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HERITAGE IMPACT **ASSESSMENT REPORT**

268 Bay Street North
City of Hamilton

Date:
December 2016

Prepared for:
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1.0 Executive Summary

In October 2016, the owner of the property located at 268 Bay Street in the City of Hamilton retained MHBC to prepare a Heritage Impact Assessment for their property located at 268 Bay Street.

The subject property is located north of Murray Street West, south of Stuart Street, west of MacNab Street North on the east side of Bay Street North, at the corner of Murray Street West and Bay Street North. The subject property is a non-designated 'listed' property included on the City of Hamilton Inventory of Buildings of Architectural and/or Historical Interest. No heritage resources are located adjacent to the subject property, as defined in *PPS 2014* and the City of Hamilton Official Plan.

The subject property is included in the West Harbour Secondary Plan area and is designated low density residential within a 'Stable Area'. The subject property is Zoned 'H', Community Shopping and Commercial, etc. as per Zoning By-law 76-145 in the City of Hamilton.

The subject property includes a 2-storey red brick industrial building which is proposed for adaptive re-use as mixed-use condominiums. The proposed development includes the construction of an addition to the existing building, having an additional 6 storeys above the 2 storey industrial building, with the upper 4 storeys being stepped-back. An 8 storey addition to the existing industrial building located on the subject property is proposed at the northern elevation.

The proposed development would require the demolition of the northern elevation wall of the existing building. No interior features are proposed to be retained.

This Heritage Impact Assessment finds that the proposed retention of the existing building is considered a beneficial impact as it would facilitate the adaptive re-use of the building and its continued care and conservation. The removal of the north elevation wall is considered a minor adverse impact as few of its original heritage attributes have been retained due to substantial alterations.

The concept of constructing a new 8 storey addition to the northern side of the building, having 2 storeys above the existing heritage building with 4 additional stories stepped-back is considered a neutral impact as it will have neither a markedly beneficial or adverse impact on the existing heritage attributes of the building. The proposed scale and massing of the addition is supported. However, the construction of the addition may pose adverse impacts if the addition is not complementary to the heritage structure. The construction of the addition is supported provided that mitigation measures are provided in order to ensure the proposed addition is compatible with the existing building.

The following mitigation recommendations should be implemented in regards to the impacts identified in this Heritage Impact Assessment:

- That the building and the north elevation wall be documented with photographs prior to any construction work to supplement the historic record;
- That mitigation measures are considered in order to ensure the proposed addition is compatible with the existing heritage building including:
 - i. That the design of the new addition be compatible with and complementary to the design of the existing building, being a product of its own time using high quality architectural materials and complement the rhythm, balance, proportion and form of the existing building; and
 - ii. That the design of the addition be reviewed by a heritage architect to ensure the principles and elements of compatible design are incorporated.
- That the applicant complete a shadow impact study, Urban Design Brief, and noise and vibration Study.
- That the original heritage attributes of the building as identified in this Heritage Impact Assessment be retained and conserved. The existing issues related to the masonry, wood, and metal elements of the building should be repaired in kind with like materials (where feasible) to ensure they are conserved. The redevelopment of the site may also include the commemoration of the history of the building by way of a plaque in a location which is available to the general public and is prepared under the direction of the City of Hamilton noting the following:
 - Date of construction of the building;
 - History of the building noting former, businesses including the Hamilton Industrial Works, Peerless Manufacturing Co., Dowswell Bros. & Co., and the Adam Beck Box Factory; and
 - Associated business owners (as noted in this report) including the Dowswell Brothers.

It should be noted that elevations and concept drawings detailing the design of the proposed development are required in order to provide a detailed analysis of impacts. This is required in order to provide appropriate mitigation recommendations, where necessary, which may include the following:

- Proposed alterations to any windows, doors of the existing building;
- Proposed alterations to any window and door openings of the existing building;
- How the proposed new addition will be designed in such a way that it is complementary to the existing building, being a product of its own time; and
- How the proposed materials of the proposed new addition will impact the existing building.

2.0 Introduction

In October 2016, WalterFedy retained MHBC as a sub-consultant to prepare a Heritage Impact Assessment for the property located at 268 Bay Street in the City of Hamilton.

The subject property is located north of Murray Street West, south of Stuart Street, west of MacNab Street North on the east side of Bay Street North, at the corner of Murray Street West and Bay Street North. The subject property is a non-designated 'listed' property included on the City of Hamilton Inventory of Buildings of Architectural and/or Historical Interest. No heritage resources are located adjacent to the subject property, as defined in *PPS 2014* and the City of Hamilton Official Plan.

