



HERITAGE IMPACT ASSESSMENT

166-186 Ferguson Avenue North & 203 Robert Street

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EXECUTIVE SUMMARY

Hobson Built Heritage was retained by B & F Investments (Nova Scotia) Company to prepare a Heritage Impact Assessment (HIA) for a proposed development at 166-186 Ferguson Avenue and 203 Robert Street. A Heritage Impact Assessment is required because the proposed development is adjacent to several Listed (non-Designated) and Inventoried heritage resources and is located in the *West Harbour (Setting Sail) Secondary Plan Area*. There are no on-site heritage resources.

The proposed development consists of seven towers, including two 26-storey towers, three 28 storey stowers and two 30-storey towers, arranged around a central square. The development site is an irregularly shaped parcel on the east side of Ferguson Avenue North, between Barton Street East and Cannon Street East. The north end of Cathcart Street terminates at the subject property. The site has been paved over and is currently being used as a parking lot.

The adjacent heritage resources include the 1859 Hamilton Waterworks sewer cover that is in the municipal right-of-way on the north side of Robert Street and several 1-2.5-storey dwellings on Cathcart Street, Robert Street, and Wellington Steet North that were built c.1870-1900.

The height and massing of the proposed development is significantly larger in scale than heritage buildings adjacent to it and will require major land disturbances for underground parking garages. To minimize impacts to adjacent heritage resources, the following strategies have been employed:

- existing grades on Robert Street will be maintained to avoids disturbances to the heritage sewer cover located in the municipal right-of-way
- the towers have been arranged on the site so that new net shadows on adjacent heritage buildings are minimized
- a 6-storey podium height provides a transition in height to the 1-2.5-storey adjacent heritage buildings
- the masonry cladding on the podiums is complementary to the adjacent heritage buildings
- landscaped setbacks are provided on Cathcart Street and Robert Street to match the setbacks of adjacent heritage properties
- landscaped buffers are provided where residential properties back on to the development to provide a physical separation and alleyways behind adjacent heritage properties on Wellington Street North & Cathcart Street provides an additional physical separation

It is further noted that the proposal includes commemorative features that provide positive impacts by recovering some of the lost history of the site that is no longer apparent. The proposed commemorative features include:

- a curved walkway that traces the path of the former railway line, built on top of a natural inlet, that supported industrial uses on the site in the 19th and early 20th century

- a water feature that references the early water infrastructure that supported industrial uses on the site and is linked to the 1859 Hamilton Water Works sewer cover on Robert Street
- a ghost outline on the façade of Tower 7 that references the Patterson Planing Mill that occupied the site in the late 19th and early 20th century

Therefore, it is recommended that heritage support be provided for the proposed development, with the following conditions:

1. that heritage staff review the final cladding materials for the tower podiums to ensure they are complementary to the adjacent heritage buildings. Red brick or something similar is recommended.
2. that the applicant provides a detailed *Grading Plan* confirming that the existing grades along Robert Street will be maintained and there will be no disturbances to the heritage sewer cover. If disturbances will occur a protection plan should be provided.
3. that the applicant provides an *Interpretive Plan* by a qualified heritage consultant for the commemorative elements and interpretive material to be integrated into the site. Interpretive material should be installed in publicly accessible areas such as in the outdoor amenity spaces or inside the community centre. The *Interpretive Plan* should reference the following themes associated with the site:
 - i. Peter Ferguson Pioneer Homestead
 - ii. Early rail & water infrastructure
 - iii. Patterson Planing Mill & Lumber Yard
4. that the applicant provides a *Landscape Plan* that corresponds to the *Interpretive Plan* and supports the residential character of Cathcart Street & Robert Street
5. that the applicant consults a Registered Archaeologist to confirm archaeological requirements

1.0 INTRODUCTION

Preparation of this report included site investigation, a review of relevant heritage policies and applicable legislation, historical research, and consultation with heritage planning staff at the City of Hamilton. This is a 90% Draft Report. The final report will be issued following consultation with the Design Review Panel, the Municipal Heritage Committee, and the local community.

The heritage consultant attended team meetings during design development and provided information about the history of the site and the historic character of the surrounding area and adjacent heritage resources. An overview of the height, massing, architectural character, and construction materials of adjacent heritage buildings was provided to the design team to inform their design response. The location of the heritage sewer cover was communicated to all disciplines and added to the site plan to ensure its protection. Based on this information, the entrance from Robert Street was shifted a short distance to the east so that the heritage sewer cover would not be disturbed. In addition, it was confirmed that the intent was to match the existing grades along Robert Street.

2.0 LOCATION & SITE DESCRIPTION



AERIAL VIEW looking north towards the Bay – the development site is a former industrial site on Ferguson Avenue North that is currently being used as a parking lot

The development site is an irregularly shaped parcel in the North End of Hamilton that has been paved and is currently being used as a parking lot. It has a long frontage on Ferguson Avenue North and occupies vacant lands behind commercial properties on Barton Street East and residential properties on Cathcart Street, Robert Street and Wellington Street North.

Surrounding land uses include 6-8-storey residential towers and industrial warehouses on Ferguson Avenue North, low-rise commercial buildings on Barton Street East, and 1 to 2.5-storey residential buildings on Cathcart Street, Robert Street and Wellington Street North that back onto the development site.

3.0 HERITAGE PLANNING CONTEXT

Adjacent Heritage Resources

The proposed development is adjacent to several Registered (non-Designated) and Inventoried heritage properties including a Hamilton Waterworks sewer cover on the north side of Robert Street and several 19th-century dwellings on the west side of Cathcart Street, the south side of Robert Street and the west side of Wellington Street North. There are no Designated heritage properties adjacent to the subject property.



HERITAGE MAPPING – the development site is adjacent to a number of non-Designated heritage properties on Cathcart Street, Robert Street and Wellington Street North and there is a heritage registered sewer cover in the municipal right-of-way on the north side of Robert Street.

The adjacent heritage resources range in date from 1859-1900 and include single-detached, semi-detached and row housing ranging in height from 1 to 2-storeys. Red brick is the most common construction material but in many cases the exterior has been painted, cover with stucco, or re clad with vinyl siding. Some of the smaller 1-storey homes may be frame construction that has been covered with stucco or siding.

An inventory of the adjacent heritage resources is provided in the table below with a comment regarding its contextual relationship to the development site. Properties on Wellington Street South back onto an alleyway that separates them from the development site. Properties towards the south end of Cathcart Street back onto an alleyway or an existing building. Properties at the





north end of Cathcart Street back onto the development and are across the street from the proposed development. Properties on Robert Street are across the street from the development.

Therefore, most of the adjacent heritage buildings are physically distanced from the development by a rear yard, alleyway or roadway, or by an existing building. Comments on the relationship of adjacent heritage resources to the development site are provided in the table below:

Table 1.0 Adjacent Heritage Properties:

ADDRESS	HERITAGE STATUS	DATE	PHOTO	COMMENT
CATHCART ST				
107	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site
113	REGISTERED (Non-Designated)	1900		Backs onto an alleyway that abuts the development site
117	REGISTERED (Non-Designated)	1870		Backs onto an alleyway that abuts the development site.
121-123	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
125	REGISTERED (Non-Designated)	1891		Backs onto an alleyway that abuts the development site.

