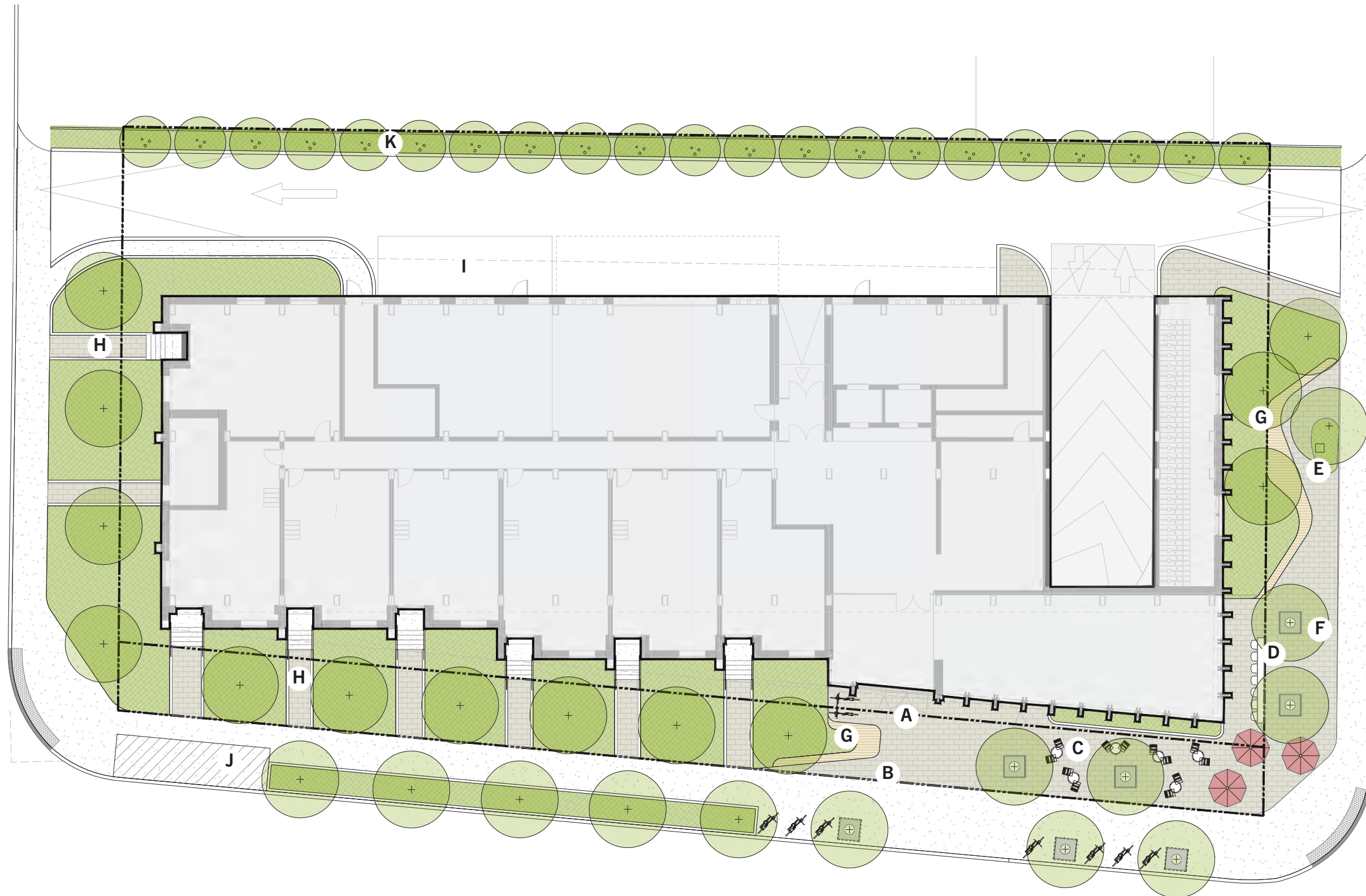


12TH FLOOR AMENITY TERRACE



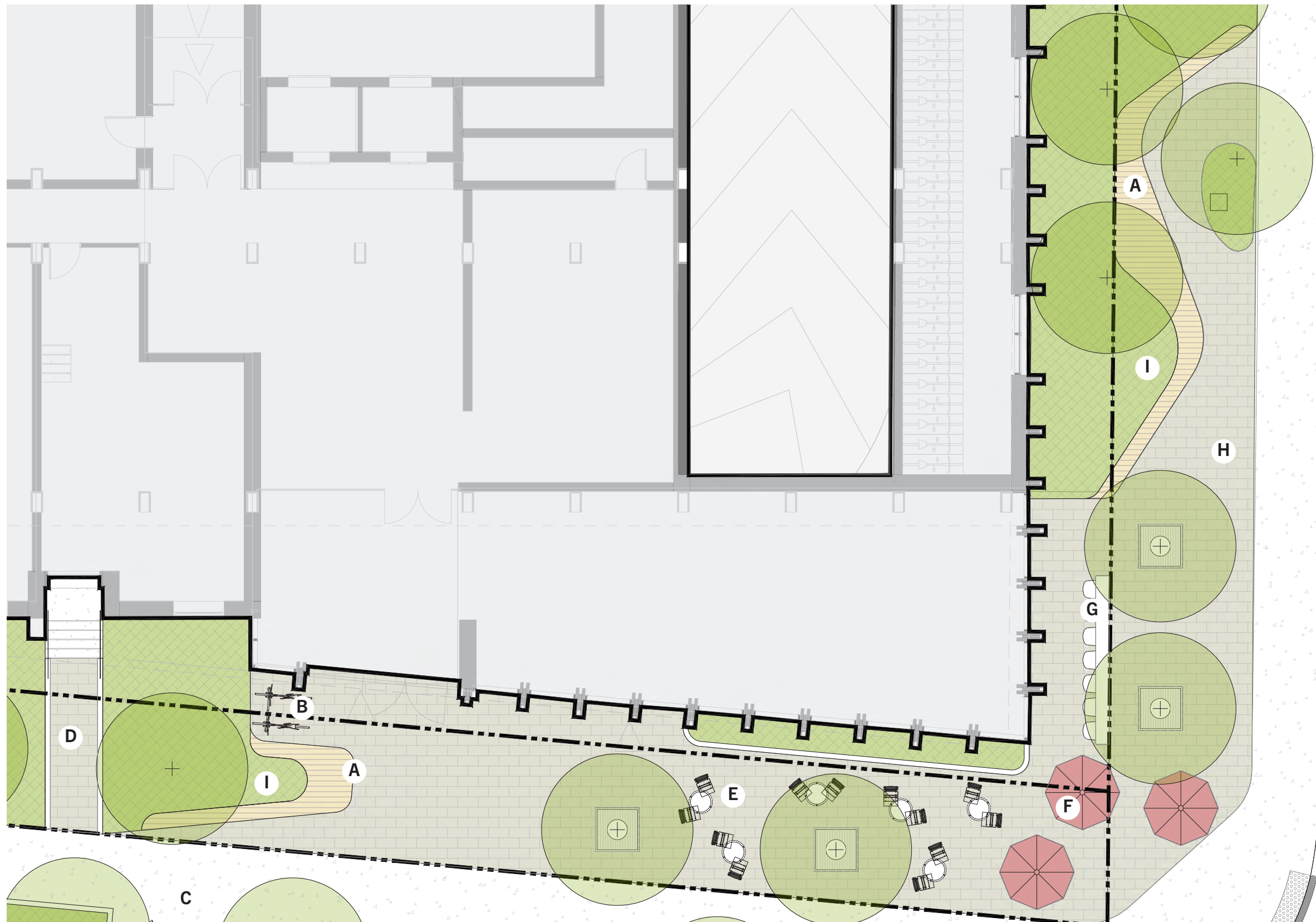
Landscape Concept

GROUND FLOOR CONCEPT



- A Lobby Entrance onto Main St. W
- B Urban Streetscape & Seating
- C Cafe Patio
- D Cafe Bar Seating
- E Public Amenity Space
- F Residential Streetscape
- G Seating Integrated with Planters
- H Residential Landscape & Entrance
- I Garbage Staging Area
- J Bus Pad
- K Driveway & Landscape Buffer

GROUND FLOOR CONCEPT



- A** Feature Bench
- B** Bicycle Parking at Entrance
- C** Urban Streetscape
- D** Residential Landscape & Entrance
- E** Fixed Cafe Seating
- F** Seasonal Cafe Furnishing
- G** Cafe Bar Seating
- H** Residential Streetscape
- I** Seating Integrated with Planters

KINDRED
WORKS

1570 Main Street W. - Shadow Study
13 November 2024

1. Stats

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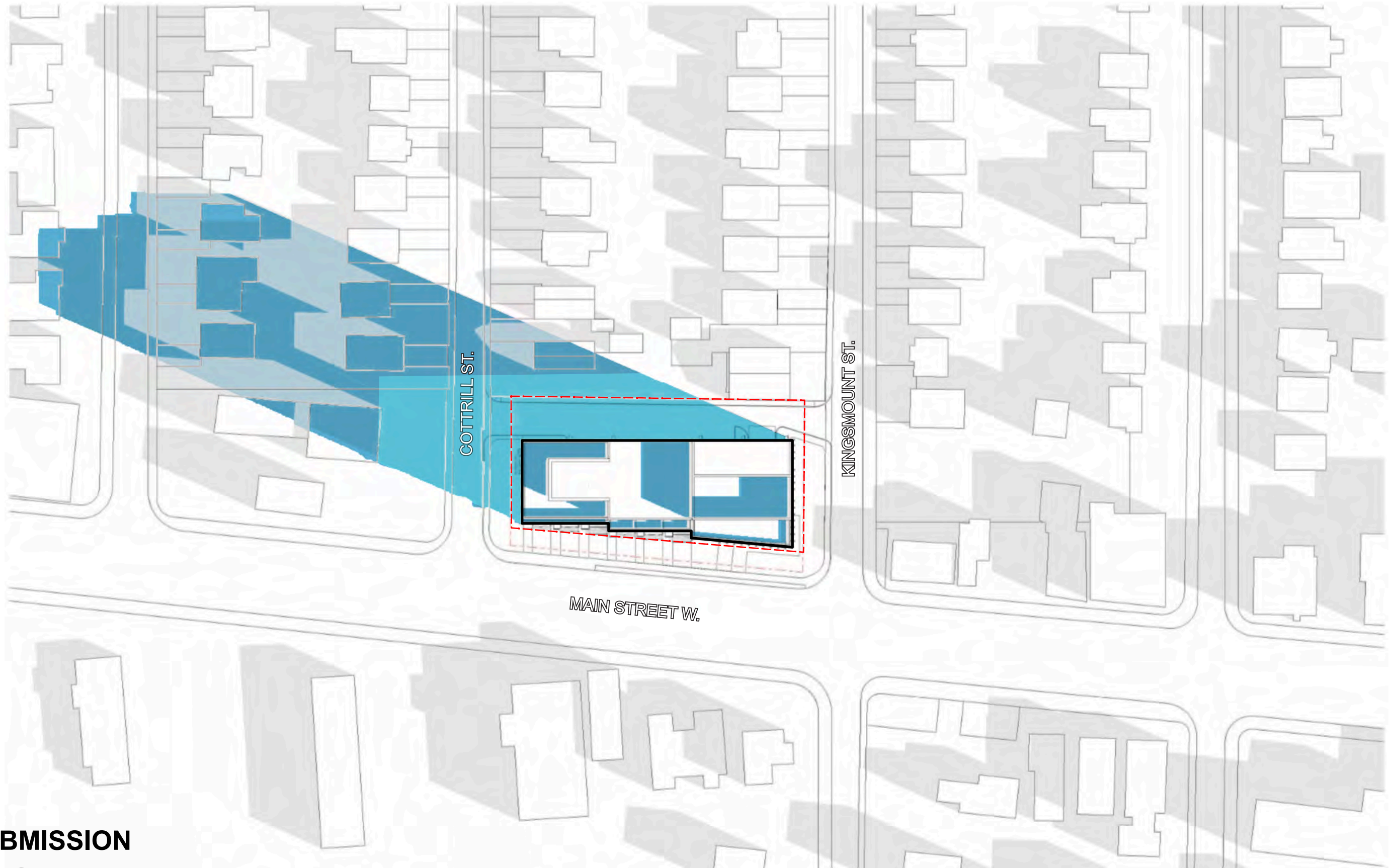
All studies are done at hourly intervals between 9:00 am and 6:00 pm.

6.Software Used to Prepare Shadow Analysis

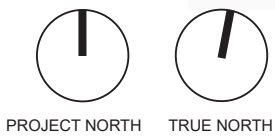
Revit was used for 3-dimensional modeling and exporting the shadow study imagery.

Final composite images were completed in Affinity Photo.

**March 21st
(Spring Equinox)**



ZBA SUBMISSION

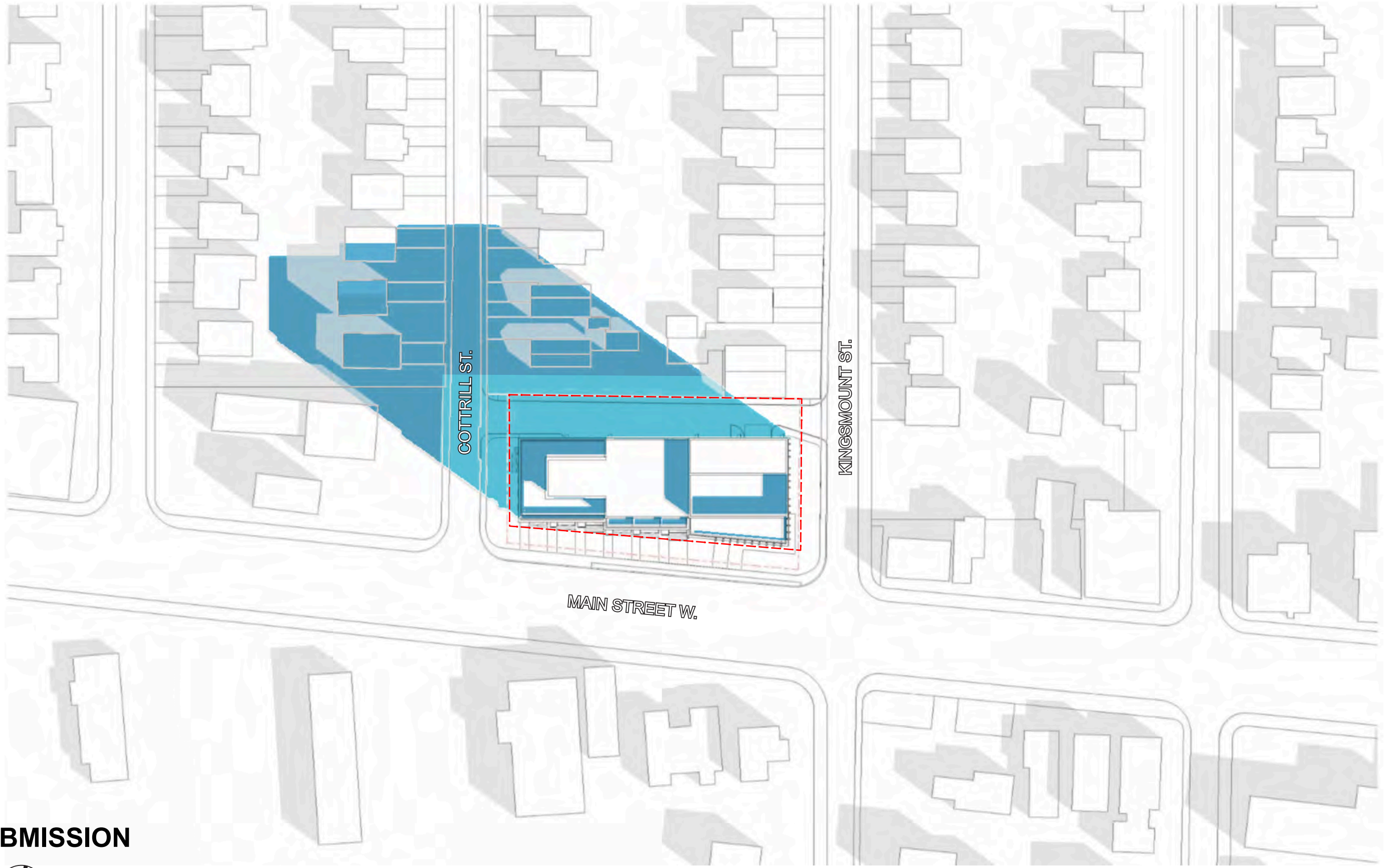


PROPOSED DEVELOPMENT SHADOWS
PROPOSED BUILDING FOOTPRINT

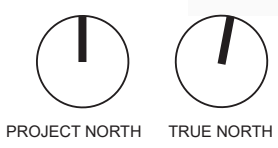
BY RIGHT SHADOWS
SUBJECT SITE

EXISTING SHADOWS



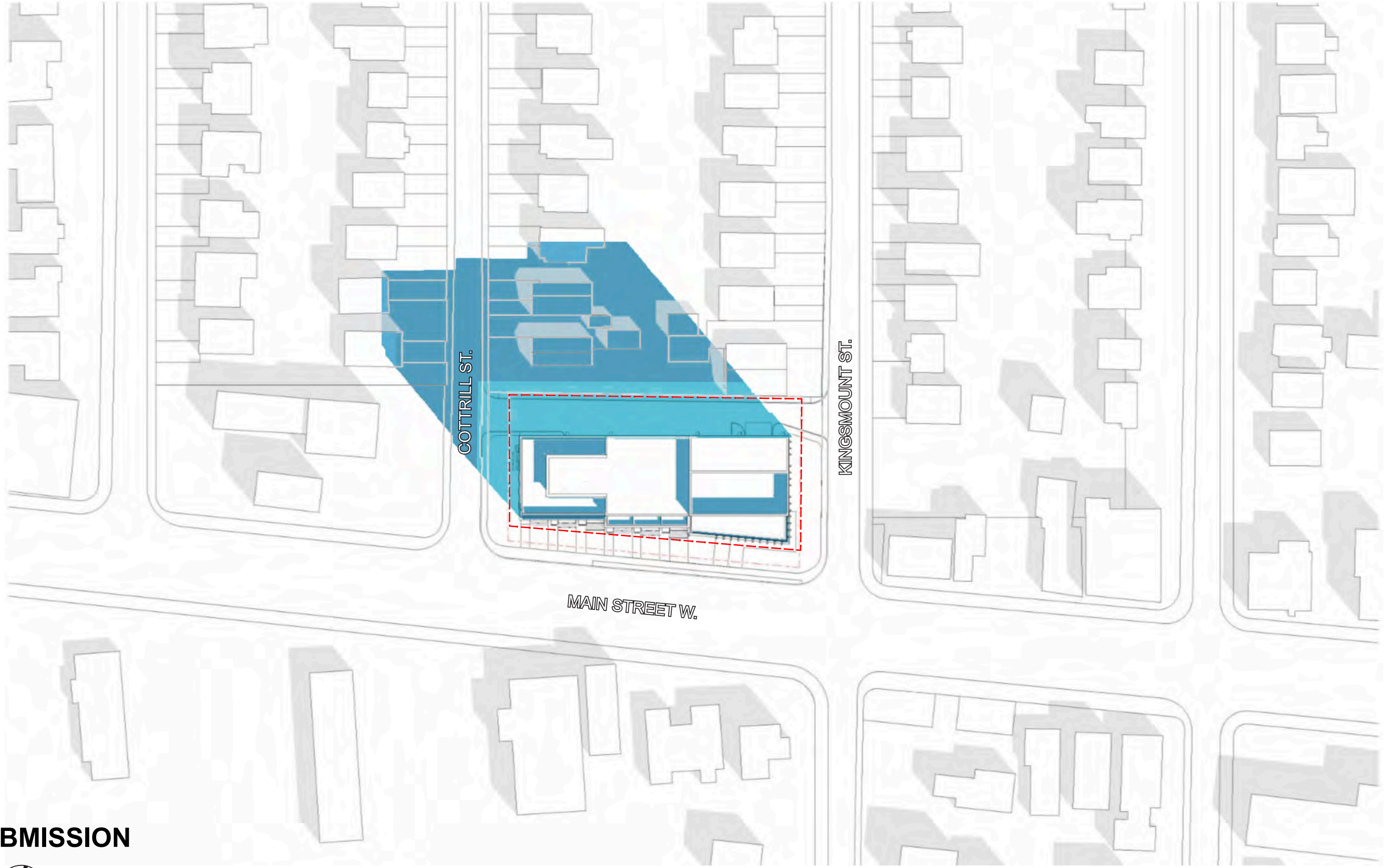


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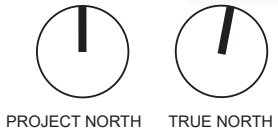


- PROPOSED DEVELOPMENT SHADOWS
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ZBA SUBMISSION

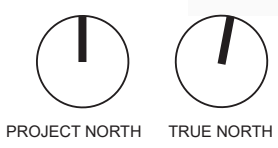


- PROPOSED DEVELOPMENT SHADOWS
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ZBA SUBMISSION

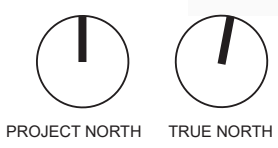


- PROPOSED DEVELOPMENT SHADOWS
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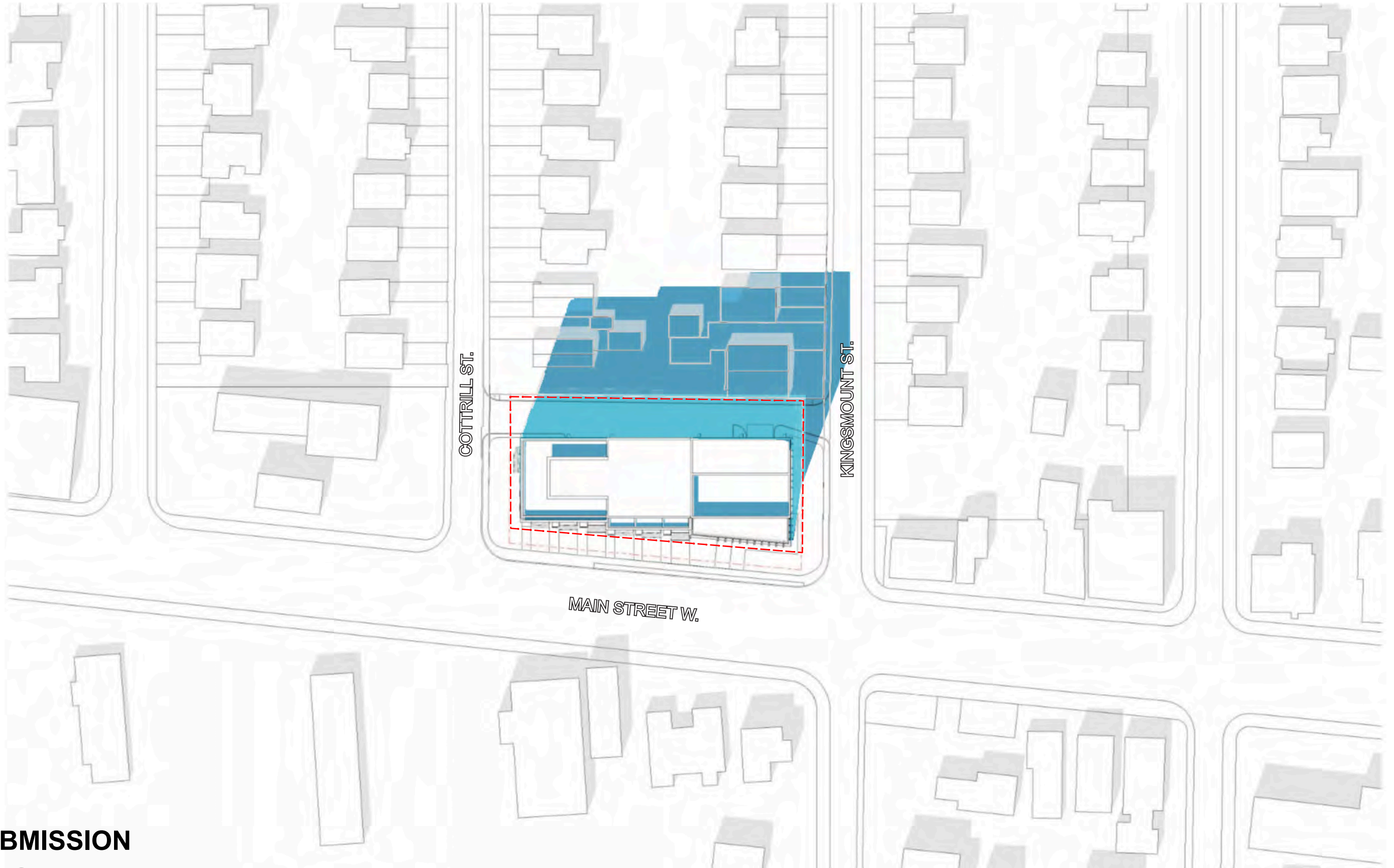


ZBA SUBMISSION



- PROPOSED DEVELOPMENT SHADOWS
- PROPOSED BUILDING FOOTPRINT
- BY RIGHT SHADOWS
- SUBJECT SITE
- EXISTING SHADOWS





ZBA SUBMISSION



PROJECT NORTH



TRUE NORTH

 PROPOSED DEVELOPMENT SHADOWS

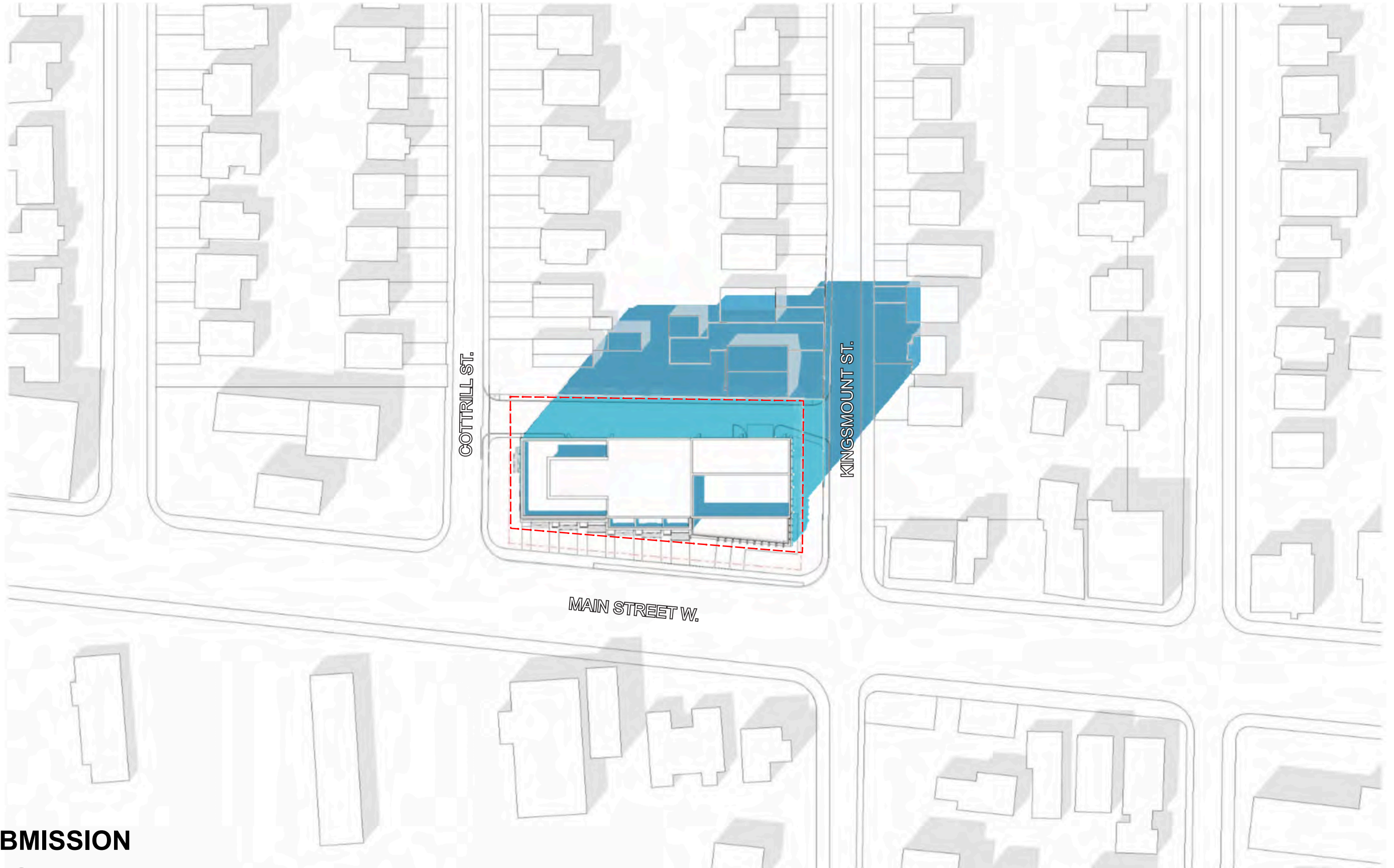
 PROPOSED BUILDING FOOTPRINT

 BY RIGHT SHADOWS

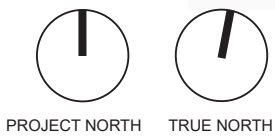
 SUBJECT SITE

 EXISTING SHADOWS





ZBA SUBMISSION

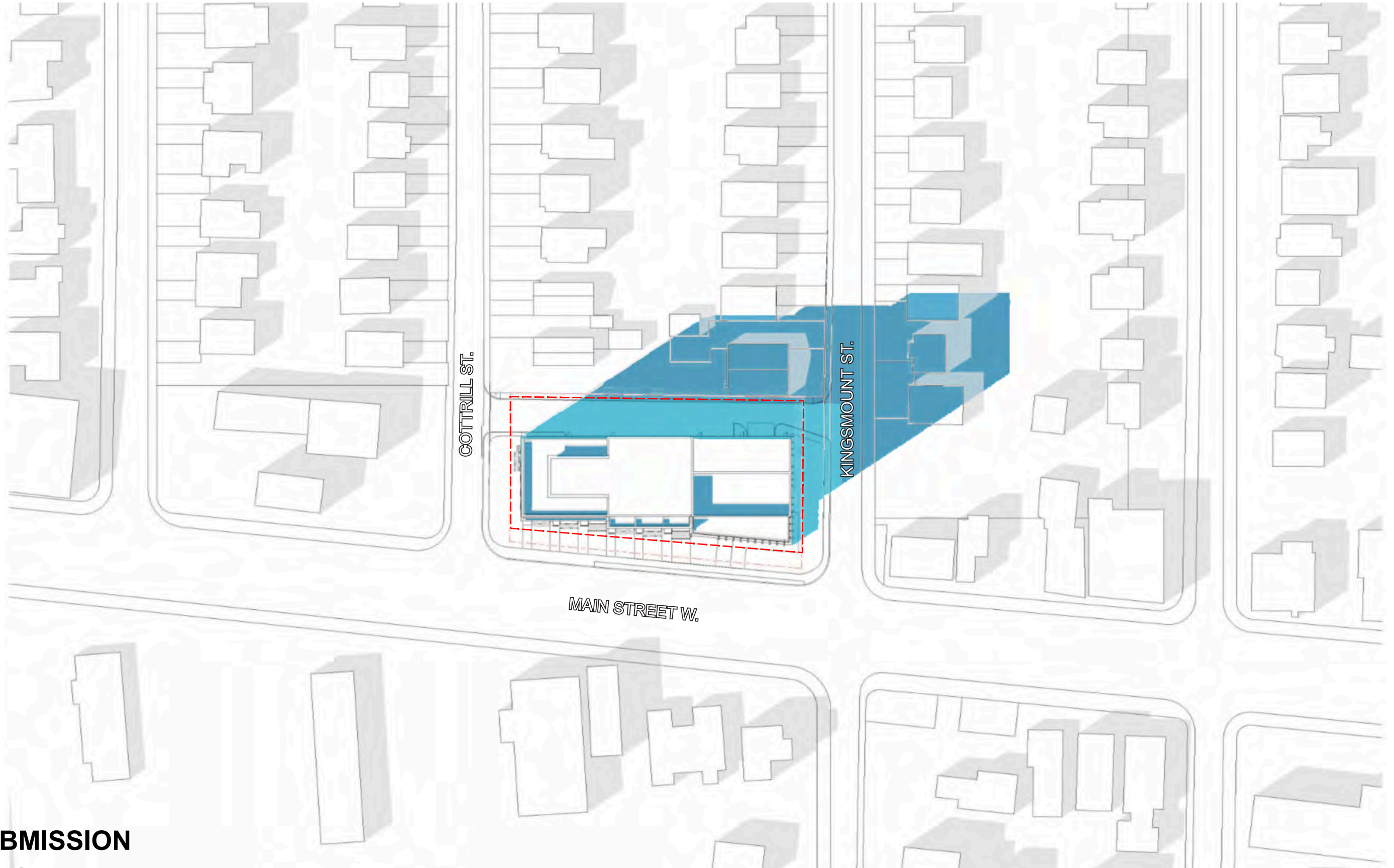


■ PROPOSED DEVELOPMENT SHADOWS
□ PROPOSED BUILDING FOOTPRINT

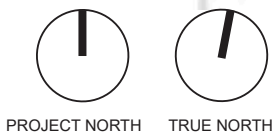
■ BY RIGHT SHADOWS
□ SUBJECT SITE

■ EXISTING SHADOWS





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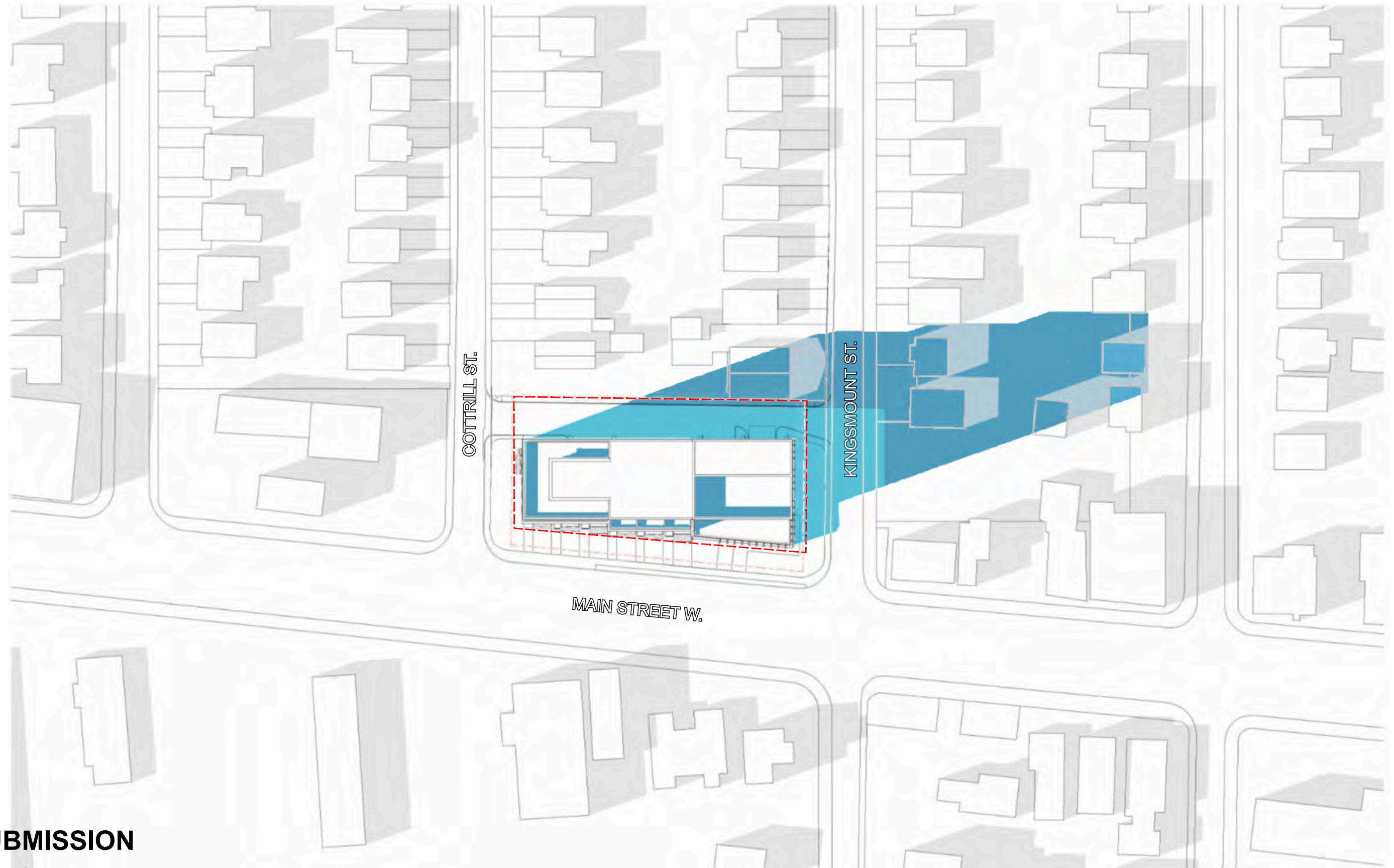