The subject property is included in the West Harbour Secondary Plan area and is designated low density residential within a 'Stable Area'. The subject property is Zoned 'H', Community Shopping and Commercial, etc. as per Zoning By-law 76-145 in the City of Hamilton.

The subject property includes a 2-storey red brick industrial building which is proposed for adaptive re-use as mixed-use condominiums.

The following sections of this report will provide a summary of the historical development of the subject lands and describe the existing features of the site. Subsequently, this report will provide an evaluation of the cultural heritage value of the subject lands as per *Ontario Regulation 9/06* and provide an evaluation of any impacts to existing heritage resources which may be a result of the proposed development. Mitigation recommendations are provided, where necessary to minimize the adverse impacts.

3.0 Policy Context

3.1 The Planning Act and Provincial Policy Statement 2014

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests". Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

Significant. e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

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

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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

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

The subject property located at 268 Bay Street contains built heritage resources and is not considered to be a *protected heritage property* under the consideration of the PPS, as the subject properties are non-designated 'listed' properties under Section 27 of the *Ontario Heritage Act*.

3.1 City of Hamilton Urban Official Plan Volume 1 - Policies Regarding Conservation of Cultural Heritage

The City of Hamilton Urban Official Plan, Volume 1 contains policies regarding the conservation of cultural heritage resources. A selection of these policies are presented below as they relate to the scope of this Heritage Impact Assessment.

3.4 Cultural Heritage Resources Policies

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

regional, provincial, or national heritage interests and values. This section establishes a number of goals and policies for the conservation of the City's cultural heritage resources organized around three key components: archaeology, built heritage, and cultural heritage landscapes. These policies shall be read in conjunction with all other policies of this Plan.

3.4.1 Policy Goals

The following goals apply to the care, protection, and management of cultural heritage resources in Hamilton:

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

3.4.2 General Cultural Heritage Policies

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

g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals.

List of Properties in the Heritage Register

3.4.2.4 The City shall maintain, pursuant to the Ontario Heritage Act, a Register of Property of Cultural Heritage Value or Interest. In considering additions and removals of non-designated cultural heritage property to or from this Register, the City shall seek and consider advice from its Municipal Heritage Committee.

3.4.2.5 In addition to the provisions of the Ontario Heritage Act respecting demolition of buildings or structures located on cultural heritage properties contained in the Register, the City shall ensure that such properties shall be protected from harm in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act.

Cultural Heritage Evaluation Criteria

3.4.2.9 For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:

a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;

b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;

- c) architectural, engineering, landscape design, physical, craft, or artistic value;
- d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
- e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,
- f) landmark value. 3.4.2.10 Any property that fulfills one or more of the foregoing criteria listed in Policy B.3.4.2.9 shall be considered to possess cultural heritage value. The City may further refine these criteria and provide guidelines for their use as appropriate.

Cultural Heritage Impact Assessments

3.4.2.12 A cultural heritage impact assessment shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act 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:

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

3.4.2.13 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.

3.4.2.14 Where cultural heritage resources are to be affected, the City may impose conditions of approval on any planning application to ensure their continued protection. In the event that rehabilitation and reuse of the resource is not viable and this has been demonstrated by the proponent, the City may require that affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition.

3.4.3 General Cultural Heritage Policies for Urban Areas

Downtowns

3.4.3.3 New development or redevelopment in downtown areas containing heritage buildings or adjacent to a group of heritage buildings shall:

- a) encourage a consistent street orientation in any new building forms;
- b) maintain any established building line of existing building(s) or built form by using similar setbacks from the street;
- c) support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;
- d) encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,
- e) reflect the character, massing, and materials of surrounding buildings.

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

3.4.3.5 Where alterations are proposed to built heritage resources within the Downtown areas, the following principles shall be followed:

- a) maintain the basic relations of the horizontal divisions of the building;
- b) maintain original façade components and materials wherever possible;
- c) replicate the original parts and materials wherever possible; and
- d) remove elements that are not part of or hide the original design.

Commercial and Industrial Heritage Properties

3.4.3.8 The City shall encourage the intensification and adaptive reuse of commercial and industrial heritage properties. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained and that any new additions will complement the existing building in accordance with the policies of this Plan.

3.4.3.9 To facilitate the intensification and adaptive reuse of such properties, the City may allow reduced parking or other site and amenity requirements.

3.4.5 Built Heritage Resource Policies

3.4.5.3 Relocation of built heritage resources shall only be considered where it is demonstrated by a cultural heritage impact assessment that the following options, in order of priority, have been assessed:

- a) retention of the building in its original location and its original use; or,
- b) retention of the building in its original location, but adaptively reused.