127	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
131	REGISTERED (Non-Designated)	1890		Backs onto an existing building.
133	Inventory	1890		Backs onto an existing building.
135-139	Inventory	1882		Backs onto an existing building.
143	Inventory	1883		Backs onto the development site.
145	Inventory	1883		Backs onto the development site.
147	Inventory	1883		Backs onto the development site.

149	Inventory	1883		Backs onto the development site.
151	Inventory	1883		Backs onto the development site.
153	Inventory	1883		Backs onto the development site.
ROBERT STREET				
-	REGISTERED (Non-Designated)	1859		Located in the municipal right-of-way on the development site.
212	REGISTERED (Non-Designated)	1900		Across the street from the development site
214-216	REGISTERED (Non-Designated)	1890		Across the street from the development site
WELLINGTON ST N				
219	Inventory	1895		Backs onto an alleyway that abuts the development site.
223	REGISTERED (Non-Designated)	1895		Backs onto an alleyway that abuts the development site.

225	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
227	REGISTERED (Non-Designated)	1900		Backs onto an alleyway that abuts the development site.
233	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
235	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
239	Inventory	1891		Backs onto an alleyway that abuts the development site.
241	REGISTERED (Non-Designated)	1873		Backs onto an alleyway that abuts the development site.
243	REGISTERED (Non-Designated)	1873		Backs onto an alleyway that abuts the development site.

245	REGISTERED (Non-Designated)	1873		Backs onto an alleyway that abuts the development site.
247	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
249	REGISTERED (Non-Designated)	1880		Backs onto an alleyway that abuts the development site.
251	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.
253	REGISTERED (Non-Designated)	1890		Backs onto an alleyway that abuts the development site.

West Harbour Secondary Plan: Ferguson-Wellington Corridor

The subject property is in the West Harbour Secondary Plan area. The study identifies three major areas:

1. Former industrial lands along Ferguson Avenue, referred to as the Ferguson-Wellington corridor
2. Commercial and mixed used corridors
3. Stable Areas

The development site is defined as former industrial lands in the Ferguson-Wellington Corridor.

The West Harbour Secondary Plan includes guidelines for celebrating the industrial heritage of this area. The relevant section for the proposed development is:

A.6.3.2.7 Celebrate the City's heritage

Hamilton's rich cultural and industrial heritage are rooted in West Harbour. As the urban fabric of the area continues to evolve, remnants of its past must not be discarded, and its history not forgotten. Conserving and celebrating West Harbour's heritage is important and should include:

- iii) reflecting and interpreting the city's industrial, marine and cultural heritage in the design of new buildings and open spaces

The West Harbour Secondary Plan provides general guidelines for new development adjacent to heritage buildings that is primarily aimed at integrating new development into historic streetscapes. Therefore, since the development is behind heritage properties these guideline are only applicable for the portion of the development that fronts on Robert Street and the north end of Cathcart Street.

A.6.3.3.7 New development adjacent to heritage buildings or in areas containing heritage buildings shall:

- i) reflect the setbacks, heights and cornice lines of adjacent heritage buildings;
- ii) support the creation of a continuous street wall;
- iii) maintain a consistent street orientation and building line;
- iv) be encouraged to reflect the character, massing and materials of surrounding buildings.

The Ferguson-Wellington Corridor is identified as one of three Areas of Major Change where significant land use changes are planned. The Areas of Major Change are identified in the following section:

A.6.3.5 Areas of Major Change

Within West Harbour, there are three areas planned for significant land use change, as identified on Schedule "M-1"—the Waterfront, Barton-Tiffany and the Ferguson-Wellington Corridor. In addition to the other policies in this plan, the policies below apply specifically to these Areas of Major Change.

There are no specific policies for new development adjacent to heritage resources in an Area of Major Change.

Archaeological Potential

The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) In areas of pioneer Euro-Canadian settlement; and,
- 2) Along historic transportation routes.

These criteria define the property as having archaeological potential. However, historic mapping included in the appendix of this report, shows evidence of extensive industrial and railway activities on the site in the 19th and early 20th century. In the later 20th-century the site was re-graded and paved and is currently used as a parking lot. A registered Archaeologist should be consulted to clarify the archaeological requirements.

Industrial Heritage

The heritage resources adjacent to the development site are single-detached, semi-detached and row housing that was built after the Ferguson farm was subdivided for residential lots according to an **1856 Plan of Subdivision** registered by his heirs. The subject property remained undeveloped for a while because it contained the Ferguson Farmhouse retained on a large parcel. After the railway line was built across this parcel, it was developed for industrial use. The old Ferguson Farmhouse on the west side of the railway line was torn down for the Grand Trunk engine house and rail yards, and the Patterson brothers built a brick planing mill on the east side of the railway line where they had a large lumber yard.

The site was ideal for industrial development because of its large size and proximity to port and rail facilities and because the area was serviced by Hamilton's municipal water and sewer infrastructure that brought water into to the City from Lake Ontario after the Hamilton Waterworks was completed in 1859 (now the Museum of Steam & Technology). By 1900, reliable hydro-electric service was also available to industries in this area. The **1910 Fire Insurance Plan** shows that the second Patterson planing mill on Robert Street was supplied by electricity and had a new municipal water connection.

Working Class Neighbourhood

As a predominantly working-class neighbourhood, the houses were built for skilled workers employed at the port, railway and north end industries. The lots are narrow and the houses are

modest and built close to the street. After the world wars, the last industries left the area and the industrial buildings were demolished and rail lines removed. Since then, some development has occurred on former industrial sites, but others such as the subject property remain vacant. The 19th century housing stock remains and forms fairly intact streetscapes.

4.0 HISTORICAL CONTEXT

Historically the development site is located in Lot 13, Concession 2, Barton Township. In the early 1800s it was farmland outside the City limits settled by Peter Ferguson. By the middle of the 19th century, the City had expanded around the Ferguson farm. After 1856 it was subdivided and developed for industry and housing. The street pattern today and the unusual outline of the development site reflects the evolution of the site and the former industrial activities associated with it.

Peter Ferguson Homestead

Peter Ferguson was one of the earliest settlers in Hamilton. He arrived at the Head-of-the-lake about 1795. In 1802, he received a Crown grant of 100 acres on Lot 13, Concession 2 in Barton Township, bounded by what is now Wellington Street, Main Street, Mary Street, and the bay shore. The Ferguson property is shown on the **1851 Marcus Smith Map** as a large undeveloped area with development to the west and east. The house is located at what is now the corner of Ferguson Avenue and Robert Street. The house is set in woods and there is a stream in a shallow ravine east of the house and a large kitchen garden west of the house. After Peter Ferguson's death, the land was subdivided for development by his heirs. The **1856 Plan of Subdivision** shows the Ferguson Farmhouse with new built lots laid out around it and new named called Ferguson Avenue after Peter Ferguson. No traces of the Ferguson Farmhouse remain today but it explains why Robert Street doesn't extend through the block in this location.