PROPOSED DEVELOPMENT SHADOWS
PROPOSED BUILDING FOOTPRINT

BY RIGHT SHADOWS
SUBJECT SITE

EXISTING SHADOWS





ZBA SUBMISSION



PROJECT NORTH



TRUE NORTH



PROPOSED DEVELOPMENT SHADOWS



PROPOSED BUILDING FOOTPRINT



BY RIGHT SHADOWS

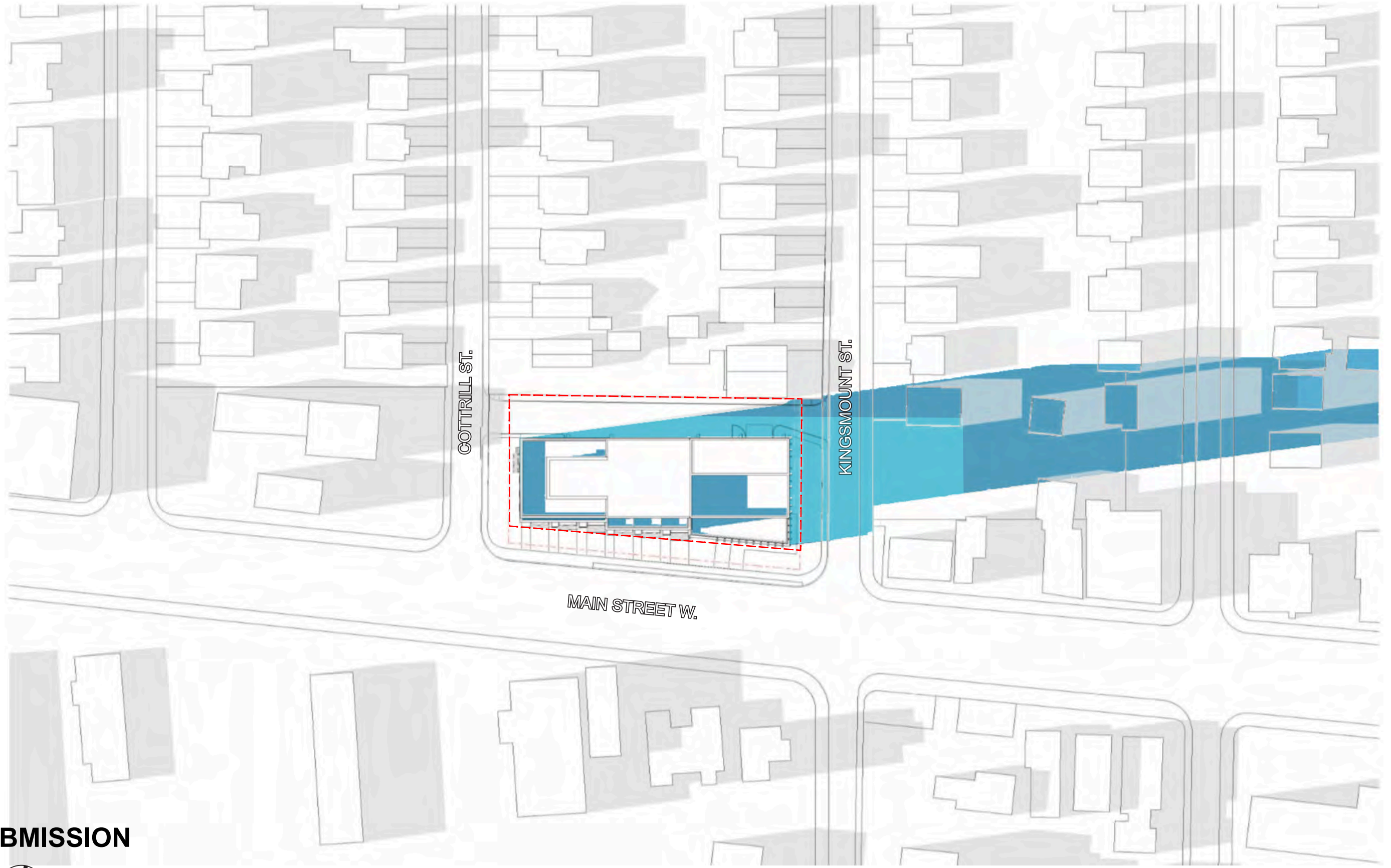


SUBJECT SITE

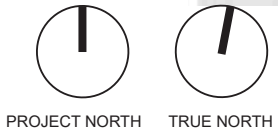


EXISTING SHADOWS





ZBA SUBMISSION

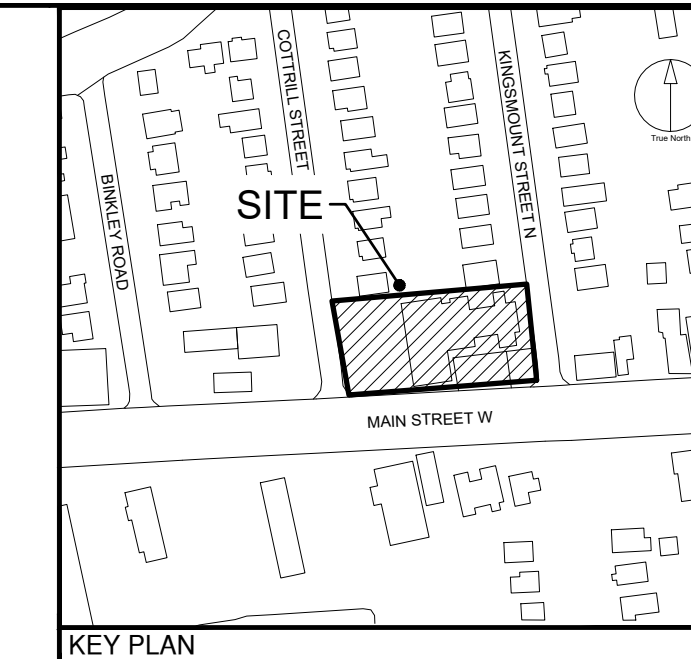
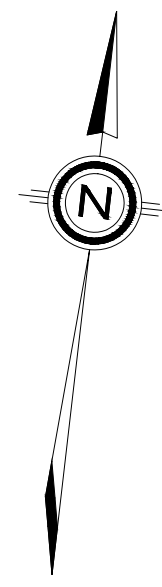


■ PROPOSED DEVELOPMENT SHADOWS
□ PROPOSED BUILDING FOOTPRINT

■ BY RIGHT SHADOWS
□ SUBJECT SITE

■ EXISTING SHADOWS





CLIENT
KPMB ARCHITECTS

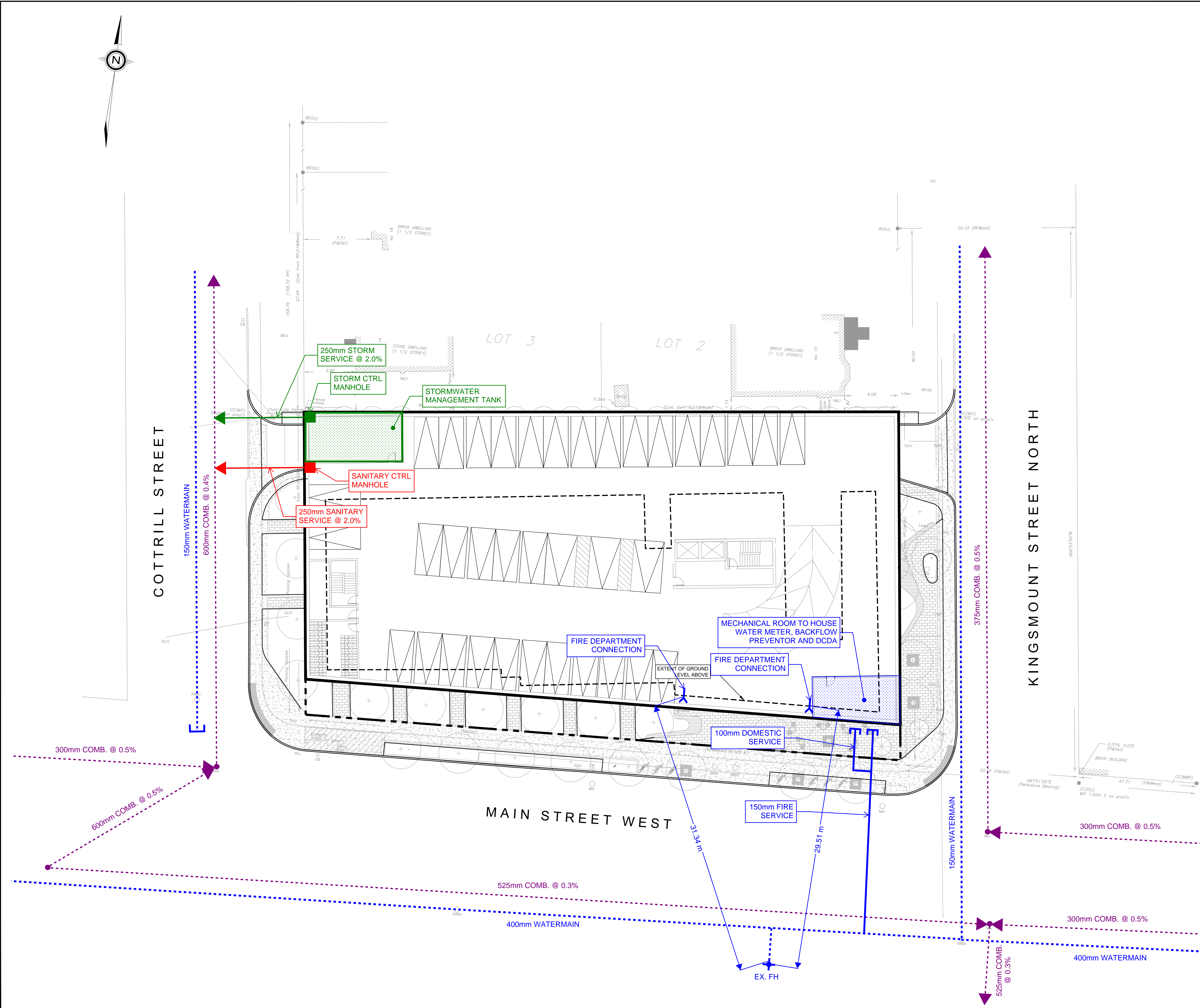
351 KING ST E TORONTO, ON. M5A 0L6

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR DRP SUBMISSION	NOV 21, 2024

LEGEND	
EX. COMBINED	← - - - - -
EX. COMBINED MANHOLE	●
EX. WATER	← - - - - -
PROP. STORM	← - - - - -
PROP. SANITARY	← - - - - -
PROP. WATER	← - - - - -
PROP. FD CONNECTION	⊥
EX. FIRE HYDRANT	+



LIST OF DRAWINGS	
SS-01 - CONCEPTUAL SERVICING EXHIBIT	
SG-01 - CONCEPTUAL GRADING EXHIBIT	
PUP-01 - PUBLIC UTILITIES PLAN	
DD-01 - GENERAL NOTES AND DETAILS	

SITE PLAN INFORMATION		SURVEYOR INFORMATION	
KPMB ARCHITECTS	351 KING ST E	SVNG LIMITED	750 OAKDALE ROAD,
SUITE 1200	TORONTO, ON. M5A 0L6	UNIT 65 & 66	TORONTO, ON. M2N 2Z4
PHONE: (416) 977-5104		PHONE: (416) 749-7964	FAX: (416) 749-7966
		E-MAIL: www.toronto.svng.on.ca	

BENCHMARK INFORMATION:	
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE BENCHMARK No. 0011965/030, HAVING AN ELEVATION OF 101.028 METRES.	

SCALE: 1:200

Toronto ENGINEERING & CONSTRUCTION SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE

ARCADIS

8133 Warden Avenue - Unit 300
Markham ON L3R 9V3 Canada
tel 905 783 2322
www.arcadis.com

PROJECT
1570 MAIN STREET W

HAMILTON, ON. L8S 1E8

PROJECT NO:
148820

DRAWN BY: RJ	CHECKED BY: ND
PROJECT MGR: ND	APPROVED BY: ND

SHEET TITLE
CONCEPTUAL SERVICING EXHIBIT

SHEET NUMBER SS-01	ISSUE 01
------------------------------	--------------------

File Location: C:\Users\nicolas.disselrand\Documents\Arcadis\ACC_US\ACA00148820\Bimley Church Redevelopment\Project Files\17_03_Design\04-Civil\Sheets\148820-SHT-SERVY-01.dwg Last Saved: November 14, 2024, by raphael.jimenez Plotted: Friday, November 15, 2024 4:27:23 PM by Nicolas D. Sierano

Preliminary Results

1570 MAIN STREET WEST

HAMILTON, ON

PEDESTRIAN WIND ASSESSMENT

PROJECT #2507488

NOVEMBER 20, 2022



SUBMITTED TO

Kevin Opoku

Development Manager, Development

kopoku@kindredworks.ca

Kindred Works

1802 - 8 King Street East

Toronto, ON M5C 1B5

M. +1 647 388 3507

SUBMITTED BY

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Project Manager

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RWDI

600 Southgate Drive

Guelph, Ontario, N1G 4P6

T: 519.823.1311

1. INTRODUCTION



Rowan Williams Davies & Irwin Inc. (RWDI) was retained to conduct a pedestrian wind assessment for the proposed project at 1570 Main Street West in Hamilton, Ontario. The objective of this assessment is to provide an evaluation of the potential wind impact of the proposed development in support of the Site Plan Control Application (SPA).

The project site is located at the north side of Main Street West, between Cottrill Street and Kingsmount Street North, surrounded by low rise buildings in Hamilton (Image 1).

The project is 12-storey mixed-used building with 176 purpose-built rental units located in Hamilton, Ontario. (Image 2). In addition to sidewalks and properties near the project site, key areas of interest for this assessment include the main entrances, sidewalks and walkways, as well as terraces on Level 2 and the roof level.



Image 1: Aerial view of the existing site and surroundings
Credit: Google Maps



SOUTH VIEW



NORTH VIEW

Image 2: Conceptual Massing

2. METHODOLOGY



2.1 Objective

The objective of this assessment is to provide an evaluation of the potential impact of the proposed development on wind conditions in pedestrian areas on and around it based on Computational Fluid Dynamics (CFD) modelling. The assessment is based on the following:

- A review of the regional long-term meteorological data from Hamilton International Airport;
- 3D model and plans of the proposed project received on November 6 and October 21, 2024;
- The use of *Orbital Stack*, an in-house CFD tool;
- The use of RWDI's proprietary tool WindEstimator¹ for estimating the potential wind conditions around generalized building forms;
- Wind tunnel studies completed by RWDI for similar projects in Hamilton;
- RWDI's engineering judgment, experience, and expert knowledge of wind flows around buildings¹⁻³; and,
- The RWDI wind comfort and safety criteria.

Note that other microclimate issues such as those relating to cladding and structural wind loads, door operability, air quality, snow impact, noise, vibration, etc. are not part of the scope of this assessment

2.2 CFD for Wind Simulation

CFD is a numerical technique for simulating wind flow in complex environments. For modelling winds around buildings, CFD techniques are used to generate a virtual wind tunnel where flows around the site, surroundings and the study building are simulated at full scale. The computational domain that covers the site and surroundings are divided into millions of small cells where calculations are performed, which allows for the “mapping” of wind conditions across the entire study domain. CFD excels as a tool for wind modelling and presentation for providing early design advice, comparing different design and site scenarios, resolving complex flow physics, and helping diagnose problematic wind conditions.

Gust conditions are infrequent but deserve special attention due to their potential impact on pedestrian safety. The computational modelling method used in the current assessment does not quantify the transient behaviour of the wind, including wind gusts. The effect of gust, i.e., wind safety, is predicted qualitatively in this assessment using analytical methods and wind-tunnel-based empirical models¹. The assessment has been conducted by experienced microclimate specialists in order to provide an accurate prediction of wind conditions.

In order to quantify the transient behavior of wind and refine any conceptual mitigation measures, physical scale-model tests in a boundary-layer wind tunnel or more detailed transient computational modelling would be required.

2. METHODOLOGY



2.3 Simulation Model

CFD simulations were completed for two scenarios:

- Existing: Existing site and surroundings, and
- Proposed: Proposed development with the existing surroundings.

The computer models of the proposed development and the assessed scenarios are shown in Images 3 through 5. The models were simplified to include only the necessary building and terrain details that would affect the local wind flows in the area and around the site. Landscaping and other smaller architectural and accessory features were not included in the computer model in order to provide more conservative wind conditions (as is the norm for this level of assessment).

Wind approaching the modelled area from 16 directions (starting at 0°, at 22.5° increments around the compass), were simulated, accounting for the effects of the atmospheric boundary layer and terrain impacts. Wind data in concerned areas were obtained in the form of ratios of wind speeds at approximately 1.5m above concerned levels, to the mean wind speed at a reference height. The data was then combined with meteorological records obtained from Hamilton International Airport to determine the wind speeds and frequencies in the areas of concern.

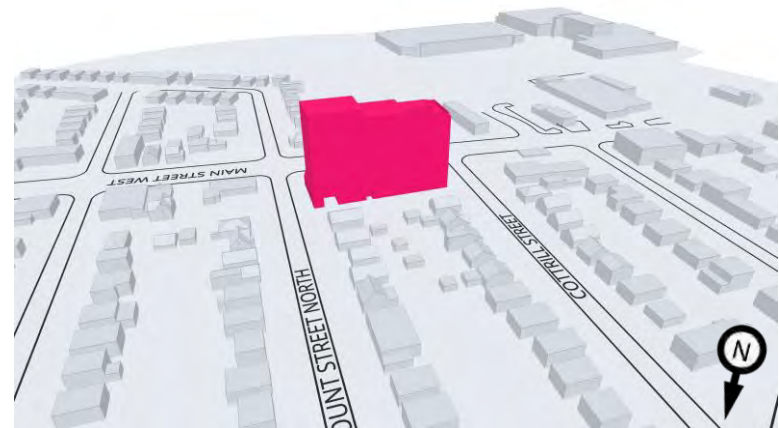


Image 3: Computer model of the proposed project

2. METHODOLOGY



Image 4: Computer model of the existing site and extended surroundings

2. METHODOLOGY

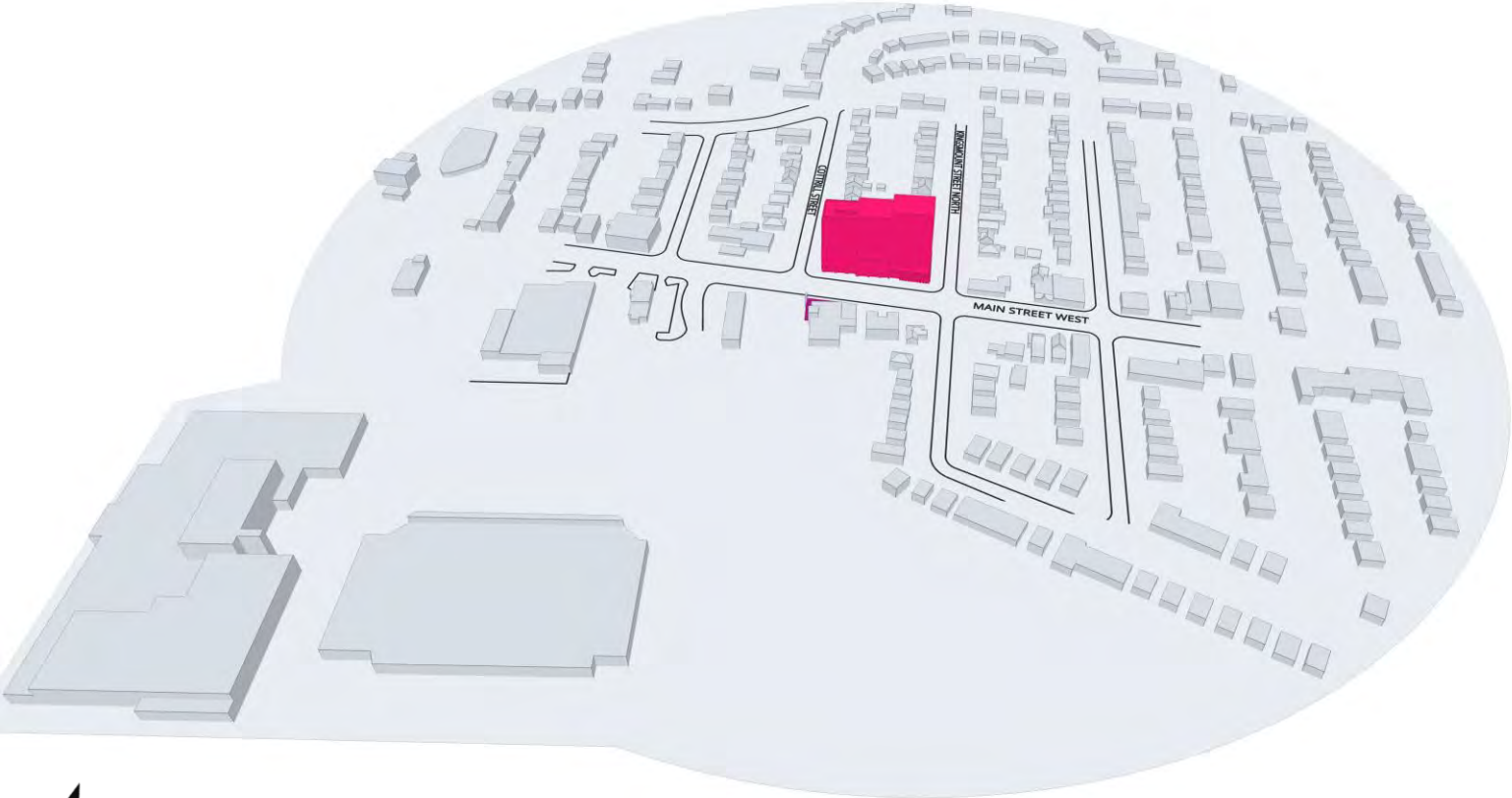


Image 5: Computer model of the proposed project and extended surroundings

2. METHODOLOGY



2.4 Meteorological Data

Long-term wind data recorded at Hamilton International Airport between 1991 and 2021, inclusive, were analyzed for the summer (May to October) and winter (November to April) months. Image 6 graphically depicts the directional distributions of wind frequencies and speeds for these periods.

When all winds are considered, winds from the southwest and northeast directions are predominant in the both the summer and winter, as indicated by the wind roses.

Strong winds of a mean speed greater than 30 km/h measured at the airport (at an anemometer height of 10m) are more frequent in the winter (red and yellow bands in Image 6). These winds potentially could be the source of uncomfortable or severe wind conditions, depending on the site exposure and development design.

Wind statistics were combined with the simulated data to predict the wind conditions at the project site and assessed against the wind criteria for pedestrian comfort.

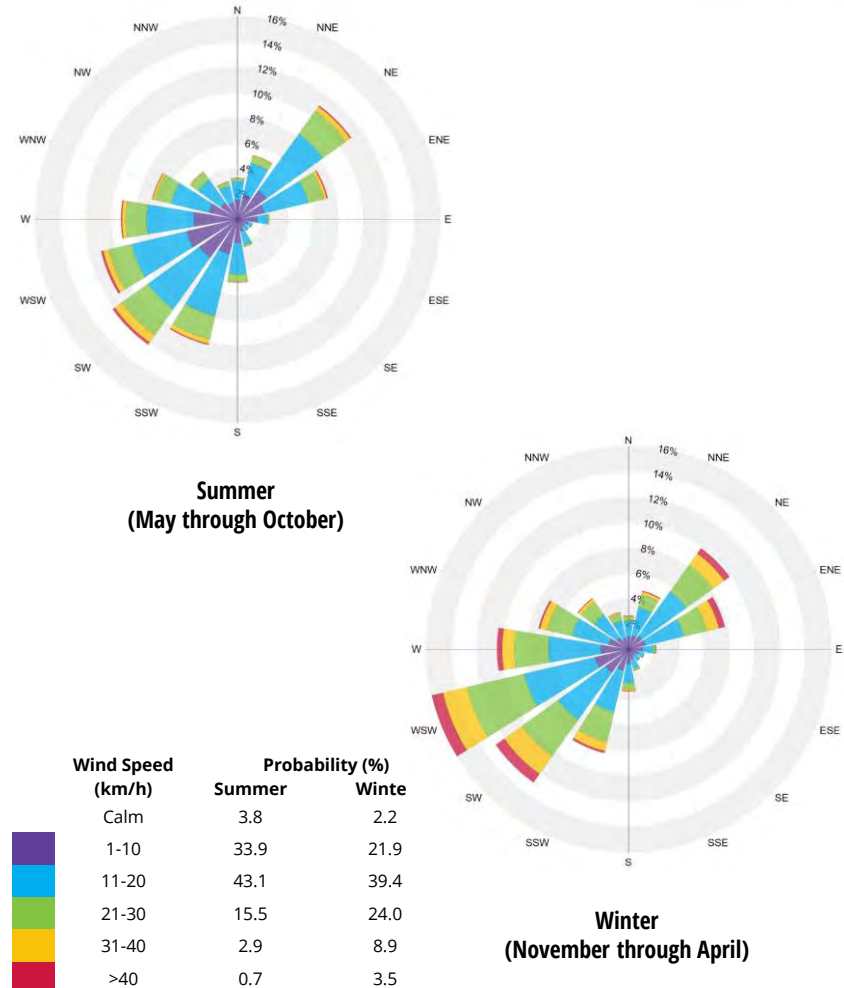


Image 6: Directional distribution of wind approaching Hamilton International Airport (1991 to 2021)

3. WIND CRITERIA



The pedestrian wind criteria by Wind Study in Development Application Guidelines of Hamilton are used in the current study; the criteria presented in the table below, addresses pedestrian safety and comfort.

Pedestrian Comfort

Pedestrian comfort is associated with common wind speeds conducive to different levels of human activity. Wind conditions are considered suitable for sitting, standing, strolling or walking if the associated mean wind speeds (see table) are expected for at least four out of five days (**80% of the time**). The assessment considers winds occurring between 6:00 and 23:00. Nightly hours between 0:00 and 5:00 are excluded from the comfort assessment since limited usage of outdoor spaces is anticipated in that period. Speeds that exceed the criterion for Walking are categorized Uncomfortable. These criteria for wind forces represent average wind tolerance. They are sometimes subjective and regional differences in wind climate and thermal conditions as well as variations in age, health, clothing, etc. can also affect people's perception of the wind climate.

Comfort Category	GEM Speed (mph)	Description (Based on seasonal compliance of 80%)
Sitting	≤ 10	Calm or light breezes desired for outdoor seating areas where one can read a paper without having it blown away
Standing	≤ 14	Gentle breezes suitable for main building entrances, bus stops, and other places where pedestrians may linger
Strolling	≤ 17	Moderate winds appropriate for window shopping and strolling along a downtown street, plaza or park
Walking	≤ 20	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
Uncomfortable	> 20	Strong winds considered a nuisance for all pedestrian activities. Wind mitigation is typically recommended

Pedestrian Safety

Pedestrian safety is associated with excessive Gust Speeds that can adversely affect a person's balance and footing. These are usually infrequent events but deserve special attention due to the potential impact on pedestrian safety.

Safety Criterion	Gust Speed (mph)	Description (Based on annual exceedance of 9 hrs or 0.1% of time)
Exceeded	> 90	Excessive gusts that can adversely affect one's balance and footing. Wind mitigation is typically required.

4. RESULTS AND DISCUSSION



(a) EXISTING SCENARIO – SUMMER



(c) PROPOSED SCENARIO – SUMMER



(b) EXISTING SCENARIO – WINTER



(d) PROPOSED SCENARIO – WINTER

COMFORT: SITTING STANDING STROLLING WALKING UNCOMFORTABLE

Image 7: Predicted wind conditions – GRADE LEVEL



4. RESULTS AND DISCUSSION



(a) SUMMER



(b) WINTER



COMFORT: SITTING STANDING STROLLING WALKING UNCOMFORTABLE

Image 8: Predicted wind conditions – ABOVE-GRADE LEVELS



5. SUMMARY



RWDI was retained to provide an assessment of the potential pedestrian level wind impact of the proposed project at 1570 Main Street West in Hamilton, Ontario. Our assessment was based on the local wind climate, the current design of the proposed development, the existing surrounding buildings, and computational modelling and simulation of wind conditions. Our findings are summarized as follows:

- Wind conditions are suitable for the pedestrian use across the existing site.
- The proposed project will increase wind speeds around the site, but wind conditions for most areas at ground level, including the main entrances and sidewalks, are expected to be appropriate for the intended usage, with exception of the southeast and northwest corners in winter where high wind speeds that could be uncomfortable.
- Wind conditions are expected to be generally suitable for the intended passive use on the Level 2 terrace during the summer, when outdoor amenity will be occupied frequently.
- Higher wind speeds with conditions undesired for passive activities are anticipated on the rooftop terrace. Wind control strategies can help improve the comfort level.
- Wind speeds at all areas are expected to meet the pedestrian safety criterion in both configurations simulated.

6. DESIGN ASSUMPTIONS



The findings/recommendations in this report are based on the building geometry and architectural drawings communicated to RWDI listed below. Should the details of the proposed design and/or geometry of the building change significantly, results may vary.

File Name	File Type	Date Received (mm/dd/yyyy)
20241106_Binkley-3DView	3dm	11/06/2024
2024.10.08 Binkley Floor Plans	pdf	10/15/2024

Changes to the Design or Environment

It should be noted that wind comfort is subjective and can be sensitive to changes in building design and operation that are possible during the life of a building. In the event of changes to the design, construction, or operation of the building in the future, RWDI could provide an assessment of their impact on the discussions included in this report. It is the responsibility of Others to contact RWDI to initiate this process.

7. STATEMENT OF LIMITATIONS



This report was prepared by Rowan Williams Davies & Irwin Inc. for Kindred Works (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein and authorized scope. The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

7. REFERENCES



1. H. Wu, C.J. Williams, H.A. Baker and W.F. Waechter (2004), "Knowledge-based Desk-Top Analysis of Pedestrian Wind Conditions", *ASCE Structure Congress 2004*, Nashville, Tennessee.
2. H. Wu and F. Kriksic (2012). "Designing for Pedestrian Comfort in Response to Local Climate", *Journal of Wind Engineering and Industrial Aerodynamics*, vol.104-106, pp.397-407.
3. C.J. Williams, H. Wu, W.F. Waechter and H.A. Baker (1999), "Experience with Remedial Solutions to Control Pedestrian Wind Problems", *10th International Conference on Wind Engineering*, Copenhagen, Denmark.

1570 MAIN ST W, HAMILTON, ON L8S 1E8

NOVEMBER 21, 2024



SHEET NO.	DRAWING
A0-00	COVER SHEET
A0-01	RENDERINGS
A1-00	STATISTICS
A1-01	SITE SURVEY
A1-03	PROJECT AXOS
A1-04	SITE PLAN
A2-00	BASEMENT P1 - P2
A2-01	LEVEL 1 - 2
A2-02	LEVEL 3 - 4
A2-03	LEVEL 5 - 6 Typ.
A2-06	LEVEL 12 - ROOF
A5-00	ELEVATIONS
A6-00	BUILDING SECTIONS

ZBA SUBMISSION

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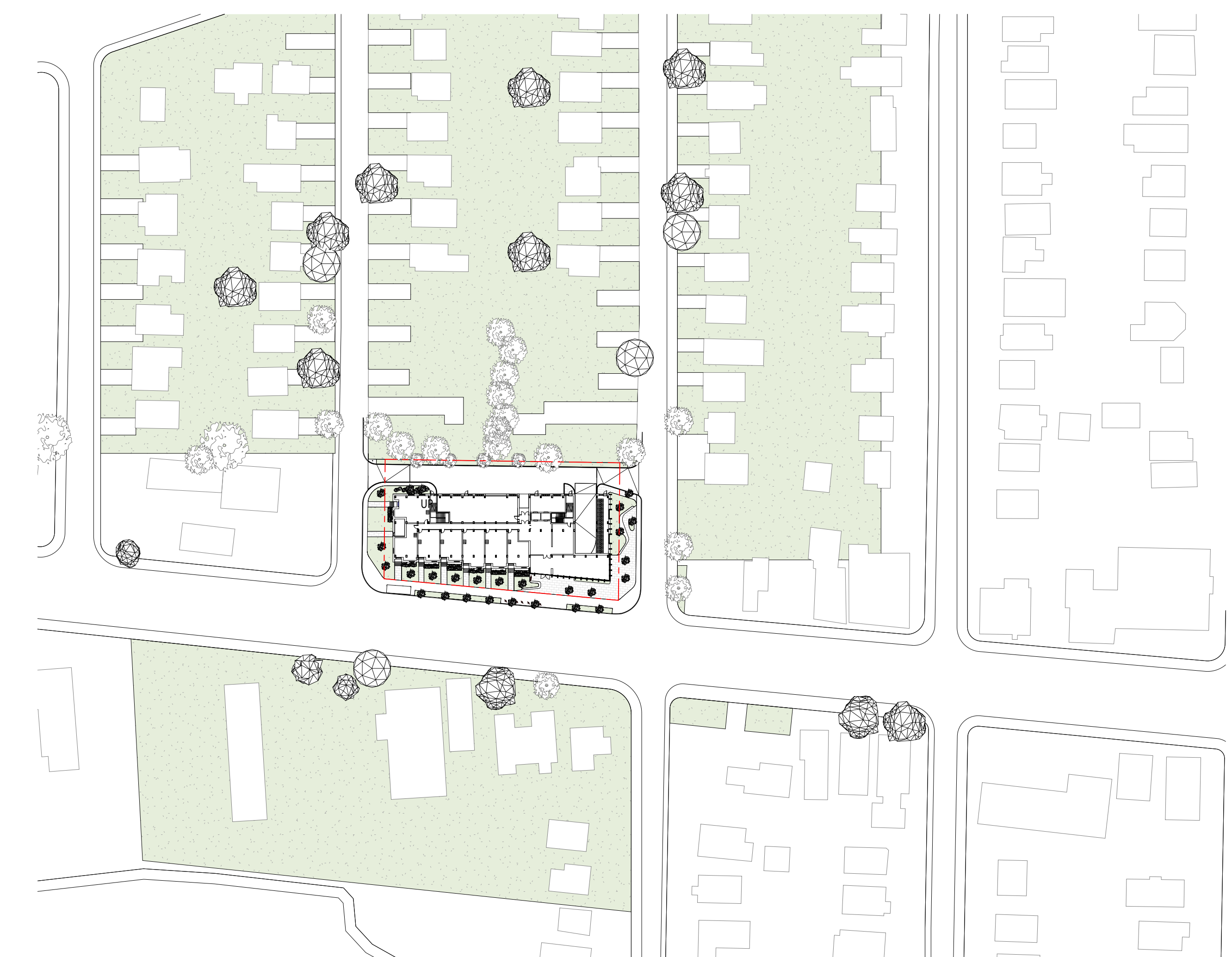
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1 CONTEXT PLAN
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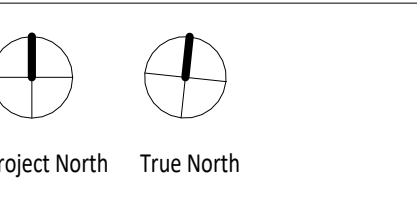
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COVER SHEET

A0-00

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IMAGE 1 - SOUTH EAST PERSPECTIVE



IMAGE 2 - NORTH WEST PERSPECTIVE



IMAGE 3 - SOUTH WEST PERSPECTIVE



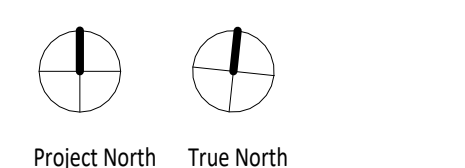
IMAGE 4 - NORTH EAST PERSPECTIVE

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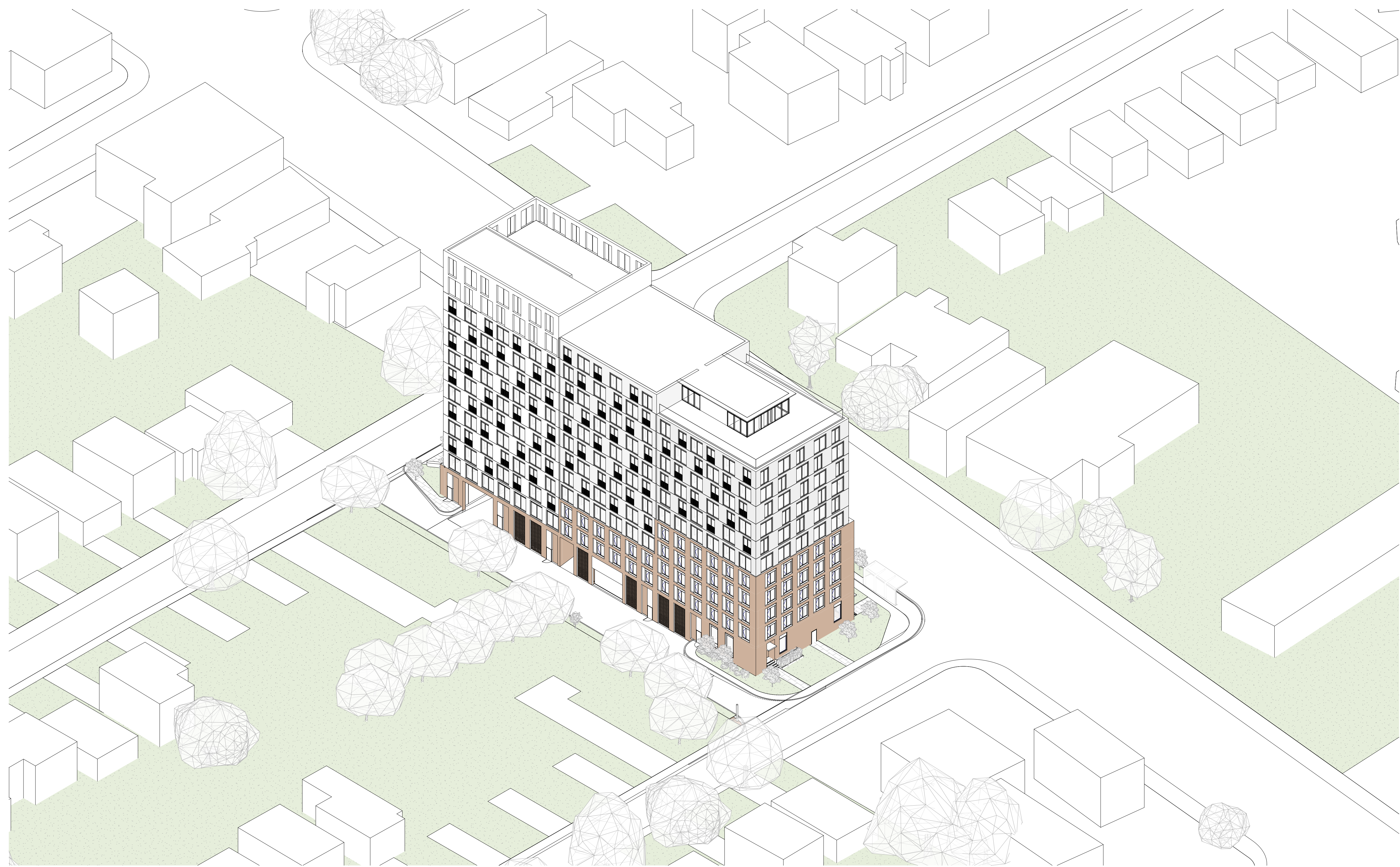
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1 NORH WEST AXO