3.4.5.4 Where it has been demonstrated that retention of the built heritage resource in its original location is neither appropriate nor viable the following options, in order of priority, shall be considered:

- a) relocation of the building within the area of development; or,
- b) relocation of the building to a sympathetic site.

3.4.5.5 Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

- a) preserving and displaying of fragments of the former buildings' features and landscaping;
- b) marking the traces of former locations, shapes, and circulation lines;
- c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures; and, d) generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3 – Urban Design Policies.

3.2 Setting Sail – Secondary Plan for West Harbour (City of Hamilton)

The City of Hamilton Secondary Plan for West Harbour, 'Setting Sail', contains policies regarding the west harbour area (which includes the subject property). This Secondary Plan includes policies related to urban design, the conservation of cultural heritage resources, and land use (for example). A selection of these policies are presented below as they relate to the scope of this Heritage Impact Assessment.

A.6.3.2.2 Strengthen existing neighbourhoods

Together with the waterfront, the North End and portions of Strathcona, Central and Beasley neighbourhoods are the defining elements of West Harbour. There is much diversity within the neighbourhoods, physically and socially, reflecting the area's rich and varied history. Where once local industries attracted workers and

their families, the attractions for residents now are the area's historic character and waterfront amenities. This character and the neighbourhoods' physical relationship to the waterfront are assets to be protected and enhanced. As changes in West Harbour continue, both on the waterfront and in the neighbourhoods, it is important to:

- i) Ensure new development respects and enhances the character of the neighbourhoods;*
- ii) Relocate heavy industrial uses and clean-up contaminated sites;*
- iii) Encourage compatible development on abandoned, vacant and under-utilized land;*
- iv) Support James Street as the area's main commercial street;*
- v) Encourage new commercial uses that cater to the local neighbourhood;*
- vi) Enhance the amenities and landscaping in existing neighbourhood parks;*
- vii) Augment existing parkland with additional publicly-accessible open spaces;*
- viii) Ensure existing and future neighbourhoods are well served by community services, such as schools, health care, libraries and emergency services;*
- ix) Improve access to the waterfront and Downtown from the neighbourhoods;*
- x) Preserve, restore and/or reuse buildings of historic or architectural significance*
- xi) Preserve and maximize on street parking; and,*
- xii) Generally avoid expropriation of residential and commercial properties.*

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:

- i) Conserving and strengthening the overall character of the West Harbour neighbourhoods and streetscapes;*
- ii) Conserving, restoring and reusing historic buildings and structures;*
- iii) Reflecting and interpreting the city's industrial, marine and cultural heritage in the design of new buildings and open spaces;*
- iv) Encouraging the development of cultural institutions to inform residents and visitors about the area's heritage; and,*
- v) Providing public open spaces for cultural festivals and other celebratory events.*

A.6.3.3.1.12 In Low Density Residential areas:

- i) the scale, type and character of new development shall generally reflect existing low density development in the neighbourhood;
- ii) single detached, semi-detached and street townhouses are permitted;
- iii) the density of development shall range from 25 to 60 units per gross hectare;
- iv) existing grid patterns of streets, blocks, and open space, and/or those proposed by this plan, shall be respected;
- v) lot dimensions and building setbacks shall be generally consistent with other Low Density Residential properties in the neighbourhood;
- vi) for streets where a road allowance widening is required, the setback under the zoning by-law must be taken from the widened road allowance;
- vii) garages shall be located generally at the rear of properties and accessed from rear laneways where feasible; and,
- viii) approval of rezonings for new residential development within the Zone of Noise Influence, as delineated on Schedule "M-3", shall be contingent on submission of a "Noise and Vibration Study" to the satisfaction of City staff and the Ministry of the Environment and agreement by the proponent to implement the recommendations of the study.

A.6.3.3.3 Heritage

A.6.3.3.4 A Heritage Impact Assessment, in accordance with the Official Plan for the City of Hamilton, and to the satisfaction of the City, may be required for any private development or public initiative that proposes to erect, demolish or alter buildings or structures on or adjacent to properties that are:

- i) designated under the Ontario Heritage Act;
- ii) listed on the City's Inventory of Buildings of Architectural and/or Historical Interest;
- iii) sites featuring open spaces, vistas or cultural heritage landscapes listed on the City's Cultural Landscape Resources Inventory; and/or,
- iv) within or adjacent to a Heritage Conservation District.

A.6.3.3.5 The Heritage Impact Assessments, where required, shall be submitted with development or building permit applications and shall be reviewed by the City's Municipal Heritage Committee.