1851 map showing the Peter Ferguson Homestead



1856 subdivision, the old Ferguson Farmhouse remains

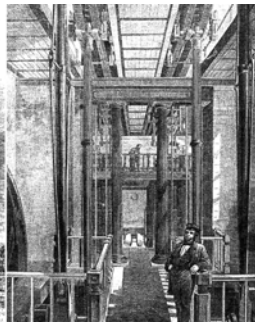
Early Rail & Water Infrastructure

In the 1850s, extensive railway infrastructure was built along the waterfront and through the City linking Hamilton to Canadian and American markets. In 1859, the Hamilton Waterworks was completed to provide clean drinking water to the City pumped from Lake Ontario and supply the

city's many industries. It is one of the earliest municipal water systems in Canada and the original pumphouse has been restored and is now the Hamilton Museum of Steam & Technology. The sewer cover on Robert Street is stamped with 'Hamilton Water Works 1859' to reference this significant achievement. The rail and water infrastructure supported the growth of industrial activities in this areas in the late 19th century and spurred construction of housing for skilled workers employed in those industries.



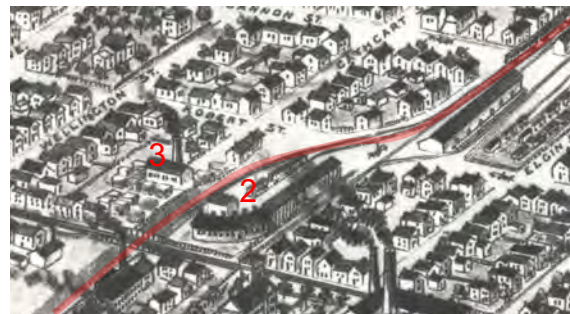
Pumphouse at the Hamilton Waterworks, 1859



Laying early water mains in Hamilton

The **1876 and 1893 Birdseye Views** shows the rail infrastructure on the subject property and the industrial activities that clustered around it. The **1876 Birdseye View** shows the old Ferguson Farmhouse with a railway line behind it where the stream used to be. By the time that the **1893 Birdseye View** was produced the old Ferguson Farmhouse had been demolished and the site is occupied by an Engine House and rail yards.

The Hamilton & Lake Erie and the Grand Trunk Railway both had lines that crossed the subject property. There was a railway bridge across Barton Street East and the rail line followed the natural inlet and curved towards Ferguson Street North. This curved line is reflected in the unusual shape of the subject property. The small frontage on Barton Street East is where the Barton Street railway bridge was located. The grade change where Cathcart Street dead ends is due to the natural topography of the site created by the natural waterway on top of which the railway line was laid.



1876 & 1893 BIRDSEYE VIEWS - shows the transition of the subject property to industrial uses
 1. Ferguson Farmhouse 2. Engine Shed & Rail Yards 3. Patterson Planing Mills & Lumber Yards

Patterson Saw & Planning Mill, late 19th-early 20th century

The subject property was occupied by a lumber business operated by the Patterson brothers. Over the years they had different business partners and the name changed. **John & Thomas**

Patterson Jr. were Hamilton lumber merchants. They erected a brick saw and planing mill on Cathcart Street that appears on the **1876 Bridseye View**. It is identified on the **1898 Fire Insurance Plan** as the **Laking, Thomson, Patterson & Co.** and surrounded by a large lumber yard. The company produced windows sash and doors. By the time that the **1898 Fire Insurance Plan** was produced, the original factory had been demolished a larger brick factory had been built on Robert Street where three houses had been torn down. This allowed the lumber yard to be expanded and the new factory had electrical light and heat. The company name at that time was **Patterson Tilley & Co.** No traces of either factory building remain today.



1898 & 1911 FIRE INSURANCE PLANS show the 1st and 2nd Planing Mills built by the Patterson Brothers.
 1. 1st Planing Mill on Cathcart Street 2. 2nd Planing Mill on Robert Street 3. Lumber Yard

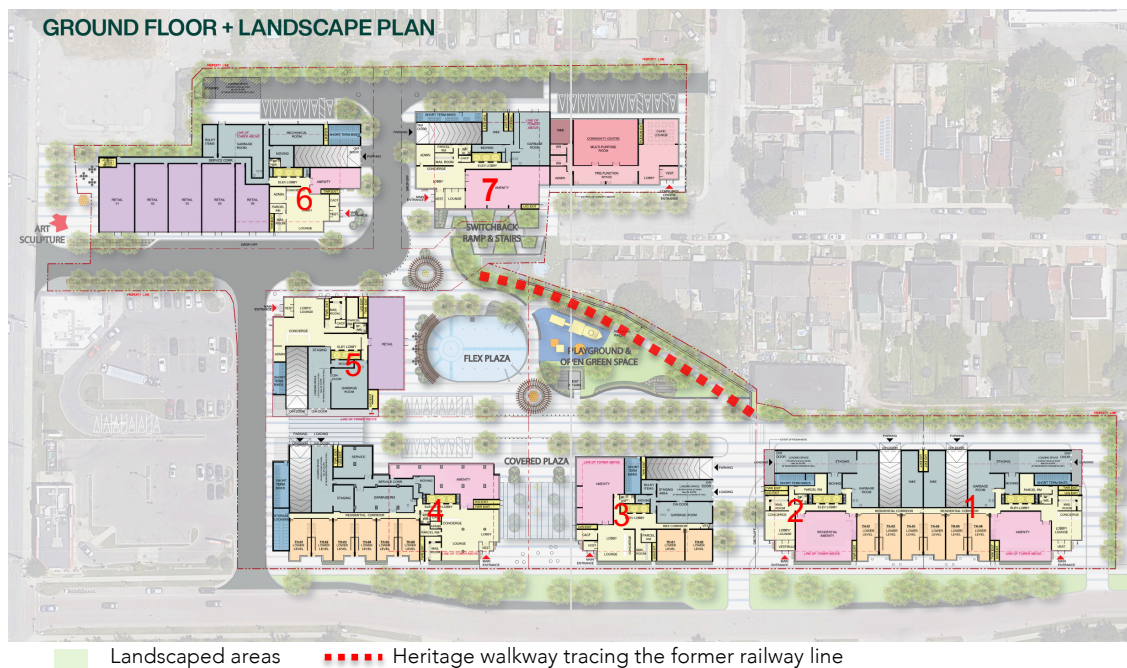


WILLIAM LAKING, a wealthy lumber merchant in Haliburton formed a partnership with the Patterson's to expand the business. Timber was harvested and rough sawn in Northern Ontario and then transported to Hamilton by rail for planing and manufacturing of window sash and doors.

5.0 PROPOSED DEVELOPMENT

The proposed development consists of 7 towers arranged around a privately owned public amenity space in the centre of the 6.2 acres site. The towers range in height from 26 to 30 storeys including a 6-storey podium at the base. Each tower has an underground parking garage. The podium of Tower 7 extends beyond the tower base to Cathcart & Robert Streets and a Community Centre is proposed for the ground floor. There are pedestrian connections through the site to connect it with Barton Street East, Ferguson Street, Robert & Cathcart Streets.