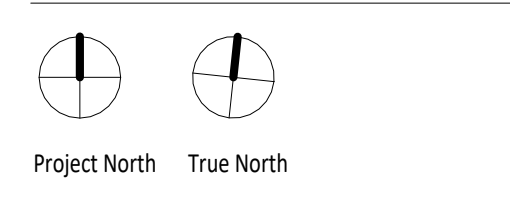
2 SOUTH EAST AXO

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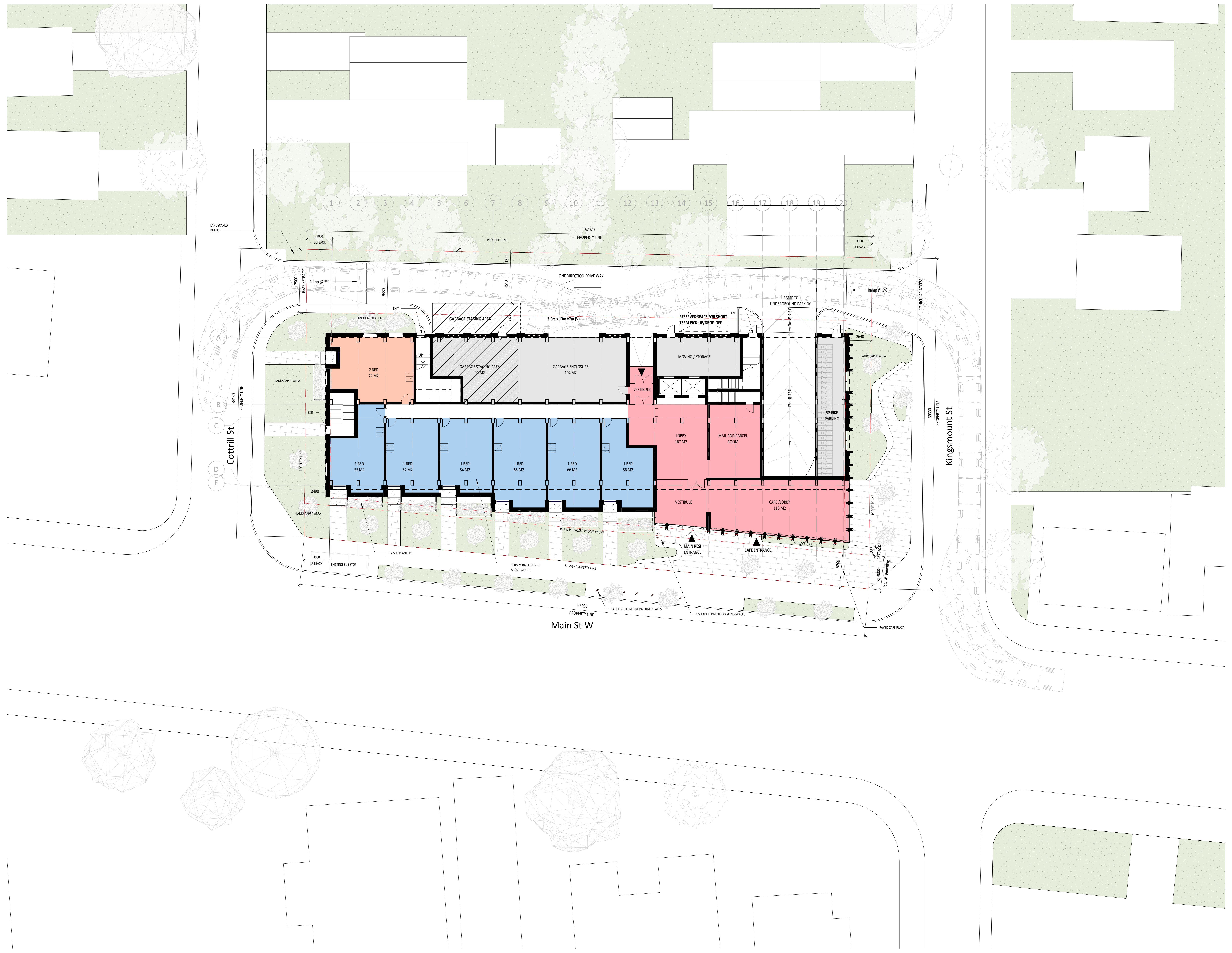
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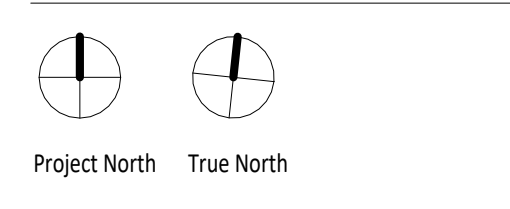
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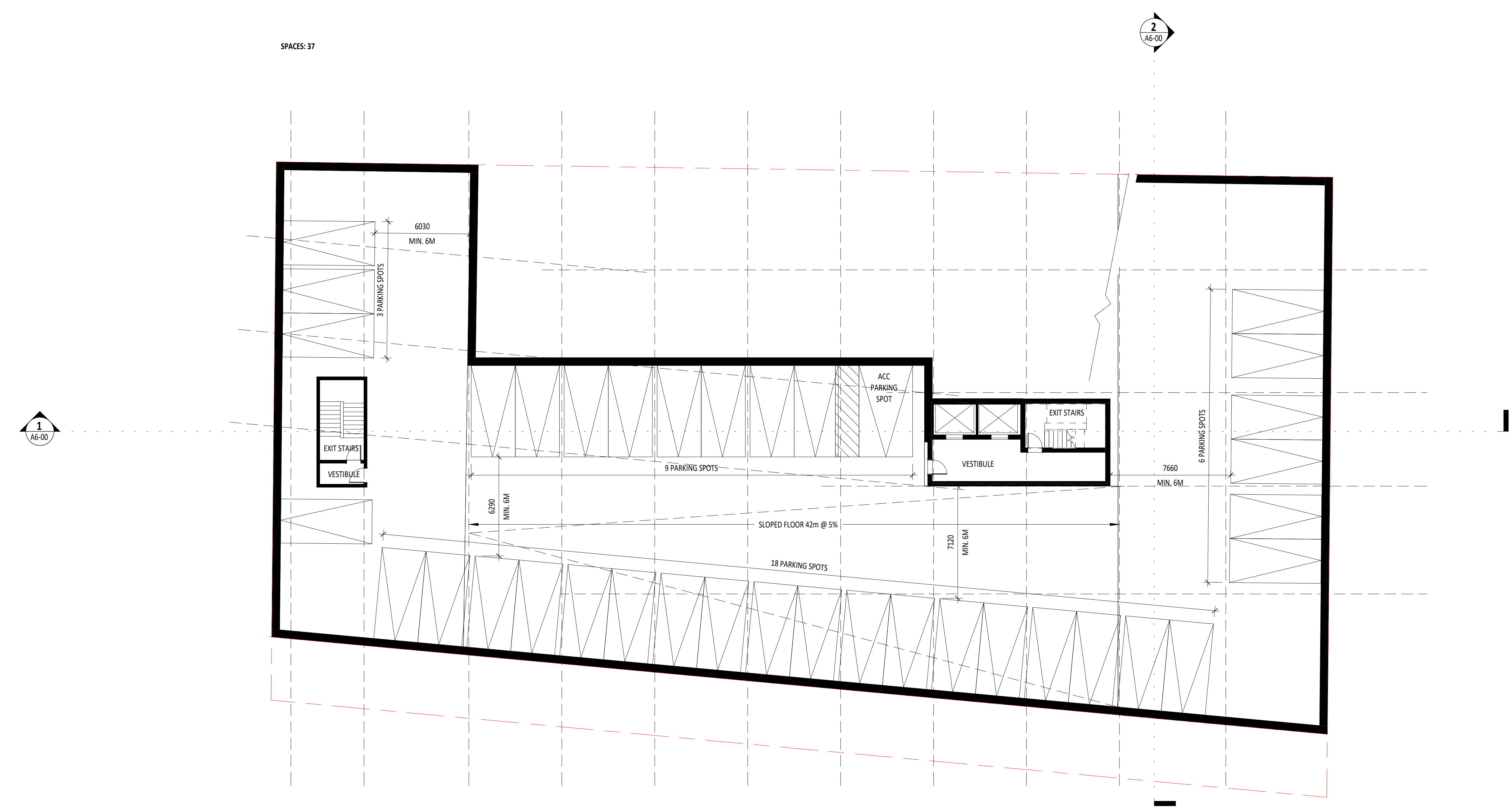


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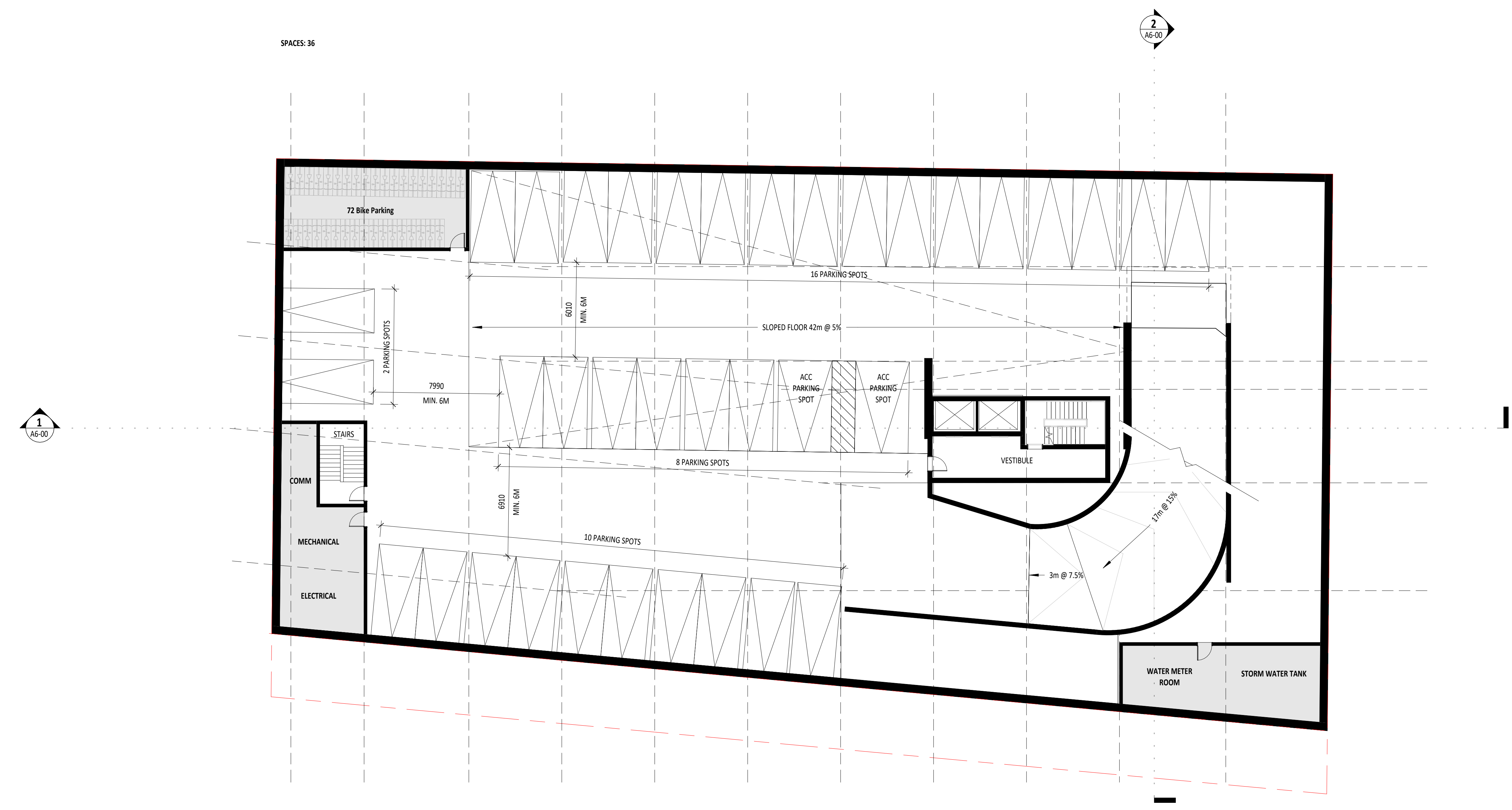
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2 BASEMENT P2
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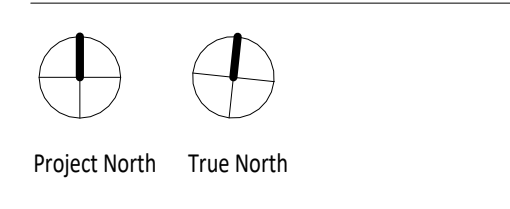
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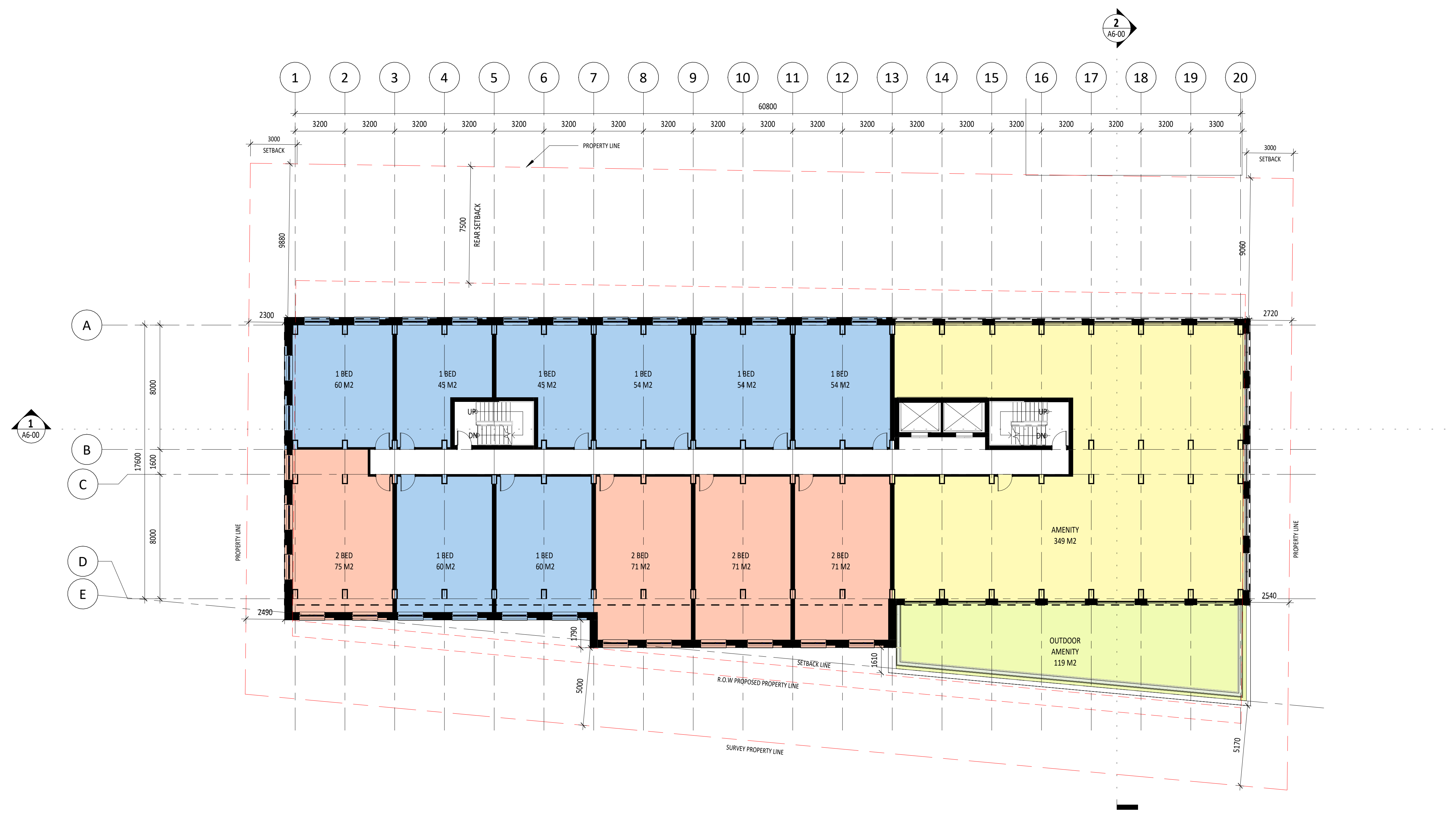


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BASEMENT P1 - P2



2 LEVEL 1
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1 LEVEL 2
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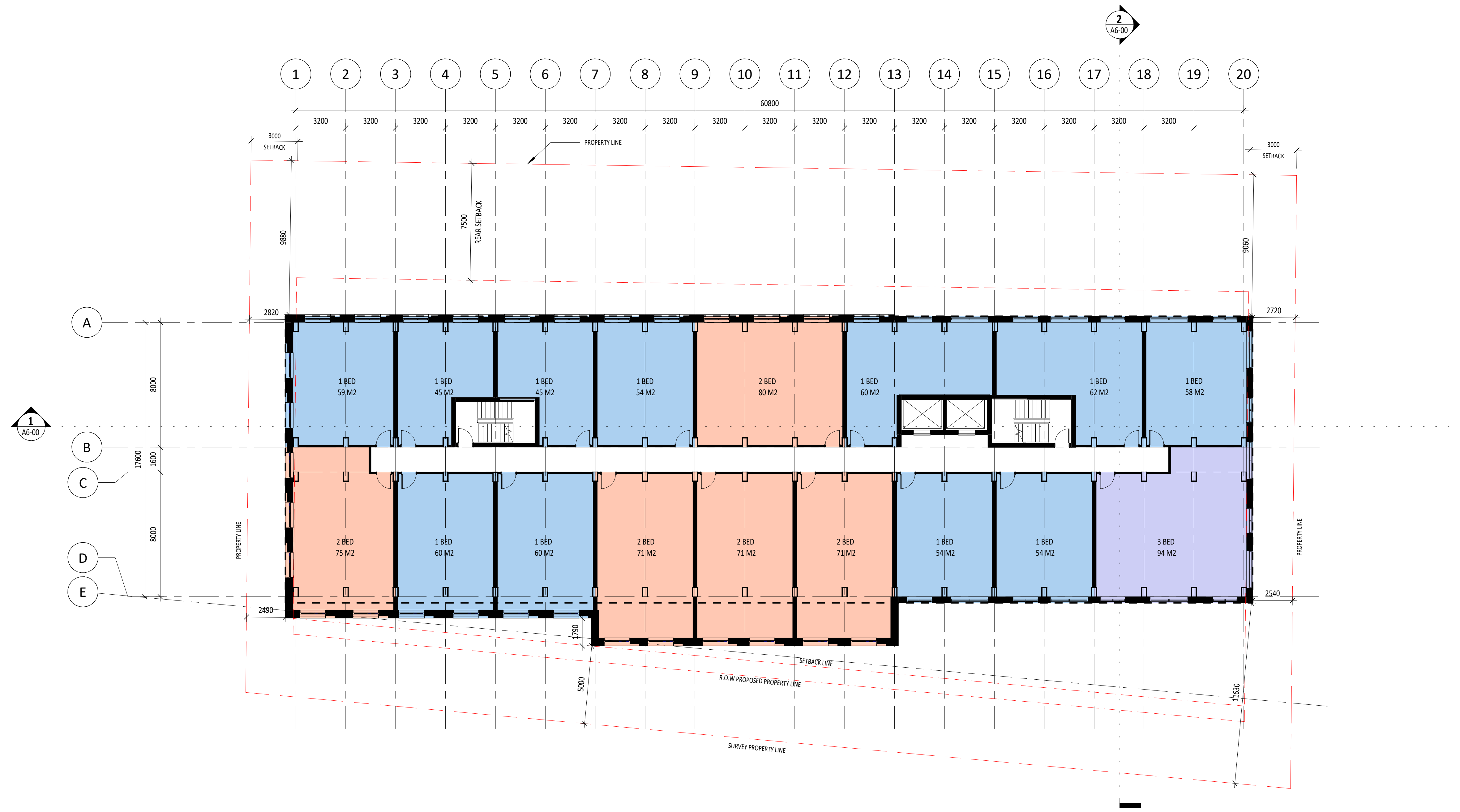
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Project North True North

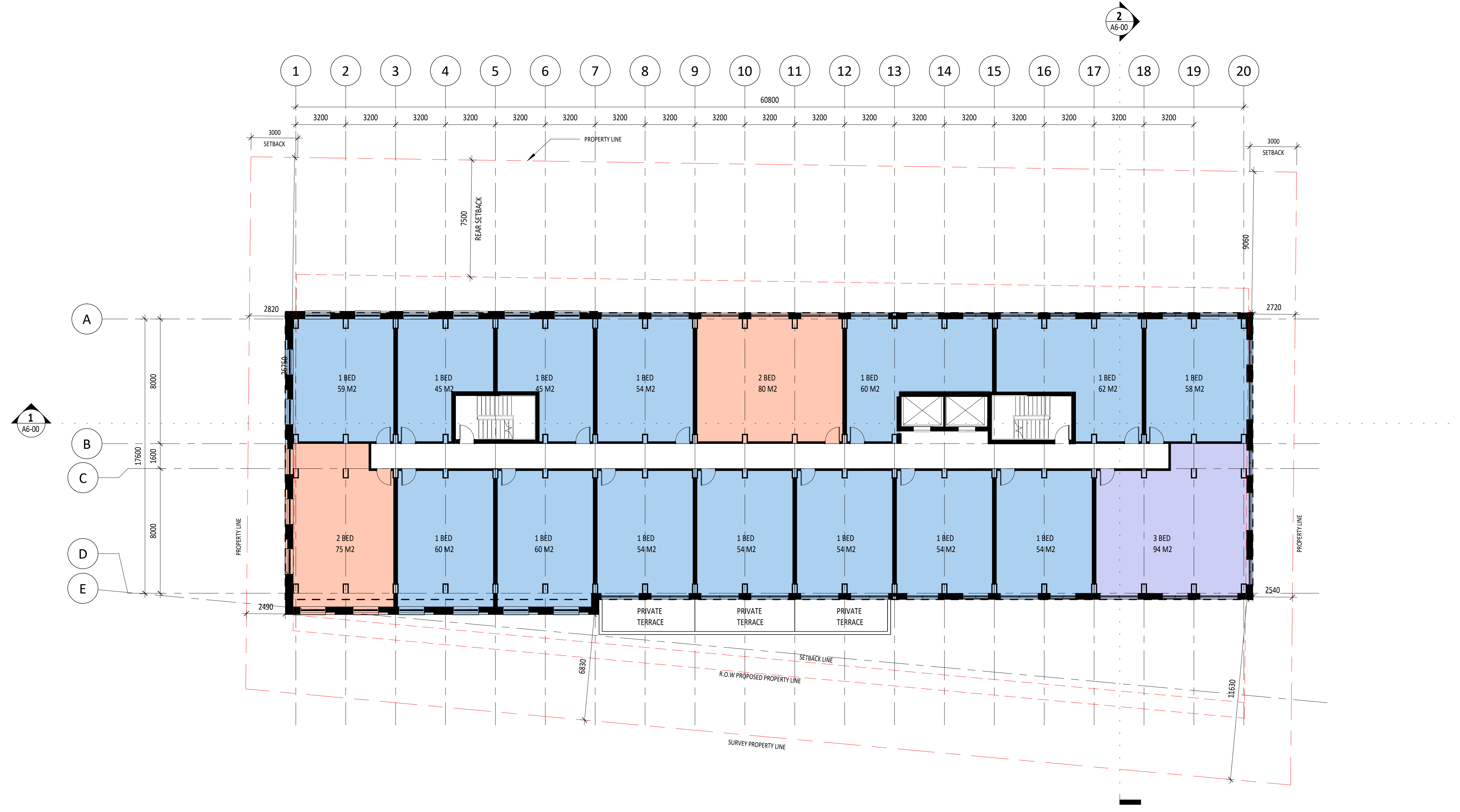
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LEVEL 1 - 2

A2-01



2 LEVEL 3
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1 LEVEL 4
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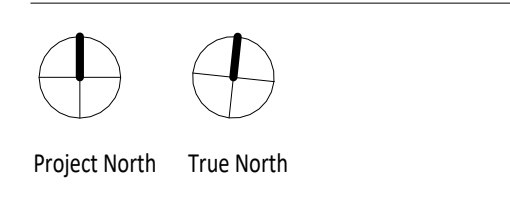
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 - Specifications
 - Project Manual
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 - Work shall be performed in accordance with the International Building Code, Ontario Building Code and the Ontario Fire Code, unless otherwise specified.
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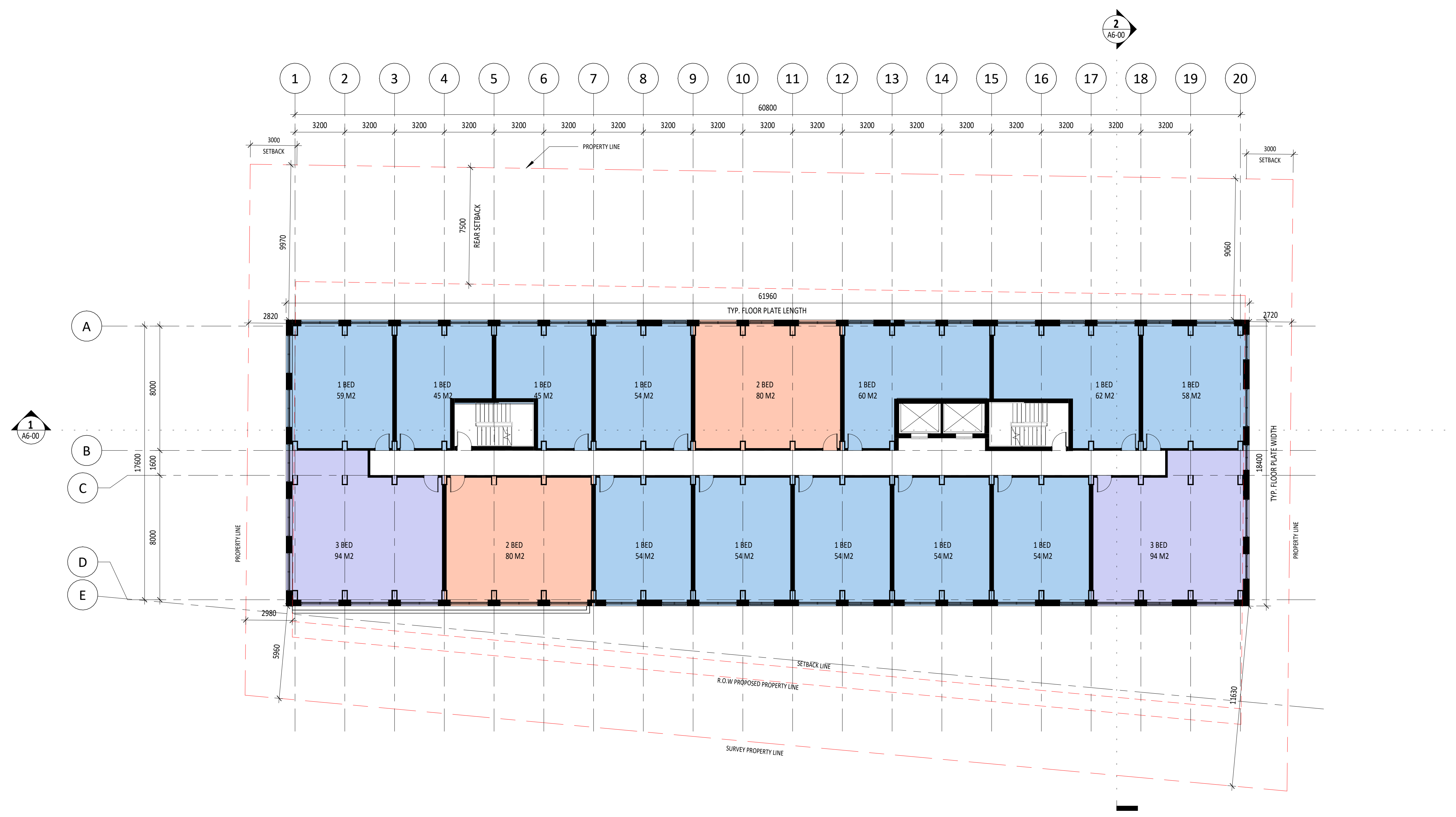
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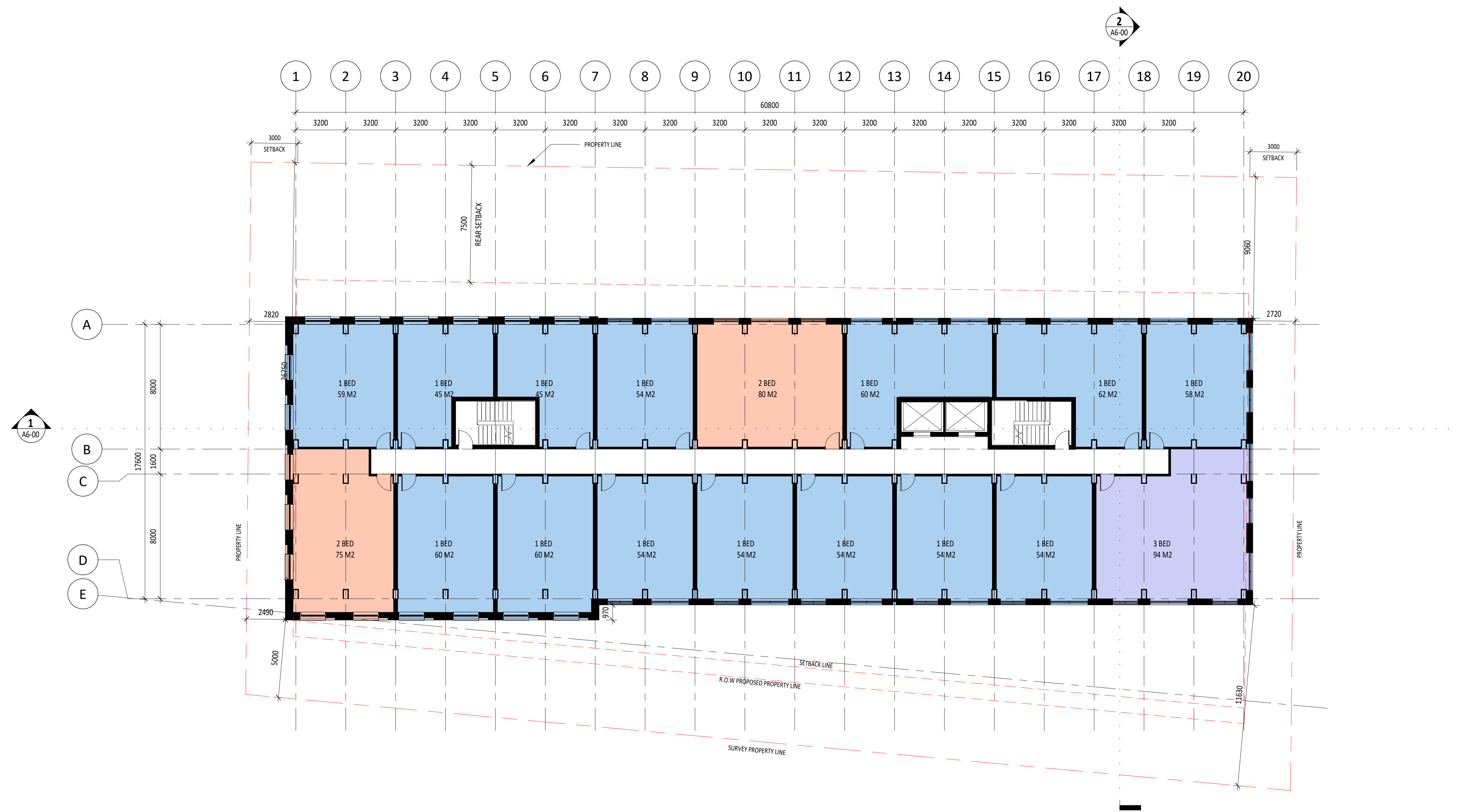


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LEVEL 3 - 4



1 LEVEL 6 TYP.
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3 LEVEL 5
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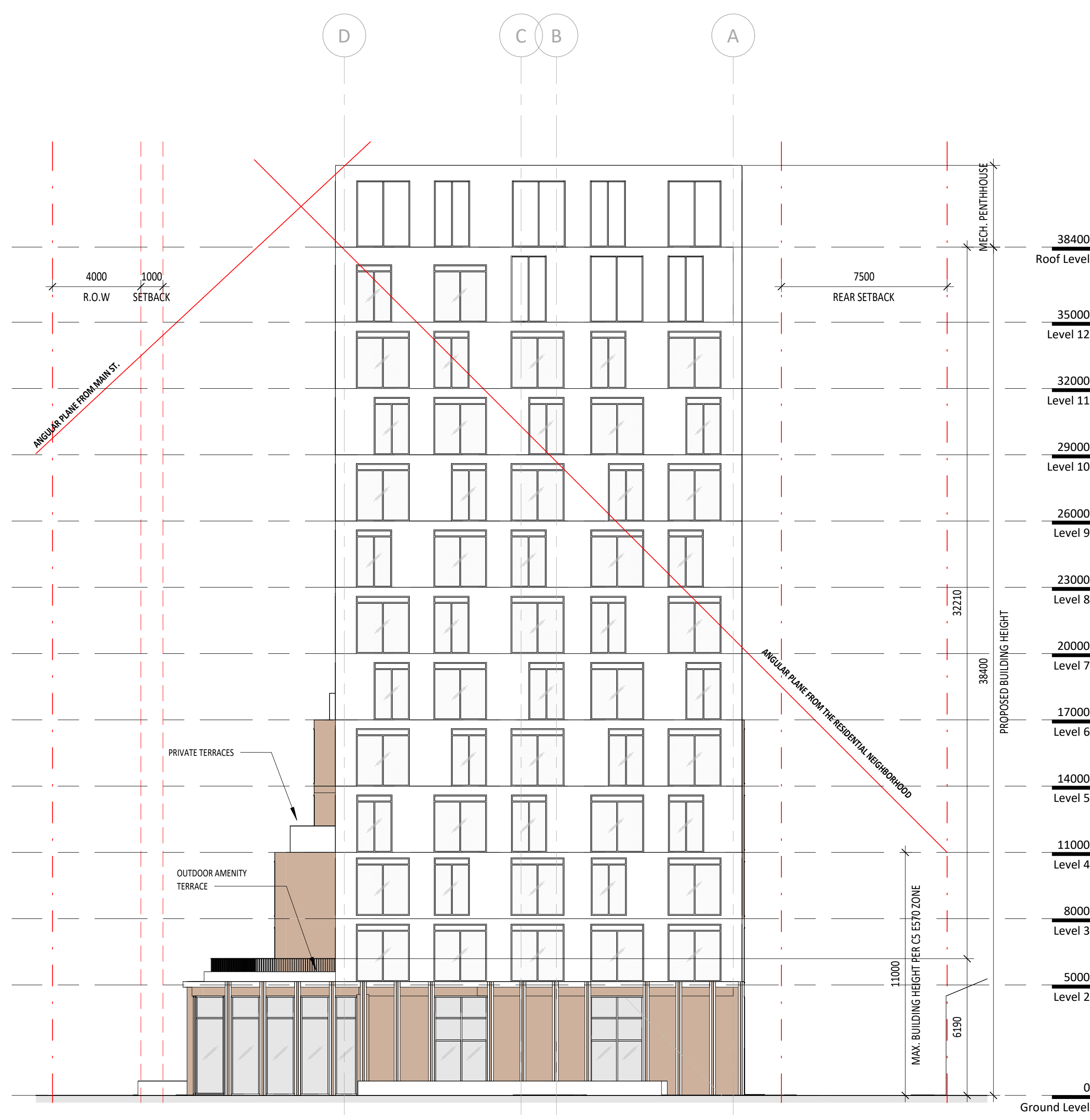
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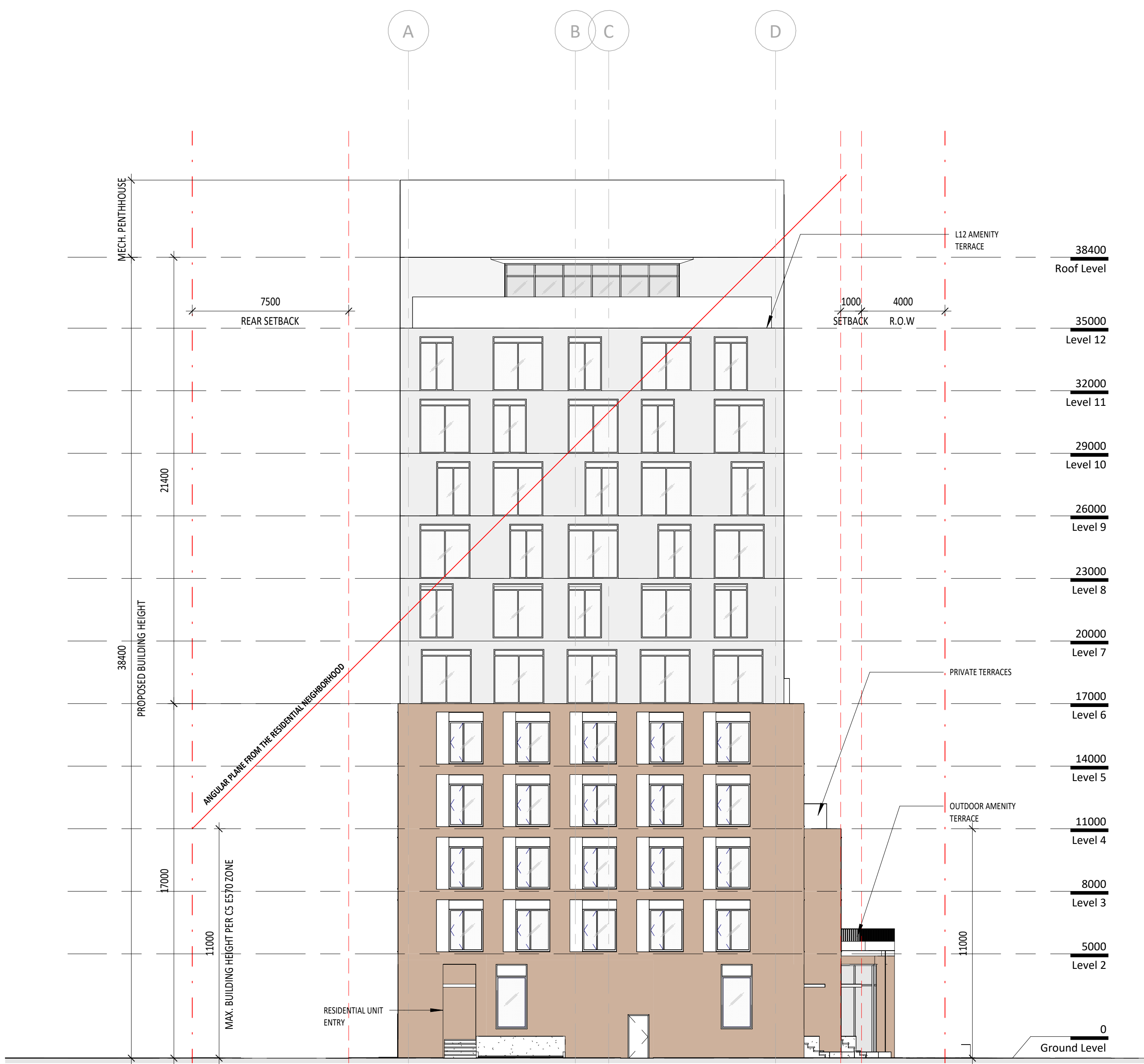
LEVEL 5 - 6 TYP.