A.6.3.3.3.6 *The City may require that, as part of development or redevelopment of land, heritage properties be retained on-site and incorporated, used or adaptively reused as appropriate to the proposed development and land use. Retention of a heritage feature on lands subject to development may be a condition of development approval. Specifically, heritage easements pursuant to the Ontario Heritage Act, may also be required and negotiated, as well as development agreements.*

A.6.3.3.3.7 *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.

4.0 Description of Subject Property

The purpose of this section is to describe the subject lands in terms of location, context, and land use.

4.1 Subject Lands Description

The subject property is located north of Murray Street West, south of Stuart Street, west of MacNab Street North on the east side of Bay Street North, at the corner of Murray Street West and Bay Street North. The subject property is a non-designated 'listed' property included on the City of Hamilton Inventory of Buildings of Architectural and/or Historical Interest.

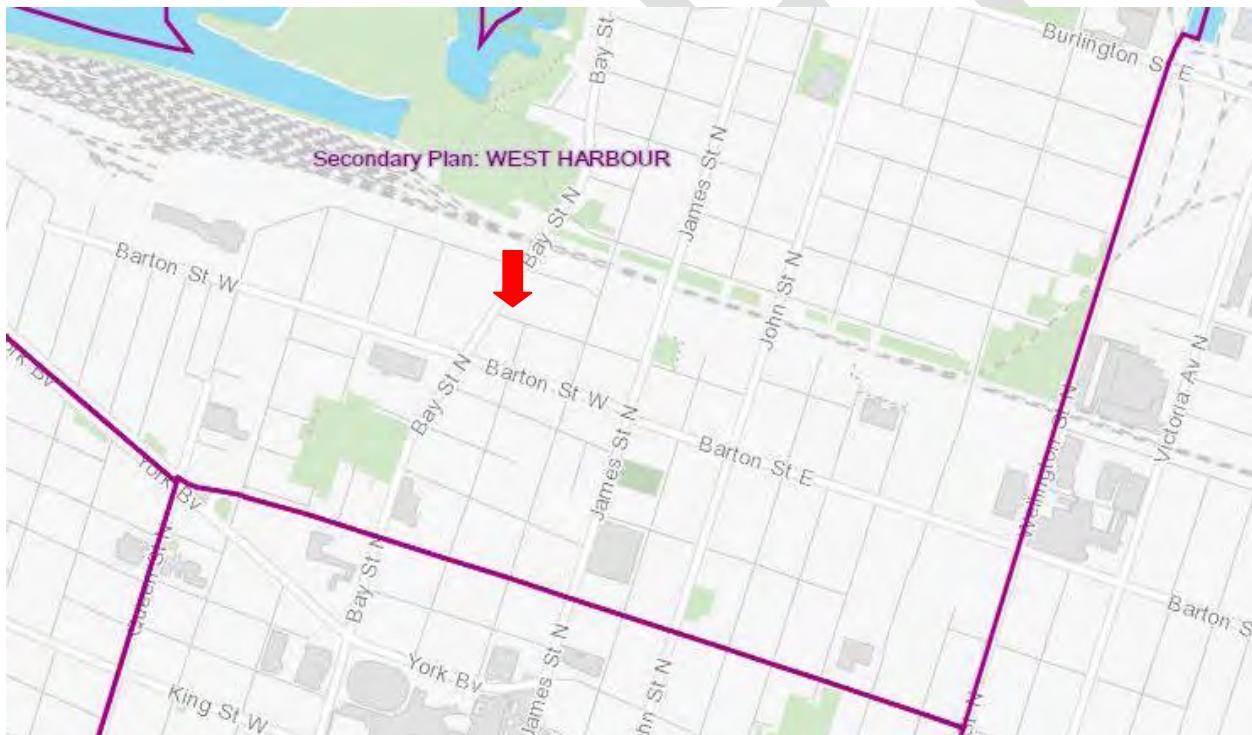


Figure 1 - Map of Subject Area. (Source: Hamilton Maps, 2016) Approximate location of subject lands indicated with red arrow.

The subject property is included in the West Harbour Secondary Plan area and is designated low density residential within a 'Stable Area'. The subject property is Zoned 'H', Community Shopping and Commercial, etc. as per Zoning By-law 76-145 in the City of Hamilton.