The development is a long-term multi-phased envelopment that will be built out over the next 10-15 years. Site remediation is required prior to construction. The development is mixed-use with approximately 2,000 residential units, including affordable units, and 20,000 square feet of commercial space. The central amenity space is intended to have restaurants and is intended for community events and entertainment such as outdoor concerts and markets. The intent of the development is to provide housing and to revitalize and rejuvenate this part of Hamilton. The public spaces will have elements that celebrate the industrial heritage of the site. The central amenity space will have a water feature and a curved walkway that traces the route of the former railway line that crossed the site. Tower 7 that overlooks the central amenity space will have a ghost outline that references the Patterson Planing Mill that operated on this site in the late 19th and early 20th century.



PROPOSED SITE PLAN

Tower 1	28 storeys	6 storey podium connected below Tower 1 & 2
Tower 2	28 storeys	6 storey podium connected below Tower 1 & 2
Tower 3	30 storeys	6 storey podium
Tower 4	30 storeys	6 storey podium extends along Ferguson Street North
Tower 5	28 storeys	6 storey podium
Tower 6	26 storeys	6 storey podium extends to Barton Street
Tower 7	26 storeys	6 storey podium extends to Cathcart & Robert Streets

*ghost outline of Planing Mill
*community centre on 1st floor



View of the proposed Community Centre on Cathcart & Robert Streets.



View of the proposed privately owned amenity space in the centre of the site with a commemorative elements:

1. water feature that references the early water infrastructure linked to the 1859 HWW sewer cover – the round shape references the former GTR roundhouse
2. heritage walkway that traces the line of the former GTR railway line
3. ghost outline of the references the former Patterson Planing Mills that operated on this site

6.0 HERITAGE IMPACT ASSESSMENT

Negative impacts that may result from development on a site that is adjacent to a heritage resource are indirect impacts such as shadowing, isolation, obstruction of views, incompatible land uses and land disturbances that may have adverse effects.

An analysis of potential indirect impacts of the proposed development on the adjacent heritage resources is provided in the table below:

NEGATIVE IMPACTS <i>Ontario Heritage Toolkit (2006)</i>	IMPACT ASSESSMENT	RECOMMENDATIONS
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	NO NEGATIVE IMPACTS The <i>Sun Shadow Analysis</i> has been provided that indicates no significant shadowing on adjacent heritage resources.	<u>No mitigation required</u>
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	NOT APPLICABLE	<u>No mitigation required</u>
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	NO NEGATIVE IMPACTS A <i>Views Analysis</i> has been provided that indicates no significant obstruction of views of vistas associated with the Harbour or the Niagara Escarpment.	<u>No mitigation required</u>
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	POSITIVE IMPACTS The <i>West Harbour Secondary Plan</i> encourages residential and mixed-use development on former industrial lands.	<u>Mitigation recommended:</u> <ul style="list-style-type: none"> <i>Interpretive Plan</i> for commemorative elements that celebrate the former industrial and settler history of the site.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	POTENTIAL IMPACTS The subject property has been heavily disturbed by agriculture, industry, grading & paving.	<u>Mitigation required:</u> <ul style="list-style-type: none"> Consult with a Registered Archaeologist to confirm archaeological requirements.

The *Ontario Heritage Toolkit* outlines mitigation strategies for minimizing or avoiding negative impact on adjacent cultural heritage resources. Methods of minimizing or avoiding a negative impact on an adjacent cultural heritage resource, as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations.

The height and massing of the proposed development is significantly larger in scale than heritage buildings adjacent to it and requires major land disturbances for underground parking garages. To minimize impacts to adjacent heritage resources, the following strategies have been employed:

- existing grades on Robert Street will be maintained to avoid disturbances to the heritage sewer cover located in the municipal right-of-way
- the towers have been arranged on the site so that new net shadows on adjacent heritage buildings are minimized
- a 6-storey podium height provides a transition in height to the 1-2.5-storey adjacent heritage buildings
- the masonry cladding on the podiums is complementary to the adjacent heritage buildings
- landscaped setbacks are provided on Cathcart Street and Robert Street to match the setbacks of adjacent heritage properties
- landscaped buffers are provided where residential properties back on to the development to provide a physical separation and an existing alleyway behind adjacent heritage properties on Wellington Street North provides an additional physical separation

Therefore, the proposed development adequately mitigated negative impacts on adjacent non-Designated heritage resources and an alternative development option is not required. The proposed development is consistent with policies in the West Harbour Secondary Plan that encourage mixed-use and residential development on former industrial lands in the Ferguson-Wellington corridor.

The proposed commemorative elements are commendable because they provide positive impacts that will recover the lost industrial heritage of the site. In addition, it is recommended that the earlier historical layer associated with the Ferguson era be commemorated as well.

7.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development consists of seven towers, including two 26-storey towers, three 28 storey towers and two 30-storey towers, arranged around a central square. The development site is an irregularly shaped parcel on the east side of Ferguson Avenue North, between Barton Street East and Cannon Street East. The north end of Cathcart Street terminates at the subject property. The site has been paved over and is currently being used as a parking lot.

The adjacent heritage resources include the 1859 Hamilton Waterworks sewer cover that is in the municipal right-of-way on the north side of Robert Street and several 1-2.5-storey dwellings on Cathcart Street, Robert Street, and Wellington Street North that were built c.1870-1900.

The height and massing of the proposed development is significantly larger in scale than heritage buildings adjacent to it and will require major land disturbances for underground parking garages. To minimize impacts to adjacent heritage resources, the following strategies have been employed:

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It is further noted that the proposal includes commemorative features that provide positive impacts by recovering some of the lost history of the site that is no longer apparent. The proposed commemorative features include:

- a curved walkway that traces the path of the former railway line, built on top of a natural inlet, supported industrial uses on the site in the 19th and early 20th century
- a water feature that references the early water infrastructure that supported industrial uses on the site and is linked to the 1859 Hamilton Water Works sewer cover on Robert Street
- a ghost outline on the façade of Tower 7 that references the Patterson Planing Mill that occupied the site in the late 19th and early 20th century

Therefore, it is recommended that heritage support be provided for the proposed development, with the following conditions:

1. that heritage staff review the final cladding materials for the tower podiums to ensure they are complementary to the adjacent heritage buildings. Red brick or something similar is recommended.
2. that the applicant provides a detailed *Grading Plan* confirming that the existing grades along Robert Street will be maintained and there will be no disturbances to the heritage sewer cover. If disturbances will occur a protection plan should be provided.
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 - iv. Peter Ferguson Pioneer Homestead
 - v. Early rail & water infrastructure
 - vi. Patterson Planing Mill & Lumber Yard
4. that the applicant provides a *Landscape Plan* that corresponds to the *Interpretive Plan* and supports the residential character of Cathcart Street & Robert Street
5. that the applicant consults a Registered Archaeologist to confirm archaeological requirements

8.0 SOURCES

Arcadis, *Sun/Shadow Study; 166-186 Ferguson Ave N & 203 Robert Street* (February 2025)