3 EAST - ELEVATION
1:150



1 SOUTH - ELEVATION
1:150



4 WEST - ELEVATION
1:150



2 NORTH - ELEVATION
1:150

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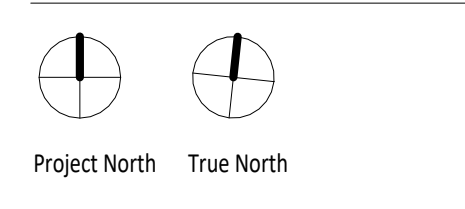
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No. Date Issued

KPMB Architects
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416.977.5104

United Church Canada
UCC - 1570 MAIN STREET W

1570 Main St W, Hamilton, ON L8S 1E8



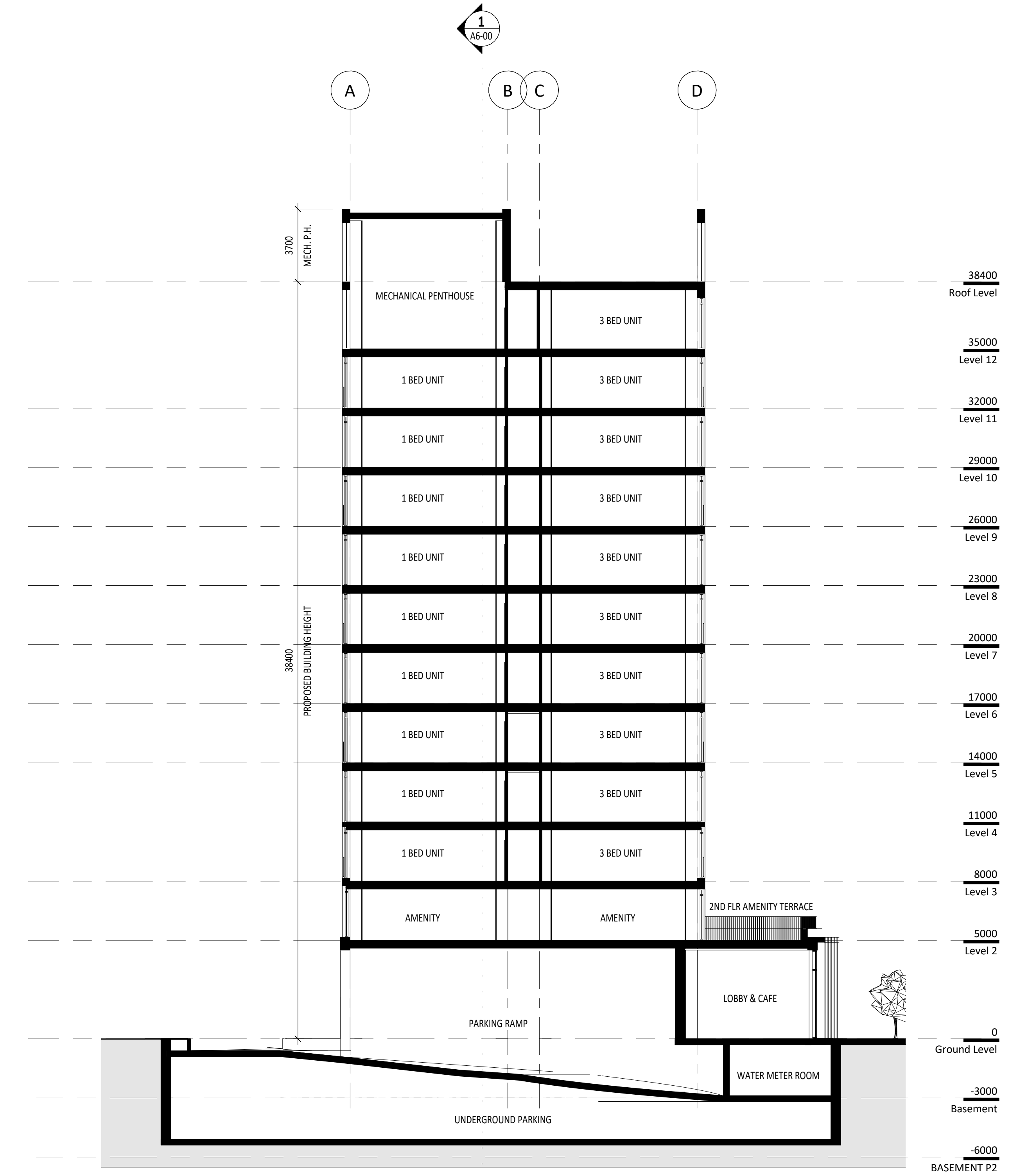
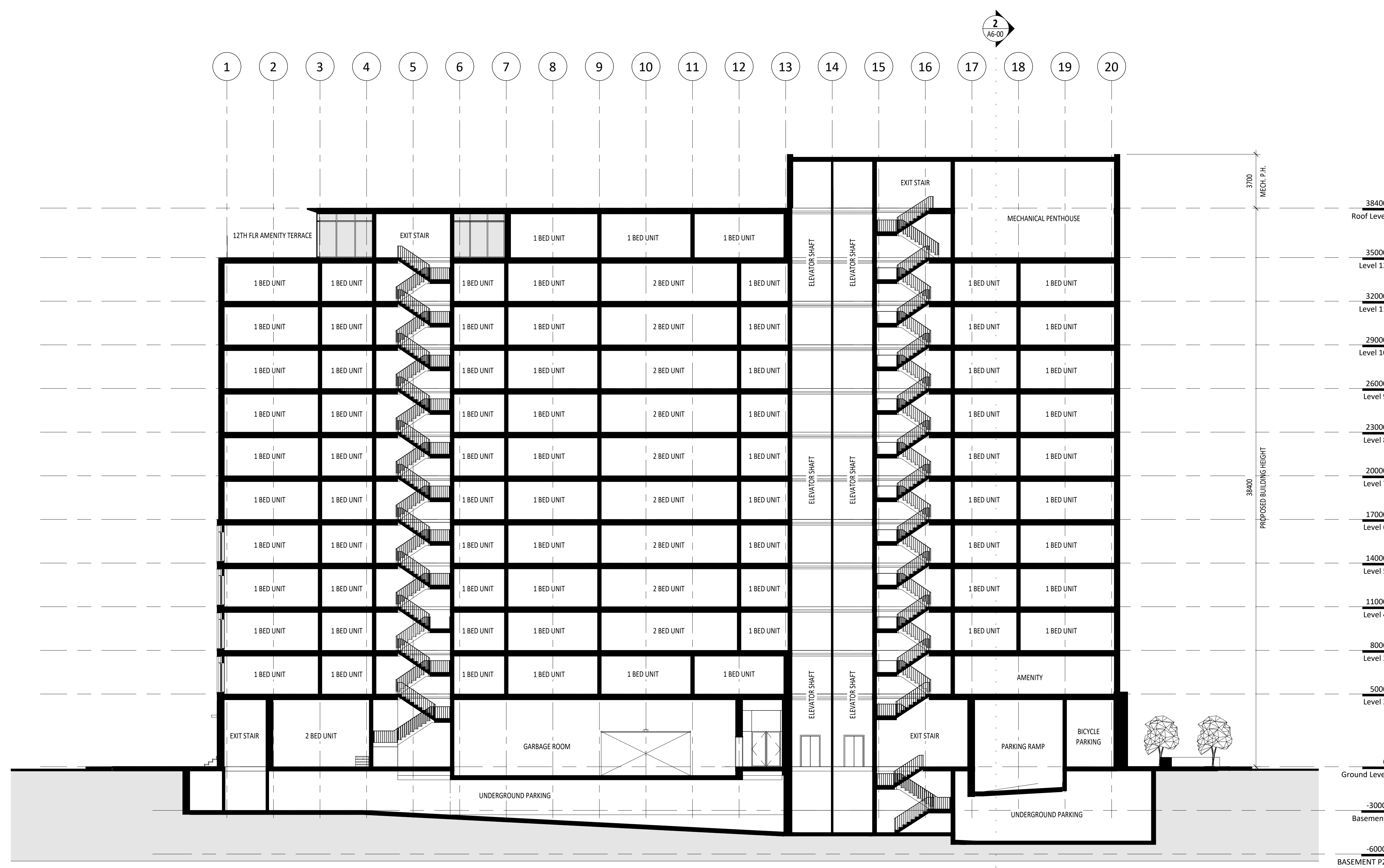
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ELEVATIONS

A5-00

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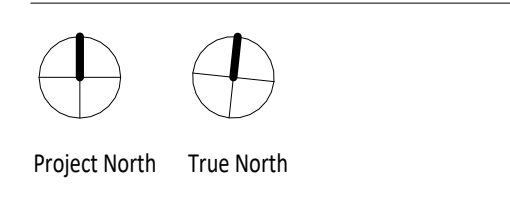


No. Date Issue

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United Church Canada
UCC - 1570 MAIN STREET W

1570 Main St W, Hamilton, ON L8S 1E8



Project No. 2035
 Scale 1:150
 Plot Date 09/09/24

BUILDING SECTIONS

A6-00



**1570 MAIN STREET WEST,
HAMILTON, ONTARIO**

HERITAGE IMPACT ASSESSMENT

DATE: DECEMBER 2024

PREPARED BY:
ATA Architects Inc.

3221 North Service Road, Suite 101
Burlington, Ontario
L7N3G2

T. (905) 849 6986

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This Executive Summary highlights key points from the report. Readers are encouraged to review the full report for detailed background, results, and limitations.

ATA Architects Inc. (ATA) was retained by Kinder Works on behalf of the property owners to conduct a Cultural Heritage Impact Assessment (CHIA) for 1570 Main Street West, Hamilton, Ontario, also known as Binkley United Church. The purpose of the CHIA is to evaluate the impact of the proposed demolition of the existing 1960 church and the development of a 12-storey mixed-use building.

The property is listed as a cultural heritage resource on the Municipal Heritage Register of the City of Hamilton due to its role as a place of worship. However, the church is no longer in service and remains vacant. This CHIA report is part of the submission package to the City for the redevelopment proposal. The report reviews the heritage attributes of the property, assesses the impact of the proposed demolition, and recommends alternative or mitigating measures to minimize adverse effects.

The CHIA was prepared to:

- Review the relevant legislation and policy applicable to the subject property;
- Provide a summary of the subject property's context and history;
- Provide a summary of the built heritage, surrounding landscape features, and adjacent properties;
- Assess the Cultural Heritage Resources;
- Determine the potential adverse impact of the proposed development on known heritage resources;
- Analysis of mitigation measures.

Key Findings and Professional Opinion

ATA's professional opinion is that the 1960 church does not have sufficient cultural heritage value to warrant preservation, even though it meets three of the nine criteria outlined in Ontario Regulation 9/06. While the property is listed on the City of Hamilton's Municipal Heritage Register, the listing primarily acknowledges its historical role as a place of worship rather than any architectural or contextual significance.

The loss of the 1960 church will have no significant impact on the heritage fabric of the surrounding neighborhood. The current building, constructed in the 1960s, replaced the original 1911 structure and lacks meaningful physical, functional, or historical connections to its surroundings.

Summary of Impact Analysis

- The 1960 church is contemporary, incorporating some modern interpretations of Gothic elements, but it is not unique.
- It shares many design elements with other mid-20th-century churches in Ontario.
- The interior spaces are plain, utilitarian, and lack significant architectural detail.
- The building primarily holds historical value through its connection to the Binkley family and its former role as a community place of worship.
- While the demolition constitutes a natural adverse impact, it is mitigated by the limited cultural heritage value of the existing building.

Summary of Mitigating Measures

The 1960 church is proposed for demolition, and the following mitigating measures are recommended to preserve its historical significance:

- Salvaging architectural features such as glulam beams, stained glass

0.0 EXECUTIVE SUMMARY

windows, and original date stones from 1911, 1953, and 1960.

- Incorporating salvaged elements into the new design for the proposed development.
- Creating a commemorative plaque or feature on-site, using salvaged materials, to honor the church's architectural and historical significance.

In ATA's professional opinion, the proposed demolition of the 1960 church is consistent with applicable heritage planning legislation and policy. While the building does not warrant conservation or retention, its historical value can be acknowledged and preserved through appropriate commemoration and integration of salvaged elements into the new development.

1.0 INTRODUCTION



Interior View of 1570 Main Street W Brinkley United Church
Source: ATA Architects Inc. (2024)

1.0 INTRODUCTION

ATA Architects Inc. (“ATA”) was retained by Kindred Works on behalf of the Owners to undertake a Cultural Heritage Impact Assessment (“CHIA”) of 1570 Main Street West, Hamilton, Ontario - Known as Binkley United Church and is hereinafter referred to as the “subject property.” The subject property, while listed on the Municipal Heritage Register and included in the Places of Worship Inventory Review project, is not designated. The Owner intends to demolish the existing structure on the site and construct a new 12-story, mixed-use condominium with two levels of underground parking and 176 residential units.

The purpose of the CHIA is to evaluate potential impacts on the cultural heritage resource stemming from the proposed demolition and subsequent development. This assessment is prepared in compliance with the City of Hamilton’s Cultural Heritage Impact Assessment Guidelines.

1570 Main Street West is listed (non-designated) on the Municipal Heritage Register of the City of Hamilton. The subject property is not part of a cultural heritage landscape. It is, however, included in the broader study initiated in 2018 under the Places of Worship Inventory Review project

Since 1570 Main Street West is listed on Hamilton’s Municipal Heritage Register, a Heritage Impact Assessment (HIA) is required by the City’s Official Plan (last updated on December 6, 2023). It identifies that the City will require an HIA where development involves cultural heritage resources or any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource. Additionally, prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property. This documentation may be in the form of a Cultural Heritage Impact Assessment.

1.0 INTRODUCTION

The HIA will follow the guidelines in the City of Hamilton Cultural Heritage Impact Assessment Guideline (2022) and guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Ontario Heritage Toolkit: Heritage Resources in Land Use Planning Process (2006) and Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

ATA has prepared this HIA report in order to:

- Review the relevant legislation and policy applicable to the subject property;
- Provide a summary of the subject property's context and history;
- Provide a summary of the built heritage, surrounding landscape features, and adjacent properties;
- Assess the Cultural Heritage Resources;
- Determine the potential adverse impact of the proposed development on known heritage resources;
- Analysis of mitigation measures.

ATA undertook the following process in completing this report:

- Review the heritage planning regulatory framework.

Legislation and policy were undertaken for a provincial, regional and municipal regulatory framework where cultural heritage value or interest were preserved by O. Reg. 9/06 of the OHA.

- Review the significance of the heritage resource through research and analysis of the architectural, historical and contextual background.

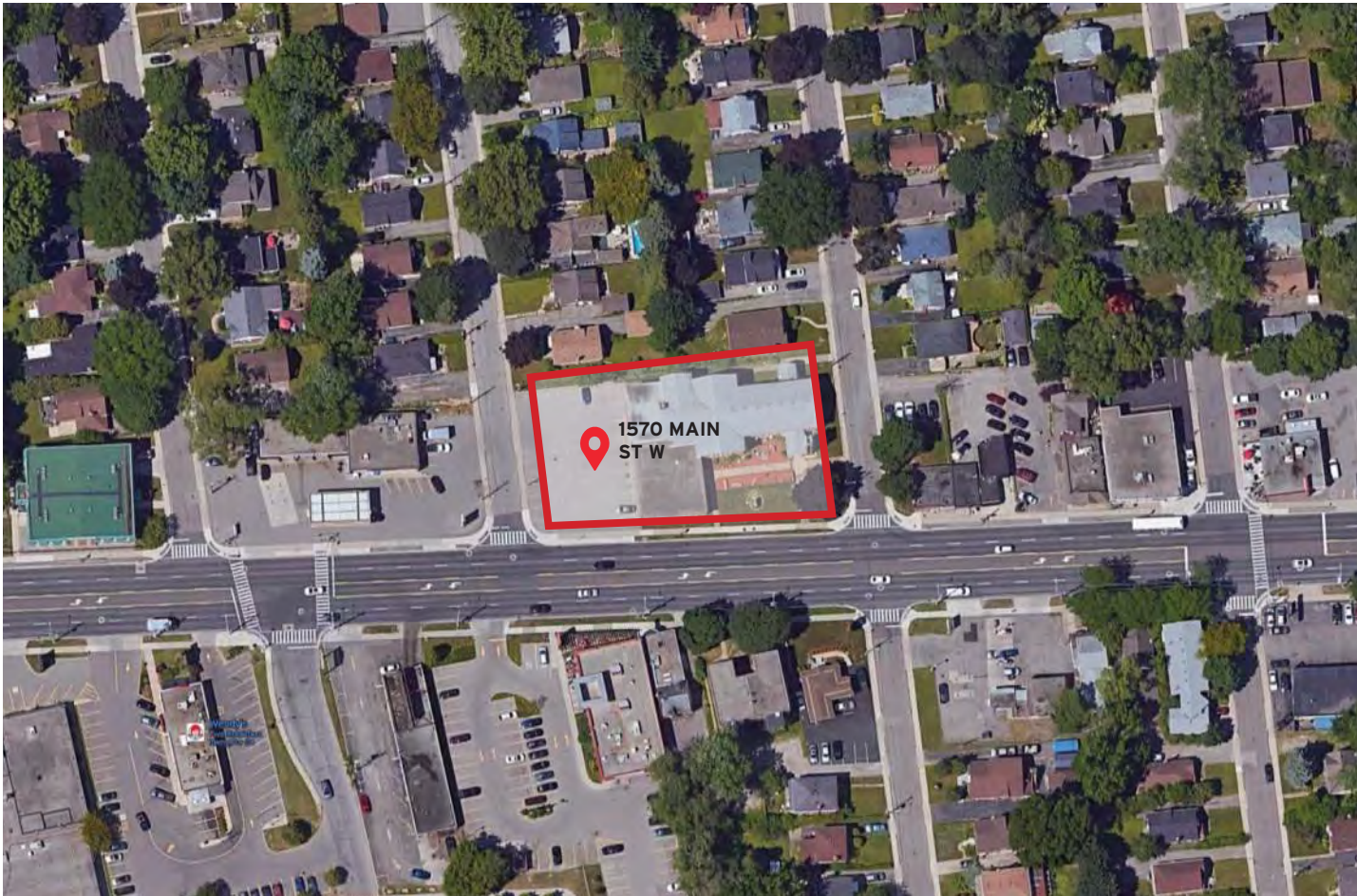
Historical research was undertaken to outline the history and create a timeline of the subject properties. The research included archival research, historical maps, aerial photography, historical photographs, land registry data, research articles, etc.

- Review and document the existing condition of the subject properties and surrounding context, adjacent properties and connection to the neighbourhood.

ATA visited the site on November 4, 2024 and viewed in detail the existing building on the subject properties. The existing context was documented.

The property is currently listed (non-designated) on the Municipal Heritage Register of the City of Hamilton. While it is not situated within a defined cultural heritage landscape, the site is being reviewed as part of the Places of Worship Inventory Review, a study initiated in 2018 to assess the architectural and cultural significance of buildings constructed for the purpose of religious worship across Hamilton. ATA reviewed the heritage significance against Ontario Regulation 9/06 of the OHA to confirm whether or not the subject property meets the Criteria for Determining Cultural Heritage Value or Interest.

1.2 STUDY PROPERTY



Aerial view of the Subject Site (1570 Main Street West).
Source: Google Maps (2024)

1.3 STUDY AREA LOCATION



1570 Main Street West, Hamilton, Ontario
Source: ATA Architects Inc. (2024)

Municipal Address:
1570 Main Street West,
Hamilton, Ontario

Legal Description:
LOT 1, REGISTRAR'S COMPILED
PLAN 1475 PIN 17474-0013

The study area, located at 1570 Main Street West, commonly known as Binkley United Church, is positioned on the north side of Main Street West, between Kingsmount Street and Cottrill Street in Hamilton, Ontario. This property, falling within Ward 1, holds the legal description LOT 1, REGISTRAR'S COMPILED PLAN 1475, with a PIN designation of 17474-0013.

The site comprises a two-story church building with an adjoining bell tower facing Kingsmount Street. The church structure, totaling approximately 927 square meters, occupies an irregularly shaped lot measuring 2,463 square meters, and includes a parking area accessible from Cottrill Street. Although affiliated with the United Church of Canada, the church is currently closed. This property is listed (non-designated) on Hamilton's Municipal Heritage Register but does not belong to a designated cultural heritage landscape. However, it is part of a broader survey initiated in 2018 as part of the Places of Worship Inventory Review project.

2.0 POLICY CONTEXT

In Ontario, cultural heritage is a provincial priority and cultural heritage resources are managed through legislation, policies, regulations and guidelines. The OHA, Planning Act, and PPS directly establish provisions for cultural heritage resources and indicate them as important. These laws and policies demonstrate broad provincial support for protecting cultural heritage and establish minimum standards for heritage evaluation.

The subject property at 1570 Main Street West is subject to several provincial and municipal planning policies. In Ontario, criteria to determine cultural heritage value or interest are prescribed by O. Reg. 9/06 of the Ontario Heritage Act.

There are several Provincial, Regional, and municipal regulations and policies that apply to properties of cultural heritage value or interest. The following were reviewed in preparing this report:

- Ontario Planning Act;
- Ontario's Provincial Policy Statement;
- Ontario Heritage Act;
- Standards and Guidelines for the Conservation of Historic Places in Canada, 2010;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Ontario Heritage Toolkit, 2006;
- Peel Region Official Plan;
- City of Mississauga Official Plan;

2.1 THE PLANNING ACT
R.S.O 1990 C.P.13

The Planning Act is the primary legislation that establishes the “parameters” for land use planning in Ontario. It enables municipalities to control land use and provides for the mechanisms through which this control is exercised.

In Part 1, Section 2, provincial interest outlines 19 areas of interest that must be considered by the Minister, Municipal Council, local boards, planning boards and Tribunals. The Planning Act sets the context for provincial interest in heritage and identifies several provisions for Cultural Heritage. Part 1, Section 2(d) states:

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

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Under the Planning Act, Section 5 defines matters of provincial interest in relation to land use planning and development, as articulated in the Provincial Policy Statement (PPS). The PPS provides essential guidance for municipal decision-making, ensuring that planning aligns with provincial objectives. Through the Act, municipalities are granted both the authority and responsibility to identify, protect, and manage cultural heritage resources alongside community growth and development. This integrated approach promotes a balanced framework for urban and rural planning that values heritage preservation while supporting sustainable growth and transformation.

2.2 PROVINCIAL POLICY STATEMENT



Provincial Policy Statement, 2024
Source: Government of Ontario (2024)

The Provincial Planning Statement (PPS), updated in 2024, provides comprehensive policy direction on land use planning and development matters that reflect Ontario's provincial interests, alongside the Planning Act. Issued under Section 3 of the Planning Act, the PPS establishes a foundation for land regulation across Ontario, with a primary goal of fostering sustainable growth, housing supply, environmental stewardship, and economic development. Municipalities, planning boards, provincial bodies, and agencies are required to make land use decisions consistent with the policies in the PPS.

The 2024 PPS underscores the importance of cultural heritage and archaeological resources, recognizing their vital environmental, economic, and social value. Cultural heritage conservation is integrated within the broader policy framework of the PPS, ensuring that Ontario's heritage contributes meaningfully to both community identity and economic resilience. Municipalities implement the PPS through their Official Plans, which detail policies for cultural heritage protection and other interests specified in the PPS, enabling local adaptations that align with provincial priorities.

Section 4.6 of the Provincial Planning Statement (PPS) 2024 provides policies specifically related to cultural heritage and archaeology, emphasizing the importance of conserving Ontario's rich heritage assets. It states the following:

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.***
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.***
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage***

2.2 PROVINCIAL POLICY
STATEMENT

attributes of the protected heritage property will be conserved.

4. *Planning authorities are encouraged to develop and implement:*
 - a. *archaeological management plans for conserving archaeological resources; and*
 - b. *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

These policies highlight the environmental, economic, and social value of cultural heritage, recognizing its importance in fostering community identity, sense of place, and continuity. By embedding heritage conservation into land use planning, the PPS ensures that cultural and archaeological assets are preserved as part of Ontario's growth and development strategy.

The PPS treats cultural heritage as equal to other planning and development factors in Ontario. All policies within the PPS hold equal importance and should be given equal consideration.

The Provincial Policy Statement, further defined the following:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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 should be included in these plans and assessments.

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Heritage attributes: means, as defined under the Ontario Heritage Act, 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.

Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Significant: means e) 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.

2.3 ONTARIO HERITAGE ACT
R.S.O 1990, C.O. 18
ONTARIO REGULATION 9/06

Ontario Heritage Act (OHA) is the main guiding legislation aimed at identifying, protecting, and conserving significant cultural heritage resources in Ontario. It provides a framework for municipalities and the provincial government to designate individual properties, heritage conservation districts, and cultural landscapes that are of cultural heritage value or interest.

Part IV of the Ontario Heritage Act focuses on the Conservation of Property of Cultural Heritage Value or Interest, granting municipalities the authority to identify, designate, and protect individual properties with significant cultural heritage value. The designation process involves an evaluation against criteria set by Ontario Regulation 9/06, which includes historical significance, architectural merit, and contextual importance.

Once a property is designated, any proposed alterations, demolitions, or new developments affecting its heritage attributes must be approved by the municipality. This ensures that changes do not compromise the integrity of the property's heritage value. Owners are required to submit applications detailing proposed alterations, which the municipality evaluates for compliance with heritage conservation principles.

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest is a key regulation under the OHA that sets out the standards used by municipalities and heritage planners to evaluate whether a property has cultural heritage significance. This regulation provides a framework to ensure consistency and clarity when identifying properties for heritage designation under Part IV of the OHA.

The regulation outlines three broad categories of evaluation: design or physical value, historical or associative value, and contextual value. Each category includes specific criteria, such as architectural uniqueness, historical associations, or importance within a community's character. A property must meet at least one of these criteria to be eligible for designation, ensuring that conservation efforts focus on resources of genuine significance.

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before January 1, 2023, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before January 1, 2023. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after January 1, 2023, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

2.3 ONTARIO HERITAGE ACT
R.S.O 1990, C.O. 18
ONTARIO REGULATION 9/06

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
 - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
 - vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - vii. The properties have contextual value because they define, maintain or support the character of the district.
 - viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
 - ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023 if a notice of a public meeting required to be held for the purposes of the by-law under subsection

41.1 (7) of the Act was given before January 1, 2023. O. Reg. 569/22, s. 1.

- (4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,
- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before January 1, 2023; and
 - (b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Note:

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

The Ontario Heritage Act (OHA) has undergone several amendments since its enactment in 1975 to enhance heritage conservation and address evolving planning needs. Below is a chronological list of significant amendments, including the corresponding bills and their enactment dates:

2005 Amendments:

Bill: Bill 60, Ontario Heritage Amendment Act, 2005

Enactment Date: April 28, 2005

Key Changes: Strengthened municipal powers to prevent demolition of heritage properties and introduced clearer processes for heritage designation.

2019 Amendments:

Bill: Bill 108, More Homes, More Choice Act, 2019

Enactment Date: June 6, 2019

Key Changes: Introduced timelines for decisions on heritage alterations and demolitions, and established new criteria for heritage designation.

2.3 ONTARIO HERITAGE ACT
R.S.O 1990, C.O. 18
ONTARIO REGULATION 9/06

2022 Amendments:

Bill: Bill 23, More Homes Built Faster Act, 2022
Enactment Date: November 28, 2022
Key Changes: Implemented changes to procedures related to municipal heritage registers, including processes for adding and removing non-designated properties, and adjusted criteria for heritage conservation districts.

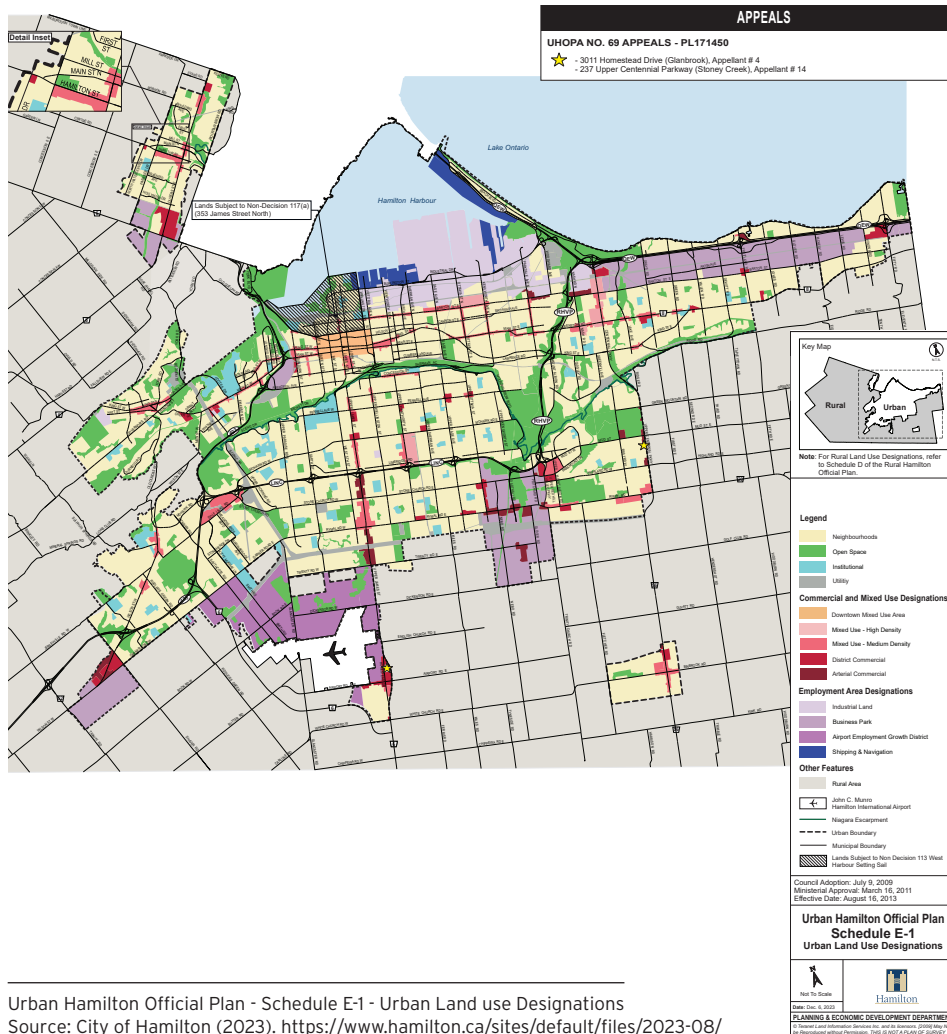
2023 Amendments:

Bill: Bill 139, Less Red Tape, More Common Sense Act, 2023
Enactment Date: December 4, 2023
Key Changes: Amended the OHA to streamline approvals for alterations to buildings used primarily for religious practices, minimizing interruptions to religious activities.

2024 Amendments:

Bill: Bill 200, Homeowner Protection Act, 2024
Enactment Date: June 6, 2024
Key Changes: Extended the timeframe for municipalities to review "legacy" listed properties on their heritage registers to January 1, 2027, and clarified rules for voluntarily removing listed properties.

2.4 URBAN HAMILTON OFFICIAL PLAN



Urban Hamilton Official Plan - Schedule E-1 - Urban Land use Designations
 Source: City of Hamilton (2023). <https://www.hamilton.ca/sites/default/files/2023-08/uhop-volume1-schedule-e1-urban-landusedesignations-jun2023.pdf>

The Urban Hamilton Official Plan (UHOP) is a comprehensive framework that directs the development and transformation of Hamilton’s urban area through to 2051. Anchored in the city’s overarching vision, Our Future Hamilton, the plan integrates social, economic, and environmental objectives to foster a vibrant, sustainable, and equitable community. By consolidating the seven former official plans of Hamilton’s amalgamated municipalities, the UHOP establishes a unified approach to land use, infrastructure management, and growth, ensuring consistency across the city’s diverse communities.

Approved by City Council on July 9, 2009, endorsed by the Ministry of Municipal Affairs and Housing on March 16, 2011, and taking effect on August 16, 2013, the UHOP provides clear direction for managing land use change and physical development in Hamilton’s urban areas. It sets out long-term goals that align with provincial policies to address the challenges of urban intensification, housing diversity, and climate resilience.

Chapter B, Section 3.4 of the Urban Hamilton Official Plan focuses on Cultural Heritage Resource Policies. The primary goal of the policy is to ensure the conserving of heritage value, integrating heritage into development, engaging the public and aligning with the framework set out in the Ontario Heritage Act. These resources include built heritage features, cultural heritage landscapes, and archaeological sites. The policies in this section emphasize:

1. Conservation of Heritage Value:

- Protecting the cultural heritage value or interest of significant properties and districts.
- Ensuring that heritage attributes are maintained and respected in any development or site alteration.

2. Integration with Development:

- Promoting the integration of cultural heritage conservation into

2.4 URBAN HAMILTON OFFICIAL PLAN

urban planning and development processes to balance growth with heritage preservation.

3. Public Engagement and Awareness:

- Encouraging public participation in heritage conservation and raising awareness of the importance of cultural heritage in enhancing community identity and quality of life.

4. Alignment with Regulatory Frameworks:

- Implementing policies in accordance with the Ontario Heritage Act and other provincial policies to ensure that heritage resources are identified, evaluated, and protected consistently and effectively.