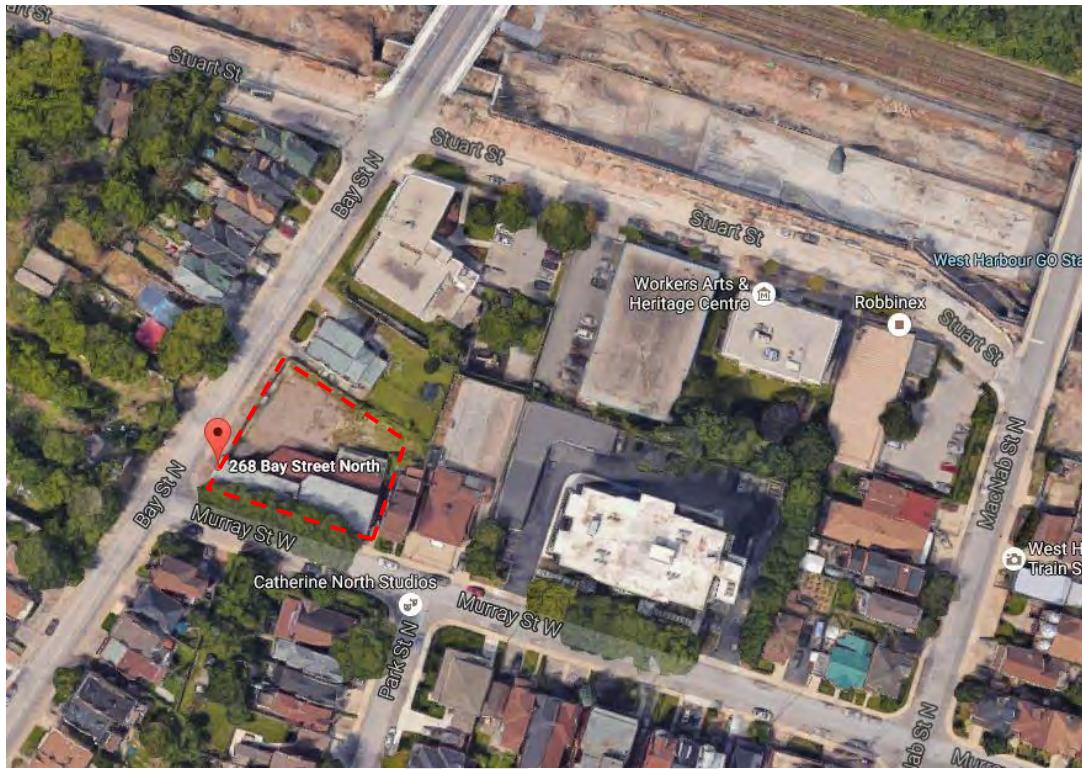


Figure 2 – Location of 268 Bay Street. (Source: Google Maps, 2016) Approximate location of subject lands noted with dashed line.