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Ministry of Tourism, Culture & Sport (MTCS). *Ontario Heritage Toolkit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

9.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a *Master of Arts in Architectural History* from the University of Toronto and a *Diploma in Heritage Conservation* from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching Architectural History at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



VIEW FROM FERGUSON AVE N LOOKING EAST – the development site is a large parking lot on the east side of Ferguson Avenue North that backs onto non-Designated heritage properties on Wellington Street North visible in the background



VIEW FROM FERGUSON AVE N LOOKING NORTH – the development site is behind commercial properties on the south side of Barton Street East – the Hamilton General Hospital is the large brick building visible in the background



VIEW LOOKING SOUTH ALONG FERGUSON AVENUE – the development site is on the left – recent residential apartments across the street and street enhancements including a grass boulevard with trees



VERRALL PLACE – recent residential development across the street on Ferguson Avenue North – 6-8 storeys in height



VIEW LOOKING SOUTH ON WELLINGTON STREET NORTH – non-Designated heritage properties on the west side of Wellington Street North back onto an alleyway that separates them from the development site – 1 to 2.5 storeys in height



VIEW FROM ROBERT LOOKING SOUTH ON CATHCART STREET – the development site extends behind non-Designated heritage properties on the west side of Cathcart Street, visible on the right in this photo – 2 to 2.5 storeys in height



CATHCART STREET - Non-Designated heritage properties on the west side of Cathcart Street – this row of workers' cottages faces and backs onto the development site – these properties have no driveways so residents rely on street parking for their vehicles – 1-storey row



CATHCART STREET – the north end of the street dead ends at the developmetn site – 1-storey row



CATHCART STREET – the north end of Cathcart Street terminates at the subject property – there is a retaining wall at the end of Cathcart Street to address a significant change in grade up to the development site



ROBERT STREET – a portion of the development site extends to Robert Street – there is a non-Designated heritage sewer in the municipal right-of-way – the site slopes up from Robert Street

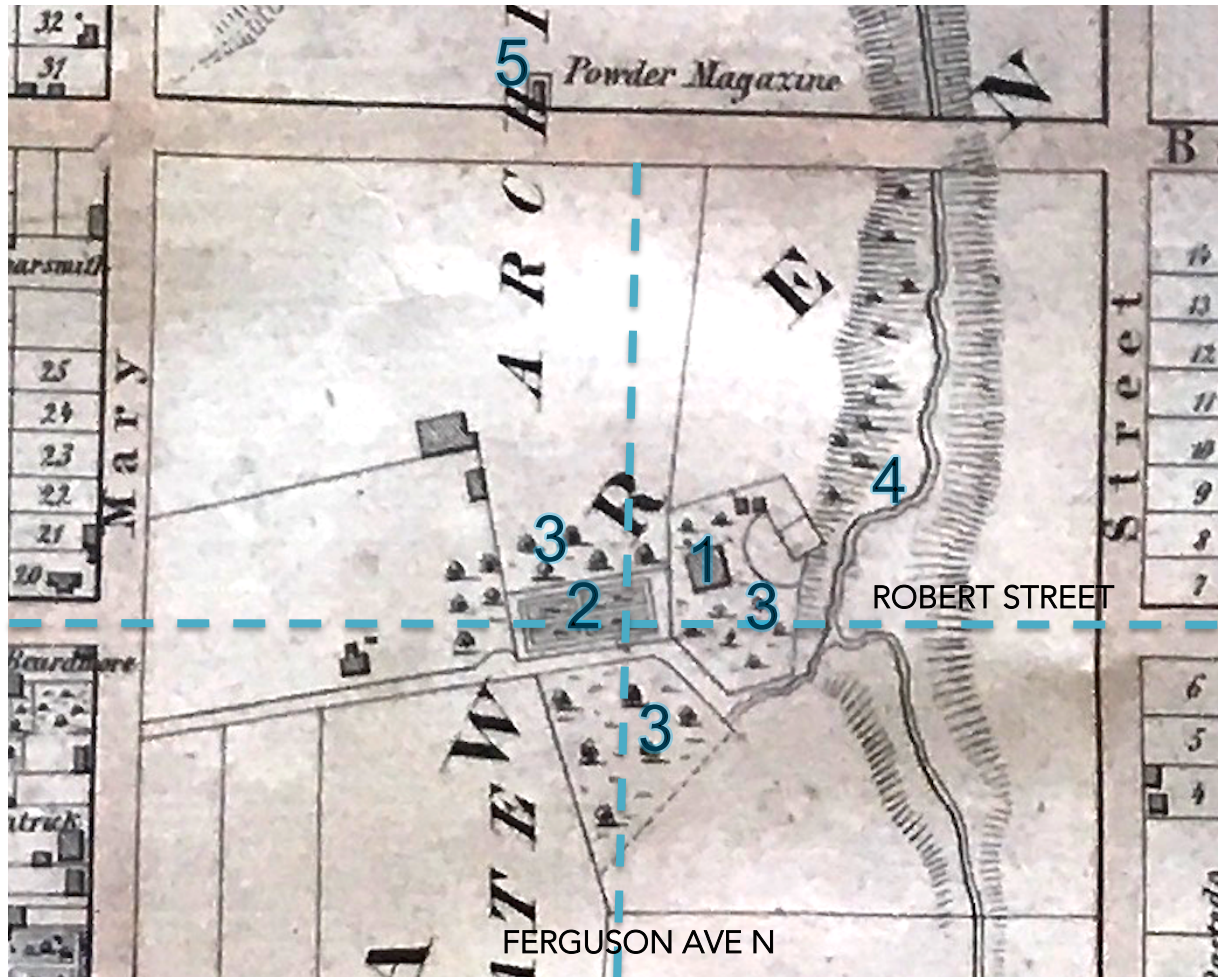


ROBERT STREET – heritage sewer cover in the municipal right-of-way on the north side of Robert Street



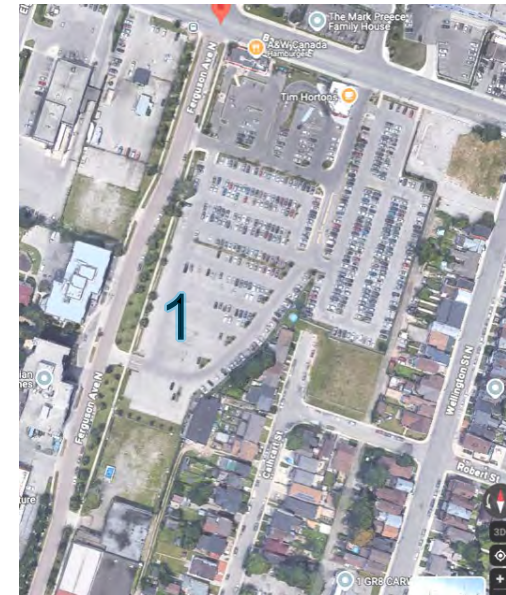
VIEW FROM ROBERT STREET LOOKING NORTH – alleyway behind the adjacent non-Designated heritage properties on the west side of Wellington Street north that separates them from the development site