The following are relevant Policies outlined in the UHOP under section 3.4.2 General Cultural Heritage Policies:

3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:

- 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.*
- b) Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.*
- c) Promote awareness and appreciation of the City's cultural heritage and encourage public and private stewardship of and custodial responsibility for the City's cultural heritage resources.*
- d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.*

e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.

f) Support the continuing use, reuse, care, and conservation of cultural heritage resources and properties by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.

g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.

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

i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.

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)

3.4.2.2 The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas

Protection of Non-Designated or Non-Registered Heritage Properties

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 Ontario Heritage Act, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.

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 Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act and the Funeral, Burial and Cremation Services Act. (OPA 167)

3.4.2.8 To ensure consistency in the identification and evaluation of these nondesignated 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 Ontario Heritage Act.

Cultural Heritage Evaluation Criteria

3.4.2.9 The City may establish guidelines to further refine the criteria established by provincial regulation under the Ontario Heritage Act, as set out in Policy B.3.4.2.8 and that is consisted with the provincial criteria. (OPA 167)

Cultural Heritage Conservation Plan Statements

3.4.2.10 The City shall prepare cultural heritage conservation plan statements for areas where the concentration or significance of cultural heritage resources require that detailed guidance be provided for the conservation and enhancement of these resources, in accordance with Section F.3.1.4 - Cultural Heritage Conservation Plan Statements. The statements will, in part, be prepared to ensure that development, site alteration and redevelopment proposals demonstrate appropriate consideration for their impact on cultural heritage resources.

Cultural Heritage Impact Assessments

3.4.2.11 A cultural heritage impact assessment: (OPA 57 and OPA 64)

a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, 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:

- i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- ii. 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;
- iii. A registered or known archaeological site or areas of archaeological potential;
- iv. Any area for which a cultural heritage conservation plan statement has been prepared; or,
- v. Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.

b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, 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.

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.

3.4.2.13 Where cultural heritage resources are to be affected, the City may impose conditions of approval on any Planning Act, R.S.O., 1990 c. P.13 application to ensure their continued protection prior to site alteration or soil disturbance. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes, and heritage features salvaged, where feasible or appropriate, at the expense of the applicant prior to demolition. (OPA 167)

3.4.2.14 Prior to site alteration or soil disturbance relating to a Planning Act, R.S.O., 1990 c. P.13 Application, any required cultural heritage impact assessment must be approved, in writing by the City, indicating that there are no further cultural heritage concerns with the property or concurring with the final resource management strategy to be implemented. The City may also require a higher standard of conservation, care and protection for cultural heritage resources based on prevailing conditions and circumstances within the City. (OPA 167)

3.0 HISTORICAL VALUE

DATE	PERIOD	SUB-PERIOD	LIFE STYLE CHARACTERISTICS	MATERIAL CULTURE
9000	Paleo-Indians	Early Paleo-Indians (9000-8500 BC)	Hunting	Projectile Points: Fluted Points Hi-Lo and Holcombe Point Types
8000		Late Paleo-Indians (8500-7500 BC)	Small Migratory Bands	
7000	Archaic	Early Archaic (7500-6000 BC)	Hunting & Gathering Seasonal Subsistence Migratory Patterns	Introduction of Polished and Groundstone Tools
6000		Middle Archaic (6000-2500 BC)		Earliest Use of Copper
5000		Late Archaic (2500-6000 BC)		
4000				Exotic Items Linked to Trade Networks
3000	Woodland	Early Woodland (1000-400 BC)	Continuation of Hunting & Gathering Complex Burial Ceremonialism	Early Pottery
2000		Middle Woodland (400 BC-AD 500)		Decorative Pottery Elements
1000 BC	Woodland	Early-Late Woodland (AD 500-1000)	Introduction of Crop Cultivation Emergence of Village Life Tribal Confederacies	Bow & Arrow Ceramic Pipes
0 AD		Late Woodland: Ontario Iroquoian (AD 1000-1600)		
1000 AD	Post-Contact	Late Ontario Iroquoian (1600-1650)	Tribal Warfare Fur Trade	Spread of European Goods
1600		Mississaugas (Ojibwa) (1690-1800s)	Hunters & Gatherers with Fisheries Trade Along Waterways	
2000	Post-Contact			

Chronological Summary of Indigenous History in Southern Ontario
Source: Developed from information from summaries of Ontario Archaeology (refer to Bibliography)

3.1 EARLY & INDIGENOUS HISTORY

The subject site is located within the City of Hamilton today. Hamilton's physiography is shaped by its location at the western end of Lake Ontario, positioned on the Iroquois Plain and flanked by the Niagara Escarpment. This interplay of landforms has significantly influenced the city's development, settlement patterns, and ecological systems. The escarpment, a prominent geological feature, divides Hamilton into distinct upper and lower regions. While its steep slopes have historically constrained urban expansion, the fertile soils of the lower city and flat lakehead terrain have supported concentrated industrial and residential growth near Hamilton Harbour, a key economic hub. The upper city, atop the escarpment, features suburban areas interspersed with green spaces and agricultural lands.

Hamilton also lies at the western edge of the Niagara Fruit Belt, a region between Lake Ontario and the Niagara Escarpment that extends eastward to the Niagara River. Renowned for its agricultural productivity, the fruit belt benefits from fertile soils, a temperate climate moderated by Lake Ontario, and proximity to major urban markets. The area produces much of Ontario's tender fruit crop, including peaches, cherries, and grapes, and supports extensive vineyards that are critical to the province's wine industry. Locally, specialized agriculture includes greenhouse vegetables, mushroom cultivation, and horse ranching.

Ecologically, the Niagara Escarpment and areas like Cootes Paradise are vital for maintaining biodiversity. Conservation efforts ensure these habitats remain intact amidst urban growth. This delicate balance between physiography, agriculture, ecology, and urban development underscores Hamilton's reliance on thoughtful planning to preserve its natural and cultural heritage while fostering economic vitality.

Palaeo Period (c. 9000 B.C. to 7500 B.C.)

Southern Ontario has a long history of human settlement that can be traced back to approximately 13,000 years ago. The cultural history of the area covered by Hamilton began at least 10,000 years ago when it

3.1 EARLY & INDIGENOUS HISTORY



Map of Upper Canada, 1792, at the time when the Between the Lakes Treaty (No.3) was signed. It included all of the land between Lake Ontario and Lake Erie.
Source: Library and Archives of Canada, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

3.1 EARLY & INDIGENOUS HISTORY

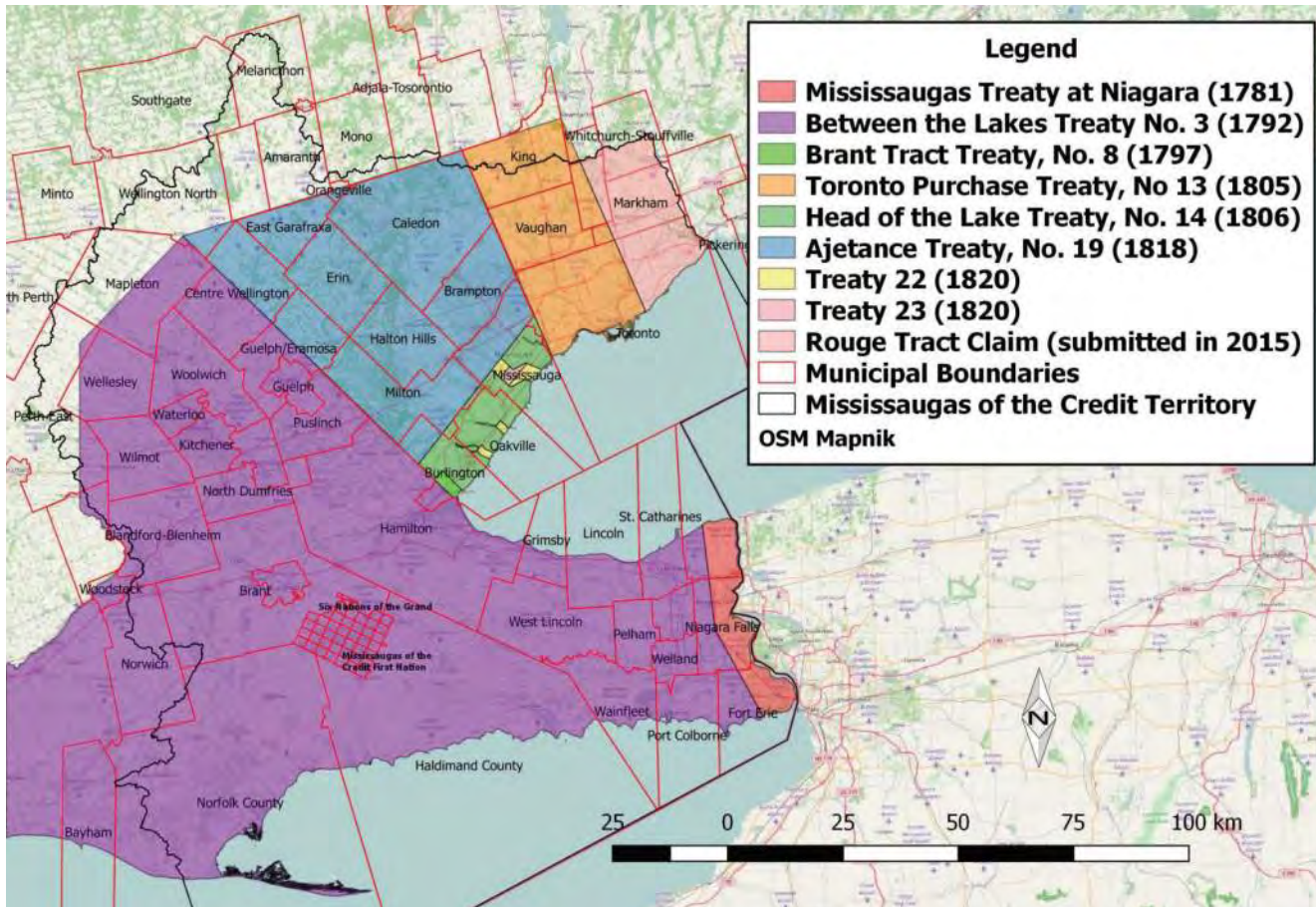
was first occupied by diverse groups of Indigenous North Americans prior to the arrival of European settlers. This period is referred to as the Pre-Contact period and can be divided into distinct periods based on changes in lifestyles and material culture.

The earliest known inhabitants are from the Paleo-Indian Period, which lasted between 9000 B.C. to 7500 B.C. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape settled by small bands of nomadic hunters. These groups primarily relied on hunting large animals such as caribou, mastodons, and mammoths for sustenance, as well as travelling with migratory animals. Their settlements would have been temporary camps, covering huge areas over the annual movement cycle. They can be identified based on distinct projectile point forms: fluted points utilized by the Early Paleo-Indians and the lanceolate Hi-Lo point type or the unfluted Holcombe of the Late Paleo-Indians. There have been sites found within the region that indicate the presence of the late Paleo-Indian Hi-Lo tradition.

Archaic Period (c. 7500 B.C. to 1000 B.C.)

The Archaic Period in Southern Ontario spanned between 7500 B.C. and 1000 B.C., during which the culture evolved in response to the transition of biotic communities into the mixed-coniferous and deciduous forests of today. The emergence of temperate forests led to the adoption of a hunting and gathering lifestyle that became less focused on big game hunting and increasingly relied on fishing and foraging for plants. Seasonal sustenance patterns emerged. During the spring and summer, larger bands would assemble along the shorelines of lakes and rivers where fish would be plentiful during spawning runs, hunting along the waterways and gathering nuts, berries, and roots in the surrounding forests. For the fall and winter, the bands broke into small family groups and moved inland, where efforts were focused on hunting. Seasonal migration patterns were a continued feature of the Archaic culture, though constrained within the extent of smaller areas. It is believed they lived in some form of wigwam structures

3.1 EARLY & INDIGENOUS HISTORY



Map depicting the boundaries of Between the Lakes Treaty No.3 and several neighbouring treaties.
 Source: Mississaugas of the Credit First Nation, Between the Lakes Treaty No.3, Map of Municipal Boundaries Related to the Between the Lakes Treaty No.3 (1792), <https://mncfn.ca/between-the-lakes-treaty-no-3-1792/>

3.1 EARLY & INDIGENOUS HISTORY

that were easy to erect and disassemble. Political organization into band groups was maintained, albeit ones of larger size. Archaic settlements have been discovered across the region, mostly along the Credit River and Cooksville Creek, waterways which would have likely been areas of intense activity during the warmer months.

Woodland Period (c. 1000 B.C. to A.D. 1650)

The period that lasted between 1000 BC and AD 1650 is referred to as the Woodland Period. It can be broken down into distinct stages throughout which considerable changes were made to subsistence practices, settlement patterns, and political organization. The Early Woodland (1000 - 400 BC) and Middle Woodland (400 BC-AD 500) periods experienced little change in regards to the hunting and gathering subsistence pattern of the previous period, band level organization continued, and groups grew larger in size. Rather, the transition to this period is marked by the introduction of pottery to Southern Ontario and changes in the culture's economic and social aspects. During the Middle Archaic period, there was evidence that an extensive trade network had emerged, bringing with it the earliest use of copper (sourced from northern Ontario), which continued into the Woodland period, introducing increasingly exotic artifacts into the region. There was also an increase in consideration around burial practices and ceremonialism. The Early Woodland period saw the use of exotic artifacts within graves as a means of status differentiation. Burial ceremonialism became more elaborate during the Middle Woodland Period, during which it reached its climax. Pottery also became more detailed and widespread over time.

The beginning of the Late Woodland period starting in AD 500 to 1000, marked the beginning of the transition to primarily agricultural communities. This transition period is referred to as the Princess Point culture and is attributed to the introduction of corn (maize) horticulture into southern Ontario. The practice of foraging of previous periods continued alongside experimentation with early agriculture and led to the establishment of communities which were occupied for increasingly periods

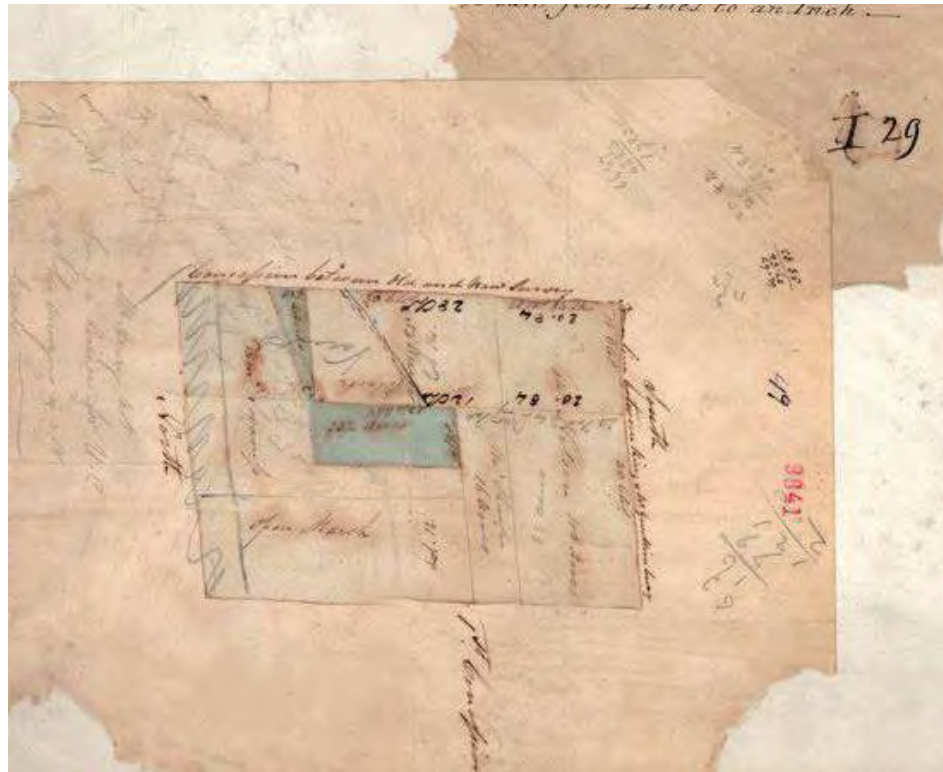
of the year.

The Ontario Iroquoian tradition (AD 1000 to 1650) of the Late Woodland period marked the full cultural transition from migratory camps to long-term village settlements. The adoption of agriculture as the primary food source necessitated Iroquois groups to form semi-permanent sites to tend to crops. An Iroquoian village was generally made up of longhouses which were occupied by extended families and often protected by palisade walls. Crops, such as corns, beans, and squash, were grown on fields encircling the village. The village sites were occupied until the soil was depleted of nutrients, upon which the community would relocate to a fresh site a short distance away and establish a new settlement. The political organization of the Ontario Iroquoians was at a tribal level, where the tribe had formal leaders. By the Late Iroquoian period (AD 1400 to 1650) villages had grown to their largest size, and distinct tribal groups emerged within the region. The Iroquoian groups in southern Ontario were split into three tribe confederacies: the Hurons, Petuns and Neutrals. This was accompanied by widespread warfare between the tribes, which included large-scale raids from more distant tribes, such as the Haudenosaunee confederacies in New York. Evidence of the presence of the cultures of the Woodland Period in the region has been well-represented, with the majority of the sites concentrated along the Credit River watershed. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).

Seventeenth- and Eighteenth-Century

It was sometime between AD 1600 and 1650 that the Ontario Iroquoians were brought into contact with early European settlers. Visits from the French fur traders and explorers soon led to the participation of all three Ontario tribes (Hurons, Neutrals, and Petuns) in the fur trade, trading furs and extra crops such as corn for European goods. However, the fur trade also caused the warfare between the tribes to escalate, particularly

3.1 EARLY & INDIGENOUS HISTORY



1821 Survey Map of the Haldimand Tract and the adjacent lands part of Treaty No.3
Source: Library and Archives of Canada. Accessed from Hamilton Civic Museum.
<https://hamiltoncivicmuseums.ca/exhibition/treaties/between-the-lakes-treaty-no-3/>

3.1 EARLY & INDIGENOUS HISTORY

that between the Hurons and the New York Iroquoians (Five Nations Confederacy), who came into conflict for areas rich in fur-bearing animals and fur trade routes. By 1650 it grew into open war with the Five Nations Iroquois controlling southern Ontario and leading to the collapse of the Huron confederacy in 1649, closely followed by that of the Petuns and Neutrals. This led to the dispersal of the Ontario Iroquoians from southern Ontario into other distant areas.

Having gained control of the area, the League of Five Nations began threatening the more distant Anishinabe such as the Ojibway of Lake Huron. A concerted effort by the Ojibway, Odawa and Potawatomi in the 1690s resulted in the Iroquois being pushed back south of Lake Ontario. The Mississaugas also participated in this conflict, and once the Iroquois were forced from the region and peace had been negotiated with the Mohawk, the Mississaugas began to settle the area in approximately 1695. One large group settled in the Trent River valley, along Lake Ontario and St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

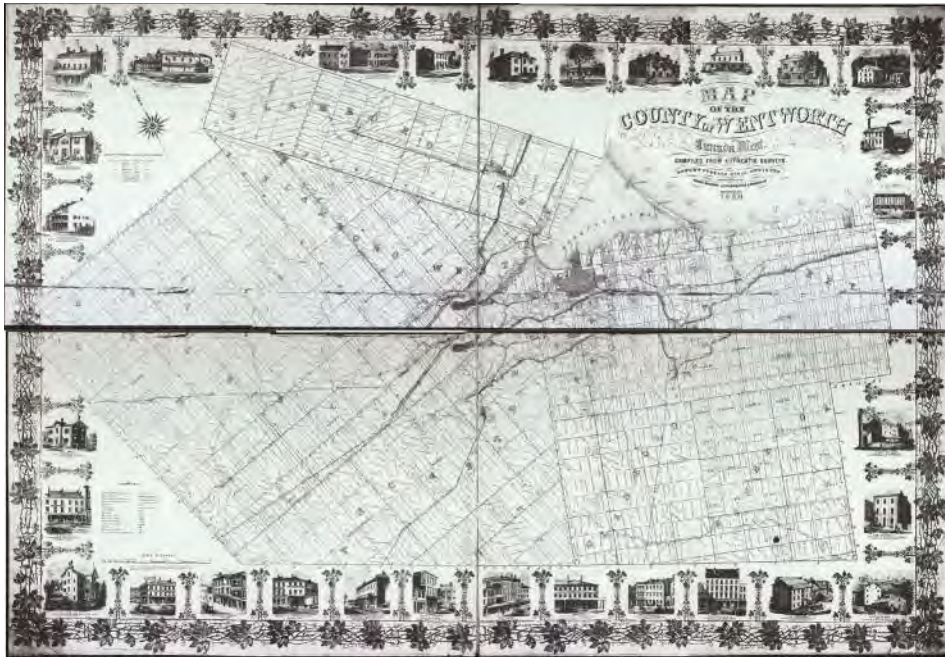
The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway for fishing, transportation and trade, and hunting and building shelters along the shores. Their lifestyles and society were greatly impacted by the seasons. During the spring and summer, they would move to their fisheries (semi-permanent villages along the river), where they also participated in agriculture with the cultivation of small gardens on the river flats, breaking up into smaller family groups for the winter to hunt and fish. In the early spring, they would relocate to maple sugar grounds for the harvest, before recongregating again at the fisheries. In the early 1700s, the Mississauga's participated in the fur trade with the French, who established trade posts along the west end of Lake Ontario.

The first European exploration of the area was in 1669 by the French explorer and fur traders Sieur de La Salle, Rene Robert Cavalier and Louis Joliet. In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris.

The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century. The Royal Proclamation of 1763 required the land to be purchased from the Mississaugas. The Crown acknowledged the Mississaugas as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

After the American Revolutionary War, the British Crown faced pressure to provide land for arriving Loyalists, including approximately 2,000 Six Nations members who had lost their homes fighting for the Crown. Governor Haldimand sought to reward these allies by offering settlement lands in British colonies. On May 22, 1784, the Crown acquired approximately 3,000,000 acres for £1,180 in trade goods, through the Between the Lakes Treaty (Treaty No. 3). Of this, 550,000 acres were granted to the Six Nations under the Haldimand Proclamation, covering six miles on both sides of the Grand River. Today, the treaty area encompasses cities like Hamilton, Brantford, and Cambridge, though Haudenosaunee lands have significantly diminished over time.

3.2 TOWNSHIP OF ANCASTER



1859 Map of the County of Wentworth
Source: Map of the County of Wentworth, by Robert Surtees (1859).

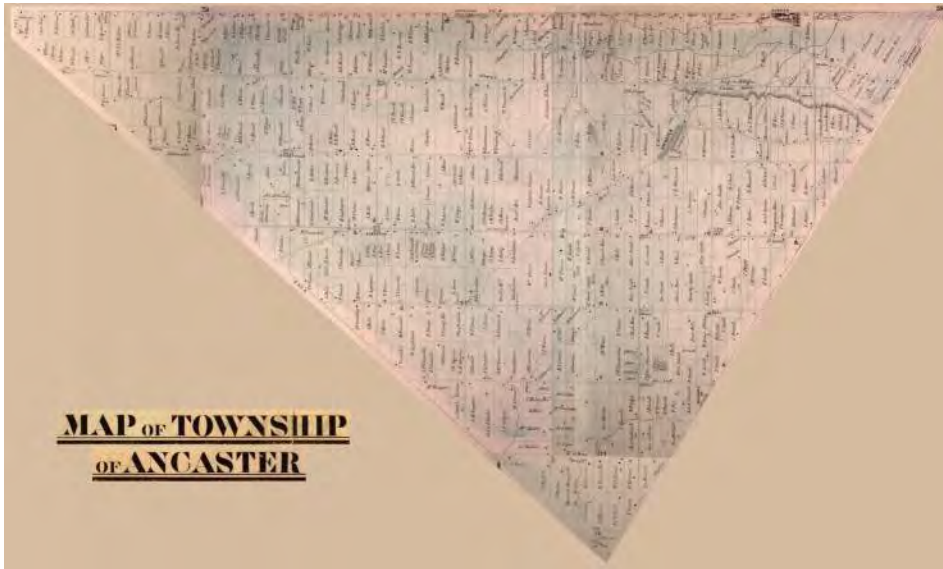
The Neutral Indigenous people originally inhabited the land where the Township of Ancaster is located. European exploration began in 1669 with French explorer René-Robert Cavelier, sieur de La Salle. Following the American Revolution, settlement intensified as United Empire Loyalists, including 2,000 members of the Six Nations who allied with the British, arrived. In 1784, the Crown acquired land from the Mississaugas of the Credit through the Between the Lakes Purchase (Treaty No. 3), facilitating Loyalist settlements. That same year, Deputy Surveyor General Augustus Jones surveyed Barton and Saltfleet Townships, laying the foundation for settlements like Saltfleet, Flamborough, Beverley, Glanford, Binbrook, and Ancaster.

Ancaster Township, named by John Graves Simcoe, Upper Canada's first Lieutenant Governor, derived its name from a Lincolnshire parish along an ancient Roman road. The first European settlers arrived in 1789, venturing into an area that was then an untamed frontier with no communities to the north, south, or west. Ancaster Village began in 1791 when James Wilson established a grist and sawmill. Initially called Wilson Mills, the village grew to include a store, tavern, blacksmith shop, and distillery. Richard Hatt later acquired the land and formalized the settlement by subdividing it into streets and lots.

In its early years, Ancaster was the region's largest and most influential community. However, by the 1820s, Dundas surpassed Ancaster, leveraging its greater water power to attract industries. The opening of the Burlington Canal (1826) allowed ships to access Hamilton Harbour directly, turning Hamilton into a deep-water port and enabling rapid growth in trade, warehousing, and industry. By the 1830s, Hamilton had outpaced both Ancaster and Dundas.

The introduction of steam power in the 1840s further solidified Hamilton's dominance, as it no longer relied on water power. Ancaster's industries transitioned to steam, but Hamilton's port and rail connections gave it an unassailable economic advantage. The arrival of the Great Western Railway (1851) forced Ancaster out of export markets, leaving it with small carriage and textile factories catering to local consumers.

3.2 TOWNSHIP OF ANCASTER



Ancaster adapted by transitioning into a quieter settlement with smaller industries, though its growth was reinvigorated in 1907 with the arrival of the Brantford and Hamilton Electric Railway. In 1974, Ancaster joined the Regional Municipality of Hamilton-Wentworth, incorporating nearby hamlets like Jerseyville, Lynden, and Alberton. In 2001, it was amalgamated into the modern City of Hamilton, alongside Flamborough, Glanbrook, Stoney Creek, and Dundas, contributing its rich historical legacy to the unified city.

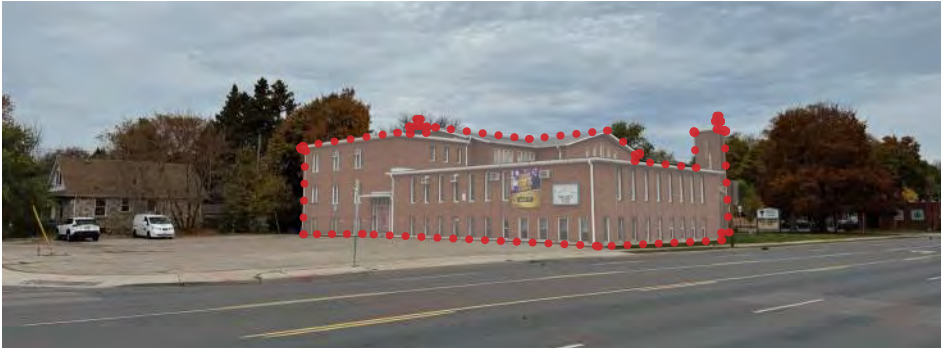
1875 Map of the Township of Ancaster. The subject property is outlined.
Source: Illustrated Historical Atlas of the County of Wentworth, Page, & Smith, 1875.
Accessed from McGill University Library, The Canadian County Digital Atlas Project,
<https://digital.library.mcgill.ca/countyatlas/showtownship2.php?townshipid=Ancaster>

4.0 SUBJECT SITE AND CONTEXT



Aerial view of the Subject Property (1570 Main Street West).
Source: Google Maps (2024)

4.1 DESCRIPTION OF THE SUBJECT PROPERTY



1570 Main Street West, Hamilton, Ontario
Source: ATA Architects Inc. (2024)

Municipal Address:
1570 Main Street West,
Hamilton, Ontario

Legal Description:
LOT 1, REGISTRAR'S COMPILED
PLAN 1475 PIN 17474-0013

The subject property's municipal address is 1570 Main Street West, Hamilton, Ontario.

The subject property is located within the City of Hamilton, in the former township of Ancaster. It is located in West Hamilton, in Ainslie Wood North Neighbourhood, adjacent to McMaster University.

The subject property is located north of Main Street West, between Kingsmount Street and Cottrill Street in Hamilton, Ontario. This property, falling within Ward 1, holds the legal description LOT 1, REGISTRAR'S COMPILED PLAN 1475, with a PIN designation of 17474-0013.

4.2 MUNICIPAL ZONING REGULATION



City of Hamilton Zoning By-Law Map of 1570 Main Street W
(Property Limits outlined in Red).
Source: City of Mississauga - Interactive Zoning Map (Accessed
November 2024)

Zoning

Address: 1570 Main Street West

Zoning Code: C5

Zone Description: Mixed Use Medium Density

By-Law: 17-240

Exception: 570

MIXED USE MEDIUM DENSITY (C5) ZONE

The C5 Zone is found along collector and arterial roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building, this zone is predominantly commercial.

Refer to Section 10: Commercial and Mixed Use Zones for Permitted Uses.
Refer to 10.5.3 Regulations for C5 - Commercial and Mixed Use Zones.

4.3 SURROUNDING CONTEXT

The subject property is located within the City of Hamilton, in the former Township of Ancaster, situated in West Hamilton's Ainslie Wood North Neighbourhood, adjacent to McMaster University. Historically, the area has been known by various names, including Binkley Corner, Binkley Pond, and Binkley Hollow.

The site lies west of the Village of Ancaster, beyond Fiddler's Green Road, and south of Dundas, in an area initially granted to individuals who had no intention of settling in Ancaster. Settlement in this region dates back to 1793, making it one of the earliest settled areas in Ancaster Township. Prominent early settlers included families such as the Ainslies, Bambergers, Binkleys, Bowmans, Buttrums, Clines, Ewens, Forsyths, Radfords, Strouds, and Hornings.

A significant portion of Ainslie Wood North was historically occupied by the Binkley family farm, a multigenerational farm extending north of Main Street from the McMaster University area to the Ancaster Creek Valley and into University Gardens in Dundas. The intersection of Main Street, Wilson Street, and Osler Street was popularly known as Binkley's Corner, highlighting the family's prominence. Marx (or Marks) Binkley and Mathelena Binkley, early settlers, are buried in the Marks Binkley Cemetery on Lakelet Drive. Their legacy is reflected in the naming of schools, churches, roadways, and cemeteries throughout Ainslie Wood.

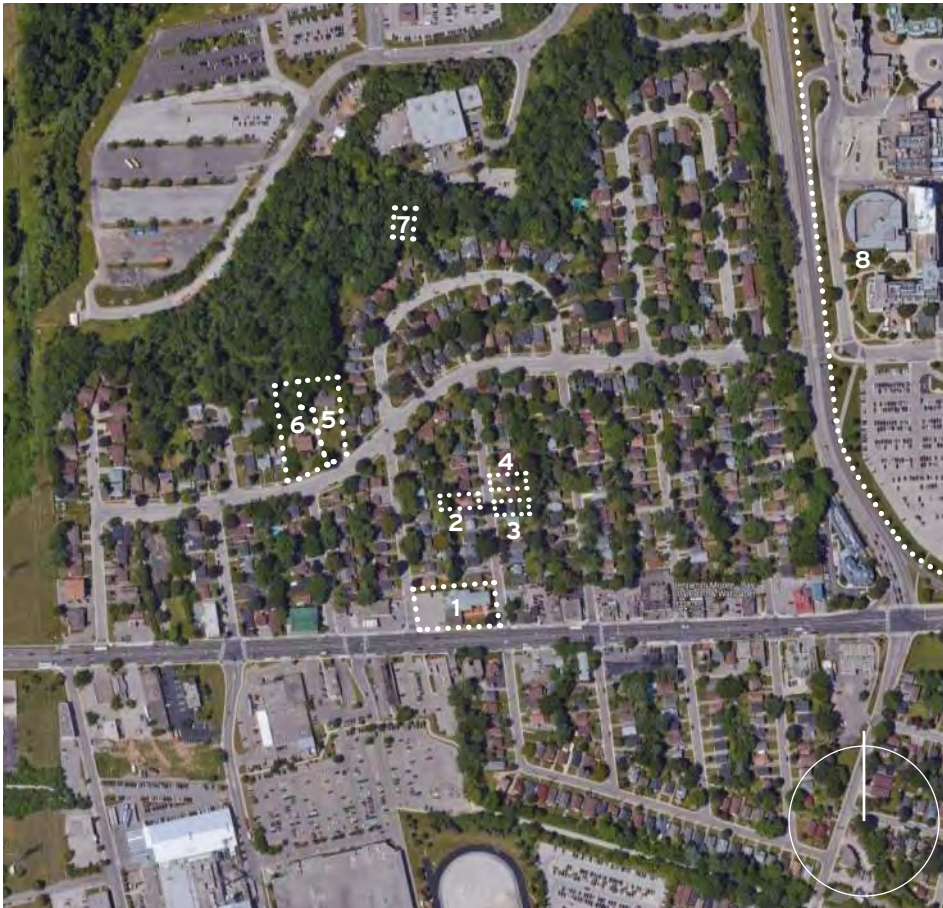
Main Street West, formerly the Hamilton and Brantford Road, serves as the area's primary arterial route, connecting Hamilton to Dundas. This corridor features a mix of low-rise retail, commercial, residential, and entertainment buildings, primarily one to two storeys. North of Main Street, the area is predominantly single-storey residential homes.

The establishment of McMaster University in 1930 further enhanced the area's development, providing proximity to educational and cultural resources, which continue to influence the neighborhood's character.

The immediate surrounding context is described in detail below:

- North of the subject property are detached residential dwellings. The closest road to the north is Sanders Boulevard.
- East of the subject property is a commercial business. Beyond, along Main Street West, is Cootes Drive and McMaster University.
- South of the subject property is Main Street West, with commercial businesses.
- West of the subject property is a commercial business and Cottrill Street.

**4.3 SURROUNDING CONTEXT
NEARBY HERITAGE PROPERTIES**



1. 1570 Main St. W. - Binkley United Church
Year Built: 1953
Status: Inventoried (HMHC)

2. 41 Kingsmount St. N.
Year Built: 1949
Status: Inventoried

3. 42 Kingsmount St. N.
Year Built: 1946
Status: Inventoried

4. 48 Kingsmount St. N.
Year Built: 1946
Status: Inventoried

5. 50 Sanders Blvd. - Drive House
Year Built: 1860
Status: Registered (Non-Designated)

6. 54 Sanders Blvd. - Lakelet Vale
Year Built: 1847
Status: Registered (Non-Designated)

7. Lakelet Dr. - Marx Binkley Cemetery
Year Built: 1803
Status: Inventory of Cemeteries and Burial Grounds

8. 1280 Main St. W. - McMaster Health Sciences Centre
Year Built: 1967
Status: Inventoried

5.0 HERITAGE STATUS

Property Name	Other Names:	Decade	Construction	In Use
Binkley United Church	Binkley Union Church	1950	1953 & 1960	No

1570 Main Street West

Type: Place of Worship
 Inventory Document : Places of Worship
 Current Affiliations: United
 Historical Affiliations: Methodist, Presbyterian

Architect: Bruce, Brown and Brisley of Toronto
 Architectural Style(s): Contemporary
 Construction Material: Red brick, stone

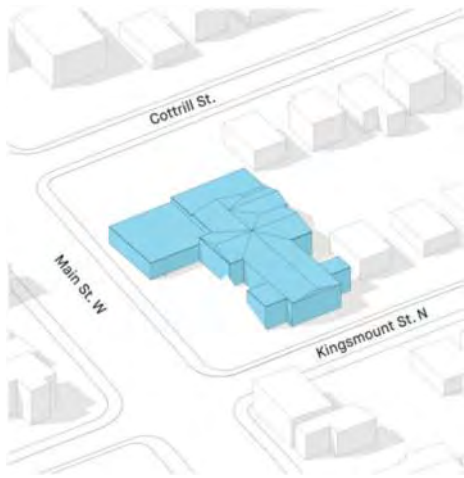
The following information is from Hamilton Heritage Register for Listed

Notable Building Features:
 Date stones(1953, 1960), carillon tower, front entrance and doors

History:
 Binkley United Church originated from a Sunday School that was organized in 1873 in the Binkley School House on the road to Dundas by Charles Herald, son of the Rev. James Herald of St Andrew's Presbyterian Church, Dundas. Later monthly services and an adult Bible Class were added. In 1904, Rev. J. M. Cameron, a retired Presbyterian minister came to the neighbourhood and began to hold regular Sunday services in the school. The congregation was officially organized in 1909 with the election of a Board of Wardens, the adoption of the envelope system of giving and pews borrowed from Central Methodist Church to address the lack of seating. By 1910, the continuing growth of the congregation resulted in plans being made to construct a church. Mrs. M. E. Raspberry and Mr. J. Allan Binkley offered a piece of property for the building, on the condition that the church was named Binkley Union Church and Sunday School. The deed also contained a clause that if

the property were to cease being used for religious purposes for one year the property would revert to the estate of J. A. Binkley. The church was officially opened for worship services on 30 September 1912, with many generous donations, such as the pews from the Valley Seating Company of Dundas. A year later, Rev. James Smith, a retired Methodist minister became pastor and the church was organized on the basis of all Protestant Christian denominations in the West Hamilton community, and as a result, ministers of various denominations served during the next few years. To accommodate Rev. J. W. Cameron, their Presbyterian incumbent, Binkley Union Church affiliated with the Presbyterian Church of Canada in April 1918 and agreed to adopt the terms of the Basis of Union as adopted by Presbyterian, Methodist and Congregational churches. On Rev. Cameron's retirement, the church withdrew its affiliation and returned to its former status as an independent congregation. The membership reconsidered the decision in June 1925 and voted to become a member of the United Church of Canada, with Binkley Union Church becoming Binkley United Church. Following the end of World War II, the West Hamilton area experienced rapid residential growth - the church had a large increase in members and plans for an expansion of the building became necessary. The official opening of the new basement church was held on 11 September 1953, and a month later, the Cooper Wrecking Company began demolition of the old church. The newly completed church was officially dedicated on 9 October 1960.