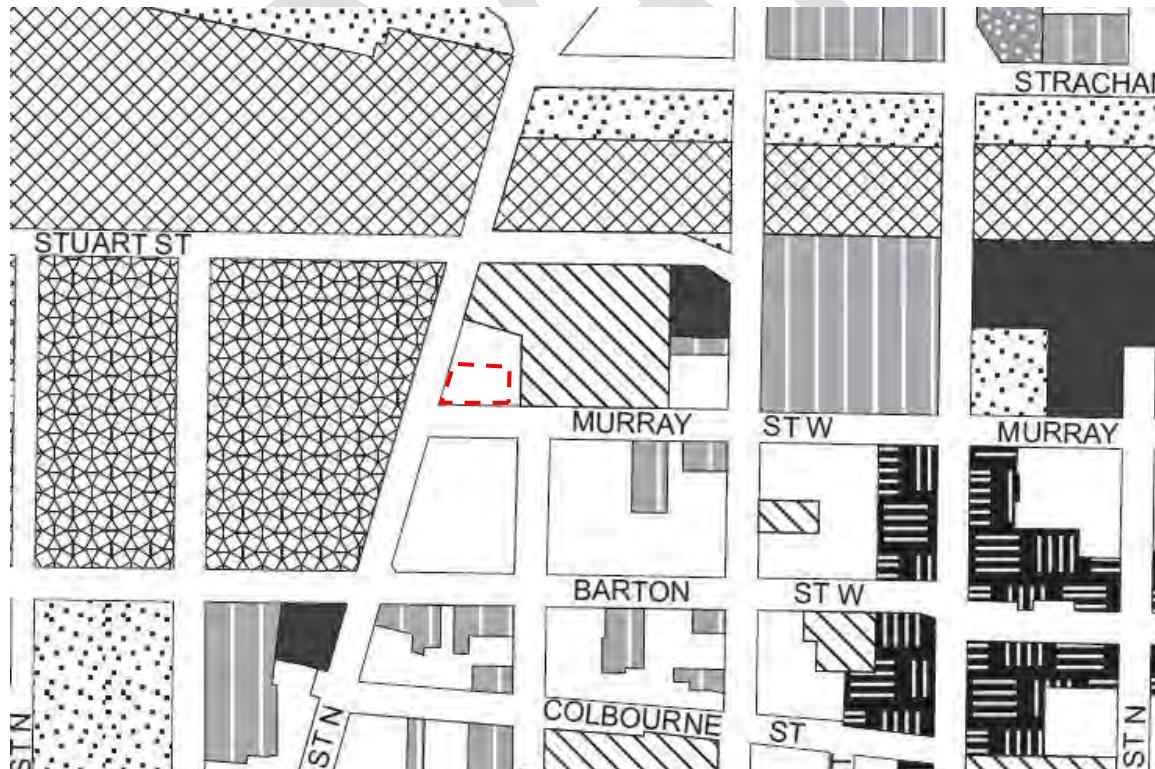


Figure 3 – Excerpt of Schedule M-2 of the City of Hamilton West Harbour Secondary Plan. Approximate location of subject lands noted with dashed line .

5.0 Historical Overview

This section of the report focuses on historical development and the arrival of Euro-Canadian settlers, and does not discuss pre-contact aboriginal history or archaeology, as this report is primarily concerned with the impacts of the proposed development on the existing built cultural heritage resources of the 19th and 20th centuries.

5.1 County of Wentworth, Township of Barton

Robert Land was the first Euro-Canadian settler of what was to become the City of Hamilton in 1778. The first survey was not conducted until 1791, by Augustus Jones, deputy provincial land surveyor in 1791. At the time, the area was inhabited by approximately thirty one families. Further settlement occurred once the American War of Independence had ended, pushing United Empire Loyalists north into Upper Canada (Lister, 1913).

Hamilton began to establish itself as an industrial town with the construction of the Burlington Canal which connected Burlington Bay with Lake Ontario, which was completed 1834. The population of Hamilton at this time was approximately 2,100 people (Lister, 1913).

The land which became Barton Township was acquired by the British from the Mississaugas in 1784. The land was surveyed by 1846 by D.B. Papineau, Commissioner of Crown Lands (See Figure X). Barton Township was bounded by Burlington Bay to the north, Saltfleet Township to the east, and Ancaster to the west. The Township was primarily settled by retired soldiers and United Empire Loyalists (Lister, 1913). The Township did not provide for good agricultural land, but profited from its proximity to Burlington Bay. The Township was surveyed into lots and concessions. The subject property is included as part of Lot 15, Concession 1 of Barton Township (See Figure 4).