APPENDIX B: HISTORIC DOCUMENTATION



FERGUSON HOMESTEAD

1. farmhouse
2. kitchen garden
3. woods
4. stream (inlet)
5. powder magazine



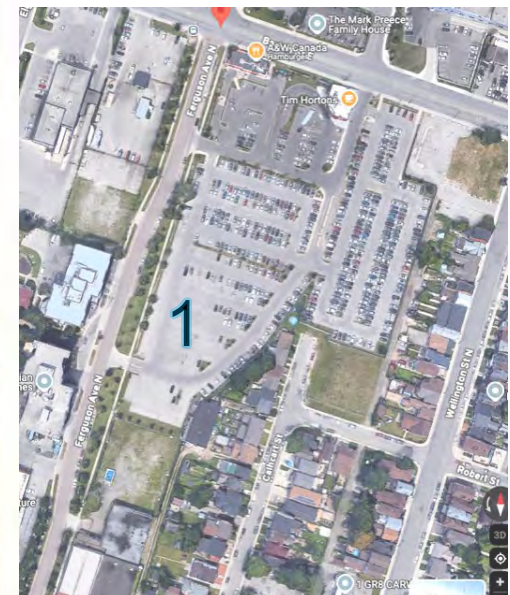
1851 MARCUS SMITH MAP – modern streets overlaid

The 'Estate of the Late Archibald Ferguson' (son of Peter Ferguson) – this map shows the original Ferguson Homestead with a watercourse to the east a large kitchen garden to the west. No traces remain and the area has been paved for parking.