5.1 CULTURAL HERITAGE VALUE OR INTEREST DESIGN OR PHYSICAL VALUE



Binkley United Church, built in 1960, was designed by the Toronto-based architectural firm Bruce Brown & Brisley. The church showcases a contemporary architectural style, blending Mid-Century Modern and Modern Gothic influences. The construction was completed in two phases: the first phase involved the basement level, which houses the gymnasium, multi-purpose rooms, and a community kitchen. The second phase completed the main sanctuary, bell tower, and additional rear spaces. A later addition was made shortly after to provide further accommodations.

The church is oriented parallel to Main Street West, with its rear facing west, where a small parking lot is located. The main entrance is on the east side, facing Main Street West, and features a slender bell tower attached to the façade. The building is laid out in a cruciform design, with the narthex also facing east.

The sanctuary is a two-story space that accommodates approximately 500+ congregants in the nave, flanked by north and south transepts. The pulpit and lectern are located within the sanctuary, and a mezzanine is situated above the narthex. The original pipe organ, once installed near the sanctuary, has since been removed. The nave's design is characterized by large arched glulam beams, enhancing both the structure's visual appeal and its architectural significance. Narrow windows allow light to filter into the space, reinforcing the blend of Mid-Century Modern and Gothic influences.

Architectural details throughout the church further emphasize its unique design. The bell tower features a deconstructed modern aesthetic, with two vertical planes connected by interior supports and a large cross in the center. The main entrance is highlighted by large double doors with gold inlay depicting various Christian symbols, flanked by narrow sidelights filled with modern stained glass. This stained glass motif continues above the doors, creating a cohesive and striking aesthetic.

5.1 CULTURAL HERITAGE VALUE OR INTEREST DESIGN OR PHYSICAL VALUE

The main church windows are tall and narrow, filled with modern stained glass and framed externally with cut stone or concrete. In the rear spaces, the windows are wider but maintain the same stained glass design. The exterior red brickwork is arranged in an uncommon pattern, combining double headers in a Flemish bond and common bond. Inside, the brown brick is laid in a Flemish bond, creating a complementary visual continuity.

While areas such as the multi-purpose rooms, parlour, choir rooms, and offices have been updated over time, the chapel retains the original cornerstones from the Binkley Union Church. Some interior elements, however, have been removed, including the pipe organ, portions of the pews, and specific details from the pulpit and lectern.

Bruce Brown & Brisley

Active from 1946 to 1962, Bruce Brown & Brisley specialized in ecclesiastical architecture, designing over a hundred churches across Canada from Nova Scotia to Alberta for Anglican, Presbyterian, Baptist and Protestant congregations. The firm was formed when E.F. Ross Brisley joined F. Bruce Brown, and in 1962, it transitioned to Brown, Brisley & Brown Architects with the addition of F. Bruce Brown's son, Douglas B. Brown.

Their portfolio includes over eighty church projects in Ontario. Notable examples include:

- Divinity College and Chapel (1950)
- St. Matthew's Anglican Church (1960)
- Weston Baptist Church

While many of their contemporaries embraced classical revival or modern styles, Bruce Brown demonstrated a strong commitment to the modern Gothic style. His designs reflect a scholarly understanding of ecclesiastical forms, seamlessly blending traditional Gothic elements with modern

architectural principles to meet the evolving needs of Canadian church clients. Binkley United Church stands as a testament to this approach, showcasing the firm's dedication to innovative and meaningful religious architecture.

**5.1 CULTURAL HERITAGE VALUE OR INTEREST
DESIGN OR PHYSICAL VALUE**

Design or Physical Value - Assessment

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. The property does not meet this criterion.
 - Does not meet this criterion.
 - The church is a contemporary design demonstrating modern interpretations of some gothic elements such as the tall narrow stained glass windows and the glulam arches within the church. This is not the only example of a mid 20th Century church in Ontario, it shares many similar design elements with churches of a similar time period. Construction methods are fairly standard with the time period.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
 - Does not meet this criterion.
 - The main church does not meet a high degree of craftsmanship or artistic merit. The interior lacks detail such as liturgical element that are used in active worship. Elements such as the pipe organ has been removed.
 - The interiors spaces lack detail and are fairly plain and utilitarian
 - The later addition also lack detail and are fairly plain and utilitarian.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
 - Does not meet the criteria.
 - The church was constructed using common construction methods. The building does not demonstrate a high degree of technical or scientific achievement.

**5.2 DOCUMENTATION OF EXISTING
EXTERIOR - CHURCH**



Exterior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



Exterior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)

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Source: ATA Architects Inc. (2024)

**5.2 DOCUMENTATION OF EXISTING
EXTERIOR - CHURCH**

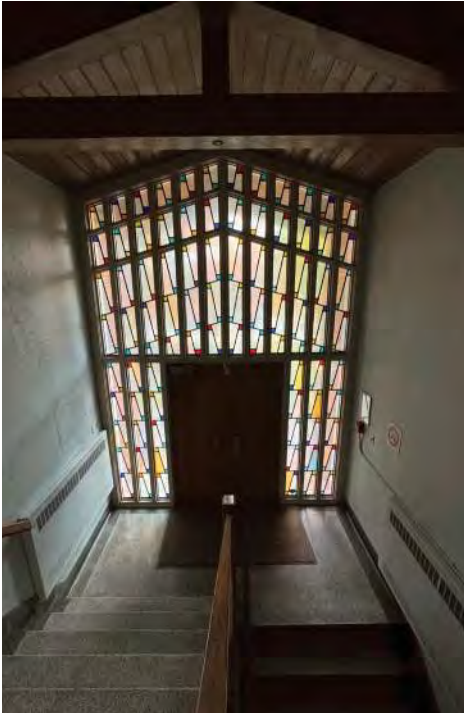


Exterior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



Exterior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)

5.2 DOCUMENTATION OF EXISTING INTERIOR - CHURCH



Interior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



Interior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



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INTERIOR - CHURCH**



Interior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



Interior View of 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)

**5.3 CULTURAL HERITAGE VALUE OR INTEREST
HISTORICAL OR ASSOCIATIVE VALUE**

The following is a summary of the ownership of 1570 Main Street West as collected from the current and historical land registry records available through the Ontario Land Registry Office.

OWNER	YEARS OF OWNERSHIP
Mississaugas of the Credit	- 1793
Crown	1793 -1796
Jemima, Sarah and Mary Johnson	1796 - 1800
John Mackay	1800 - 1803
Marx (Marks) Binkley	1803 - 1805
John Binkley	1805 - 1807
George Binkley	1807 - 1851
Jacob Binkley	1851 - 1867
Jacob Goerge Binkley JR	1867- 1876
Jacob Allen Binkley (Mary Elisabeth Watson Rasberry)	1876- 1912
Trustees of the Binkley Union Church	1912 - 1924
Trustees of the Binkley United Church	1924-1949
Trustees for the Binkley Congregation of the United Church of Canada	1949- Present

The subject site was primarily held by the Binkley family, notably George Binkley and his descendants, until it was eventually donated to Binkley United Church. Before the Binkley family, the property was owned by John Mackay and the Johnson sisters—Jemima, Sarah, and Mary.

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE

Jemima, Sarah and Mary Johnson

Jemima, Sarah, and Mary Johnson were daughters of Lieutenant Brant Johnson, also known as Kegnhehtago. Born in 1742, Brant Johnson was the son of Elizabeth Brant, a Mohawk woman, and Sir William Johnson, 1st Baronet, who served as an agent to the Iroquois. Brant Johnson was recognized in Sir William Johnson's will.

The Binkley Family

Marx Binkley and his wife, Mathelena, had five children: John (born 1777), Catherine (1779), George (1782), William (1784), and Elizabeth (1786). Around the 1790s, Marx and Mathelena decided to migrate from Pennsylvania to Canada. Traveling in Conestoga wagons with all their belongings, they initially planned to settle near Kitchener. However, upon reaching the mountain brow at the top of Horning Road, they were captivated by the beauty of the valley and chose to settle there instead. The family purchased 800 acres in Ancaster Township, covering Lots 53, 54, 55, 56, and 57 in Concession 1. This land was bought from John Mackay, who had acquired it from the Johnson sisters.

Marx Binkley passed away on January 4, 1805, without leaving a will. His estate was inherited by his eldest son, John. According to William Lyon Mackenzie's Sketches of Canada (page 312), John honored his father's wishes by dividing the estate equally among himself and his two brothers. George Binkley received the eastern third, which later passed to his son, Jacob. Marx Binkley is buried in the Marx Binkley Cemetery off Binkley Crescent, while the cemetery for George's branch of the family is located at the end of Lakelet Drive in Hamilton.

Binkley Union Church is also known as Binkley United Church

Sunday School sessions began in 1833, organized by Charles Durand and Caleb Forsyth, and were held in a small school on the Binkley Farm. By 1873,

the sessions moved to Binkley School and were led by Charles Herald, son of Rev. James Herald of St. Andrew's Presbyterian Church in Dundas. Over time, additional activities, including monthly services and an adult Bible class, were introduced.

In 1904, Rev. J. M. Cameron, a retired Presbyterian minister, moved to the neighborhood and began holding regular Sunday services at Binkley School. This effort led to the formal organization of the congregation in 1909. By 1911, increasing community interest inspired the vision of a dedicated church that could serve as a union for all Christian denominations.

J. Allen Binkley and his sister, Mary Elizabeth Raspberry, grandchildren of Jacob Binkley, donated a 50' x 100' lot for the construction of the new church. The donation came with the condition that the church be named Binkley Union Church and Sunday School. Additionally, the land would revert to the estate of J. Allen Binkley if it ceased to be used for religious purposes for more than a year.

The red brick church, with its stone foundation, was officially opened to the public in 1911. By 1950, a growing congregation necessitated an expansion of the building. To meet these needs, a new, larger church was commissioned—designed by Toronto Architect Bruce, Brown, and Brisley. The new basement of the church was completed on September 11, 1953. Demolition of the original church began shortly after. The church was completed and officially dedicated on October 9, 1960, becoming the Binkley United Church that stands today.

Currently, the church is no longer in service and remains vacant.

5.3 CULTURAL HERITAGE VALUE OR INTEREST HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value - Assessment

1. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - Meets the criteria.
 - The property holds historical and associative value through its direct connection to the Binkley family, who were prominent early settlers in the area and played a significant role in the development of the local community. J. Allen Binkley and Mary Elizabeth Raspberry, descendants of Marx Binkley, donated the land for the construction of the original Binkley Union Church in 1911, demonstrating the family's lasting influence on the community's religious and social life.
 - The establishment of the church is associated with the broader historical theme of community-building among early settlers in Ancaster Township. The church served as a central institution for local residents, fostering unity among Christian denominations and providing a space for religious worship, Sunday school sessions, and community gatherings. Its connection to Rev. J. M. Cameron, who helped organize regular services, further ties the property to significant individuals who shaped the area's cultural and spiritual development.
 - Additionally, the church reflects the transition of the surrounding area from farmland to a more urbanized setting, marking its role as both a physical and symbolic landmark in the community's evolution. These associations with the Binkley family, early settlement patterns, and the church's unifying role make the property significant to the history and identity of the local community.
2. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
 - Meets the criteria.
 - The property has historical and associative value as it offers insight into the cultural and social development of the local community over time. The church reflects the importance of religion, education, and community gathering spaces in shaping the lives of Ancaster Township residents during the 19th and 20th centuries.
 - The original church and its replacement in the 1960s are physical representations of the community's evolving needs and demographics, transitioning from a rural farming community to a more urbanized area further influenced by the establishment of McMaster University and changing residential patterns.
3. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - Meets the criteria.
 - The property demonstrates historical and associative value as it is an example of Bruce, Brown, and Brisley, Toronto architects responsible for designing the current Binkley United Church in the 1960s. This architectural firm has designed any mid-20th century church in Ontario, blending modernist principles with the functional needs of worship spaces and community institutions.
 - The design of the Binkley United Church is an example of the firm's approach to ecclesiastical architecture, utilizing clean lines, simple forms, and a focus on community-oriented spaces. The church represents a significant departure from traditional church architecture, reflecting the evolving cultural and aesthetic trends of the time.
 - One of many designs from Bruce Brown, and Brisley, there are many other examples of their work that better reflect and highlight the role of contemporary architecture in redefining spiritual and communal spaces during the mid-20th century.

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Detail of a 1865 historical atlas map showing the location of the property within the County of Wentworth. Red outline denotes general location of the subject property. Source: Map of the County of Wentworth, by Robert Surtees (1859).



Detail of a 1875 historical atlas map showing the location of the property within the Township of Ancaster. Red outline denotes general location of the subject property. Source: Illustrated Historical Atlas of the County of Wentworth. Page, & Smith. 1875. Accessed from McGill University Library, The Canadian County Digital Atlas Project, <https://digital.library.mcgill.ca/countyatlas/showtownship2.php?townshipid=Ancaster>

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



of the area — the A19 Survey
 of 1859 shows the follow-
 ing: the present Paradise Road,
 the Dundas Highway (Main
 side of the Dundas Highway:
 Cline & Forsyth Estate of

Map from 1903 showing the farms in the West Hamilton area, including the one on which the subject property was historically located (red outline).
 Source: Map courtesy of Lola Thomson. From "West Hamilton, A Village and A Church," book by David Jardine (1990).

5.4 HISTORICAL MAPPING AND
AERIAL PHOTOGRAPHY



Detail of 1919 Topographic Survey
Source: Department of Militia and Defence

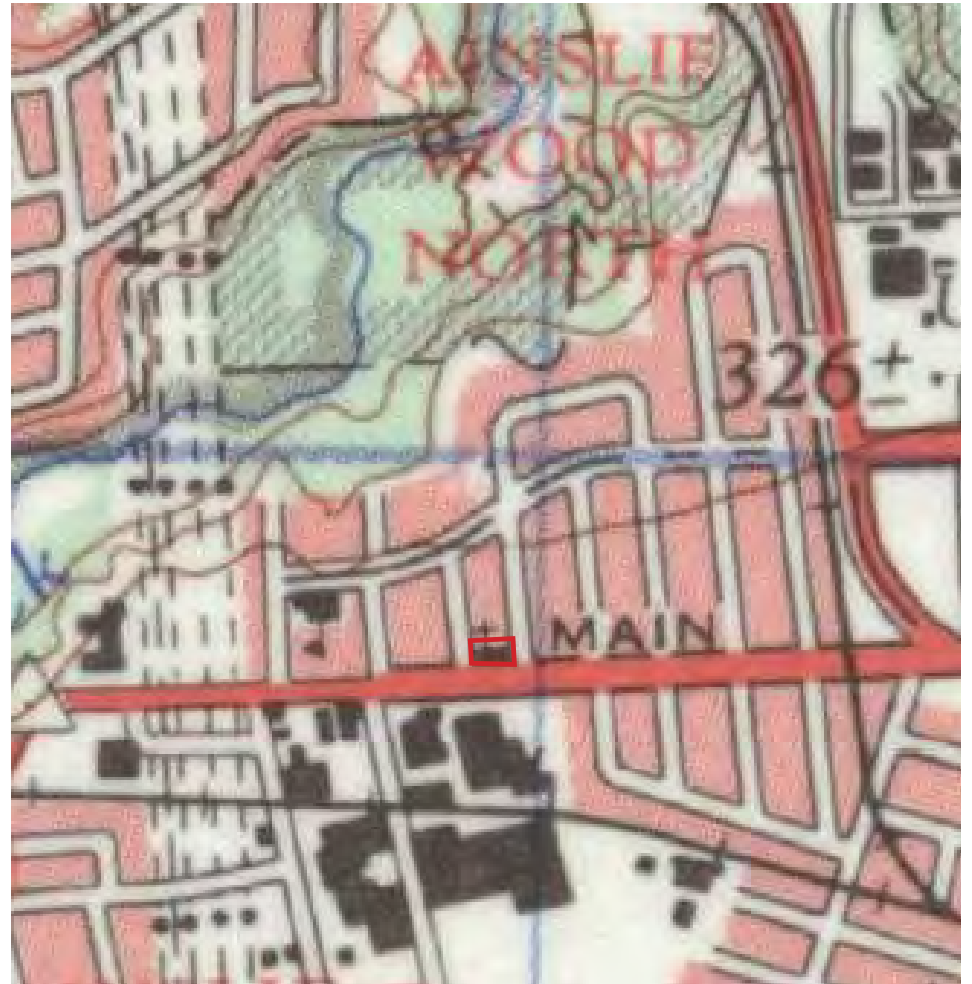


Detail of 1953 Topographic Survey
Source: Department of Militia and Defence

5.4 HISTORICAL MAPPING AND
AERIAL PHOTOGRAPHY



Detail of 1960 Topographic Survey
Source: Department of Militia and Defence



Detail of 1970 Topographic Survey
Source: Department of Militia and Defence

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY



Adjacent aerial photo dates from 1934. This is the earliest aerial photography available through the McMaster University Library Historic Hamilton collection. A building - the original church constructed in 1911 - can be seen on the site at this time (refer to red tag for location). The former schoolhouse that stood on the adjacent property can be seen to the left of the subject site. The surrounding land appears to all be farmland at this point with a few farmhouses dotting the agricultural landscape, and the former marsh/woodlands north of the site.



1934 Aerial Photograph
Source: National Air Photo Library. Hamilton 1934 [Flightline A4808-Photo 61].
Courtesy of McMaster University Library, Historical Hamilton Portal

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY

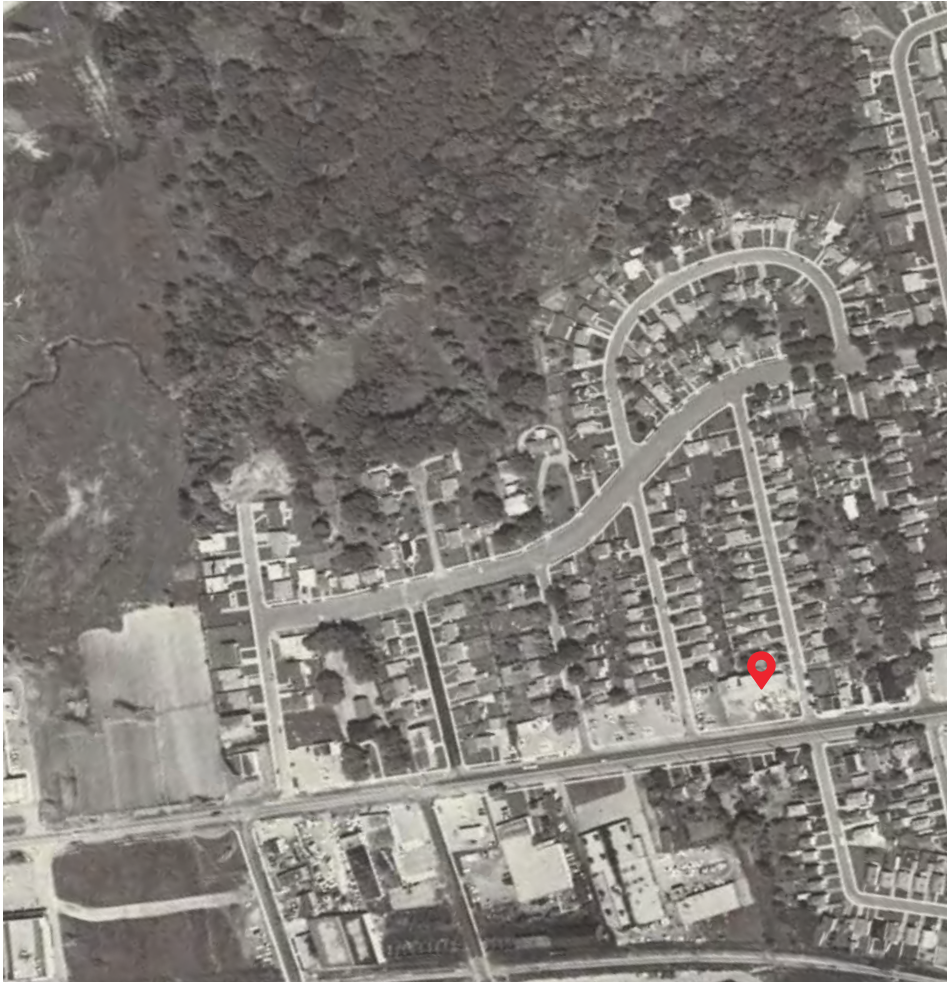


Adjacent aerial photo dates from 1950. On the subject property stand two former buildings, one of which is the former church. Based on the available aerial photographs, sometime between 1943 and 1950 the surrounding neighbourhood began to be converted from agricultural to residential use. By 1950, the remnants of the farms are largely gone, the local roads have been laid out and many of the residences are in construction.



1950 Aerial Photograph
Source: National Air Photo Library, Hamilton Area, 1950 [Flightline A13067-Photo 12].
Courtesy of McMaster University Library, Historical Hamilton Portal

**5.4 HISTORICAL MAPPING AND
AERIAL PHOTOGRAPHY**

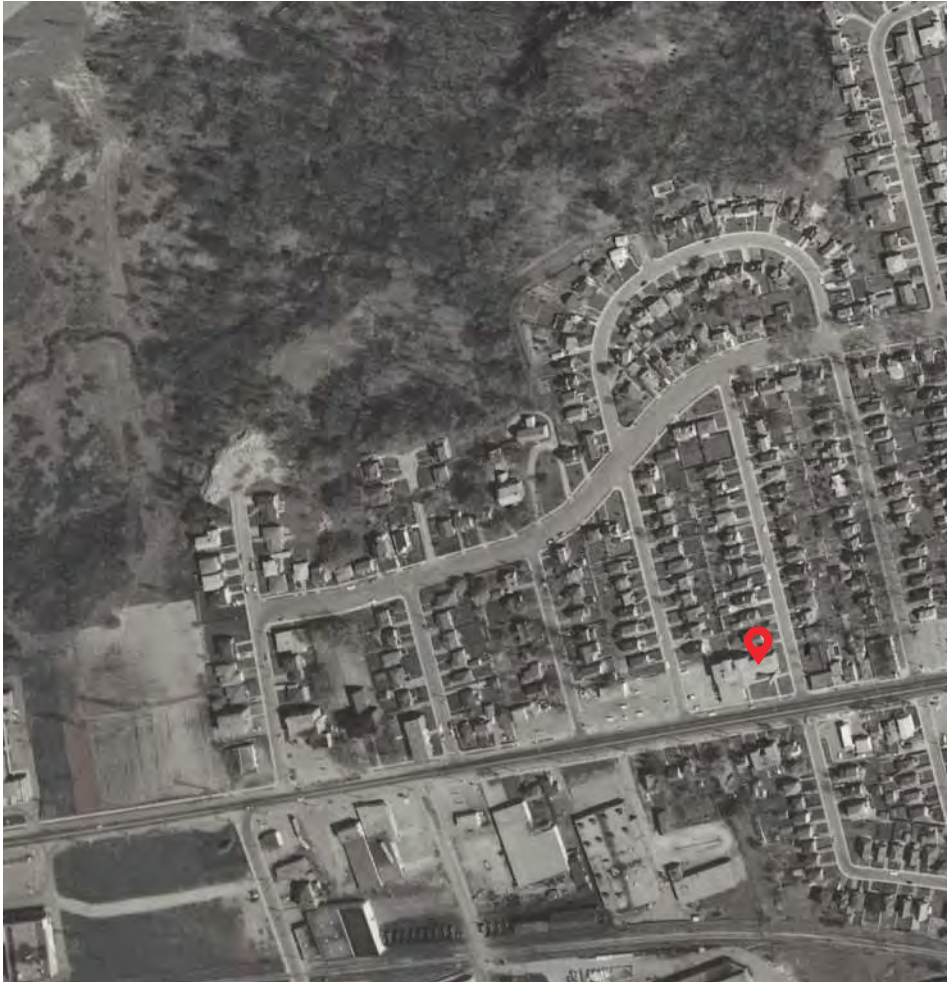


Adjacent aerial photo dates from 1960. Construction of the present-day church on the site is in progress, but not fully completed. The adjacent residential neighbourhood has been fully developed.



1960 Aerial Photograph
Source: National Air Photo Library. Hamilton 1960 [Flightline 60134-Photo 137].
Courtesy of McMaster University Library, Historical Hamilton Portal

**5.4 HISTORICAL MAPPING AND
AERIAL PHOTOGRAPHY**



Adjacent aerial photo dates from 1963. The construction of the present-day church on the subject site has been completed. The area has fully shifted to a residential and commercial use.



1963 Aerial Photograph
Source: National Air Photo Library. Part of West Hamilton to West Flamborough, 1963 [Photo 225].
Courtesy of McMaster University Library, Historical Hamilton Portal

5.4 HISTORICAL MAPPING AND
AERIAL PHOTOGRAPHY



Binkley House.

Photo: Loreen Jerome

Jacob Brinkley House Photo by Loreen Jerome
Source: AWWCA August 2004 Newsletter By Loreen Jerome




Binkley Hollow Cemetery, University Gardens.

Photo: Loreen Jerome

Binkley Hallow Cemetry Photo by Loreen Jerome
Source: AWWCA Spring 2005 Newsletter By Loreen Jerome

5.4 HISTORICAL MAPPING AND AERIAL PHOTOGRAPHY

Union Church



**BINKLEY UNION CHURCH
STONE ROAD**

Services

Sunday School - - - 10.15
Preaching - 11.15 a.m., 7. p.m.
Mid-Week Prayer Meeting

This is a Union Church in affiliation with the Presbyterian Church of Canada, until such time as the proposed "Church Union" is consummated.

A cordial invitation is extended to everyone - - Seats free.

BOOBY WEST HAMILTON

Photo of the Original 1911 Binkley Union Church
 Source: Jardine, D. N. (1990). West Hamilton, a village and a Church. West Hamilton Heritage Society.



Lyons also mentioned the Bowman family as a leading family in the church at that time.

Binkley United Church. The original building and the first phase of the new construction.
 Courtesy Bob Shimmell.

Binkley United Church. The original [1911] building and the first phase of the new construction. Photo by Bob Shimmell
 Source: Jardine, D. N. (1990). West Hamilton, a village and a Church. West Hamilton Heritage Society.



Binkley United Church. Interior of the original church.
 Courtesy Bob Shimmell.

become admitted to the General Council of the United Church of Canada, and so Binkley Union Church became Binkley United Church.

Binkley United Church. Interior of the original [1911] church
 Photo by Bob Shimmell
 Source: Jardine, D. N. (1990). West Hamilton, a village and a Church. West Hamilton Heritage Society.

Gloria
 row:
 Vera

5.5 CULTURAL HERITAGE VALUE OR INTEREST CONTEXTUAL VALUE

The subject property is located on the north side of Main Street West, along a major arterial road. It is surrounded by low-rise commercial and industrial businesses, with a few low-rise residential buildings nearby. Directly to the south is a large retail box store and an expansive parking lot, while detached residential dwellings are situated to the north. To the east lie Cootes Drive (Highway 8) and McMaster University.

The area's context has undergone significant transformation since the construction of the original Binkley Union Church in 1911 and the current 1960 Church. These changes have contributed to a steady decline in church membership, ultimately leading to the church's closure.

The original Binkley Union Church was built near Binkley School, close to what is now Sanders Boulevard. In 1965, the original Binkley School was demolished and replaced with the current structure. The farmland surrounding the church, once known as Binkley Farms, was gradually subdivided and sold, leading to the development of detached family homes. Part of the eastern portion of the farm, adjacent to the Binkley School grounds, is now occupied by a gas station previously operated by Murray Buttrum, grandson of Fred Buttrum, Samuel Buttrum's brother.

Despite these changes, the Binkley Family House, built in 1847, remains standing at 54 Sanders Boulevard, along with the nearby family cemetery.

The establishment of McMaster University in the 1930s further altered the neighborhood's demographics. Many single-detached homes were converted into student residences, significantly changing the character of the area over time.

**5.5 CULTURAL HERITAGE VALUE OR INTEREST
CONTEXTUAL VALUE**

Contextual Value - Assessment

1. Is important in defining, maintaining or supporting the character of an area?
 - Does not meet the criteria
 - The surrounding context for 1570 Main Street West has transformed into commercial and industrial nature to the south and single detached dwellings to the north and a post-secondary educational institution to the east. These changes have contributed to a steady decline in church membership, ultimately leading to the church's closure.

2. Is physically, functionally, visually or historically linked to its surroundings?
 - Does not meet the criteria.
 - The current building, constructed in the 1960s, replaced the original 1911 structure and no longer maintains a meaningful physical, functional, or historical connection to its surroundings. While the name "Binkley United Church" references the original Binkley family, the family no longer resides in the area and had no influence on the development or direction of the new church.

3. Is a landmark?
 - Does not meet the criteria.
 - While Binkley United Church carries historical significance due to its name and association with the Binkley family, it does not function as a prominent or widely recognized landmark. The current church building, constructed in the 1960s, lacks distinctive architectural features that would set it apart as a landmark. Additionally, the surrounding area has undergone significant changes further diminishing the church's visual prominence and association as a central focal point within the community.

**5.6 CULTURAL HERITAGE VALUE OR INTEREST
SURROUNDING CONTEXT**



Surrounding Context around 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)



Surrounding Context around 1570 Main Street W (Binkley United Church)
Source: ATA Architects Inc. (2024)

**5.6 CULTURAL HERITAGE VALUE OR INTEREST
SURROUNDING CONTEXT**



**5.6 CULTURAL HERITAGE VALUE OR INTEREST
SURROUNDING CONTEXT**



Surrounding Context looking West on Main Street West
Source: ATA Architects Inc. (2024)



Surrounding Context towards Binkley United Church from Main Street W
Source: ATA Architects Inc. (2024)

**5.6 CULTURAL HERITAGE VALUE OR INTEREST
SURROUNDING CONTEXT**



Surrounding Context Looking East on Main Street W
Source: ATA Architects Inc. (2024)

**5.7 CULTURAL HERITAGE ASSESSMENT
SUMMARY STATEMENT**

Address: 1570 Main Street West, Hamilton, ON

Date: Nov 19, 2024

| Evaluator: Ryan Lee, M. Arch B. Arch. Sci. OAA., MRAIC., CAHP

DESIGN OR PHYSICAL VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	YES (NO)	<ul style="list-style-type: none"> The property does not meet this criterion. The church is contemporary demonstrating modern interpretations of some gothic elements such as the tall narrow stained glass windows and the glulam arches within the church . This is not the only example of a mid 20th Century church in Ontario, it shares many similar design elements with churches of a similar time period. Construction methods are fairly standard with the time period.
Displays a high degree of craftsmanship or artistic merit	YES (NO)	<ul style="list-style-type: none"> The property meets this criterion. The main church does not meet a high degree of craftsmanship or artistic merit. The interior lacks detail such as liturgical element that are used in active worship. Elements such as the pipe organ has been removed. The interior spaces lack detail and are fairly plain and utilitarian.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	YES (NO)	<ul style="list-style-type: none"> The property does not meet this criterion. The church was constructed using common construction methods. The building does not demonstrate a high degree of technical or scientific achievement.

**5.7 CULTURAL HERITAGE ASSESSMENT
SUMMARY STATEMENT**

HISTORICAL OR ASSOCIATIVE VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	<p style="text-align: center;">(YES) NO</p>	<ul style="list-style-type: none"> • The property does meet this criterion. • Direct connection to the Binkley family, who were prominent early settlers in the area and played a significant role in the development of the local community. They donated the land for the construction of the original church in 1911. • The church is associated with community-building among early settlers in Ancaster Township. It church served as a central institution for local residents. • Connection to Rev. J. M. Cameron, who helped organize regular services within the community. • The church reflects the transition of the surrounding area from farmland to a more urbanized setting.
Yields, or has the potential to yield, information that contributes to an understanding of a community.	<p style="text-align: center;">(YES) NO</p>	<ul style="list-style-type: none"> • The property does meet this criterion. • The property has historical and associative value as it offers insight into the cultural and social development of the local community over time. • The church reflects the importance of religion, education, and community gathering spaces in shaping the lives of Ancaster Township residents during the 19th and 20th centuries. • The original church and its replacement in the 1960s are physical representations of the community's evolving needs and demographics, transitioning from a rural farming community to a more urbanized area.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	<p style="text-align: center;">(YES) NO</p>	<ul style="list-style-type: none"> • The property does meet this criterion. • The current church reflects the work of Bruce, Brown, and Brisley, prominent Toronto architects who were well-regarded for their contributions to mid-20th century church designs in Ontario, blending modernist principles with the functional needs of worship spaces and community institutions. • The design of the Binkley United Church is an example of the firm's approach to ecclesiastical architecture, utilizing clean lines, simple forms, and a focus on community-oriented spaces. However, there are better examples of their work. • The building highlights the role of contemporary architecture in redefining spiritual and communal spaces during the mid-20th century.

DRAFT

5.7 SUMMARY STATEMENT

CONTEXTUAL VALUE	Meets Ont. Reg. 9/06 Criteria	RATIONALE
Is important in defining, maintaining, or supporting the character of an area.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none">The property does not meet this criterion.The surrounding context has significantly changed over time.The area to the south is now a commercial and industrial hub, with large retail stores and parking lots replacing the original farmland and open spaces.The north is now comprised of single-detached residential dwellings.To the east is the McMaster University campus, a major educational institution.These changes have shifted the character of the area away from its historical roots, reducing the church's significance in defining or supporting the identity of the community.Additionally, the construction of the current church building in the 1960s further disconnected the site from its historical associations with the original Binkley Union Church (built in 1911) and the surrounding agricultural landscape.
Is physically, functionally, visually, or historically linked to its surroundings.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none">The property does not meet this criterion.The current building, constructed in the 1960s, replaced the original 1911 structure and no longer maintains a meaningful physical, functional, or historical connection to its surroundings.While the name "Binkley United Church" references the original Binkley family, the family no longer resides in the area and had no influence on the development or direction of the new church.
Is a landmark.	YES <input type="radio"/> NO <input checked="" type="radio"/>	<ul style="list-style-type: none">The property does not meet this criterion.While Binkley United Church carries historical significance due to its name and association with the Binkley family, it does not function as a prominent or widely recognized landmark.The current church building lacks distinctive architectural features that would set it apart as a landmark.The surrounding area has undergone significant changes, with commercial, industrial, institutional and residential developments dominating the landscape, further diminishing the church's visual prominence and association as a central focal point within the community.

5.7 SUMMARY STATEMENT

ATA Architects have reviewed the architectural, historical and cultural values of 1570 Main Street West, also known as Binkley United Church. It is in the opinion of the author that the Church does not have a significant enough cultural heritage value to warrant preservation, enough thought it meets three of the nine criteria for preservation. While the site has been listed by the City of Hamilton on its heritage roster, that listing appears to be primarily concerned with its former role as a place of worship and not with architectural or contextual value.

The cultural heritage value lies in the historical value of its connections to the early pioneering family, the Binkley, its connection to the spiritual growth of the community, and its shift from a rural farming community to an urban community. Given this building is not the original church it is more a symbolic connection. The building has ties to Bruce Brown, and Brisley, who were known for their church designs in the mid-20th Century. However, they have much better examples of their work such as Divinity College and Chapel at McMaster University.

It is our opinion that the 1960 church has no architectural value. The church is contemporary, demonstrating a modern interpretation of some Gothic elements, such as the glulam arches within the church and stained glass windows. This is not the only example of a mid-20th-century church in Ontario; it shares many design elements similar to churches of a similar time period. The church's construction is also standard and typical today.

It is also in our opinion that there is no contextual value. The community the church was once connected to is gone, the surrounding context of land use and built form has shifted and evolved over the years.

The loss of this church will have no significant impact on the heritage fabric

5.7 SUMMARY STATEMENT

of the surrounding neighborhood or the City of Hamilton. Currently, the church is no longer in service and remains vacant.

The property owner proposes demolishing the 1960s church at 1570 Main Street West and constructing a 12-storey mixed-use building featuring both commercial and residential components.

Options for conservation have been considered instead of demolition, such as relocation, reunification, symbolic conservation and salvage. While the first two options are not feasible given the size of the site and building, the latter two, symbolic conservation and salvage, could be explored. The stained-glass windows and/or glulam arches could potentially be salvaged and reused as architectural features, adding a unique design element to the proposed building while memorializing the history of the site.

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- 6.0 PROPOSED DEVELOPMENT
- 7.0 IMPACT ASSESSMENT
- 8.0 MITIGATING MEASURES
- 9.0 CONCLUSIONS

6.0 PROPOSED DEVELOPMENT



Proposed New Development of 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION



Key Plan N.T.S.