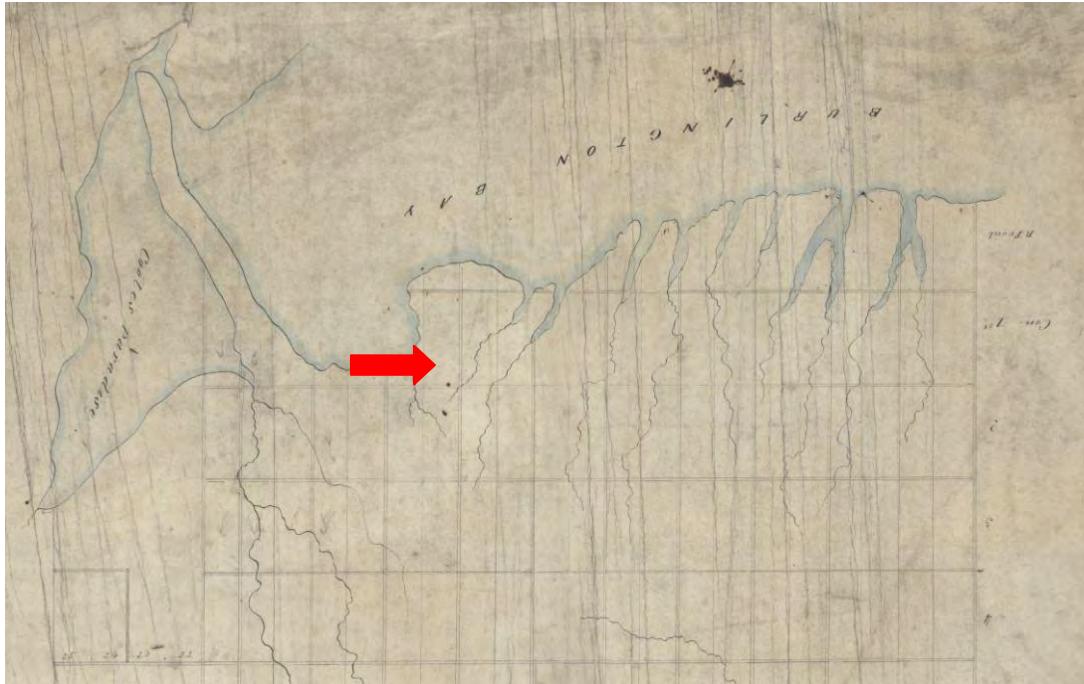


Figure 4 – Excerpt of the 1846 Map of Barton Township, County of Wellington, by D.B. Papineau, C.C.L., Commissioner of Crown Lands (Source: McMaster University Digital Map Library) Approximate location of subject property noted with red arrow.

Hamilton was incorporated as a City in 1846 with a population of 6,832. The Great Western Railway increased industrial activity. Population was 10,312 in 1850 (Lister, 1913).

5.2 268 Bay Street North

The 1870 Hamilton Directory notes that the subject property was vacant during this time (See Figure 5).

 Barton street intersects.....
	Vacant lots.
168	William Watson, carpenter.
170	Charles R. M. Sewell, chief clerk, Customs.
172	John Crampton, general freight agent, G.W.R.
	Vacant lots.
 Murray street intersects.....
	Vacant lots.
204	Charles Hutton, metropolitan hotel,
 Stuart street intersects.....
	Great Western Railway, general offices.
 Strachan street intersects.....
	Vacant lots.

Figure 5 – Sutherland's City of Hamilton Directory, 1870 (Source: Library and Archives Canada)

By 1875, the Township was further subdivided, providing for a grid-like street pattern. The subject lands are located on the north-east corner of Bay Street and Murray Street (See Figure 6). According to the 1876 Bird's Eye View map of Hamilton, the subject lands have not yet been developed and are vacant (See Figure 7).



Figure 6 – Excerpt of the 1875 Map, County of Wentworth, Township of Barton. Approximate location of subject lands noted in red.



Figure 7 – Bird's Eye View of Hamilton, 1876 (Source: Hamilton Public Library Digital Image Library) Approximate location of subject lands noted with arrow.

The subject lands were likely developed c. 1882, when the Hamilton Industrial Works Company (formerly the Hamilton Industrial Works and Ontario Lightning Rod Co.) relocated their operations from Merrick Street in Hamilton, to the corner of Bay and Murray on the subject lands (See Figure 8).

The Hamilton Industrial Works Co. later became the Peerless Manufacturing Co., located at 88 Murray Street. The company soon became Dowswell Bros in 1894, and Dowswell Bros & Co. by 1896, located at 278 Bay Street (See Figures 9-15).

Hamilton House	Co, George Patterson, sec-treasurer, 57 James n
Hamilton Industrial Works	John Kinleyside, manager, cor Bay and Murray
Hamilton Investment Co,	D Dexter, manager, 97 Jas n
	Hamilton Iron Works, Reid &
254 Miss R Regan, teacher	
256 Mrs John Neelon, boarding	
258 Angus McIntosh	
260 Mrs Patrick Meran	
<i>Murray st intersects</i>	
276 8 Hamilton Industrial Wks	
288 Robert Smith, machinist	
290 John Logan, inland revenue	
300-2 Metropolitan Hotel	
<i>Stuart and Strachan sts intersect</i>	
<i>Simcoe st intersects</i>	
254 Mrs Emma Regan	
256 Mrs John Neelon, boarding	
258 John Beaufour, carpenter	
260 Mrs Patrick Merin	

Figure 8: City of Hamilton 9th Annual Directory, 1882-1883 (Source: Library and Archives Canada)

Figures 9 & 10 – (left) City of Hamilton 12th Annual Directory, 1885 – 1886 (right) City of Hamilton Seventeenth Annual Directory, 1890 – 1891 (Source: Library and Archives Canada)

Murray st west, north side, from 347 James n to Bay	254 Mrs Emma Regan
16 H B Witton, canal inspectr	256 Mrs John Neelon, boarding
22 Mrs Capt Ed Zealand	258 John Beaufour, carpenter
<i>Macnab st intersects</i>	260 Mrs Patrick Merin
40 Wm Omand, machinist	276-8 Peerless Manfucturing Co
44 Mrs Jas Furdy	288 Robt Smith, laborer
46 Jas Lithgow, laborer	290 Vacant
Primary School	296 Dewey's ice house
60 Mrs Thos Adams	300-2 Metropolitan Hotel
62 Robt Chatto, driver	
66 A Zelensky, merchant	
72 Robt Archibald	
76 John Porteous	
88 Peerless Manufacturing Co	
<i>Bay st intersects</i>	
<i>Murray st ends</i>	