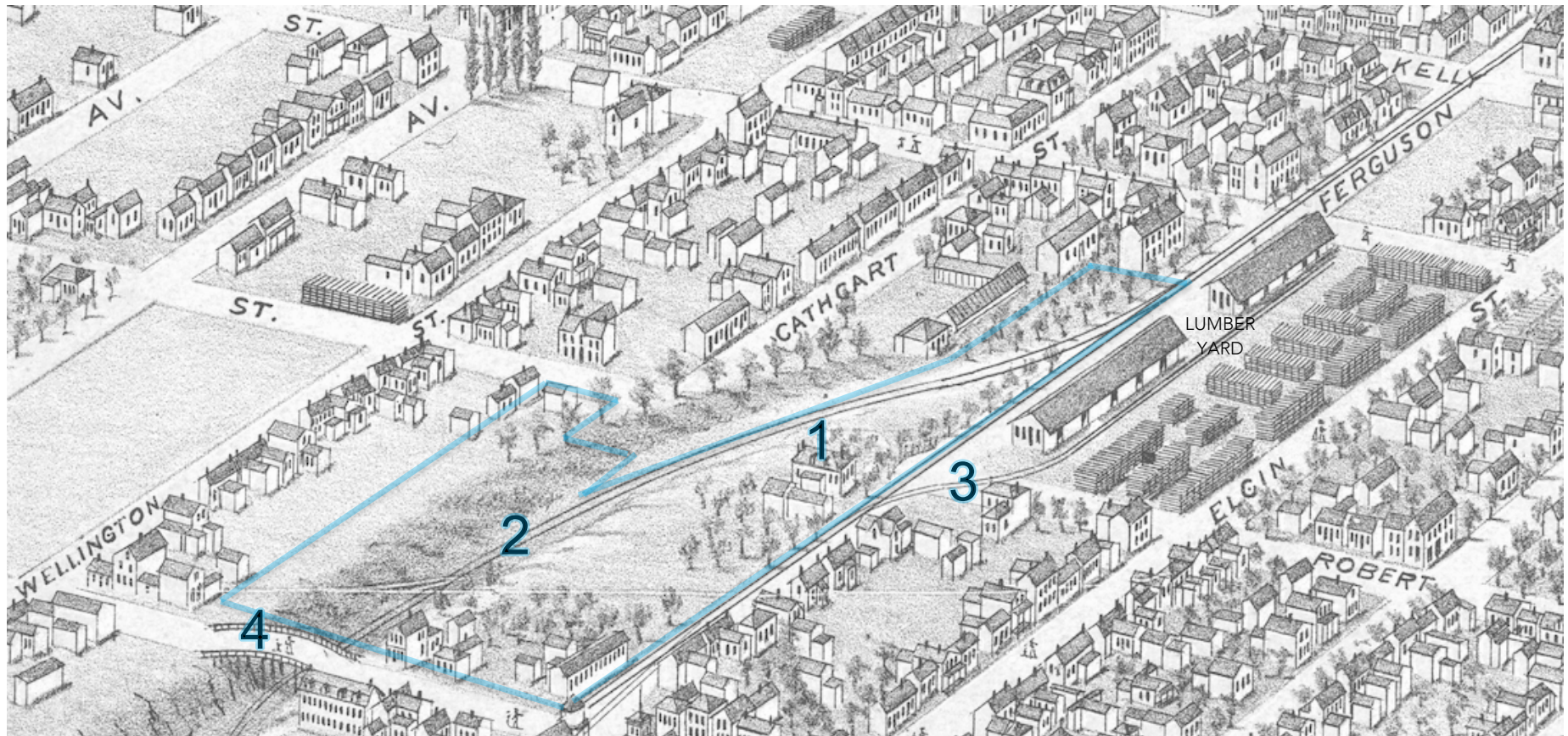


FERGUSON HOMESTEAD

1. farmhouse

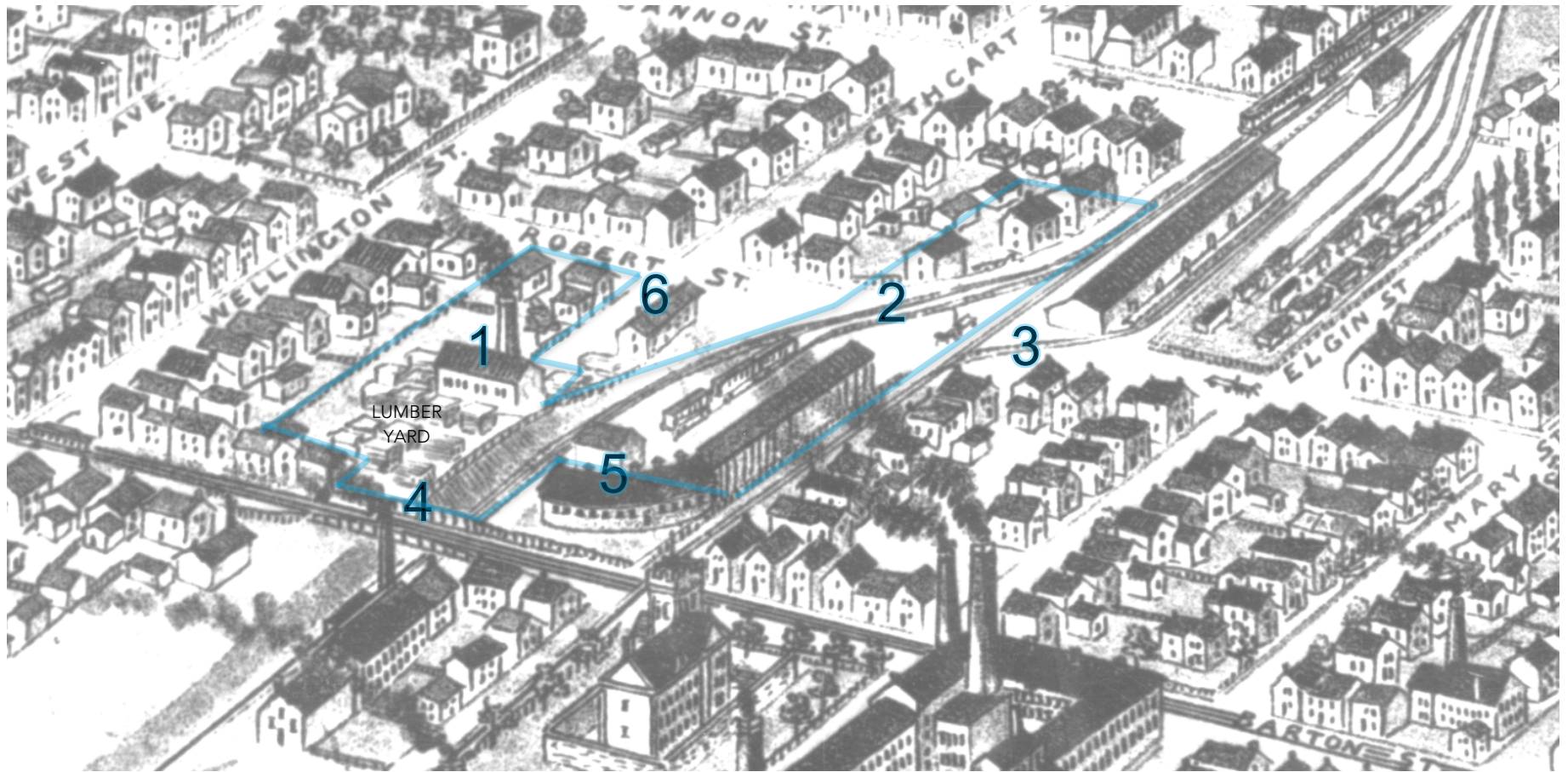


1856 PLAN OF SUBDIVISION (McMaster Map Library) – plan of subdivision for 194 lots registered by John Ferguson (son of Peter Ferguson) – Ferguson Avenue is laid out beside the old homestead



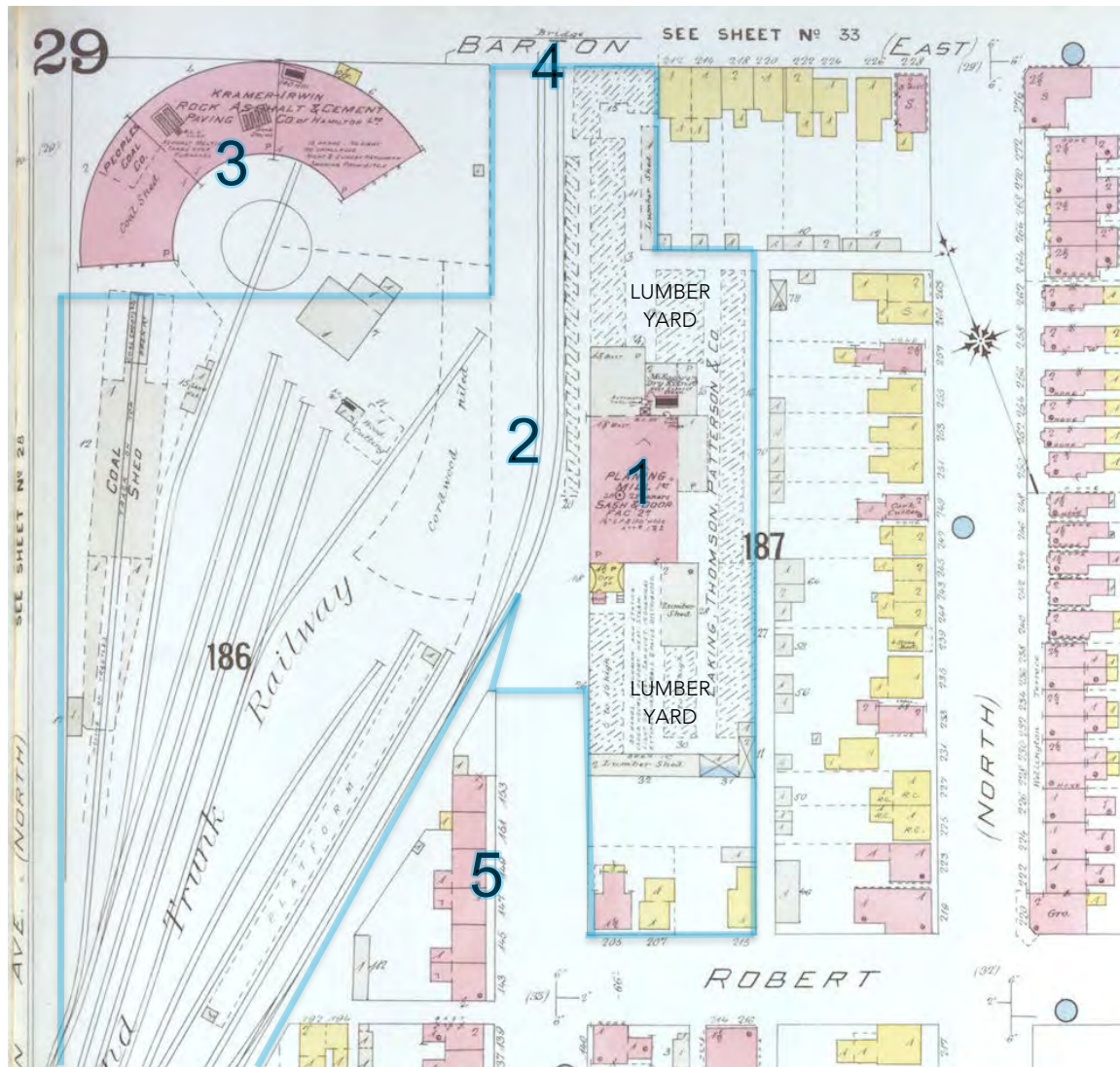
1876 BIRDSEYE VIEW – subject property overlaid

- 1 Ferguson Homestead
- 2 Hamilton & Lake Erie Railway
- 3 Great Western Railway
- 4 Railway Bridge