The property owner proposes to demolish the existing church at 1570 Main Street West and construct a 12-storey mixed-use building featuring both commercial and residential components.

The proposed design incorporates brick materials reminiscent of the existing church, complemented by metal panels on the upper levels. The building mass is divided into three sections, each offset and angled to optimize views. Several rooftop terraces with green spaces are integrated into the design, providing outdoor amenity areas.

The development will include 115 square meters of ground-floor commercial space oriented towards the street and 176 residential units above. Two levels of underground parking are planned, ensuring sufficient capacity for both residents and visitors. The total gross floor area (GFA) of the building is 17,003 square meters, comprising 115 square meters of commercial space, 317 square meters of amenity space, and XXXX square meters of residential space.

The new mixed-use building will occupy most of the site, replacing the existing church. While the church will be removed, the design aims to incorporate elements inspired by the original structure, creating a harmonious blend of old and new.

The allocation of space within the structure is thoughtfully planned to maximize functionality. Ground-floor commercial spaces are positioned to front the street, enhancing the building's connection to the vibrant intersection and complementing the surrounding urban fabric. By preserving the commercial orientation, the development seeks to maintain continuity with the character of the existing neighborhood while contributing to its evolution.

**6.1 PROPOSED DEVELOPMENT
DESCRIPTION**



Proposed New Development of 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION



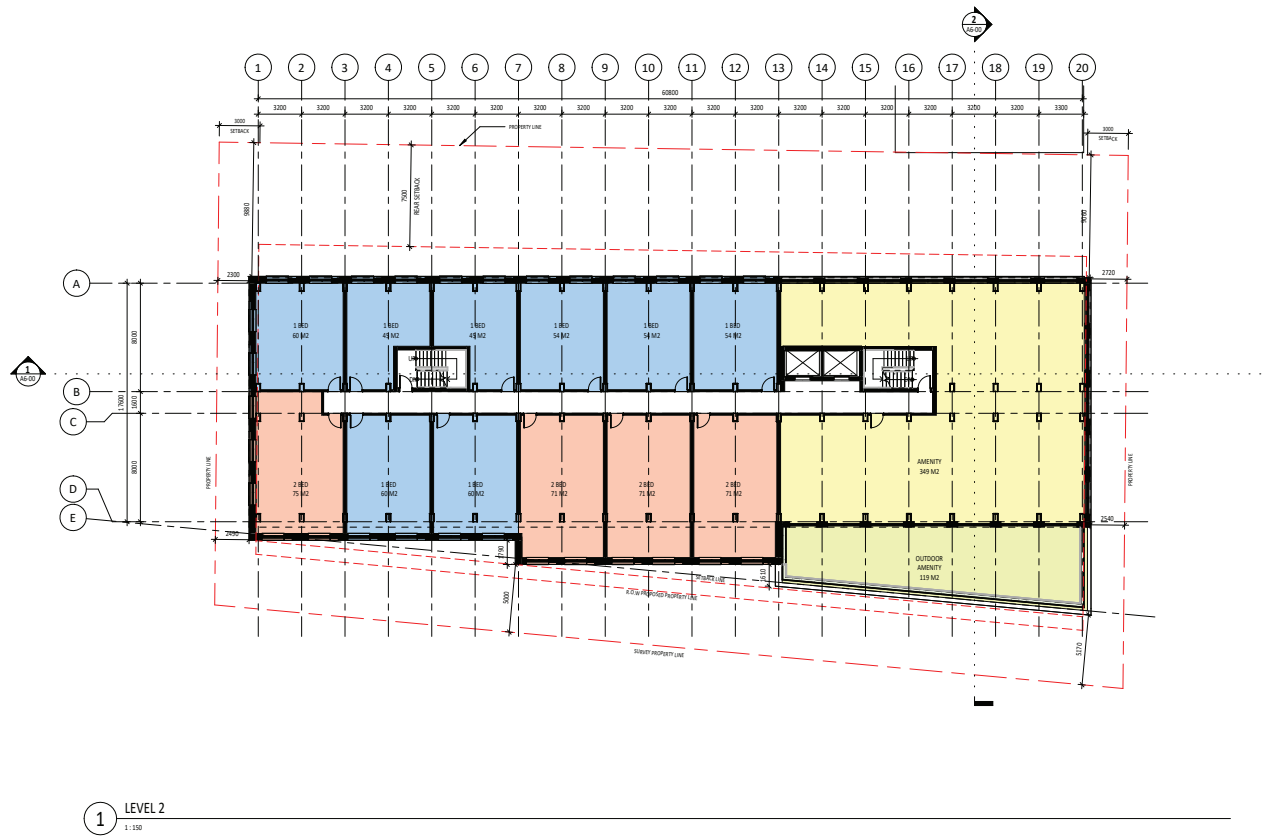
Proposed Site Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION

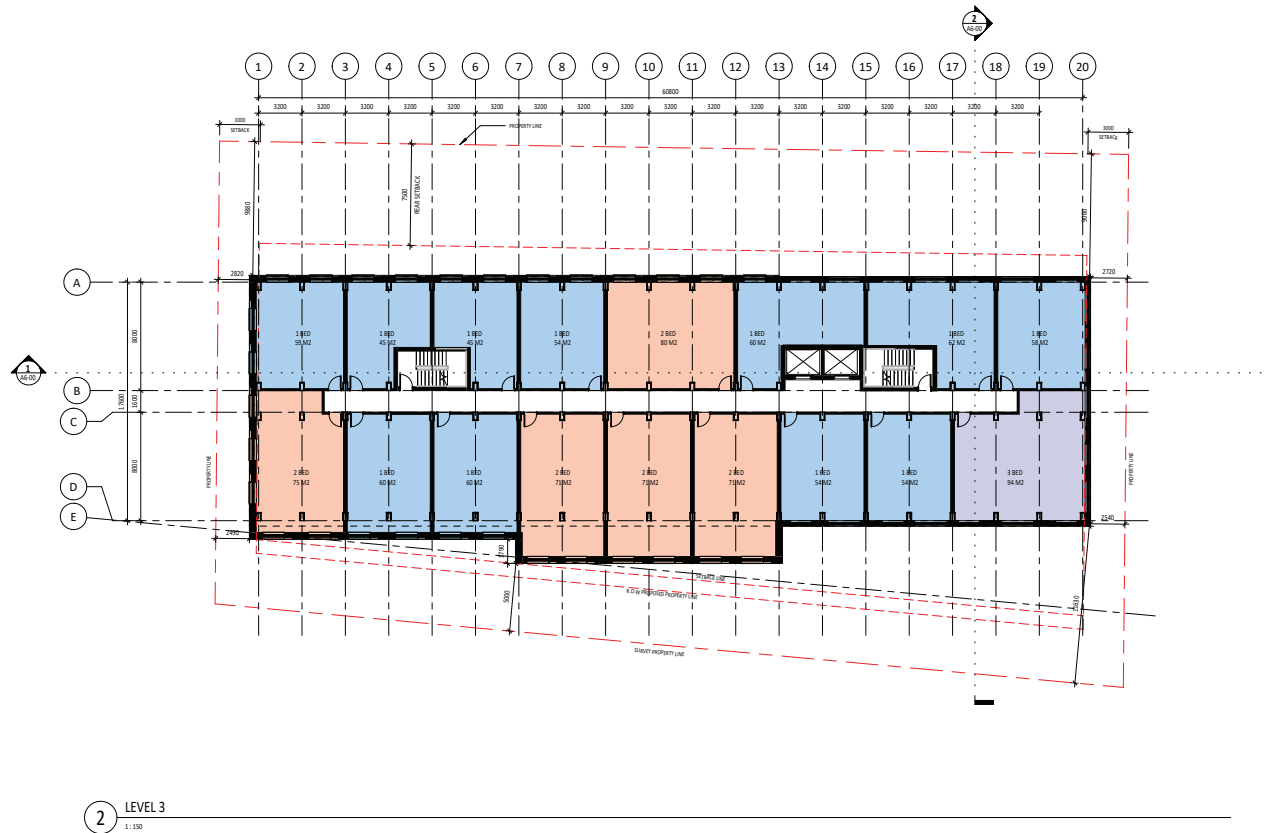


Proposed Ground Floor Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

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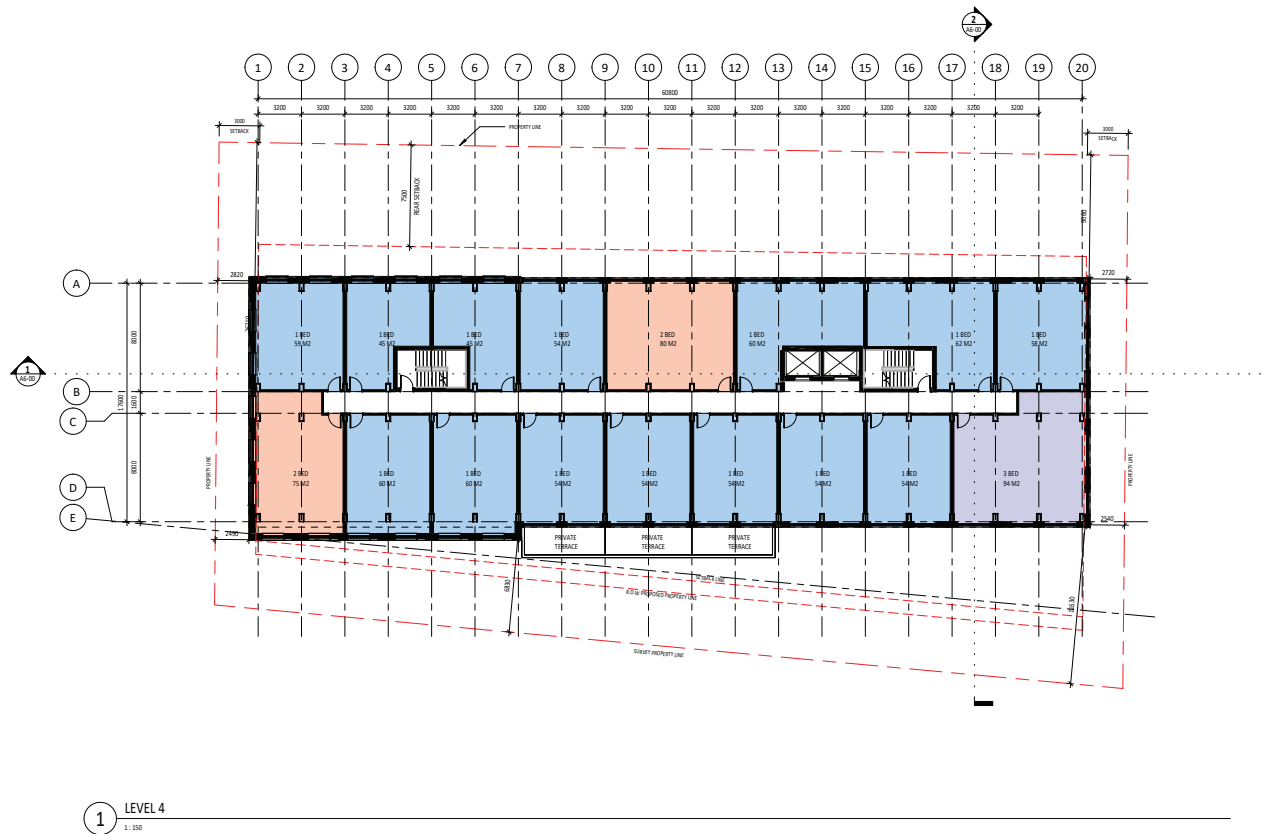


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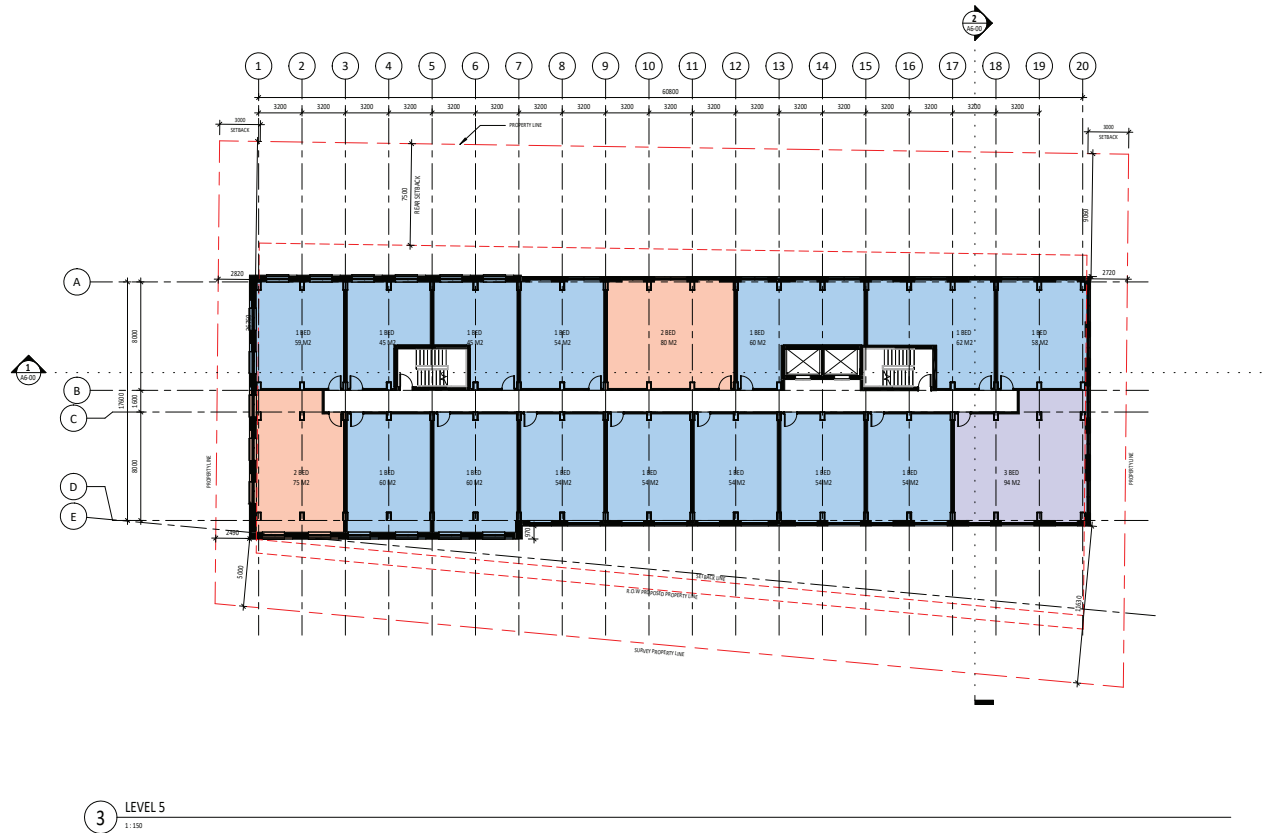


Proposed Third Floor Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

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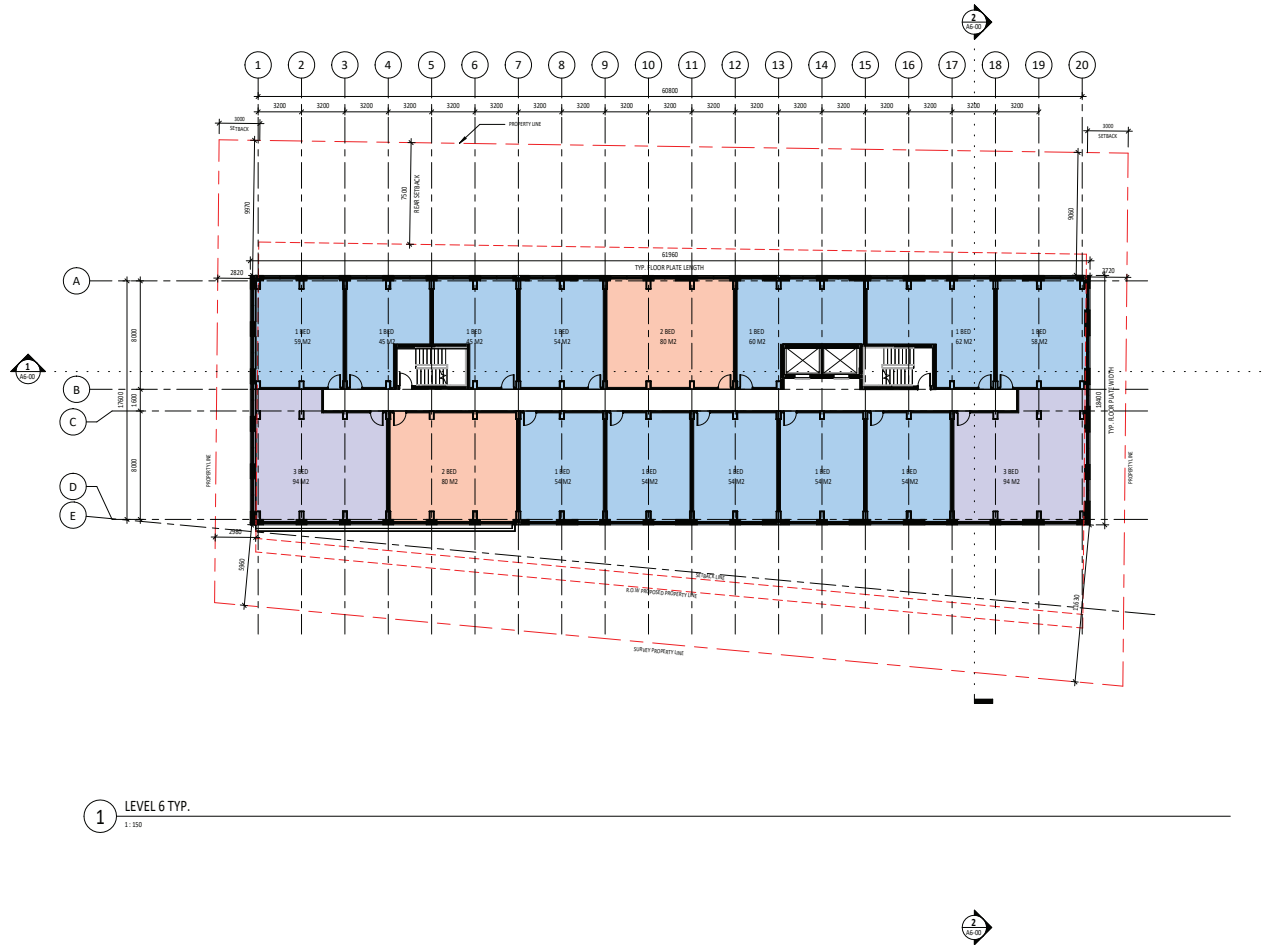


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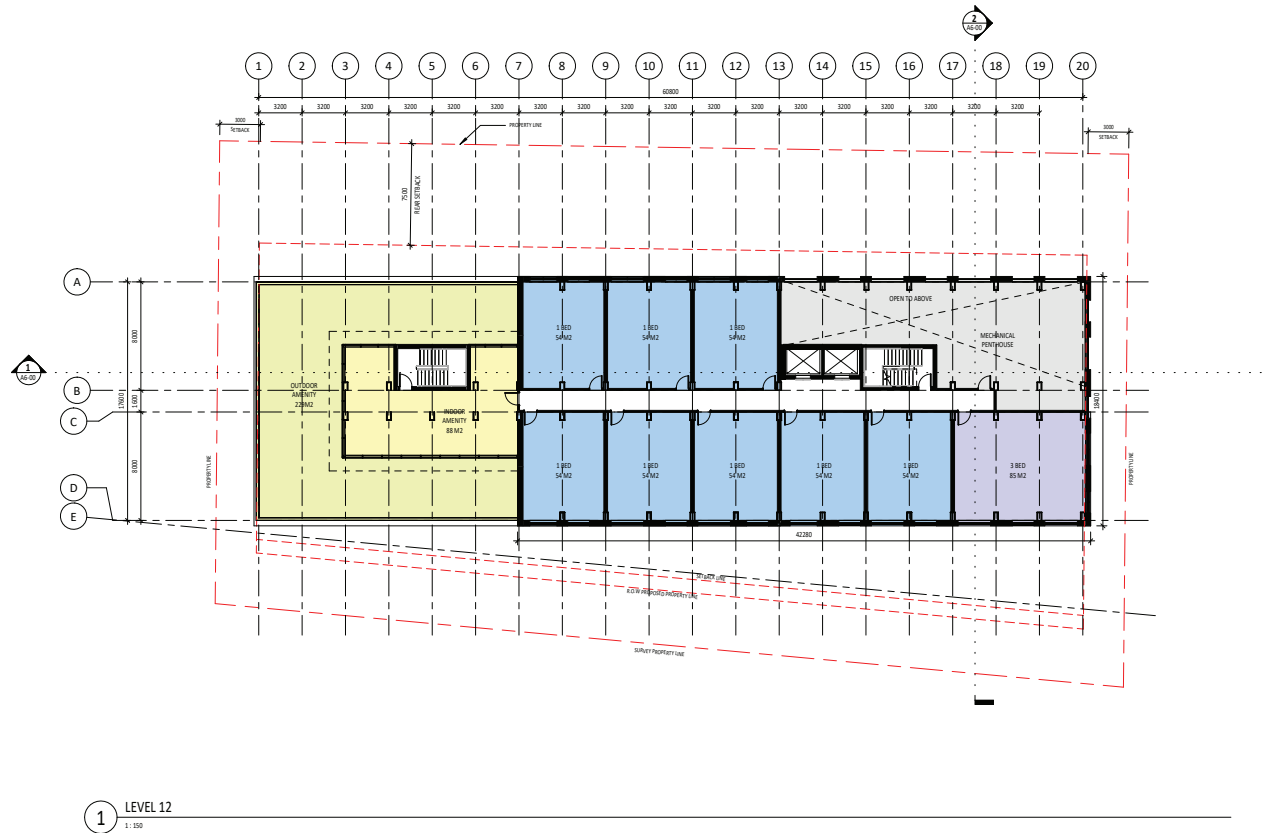


Proposed Fifth Floor Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION

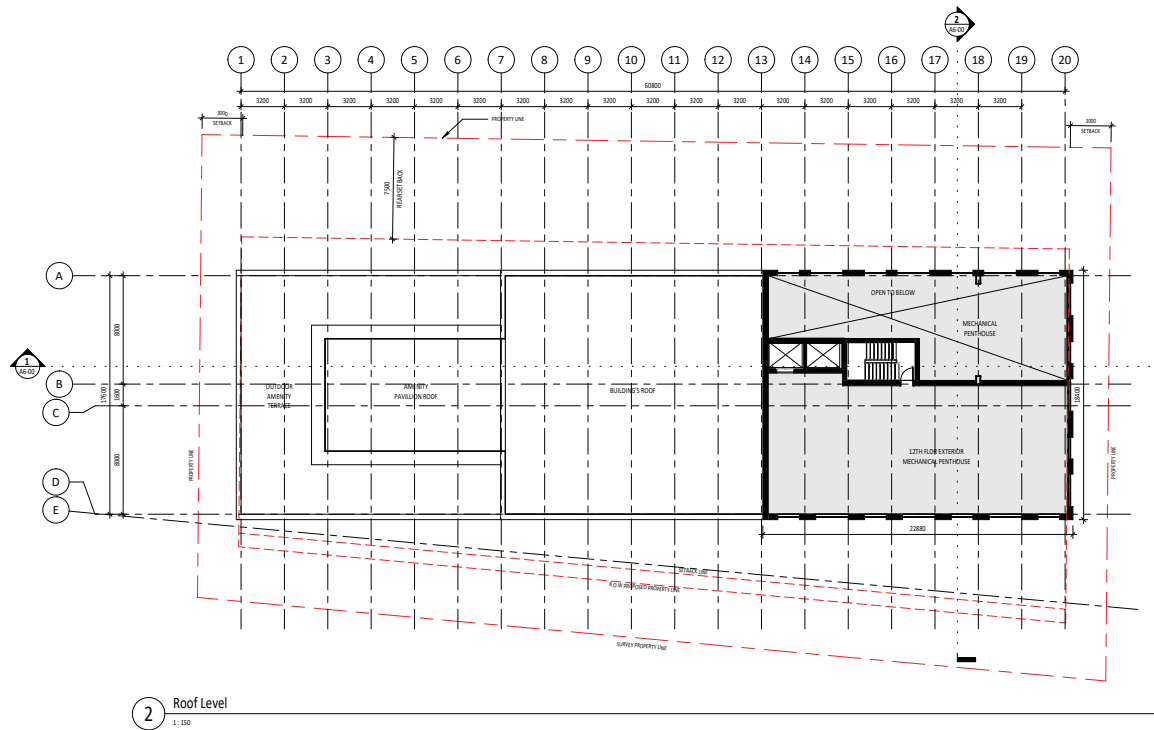


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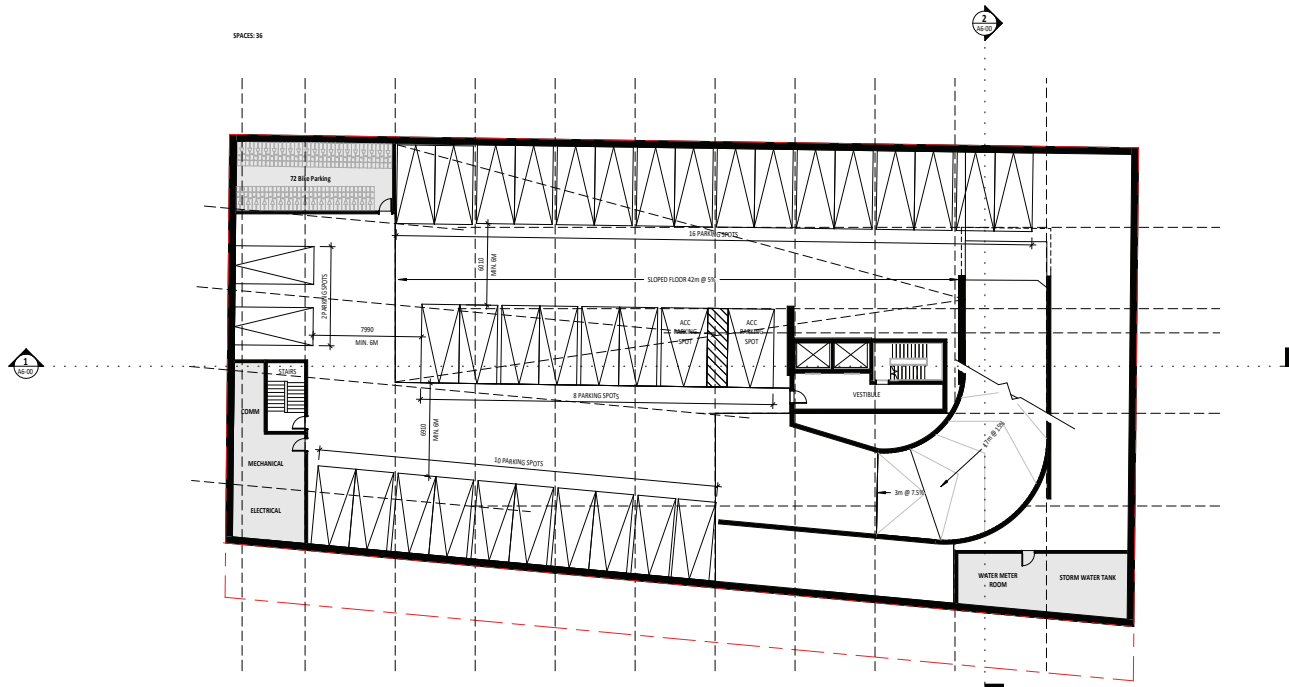


Proposed Twelve Floor Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION



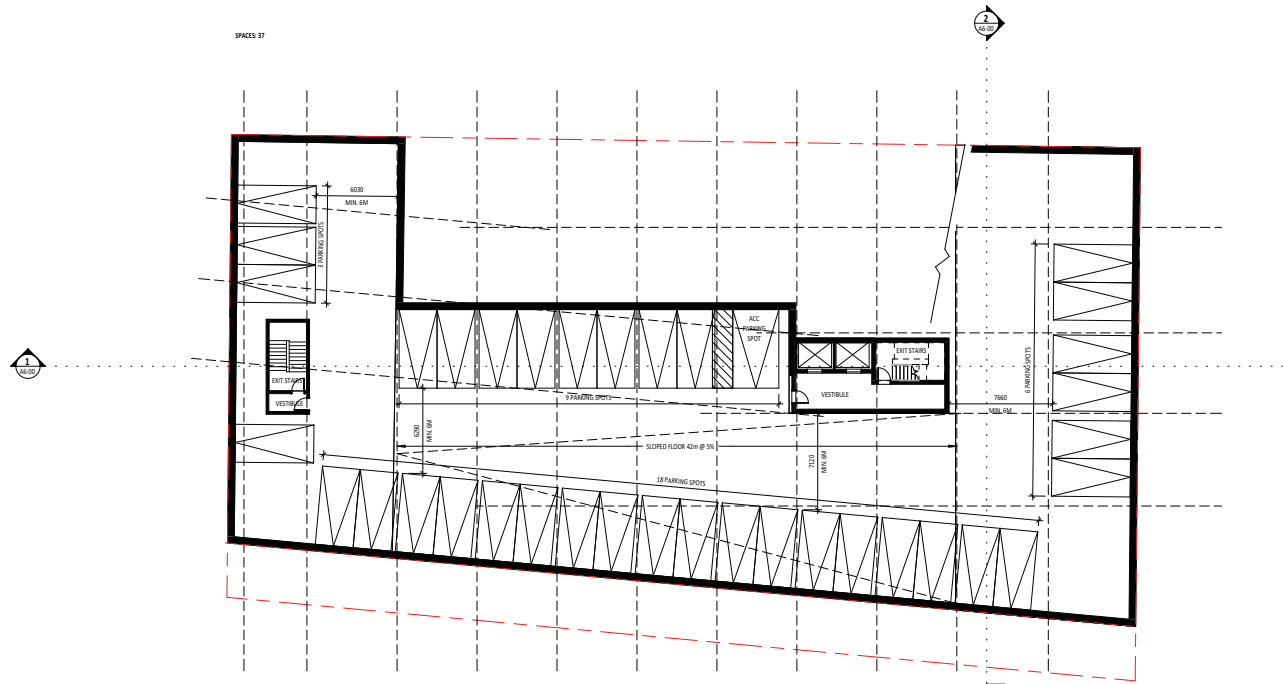
6.1 PROPOSED DEVELOPMENT DESCRIPTION



1 BASEMENT P1
1:150

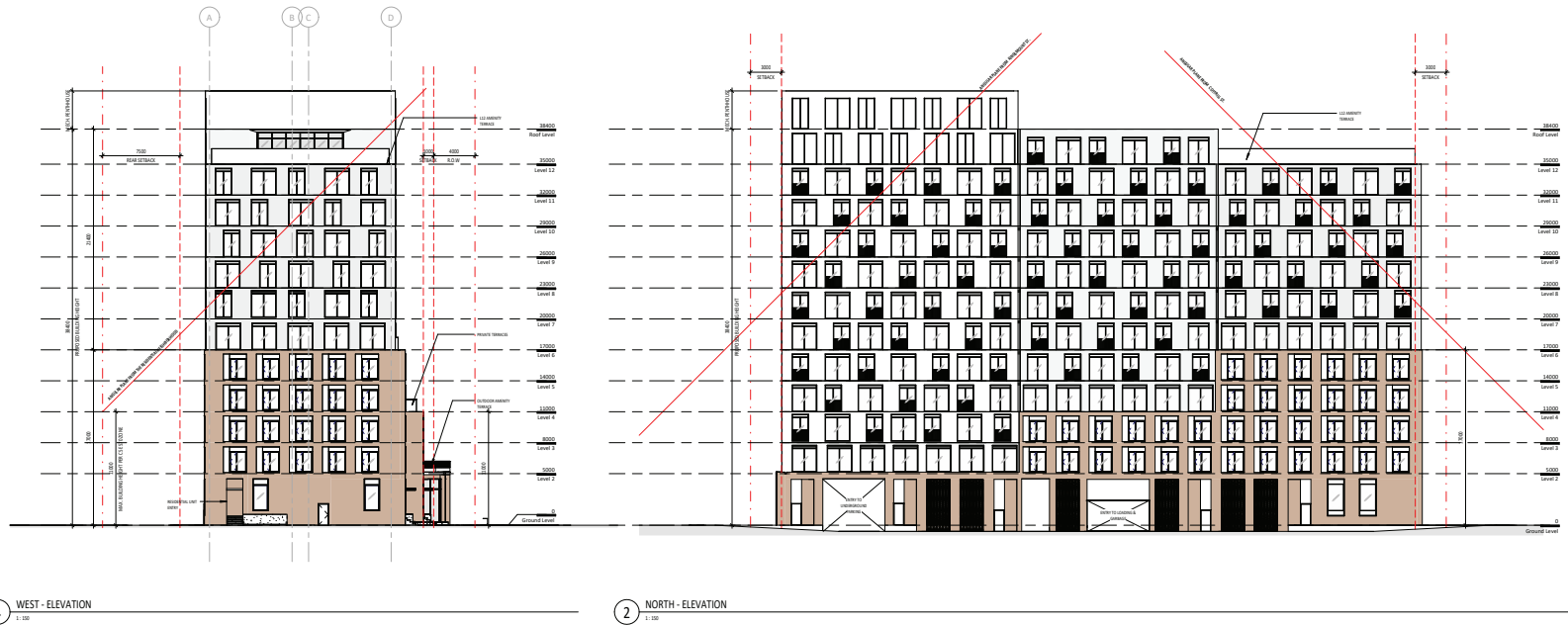
Proposed Parking 1 Floor Plan for the New Development at 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION

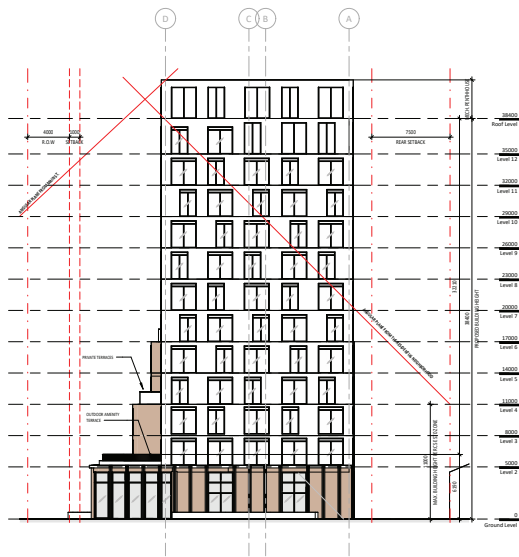


2 BASEMENT P2
1:100

6.1 PROPOSED DEVELOPMENT DESCRIPTION



6.1 PROPOSED DEVELOPMENT DESCRIPTION



3 EAST - ELEVATION
1:100



1 SOUTH - ELEVATION
1:100

**6.1 PROPOSED DEVELOPMENT
DESCRIPTION**



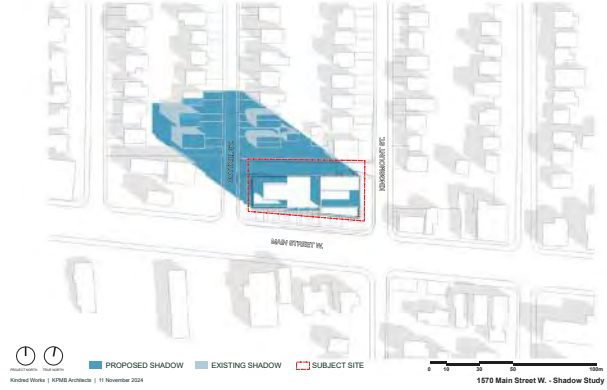
Proposed New Development at 1570 Main Street W
Source: KPMB Architect (2024)

6.1 PROPOSED DEVELOPMENT DESCRIPTION

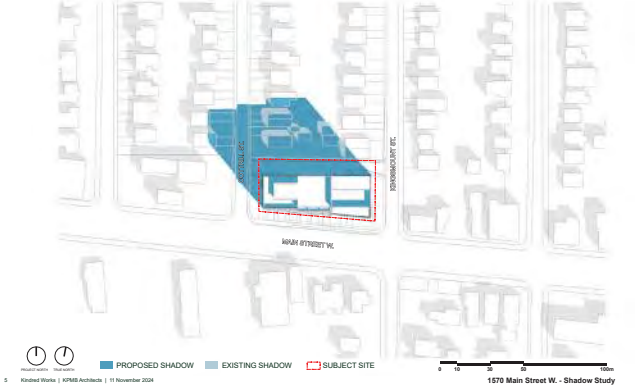
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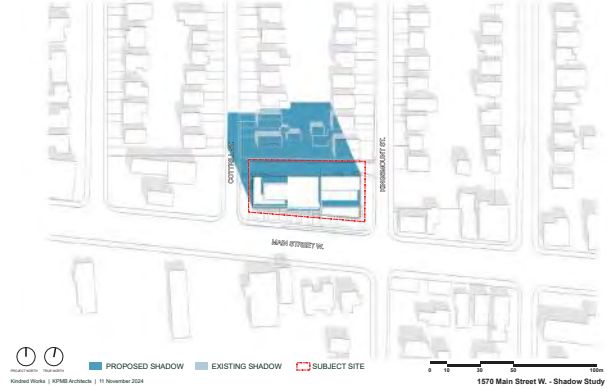
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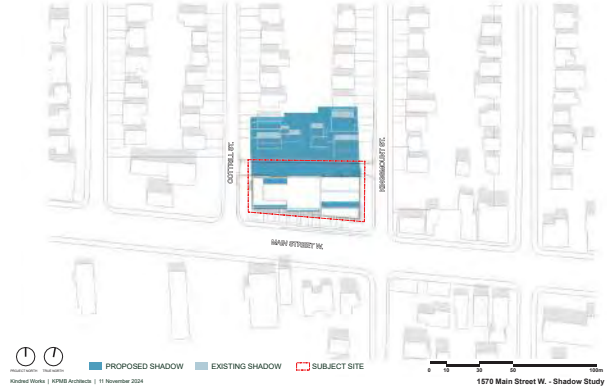
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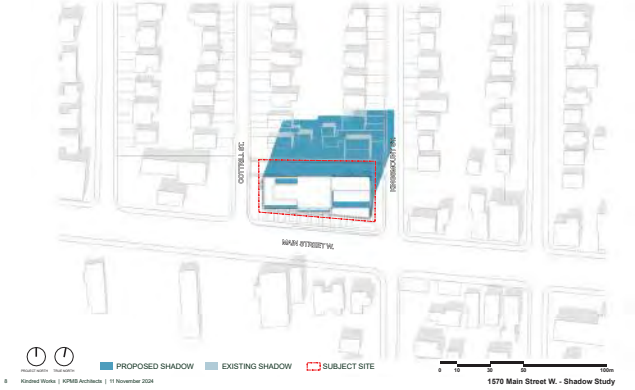
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March 21 1:00 PM

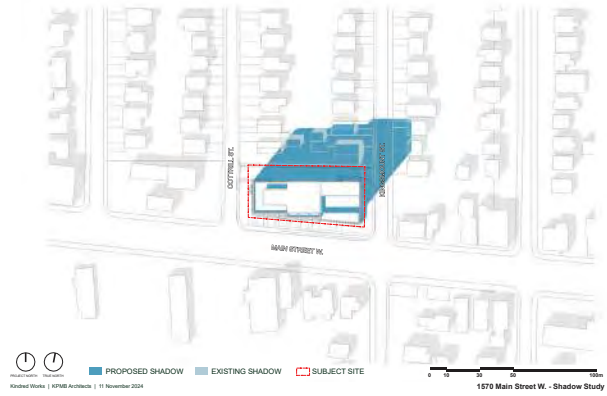


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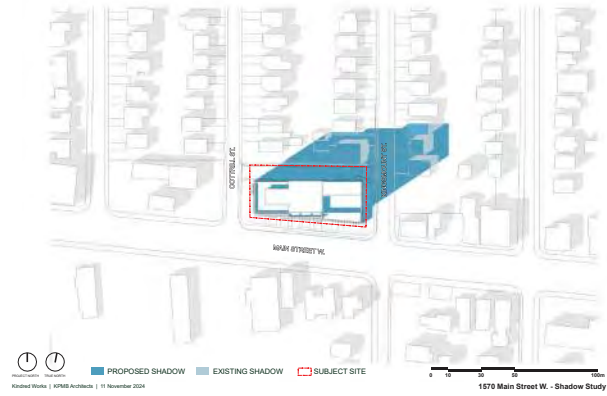


6.1 PROPOSED DEVELOPMENT DESCRIPTION

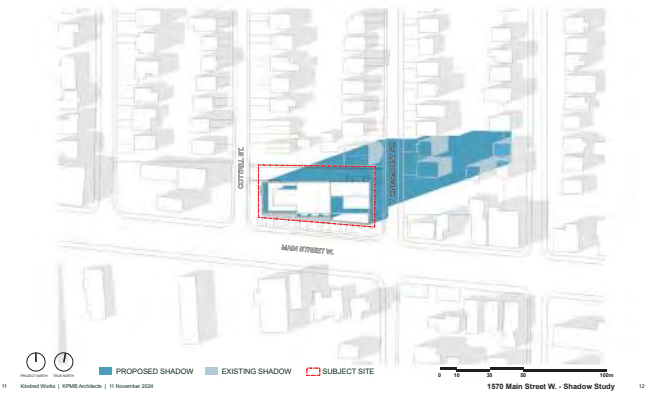
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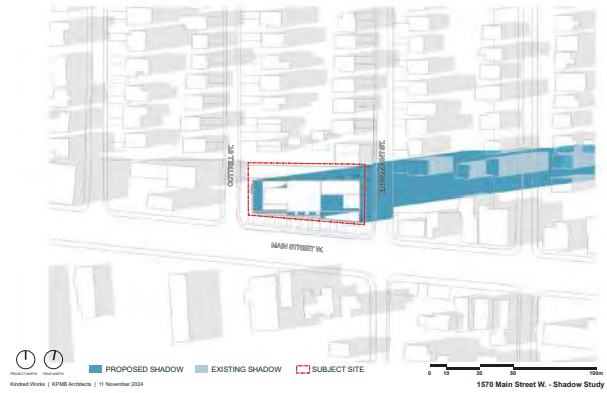
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March 21 5:00 PM



March 21 6:00 PM



7.0 HERITAGE IMPACT ASSESSMENT

The 1960 church at 1570 Main Street West, also known as Binkley United Church, is not considered to possess sufficient cultural heritage value to warrant preservation, despite meeting three of the nine criteria outlined in O.Reg. 9/06. Its architectural and contextual value is not deemed significant enough to qualify as a heritage structure or contribute meaningfully to the streetscape character. Consequently, the proposed demolition is not expected to adversely impact the property's cultural heritage value or interest.

The cultural heritage value of the site lies in its historical association with the Binkley family, early settlers in the area who played a significant role in the community's development. The original church, built in 1911, was an integral part of the neighborhood's social and religious fabric. It was demolished in 1953 to make way for a new, larger church to accommodate the growing congregation. However, over the decades, membership steadily declined due to shifting demographics, including the transformation of the surrounding area into a predominantly student-focused and commercial neighborhood. These changes ultimately led to the closure of the church, leaving the building vacant.

While the proposed new mixed-use building will not retain the existing 1960s church structure, it will incorporate elements of the church into its design. The design includes the use of brown brick, which is similar to the existing building, as a key architectural feature. Salvaged glulam beams and stained glass from the church will also be integrated into the proposed structure, as the design highlights. Additionally, the commemorative feature will incorporate the date stone and portions of the stained glass to honour the legacy of Binkley United Church.

These design measures aim to enhance the heritage value of the site by maintaining its connection to the legacy of Binkley United Church and its

association with the Binkley family. The proposed mixed-use development will revitalize the property, bringing animation and vitality to a site that is currently unsustainable in its present use. By introducing a combination of commercial and residential spaces, the development will provide a new public focus for the property and celebrate its historic associations.

Furthermore, the contrast between the new construction and the salvaged materials will create a visually dynamic composition, offering greater visual presence and prominence

7.0 HERITAGE IMPACT ASSESSMENT

To assess the potential impacts of the proposed new development and the demolition of the 1960's church' effects on the identified cultural heritage resource, the proposed demolition will be assessed by three levels of impact: positive, neutral and negative.

A positive impact may include restoration of heritage features, including replacement of missing, documented attributes, restoration or enhancement of the existing streetscape, adaptive re-use of a heritage resource to ensure long-term viability, retention of the resource, and protection from loss or removal.

Neutral effects have neither a positive or a negative impact on a cultural heritage resource.

Negative impact may include, but is not limited to the destruction of any or part of any significant heritage attributes, an alteration that is not sympathetic to or is not compatible with the heritage fabric and appearance of a heritage resource, shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, isolation of a heritage attribute from its surrounding environment, context or significant relationship, direct or indirect obstruction of significant views or vistas within, from or to built and natural features, and a change in land use that affects a property's heritage value. These negative impacts may require strategies to mitigate their impact on identified cultural heritage resources.

According to the Ontario Heritage Tool Kit, the following constitute negative impacts which may result from a proposed development:

- Destruction including removal or relocation;
- Alteration;
- Shadow;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbance.

7.0 HERITAGE IMPACT ASSESSMENT

Address: 1570 Main Street West, Hamilton, Ontario

IMPACT	LEVEL OF IMPACT	POTENTIAL IMPACT
Destruction including removal or relocation	Neutral	The demolition of the 1960 church will have a neutral impact on cultural heritage value, which lies primarily in its historical association with the Binkley family. The original 1911 church, was demolished in 1953. In recent decades, declining membership, driven by shifting demographics and the area's transformation into a student-focused and commercial neighborhood, led to the church's closure and the building becoming vacant.
Alteration	None	No alteration is being made to the site beyond the aforementioned demolition of the 1960 Church.
Shadows	None	The proposed development's shadow will not affect the appearance of heritage attributes, as the 1960 church is proposed for demolition, nor will it impact any surrounding cultural heritage resources.
Isolation	None	The 1960 church is proposed for demolition and does not contribute heritage attributes to be isolated from the surrounding environment, context, or significant relationships.
Direct or indirect obstruction of significant views	None	The proposed development will not directly or indirectly obstruct significant views or vistas to, from, or of built and natural features.
A change in land use	None	No change in land use is proposed, as the current zoning permits mixed-use development.
Land Disturbance	Neutral	The proposed demolition will require soil disturbance and will have impact on the site

Level of Impact : Positive/Neutral/Negative/None

IMPACT ON ADJACENT HERITAGE RESOURCES

There is no impact on the identified cultural heritage resources surrounding the subject property.

7.1 MITIGATION STRATEGY

The proposed development design is currently in its preliminary stages. As the design evolves, mitigating measures will also be refined, and this CHIA (Cultural Heritage Impact Assessment) will be amended to align with the finalized design. The development involves the removal of the 1960 church, and the proposed mixed-use building aims to integrate salvaged elements from the church to maintain a connection to the site's historical significance.

The 1960 church is proposed for demolition, and the following mitigating measures are recommended:

1. Cultural Heritage Documentation Report
 - A Cultural Heritage Documentation Report should be completed before the demolition is approved. This report should include:
 - a. Photographic documentation of the interior and exterior.
 - b. Measured architectural drawings, including floor plans, elevations, and site plans.
2. Salvage Report
 - Before demolition, a salvage report documenting the existing condition should be prepared. This report should:
 - a. Identify architectural features suitable for reuse in the new development.
 - b. Include measured architectural drawings, floor plans, elevations, site plans, and a detailed inventory of salvageable features.
3. Conservation Plan
 - A conservation plan should be developed for the identified features to be reused. If any structural elements are included, a Structural Engineer should evaluate and recommend measures for their conservation. The plan should address:
 - a. Adaptation of salvaged features into the proposed development.
 - b. Short, medium, and long-term maintenance strategies.
4. Sympathetic Design
 - The proposed development's design should be sympathetic to the 1960 church by incorporating salvaged materials to enhance compatibility and create features that reference the church. Using materials and details that relate to the original structure will further connect the new development to the site's cultural heritage.
5. Commemoration
 - A signage, plaque, or marker should be installed on-site to commemorate the 1911 and 1960 churches. This should outline their architectural, historical, and contextual value to the community. The commemoration can include salvaged materials such as the original date stones and stained glass windows.
- c. Specific considerations for the conservation plan include:
 - i. Confirming the suitability of features for relocation during construction.
 - ii. Outlining the work required to secure the features before relocation.
 - iii. Establishing the methodology and sequence for safe relocation.
 - iv. The conservation plan should ensure that all salvaged features are stabilized and protected before, during, and after construction activities.

8.0 CONCLUSION

The subject property is proposed to be redeveloped into a mixed-use commercial and residential project featuring a 12-storey building with 176 residential units, a mechanical penthouse, 785 square meters of amenity space, and two levels of parking. The existing building at 1570 Main Street West, Binkley United Church, has been evaluated for its cultural heritage significance and the potential impacts of the proposed development.

The proposed development design is currently in its preliminary stages, and ATA acknowledges that revisions to the CHIA (Cultural Heritage Impact Assessment) will be required as the design evolves.

An analysis of potential impacts was conducted, which determined that the demolition of the 1960 church building will have little to no impact on the cultural heritage resource. This is because the 1960 church building is not the original structure but a replacement for the earlier 1911 church building.

To address the demolition, ATA has recommended mitigation measures to ensure that some architectural features are conserved. These measures should be implemented through the site plan control process, following the approval of the principle of development for the subject property.

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APPENDIX
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SUPPORTING DOCUMENTS
RYAN LEE CV

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APPENDIX B
RYAN LEE C/V

Ryan C. Lee, M. Arch, B. Arch Sci. OAA, MRAIC, CAHP
Associate Architect

Education

**Master of Architecture/Toronto Metropolitan University / Toronto, Ontario/
2013-2016**

**Bachelor of Architectural Science/ Toronto Metropolitan University/ Toronto,
Ontario/ 2009-2013**

Associations

- > **Architect OAA (Ontario Association of Architects)**
- > **Member RAIC (Royal Architect Institute of Canada)**
- > **Member CAHP (Canadian Association of Heritage Professional)**
- > **Member TSA (Toronto Society of Architects)**
- > **Member ACO (Architectural Conservancy Ontario)**

Heritage Assessment/Impact Study

- > **445 Hazelhurst Road | Heritage Impact Assessment | Mississauga, Ontario**
- > **125 Thomas Street, 181 Church Street | Heritage Impact Assessment,
Oakville, Ontario**
- > **789-795 Brant Street | Heritage Impact Assessment | Burlington, Ontario**
- > **22,24,26,28,32 John Street | Heritage Impact Assessment | Mississauga,
Ontario**
- > **6181 Major Mackenzie Dr | Cultural Heritage Assessment | Vaughan, Ontario**
- > **Brampton Memorial Arena, 69 Elliot St | Heritage Impact Assessment/
Heritage Conservation Plan | Brampton, Ontario**
- > **7593 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact
Assessment | Brampton, Ontario**
- > **7605 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact
Assessment | Brampton, Ontario**

APPENDIX B

RYAN LEE C/V

- > 12 Rosegarden Dr | Cultural Heritage Assessment | Mississauga, Ontario
- > 181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan
- > 181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage Assessment
- > 66 Queen St S | Cultural Heritage Assessment/ Heritage Impact Assessment | Mississauga, Ontario
- > Cedarvale Park, 181 Main St | Heritage Interpretation Plan/ Heritage Implementation Plan | Georgetown, Ontario
- > 8331 Heritage Rd | Heritage Conservation Plan | Mississauga, Ontario
- > Cedarvale Community Centre Heritage Assessment and Heritage Impact Assessment
- > 181 Main St | Cultural Heritage Assessment and Heritage Impact Assessment | Georgetown, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | Heritage Impact Assessment | Burlington, Ontario
- > 5780 Cedar Springs Rd | Cultural Heritage Assessment | Burlington, Ontario
- > James McClure Farm | Cultural Heritage Assessment and Heritage Impact Assessment | Mississauga, Ontario
- > 7891 Churchville Road | Heritage Impact Assessment | Mississauga, Ontario
- > 36 Lake St | Heritage Impact Assessment | Mississauga, Ontario
- > Amos Wright House (Richmond Hill Heritage Centre), 19 Church St N | Restoration | Richmond Hill, Ontario
- > Shaw House (Robert Holland Interpretive Centre), 11715 Leslie St | Restoration | Richmond Hill, Ontario
- > Boynton House, 1300 Elgin Miss Rd E | Restoration | Richmond Hill, Ontario
- > 314 Mill St | Restoration | Richmond Hill, Ontario
- > Vanderburge House, 32 Hillsvie Ave | Restoration | Richmond Hill, Ontario
- > Richmond Hill Railway Station, 1378 Elgin Mills Rd E | Restoration | Richmond Hill, Ontario
- > Guelph Bible Conference Centre, 485 Waterloo Ave | Renovation/Restoration | Guelph, Ontario
- > Auchmar Estate Coach House, 88 Fennell Ave W | Renovation/ Restoration | Hamilton, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | New Addition/ Restoration | Burlington, Ontario

Heritage Restoration

- > Forster Barn Complex, Restoration, Richmond Hill
- > Old School House 10268 Yonge Street, Restoration Richmond Hill
- > Old Post Office 10184 Yonge Street, Restoration Richmond Hill
- > Burr House 528 Carrville Road, Restoration Richmond Hill
- > Guild House 530 Carrville Road, Restoration Richmond Hill
- > Cook Log House Reconstruction, Caledon
- > TDSB Rosedale Height School of Arts Entrance Gate Restoration | Restoration | Toronto, Ontario

- Projects: ATA Architects Inc. Heritage Conservation Review
- > Richmond Hill High School/ Old Town Hall at Richmond Hill Theatre 10268 Yonge St | Building Assessment Report | Richmond Hill, Ontario

Projects: ATA Architects Inc. Heritage Reconstruction

- > Robinson Barn, 563 Bovaird Dr | Reconstruction | Brampton, Ontario
- > Heritage Log House, 12259 Chinguacousy Rd | Reconstruction | Caledon, Ontario

Projects: ATA Architects Inc. Heritage

- > Hamilton City Hall Plaza Security Renovation, 71 Main St W | Renovation | Hamilton, Ontario
- > 129 Thomas St (Masonic Temple) | Residential New Construction/ Restoration | Oakville, Ontario

APPENDIX B

RYAN LEE C/V

- > 347 Queen St S New Residential | New Construction | Brampton, Ontario
- > 273 Main St N New Daycare | New Construction | Brampton, Ontario

Select Projects: ATA Architects Inc. Educational

- > TDSB St. Florance New Daycare | New Construction Addition | Toronto, Ontario
- > TDSB St. Malachy New Daycare | New Construction Addition | Toronto, Ontario
- > SMCDSB Our Lady of Lourdes Daycare Addition | New Construction Addition | Barrie, Ontario
- > SMCDSB St. Monica Daycare Addition | New Construction Addition | Barrie, Ontario
- > Appleby Collage Interior Renovation Residential Construction Colley House | Renovation | Oakville, Ontario
- > Appleby Collage Interior Renovation Residential Construction Ballie House | Renovation | Oakville, Ontario
- > Appleby Collage Interior Renovation Changeroom and Laundry | Renovation | Oakville, Ontario
- > TDSB Indian Road Crest Public School Window Replacement | Exterior Renovation | Toronto, Ontario
- > TDSB Knob Hill Public School Window and Door Replacement | Exterior Renovation | Toronto, Ontario
- > TDSB Etobicoke CI Ceiling and Roof Reconstruction | Reconstruction | Toronto, Ontario
- > TCDSB Nativity of Our Lord Window Replacement | Exterior Renovation | Toronto, Ontario
- > TDSB Knob Hill Public School Gym Floor Replacement | Interior Renovation | Toronto, Ontario
- > North Preparatory Junior Public School TDSB | Exterior Renovation | Toronto, Ontario

- > York University Department of Economics Office Renovation and New Addition | Renovation/ New Addition | Toronto, Ontario
- > York University Atkinson Building Student Lounge | Interior Renovation | Toronto, Ontario
- > TDSB Carleton Village JSSWA FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Adam Beck Jr School FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Keele Street Public School Classroom Acoustic Upgrade | Renovation | Toronto, Ontario
- > York University Housing Department Renovation | Interior Renovation | Toronto, Ontario
- > TCDSB St. Bridgit Interior Renovation | Renovation | Toronto, Ontario
- > TCDSB James Culnan Secondary School Interior Renovation | Renovation | Toronto, Ontario
- > TCDSB Madonna Secondary School Interior Renovation | Renovation | Toronto, Ontario
- > McMaster University Office Renovation Gilmour Hall Rm 231 | Renovation | Hamilton, Ontario
- > McMaster University Door Replacement Chester New Hall Rm B101 | Renovation | Hamilton, Ontario
- > TCDSB St. Stephen Child Care Retrofit | Renovation | Toronto, Ontario
- > TCDSB St. Maurice Child Care Retrofit | Renovation | Toronto, Ontario

Select Projects: ATA Architects Inc. Municipal

- > Civic Centre Arts Hub, 150 Central Park Drive | Interior Renovation | Brampton, Ontario
- > Brampton Provincial Offences Court Appearance Admin Renovation, 5 Ray Lawson Blvd | Brampton, Ontario
- > Earnscliffe Recreation Centre Pool Changeroom Renovation, 44 Eastbourne Dr | Interior Renovation | Brampton, Ontario

APPENDIX B

RYAN LEE C/V

- > Chinguacousy Wellness Centre Interior Fitness & Pool Changeroom Renovation and Exterior Improvements, 995 Peter Robertson Blvd | Interior and Exterior Renovation | Brampton, Ontario
- > Maple Community Centre Fitness Changeroom Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Maple Library Interior Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Acton Youth Centre, 19 Willow St. N | New Construction | Acton, Ontario
- > Urban Design Master Plan for S/E Quadrant Trafalgar Road and Dundas | Urban Design Master Plan | Oakville, Ontario
- > Urban Design Master Plan Brant Street and Plains Rd E | Urban Design Master Plan | Burlington, Ontario

Select Projects: ATA Architects Inc. Sacred Spaces

- > St. Catherine of Siena Catholic Church | New Construction | Hamilton, Ontario

Select Projects: ATA Architects Inc. Mix-Use Commercial/Residential

- > Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > 215 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > 220 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > Trafalgar Rd and Burnhamthorpe Rd Feasibility Study | Feasibility Study | Oakville, Ontario
- > Lot 1 Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > Brant St. & Plains Rd. Mix- Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Burlington, Ontario
- > Dundas & Burnhamthorpe Mix-Use Commercial and Residential, Oakville, New Construction

Projects: ATA Architects Inc. Urban Design Study

Publications

- > The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- > Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- > Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- > Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

- (2023) - CAHP Workroom: AI and Heritage Conservation
- (2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

**APPENDIX C
LAND REGISTRY RECORDS**



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #62

17474-0013 (LT)

PAGE 1 OF 2
PREPARED FOR RL
ON 2024/11/08 AT 16:58:18

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LOT 1, REGISTRAR'S COMPILED PLAN 1475; CITY OF HAMILTON

PROPERTY REMARKS: CORRECTION: DOCUMENT AN17262 ADDED TO PIN ON 2020/06/05 AT 13:45 BY GARDNER, JANICE.

ESTATE/QUALIFIER: FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 1996/09/23

OWNERS' NAMES: THE TRUSTEES OF THE BINKLEY CONGREGATION OF THE UNITED CHURCH OF CANADA

CAPACITY SHARE: BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/23 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/09/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/09/20 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/09/23 **</p>						
AN11908	1912/04/25	TRANSFER	\$1		TRUSTEES OF THE BINKLEY CHURCH	C
AN17262	1924/03/21	TRANSFER	\$100	MCKITTRICK PROPERTIES LIMITED	THE TRUSTEE OF THE BINKLEY UNION CHURCH	C
AN17857	1925/07/13	TRANSFER	\$1,600		TRUSTEES OF THE BINKLEY CHURCH	C
NS151319	1949/05/16	TRANSFER	\$1		TRUSTEES OF BINKLEY UNITED CHURCH	C
NS203048	1952/04/01	TRANSFER	\$1		TRUSTEES FOR THE BINKLEY CONGREGATION OF THE UNITED CHURCH OF CANADA	C
NS216877	1952/12/09	TRANSFER	\$100		TRUSTEES FOR THE BINKLEY CONGREGATION OF THE UNITED CHURCH OF CANADA	C
HL109987	1959/11/23	BYLAW				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX C
LAND REGISTRY RECORDS



LAND
REGISTRY
OFFICE #62

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

17474-0013 (LT)

PAGE 2 OF 2
PREPARED FOR RL
ON 2024/11/08 AT 16:58:18

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HL136466	1960/08/15	TRANSFER	\$1		THE TRUSTEES OF THE BINKLEY CONGREGATION OF THE UNITED CHURCH OF CANADA	C
WE1434952	2020/06/05	LR'S ORDER		LAND REGISTRAR, HAMILTON WENTWORTH LAND REGISTRY OFFICE		C
REMARKS: AN17262 WILL BE ADDED TO THE INSTRUMENT LIST AND S/T INTEREST OF THE MUNICIPALITY WILL BE DELETED FROM THE PROPERTY DESCRIPTION BASED ON NS189370 WHICH WAS AN ORDER CLOSING THE UNDERLYING ALLEY, PLAN 691.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX C
LAND REGISTRY RECORDS

microfilmed Mar. 2 181 By: W. Thompson Checked By: J. Roche

MICROFILMED JAN 17 1972 CONCESSION

LOT 50

1st CONCESSION

PAGE NO. _____

NAMES OF GRANTORS, etc.	NAMES OF GRANTEE, etc.	LANDS.	INSTRUMENT.	CONSIDERATION.	DATE OF INSTRUMENT.	DATE OF REG'N.	REG'N. No.		REMARKS
							TYPE	NO.	
The Crown	Semima Sarah and Mary Johnson	All.	L.P.		6 May 1796				
Semima Sarah & M. Johnson	John Mackay	All et al.	B & S		30 January 1796	21 May 1800	A	185	
Alis. Stewart et ux	John Mackay	All et al.	Order of Confirmation			28 April 1805	B	6116	
George Binkley	Jacob Binkley	P ² (178 acres)	B & S	\$ 2000	16 August 1857	21 August 1857	A	718	all gone
John Binkley	George Binkley	P ² 178 acres	B & S	\$ 5	9 January 1807	11 April 1857	A	8411	
William Thibault et ux	David Watson	P ²	B & S	\$ 20	11 November 1856	15 November 1865	D	1235	
Henry Binkley et ux	David Watson	P ² 21 and et al.	B & S	\$ 500	29 October 1863	15 November 1865	A	1236	
Henry Binkley	Henry Binkley						B	180	see pg 321 gone
Henry Binkley	Henry Binkley						B	324	see pg 321 gone

although the documents herein are given lot & plan numbers there may be the occasional error, the last Reg'd deed is correct.

**APPENDIX C
CENSUS RECORDS**

34	Elizabeth Binkley	House Wife	Do	Do	7	41		
35	George Binkley	Farmer	United States	Do	4	70	1	1
36	Anna Binkley	House Wife	Do	Do	4	72		1
37	Elizabeth Do	...	Canada	Do	7	13		1
38	George A Do	...	Do	Do		2	1	
39	Maria Do	...	Do	Do		6		1
40	Prissilla Do	...	Do	Do		3		1
41	Peter Winter	...	Do	Do				1

1851 Census - George Binkley Son of Marx Binkley
Source: Canada Census, 1851, database, FamilySearch (https://www.familysearch.org/ark:/61903/1:1:MWT2-W65 : 1 October 2021), George Binkley, 1851.

90

PERSONAL CENSUS.		Enumeration District, No.				Township of Ancaster																in the County of Westchester													
NAMES OF INMATES.	PROFESSION, TRADE, OR OCCUPATION.	PLACE OF BIRTH.	Married during the year.	RELIGION.	RESIDENCE, IF OUT OF LIMITS.	SEX.		Married or Single.	Widowed.	Unmarried.	Unmarried.	Unmarried.	RESIDENTS.				Members of Family.		Deaf and Dumb.	Blind.	Lunatic or Idiot.	Attending School within the year.	Persons over 20 who cannot read or write.		Births in 1860.		DEATHS IN 1860.		HOUSES.						
						M.	F.						M.	F.	M.	F.	M.	F.					M.	F.	M.	F.	M.	F.	No.	Age and Cause of Death.	brick, Stone, Frame, Log, &c.	No. of Stories.	No. of families living in house.	Vacant.	Being built.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	Barbara A Binkley	E D		W. M.		4	1																												
2	Mary K Binkley	" "		" "		7	1																												
3	John Binkley	Labourer		" "		5	1																												
4	Lewis K Binkley	Labourer		" "		3	1																												
5	Joseph Binkley	" "		" "		17	1																												
6	David Griffin	" "		Universalist		24	1																												
7	John Binkley	" "		W. M.		23	1																												
8	Elizabeth Ryan	" "		W. M.		18	1																												
9	John Binkley	Farmer		W. M.		32	1																												
10	Catharine Binkley	" "		" "		34	1																												
11	John Binkley	Labourer		" "		18	1																												
12	John Binkley	" "		" "		15	1																												

1861 Census - Jacob Binkley Son of George Binkley
Source: "Canada, Ontario Census, 1861", FamilySearch (https://www.familysearch.org/ark:/61903/1:1:MQ7M-645 : Fri Mar 08 19:50:11 UTC 2024), Entry for Jacob Binkley, 1861.

The Way We Were The House That Jacob Built

LOREEN JEROME
Part 1

How many times have you passed by the stately old stone house on the north side of Sanders Boulevard at the end of Binkley Road and wondered about its origin?

In the 18th century, the area was part of Upper Canada. George III was King of England when the original Crown land patent, dated 1796, granted 900 acres to the Johnston sisters, Jemima, Sarah, and Mary, daughters of Chief (Lieutenant) Brant Johnston, a white man who had married an Indian woman. That same year, the Johnston sisters sold the West Hamilton portion to John Mackay.

The Binkleys purchased 800 acres from John Mackay in 1803 and gave their name to Binkley's Hollow. They were Palatine Germans, forced to leave their country for religious reasons. Hans and Mary Binkley emigrated from Switzerland to England and later to America, landing in Philadelphia, Pennsylvania, in 1735, where they settled in Lancaster County. In 1783, after the War of Independence, their son Marx Binkley (1749-1805), with his wife Magdalene and family of three boys and two girls, spent two months traveling in Conestoga wagons, originally bound for Kitchener. But when they reached the mountain brow at the top of Horning Road and stayed at the home of Abraham Horning, the beauty of the valley below them was irresistible, so they decided to start a new life there.

Marx Binkley and his family cleared land for crops that was heavily wooded with oak, maple, black walnut, pine, spruce, and hickory. Log cabins were built from the materials at hand. Later, impressive homes



Binkley House.

Photo: Loreen Jerome

Common practice at that time among farm families was to be buried on their own land, and in this instance the Binkley families left two local cemeteries as part of their lasting heritage.

were constructed with limestone quarried from the escarpment. This was a time when settlers, after a hard day's work, had to stand guard through the night fearing not only thieves but also attacks by wolves, bears, and wildcats on their sheep, pigs, horses, and cows.

Jacob Binkley (1806-67), great-grandson of Marx, built the handsome stone house that still stands at 54 Sanders Blvd. at the head of a ravine. The house was completed in 1847 and named Lakelet Vale, as it had a little spring-fed lake at the rear, Binkley's Pond, as it was known, was used for skating, fishing, and good times. It is now the Zone 6 parking lot at McMaster University on the west side of Cootes Drive.

A tree-lined avenue, now Binkley Road, ran to the house from Dundas Road, now Main Street West. Some of the property's trees, such as magnolias and tulips, were rare in the district. The nearby carriage house for the cutlers and carriages also housed implements for a carpenter and blacksmith shop. A large wooden barn 100 yards west has long since disappeared.

Love of one's surroundings often leads to the desire to be buried nearby.



Binkley Coach House

Photo: Loreen Jerome

Part 2 of this story will identify other Binkley houses and the legacy this early family left for future generations.

Sources: Herbert Fairbairn Gardiner (compiler), Gardiner's Scrapbook, Vols. 77 and 102; A. Anderson and Grace Buttrum (compilers), Other Days, Other Ways: Historical Sketches of the Binkley School District; David N. Jardine, West Hamilton, a Village and a Church (Hamilton: West Hamilton Heritage Society, ca.1990).

Mailing Label

The Way We Were The House That Jacob Built

Part 2:
The Binkley Legacy
LOREEN JEROME

Circa 1856 a stone school was built on the north side of what is now Main Street West, opposite Rifle Range Road, School Section 4. Ancaster and Barton served the area until about 1880, when a brick building replaced it on the same site and was renamed **Binkley School**. In 1965 that one was demolished, and the present Binkley School was built with the main entrance facing Sanders Boulevard. Since 2000 it has been known as the Colin MacDonald Community School.

The Marks Binkley Family Cemetery is at the end of Lakelet Drive off Binkley Crescent, in a fenced, tree-shrouded enclosure. In addition to the weathered headstone of Marks Binkley, who died in 1805, it contains many subsequent generations of Binkleys and their relatives. The subdivision known as University Gardens, Dundas is the home of the **Binkley Hollow Cemetery**, with burials dating back to 1851.

The first Binkley home was situated on the present site of the Canadian National Institute for the Blind. East of the CNIB, on a 50-by-100-foot lot donated by **J. Alban Binkley** and his sister, Mrs. M. Rasberry, **Binkley United Church** opened Sept. 30, 1912, replacing the former **Binkley Union Church**.



Binkley Hollow Cemetery, University Gardens.

Photo: Loreen Jerome

The past is frequently forgotten. To all descendants of the Binkleys in the area today, we thank you for your ancestors' generosity and foresight in providing future generations with a lasting legacy. Sources: David N.

As church membership expanded, Binkley United Church was in turn torn down and replaced by the present-day church and its "singing towers"; it opened Jan. 17, 1960. The original cornerstone of Binkley Union Church, dated 1911, is on display in the Memorial Chapel of Binkley United Church.

The wooden house on the hill (in the foreground of the picture of **Binkley Hollow Hill**) is most likely **John Binkley's**. Binkley Hollow Road was built in 1847 and paved in 1851. Until 1898, bylaws provided for the collections of tolls. The road's only toll-gate, located on top of **Binkley's Hollow**, remained there until the University Gardens housing development began. At the very top of the hill on the left side now stands University Plaza. The intersection visible at the top of the hill is Odier Drive and Grant Boulevard. **Henry Binkley's** land ran through Binkley's Hollow, and a piece of his farm is now part of University Plaza.

Jardine, *West Hamilton, a Village and a Church* (1990); Hamilton Municipal Cemeteries, www.city.hamilton.on.ca/Parks/Cemeteries/; Special Collections, Hamilton Public Library; *The Hamiltonians*, 100 *Fascinating Lives*, ed. Margaret Houghton (James Lorimer & Co. Ltd., 2003); Olive Newcombe, *Picturesque Dundas Revisited* (Seldon Printing Ltd., 1997).



Binkley Hollow Hill
Courtesy M.P. Russ Powers' Dundas postcard collection

Mailing Label

APPENDIX C



Headstone of Geroge Binkley at Binkley (Max) Cemetery, Hamilton, Ontario

Source: https://canadianheadstones.ca/wp/headstone-vendor/?wpda_search_column_idperson=553678

APPENDIX C
LAND REGISTRY RECORDS



Only the basement of this new Binkley United Church has so far been built at the corner of Main Street West and Kingsmount; but within a year it should be completed. Demolition of the old church, to make way for a new Christian Education building, at left, was started this week by Burlington contractors, Thurlow and Sanderson. The new buildings, designed by Toronto architects Bruce, Brown and Brisley, will cost \$194,000.

Demolish Binkley United Church To Make Way For New Structure

A church landmark is disappearing from Westdale to give way to a new religious building.

Contractors this week began demolishing the Binkley United Church at the corner of Main West and Kingsmount.

The tall old, red building, which juts out almost to the sidewalk, will be levelled within a short time. In its place will stand a new Christian education building for a new Binkley United Church.

The 580-member congregation under the ministry of the Rev. R. G. Hazlewood B.D., will meet during the period of construction, as it has since 1953, in the basement section of the new church.

When all is completed the new buildings will have cost \$194,000.

This is quite a jump from the \$4,926, plus volunteer labor and some donated materials, which built the original church in 1912.

But while the building was completed that year, the congregations in the community had been in existence much longer.

WITH MINISTERS supplied by the Presbyterian and Methodist Churches, Binkley became one of the first union churches in the country.

Then, in 1918, the union church affiliated with the Presbyterian Church in Canada and agreed to accept the terms of union to be adopted by the Presbyterian, Methodist and Congregational Churches. It became Binkley United Church in June, 1925.

The basement of the new church — termed "the first portion of a dream come true" at its dedication — was officially opened in September, 1953.

By this time next year, with church and education building completed, the dream should be complete.

He was Charles Herald, a son of the Rev. James Herald, pastor of St. Andrew's Presbyterian Church in Dundas.

He found there was no church or Sunday School between his home town and neighboring Hamilton. So he organized a Sunday School, with a teaching staff of seven and some 50 pupils, which held classes in the Binkley School house on the Dundas Road.

Then in 1904 a retired minister, the Rev. J. M. Cameron came to live in the neighborhood. He soon began to hold regular services and five years later, the people decided to organize a regular church on the



CHURCH OUTGROWS BUILDING—Yesterday Frank Bogle laid the cornerstone of the new Binkley United Church. The congregation has grown to a point where the present building is far too small. The Rev. Dr. E. Melville Aitken (left) leads the prayer of dedication after the stone is laid. The Rev. W. K. Houslander, minister of Binkley Church, is at the right.



Work is proceeding rapidly on the new Binkley United Church which will serve the fast-growing West Hamilton district. The general contractors are Bruce Thurlow and John Sanderson.

Left - Demolish binkley united church to make way for new structure. (1959, October 10). The Hamilton Spectator. Source: Hamilton Spectator Archive

Top Right - Church Outgrows Building (1953, February 09). The Hamilton Spectator. Source: Hamilton Spectator Archive

Bottom Right - Photo of Binkley Church Under Construction (1960, April 09). The Hamilton Spectator. Source: Hamilton Spectator Archive

APPENDIX C
LAND REGISTRY RECORDS



Photo of Binkley United Church Completed (1960, October 10). The Hamilton Spectator.
Source: Hamilton Spectator Archive

Links with Past Disappear As Old Hamilton homes Wrecked - Stories of Binkley Family (1954, June 12). The Hamilton Spectator.
Source: Hamilton Spectator Archive

Binkley United Church Advert (1975, August 09). The Hamilton Spectator.
Source: Hamilton Spectator Archive