1893 BIRDSEYE VIEW – subject property overlaid

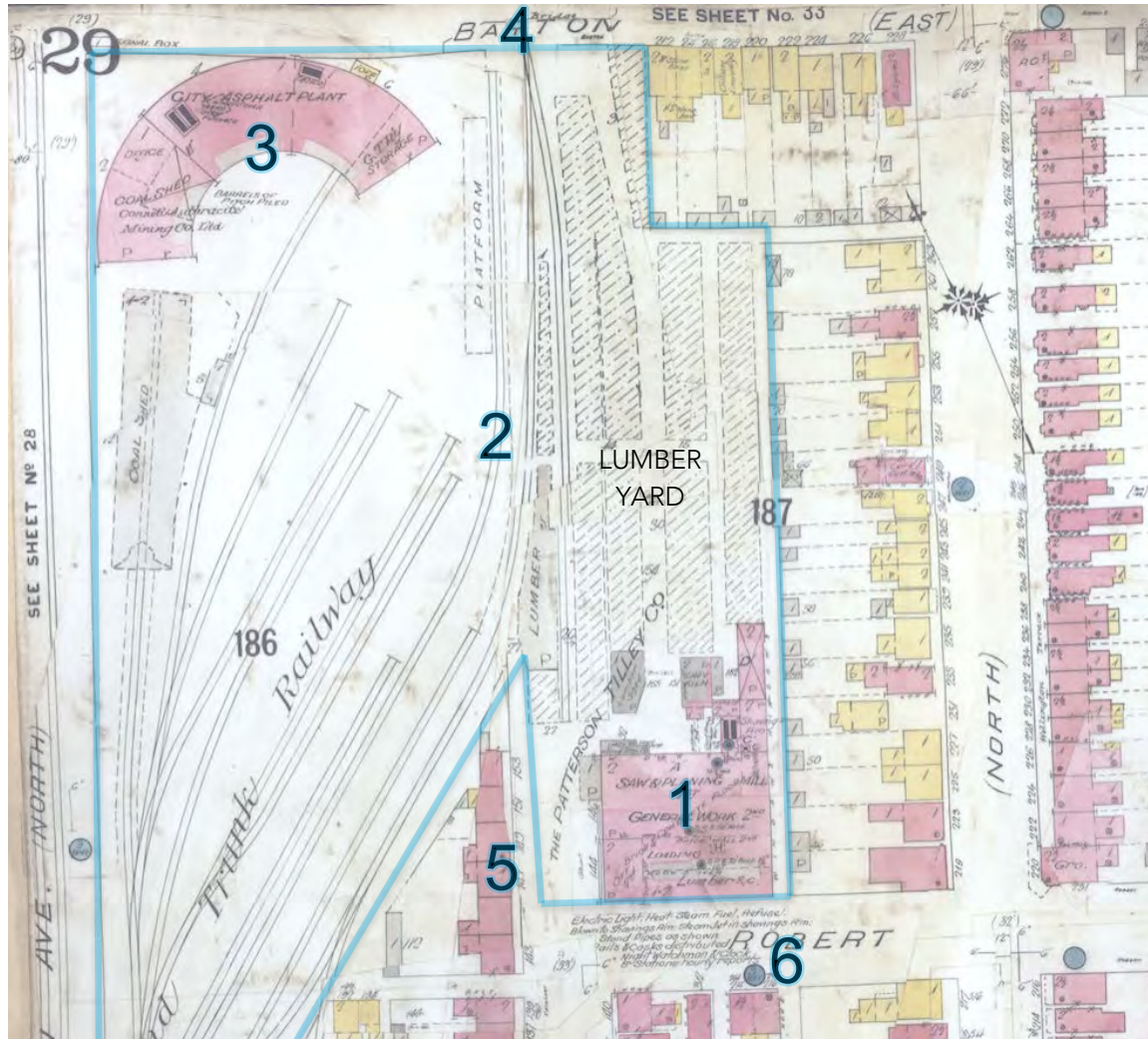
1	PATTERSON BROS. LUMBER	John Patterson & Thomas Patterson Jr., - Lumber Merchants
2	Hamilton & Lake Erie Railway	
3	Grand Trunk Railway	
4	Railway Bridge	
5	Engine House	
6	Row of workers' cottages	



1898 FIRE INSURANCE PLAN, Sheet 29 – subject property overlaid

LAKING, THOMSON, PATTERSON & CO. – 1st Saw & Planing Mill, 1st Floor and Sash & Door Factory, 2nd Floor

- 1 LAKING, THOMSON, PATTERSON & CO.
- 2 Grand Trunk Railway
- 3 Engine House
- 4 Railway Bridge
- 5 Row of workers' cottages



- 1 PATTERSON TILLEY CO.
- 2 Grand Trunk Railway
- 3 Engine House
- 4 Railway bridge
- 5 Row of workers' cottages
- 6 Municipal water connection

1911 FIRE INSURANCE PLAN, Sheet 29 – 2nd planing mill on Robert Street, with electric power & light & a new municipal sewer connection

PATTERSON, TILLEY & CO. – 2nd Saw & Planing Mill, 1st Floor and General Work, 2nd Floor

Laking, Thompson, Patterson & Co, lumber yards and planing mills, 161 York, and foot Cathcart
Laking, Wm (Laking, Thompson, Patterson & Co), h 433 King e

1895 DIRECTORY

Planing, Sash, Door, Blinds, etc

Aitchison & Co, 98 Main w
 Brennen, M, Manfg Co, 84 King Wm
 Hamilton Lumber Co, 117 Jackson e
 Laking, Thomson, Patterson & Co, foot Cathcart

LAKING, THOMPSON, PATTERSON & CO., lumber yards & planing mills, 161 York and foot of Cathcart

WILLIAM LAKING, home at 433 King Street East

There are 4 planing mills operating in Hamilton in 1895

Cannon st intersects

- 99 Miss M A Carter
- 101 Alfred Poulter, clerk
- 103 David Rooks, melter
- 107 Jas Thompson, checker
- 113 Jas Ellsworth
- 117 Abraham Hobson
- 121 Thos Graham, burnisher
- 123 James Pett, manfr
- 125 Geo Shoots, painter
- 127 Jas Proctor, boilermaker
- 131 Thos Canary, porter
- 133 Vacant
- 135 Vacant
- 137 Wm McClellan
- 139 Jos Williams, carpenter

Robert st intersects

- 143 Jas Hewson, city fireman
- 145 Jas Hanham, manager
- 147 J B Stuart, machinist
- 149 N Connell
- 151 Alf King, driver
- 153 Vacant

WORKING CLASS
 OCCUPATIONS OF
 RESIDENTS ON
 CATHCART STREET:

- Clerk
- Melter
- Checker
- Burnisher
- Manufacturer
- Painter
- Boilermaker
- Porter
- Carpenter
- City fireman
- Manager
- Machinist
- Driver

1895 DIRECTORY: residents on the West side of Cathcart Street

APPENDIX C: NEIGHBOURHOOD CHARACTER



CATHCART STREET, west side – 19th century row of workers' cottage



CATHCART STREET, west side - 2-storey 19th century dwellings



CATHCART STREET, west side – 1 and 2-storey 19th century dwellings



ROBERT STREET, south side – 2-storey 19th century dwellings



WELLINGTON STREET NORTH, west side – 19th century worker's cottages and two-storey dwellings



WELLINGTON STREET NORTH, west side – 19th century worker's cottages and two-storey dwellings



WELLINGTON STREET NORTH, east side – 2.5-storey Victorian rows with side gables



WELLINGTON STREET NORTH, east side – 2-storey Victorian dwellings with bay windows