Figures 11 & 12 – (left) City of Hamilton 19th Annual Directory, 1892 – 1893 (right) City of Hamilton 19th Annual Directory, 1892 – 1893 (Source: Library and Archives Canada)

<i>Barton st intersects</i>	<i>Murray st ends</i>
245 Continental Hotel	
248 Roist Chatto, porter	278 Dowswell Bros & Co, washers
250 Hiram Markle, carpenter	
254 Vacant	288 Wm F Baines, engineer
256 Mrs John Neelon, boarding	290 Philip Peer
258 John Beaufour, carpenter	296 Dewey's ice house
260 Mrs Patrick Merin	300-2 Metropolitan Hotel
<i>Murray st ends</i>	
276-8 Dowswell Bros, washers	
288 Henry Cox, brakeman	
290 Philip Peer, carpenter	
296 Dewey's ice house	
300-2 Metropolitan Hotel	
<i>Stuart, Strachan and Sim-</i>	<i>Stuart and Strachan sts</i>
<i>...sts intersect</i>	<i>intersect</i>
	362 C T Gleadow, carpenter
	364 J H Larkin, builder

Figures 13 & 14 – (left) City of Hamilton 21st Annual Directory, 1894-1895 (right) City of Hamilton 23rd Annual Directory, 1896 (Source: Library and Archives Canada)

<i>Barton st intersects</i>	FOUGHT FIRE AND FROST
242 Wm Kemster, laborer	
248 Vacant	A DAMAGING BLAZE IN DOWSWELL,
250 Daniel Sullivan, porter	BROS.' FACTORY.
254 Vacant	
256 Mrs John Neelon, brding	
258 John Beaufour, carpentr	
260 Jas Blows, mechanic	
<i>Murray st ends</i>	
278 Dowswell Bros & Co, washers	The Fire Was Discovered Shortly Before
288 Wm F Baines, engineer	One O'Clock This Morning and Took
290 Vacant	the Department Several Hours to Ex-
296 Dewey's ice house	tinguish It—A Loss of \$5,000.
<i>Stuart and St.achan sts in-</i>	
<i>tersect</i>	

Figures 15 & 16 – (left) City of Hamilton 24th Annual Directory, 1897 (Source: Library and Archives Canada) (right) Excerpt of the Hamilton Spectator, January 3, 1897 (Source: Hamilton Public Library and Archives)

According to an article in the Hamilton Spectator dated January 3, 1897, a fire broke out in the Dowswell Bros & Co. factory located at 278 Bay Street, which originally had three stories, plus an attic. The building had an annex on the north side, used for getting products ready to be sent out. The offices were located on the first floor, with painting and machine shop located on the second. The third storey was known as the 'churn and wringers finishing room'. The attic was used for storage.

The fire originated on the second storey in the second storey 'paint room', of the building running the length of Murray Street. The fire spread to the third storeys, as well as the northern annex. The article noted that the building had been badly damaged, where the roof had been burned off and the 'upper part' was 'almost gutted'. The annex building was damaged, mostly by the water through fighting the fire.

This fire likely resulted in the reconstruction of the existing buildings located on the subject property, which appear to have been constructed at two different times. These two different portions of the same building are noted in this report as 'Building A' and 'Building B'.

The 1898 Charles E. Goad Fire Insurance Map (Map no. 21) of the City of Hamilton shows that the subject property was developed by this time by 'The Dowswell Mfg. Co. Limited, Manufacturers of Washing Machs' (See Figure 17).

At this time, the subject property included a complex of buildings related to the manufacturing activities of the Dowswell Bros. & Co., including Building 'A' and Building 'B', which remain on the subject property. The buildings and features located on the subject property as per the 1898 Fire Insurance Plan are as follows:

Building 'A' Describes the western half of the 2 storey red brick building along Murray Street, with frontage on Bay Street, attached to Building 'B' at the eastern end

- Constructed c. 1882 as part of the Hamilton Industrial Works
- 2 storey red brick Italianate/Industrial building
- Likely constructed prior to 'Building B'
- Noted as 'Machine shop' (first floor) and 'Painting' (second floor) as per 1898 Fire Insurance Plans

Annex Describes the former 2 storey brick annex (addition) to Building 'A' which was located along Bay Street, attached to the northern elevation of Building 'A' at the western end.

- Constructed c. 1898
- Noted as 'Wood Working' (first and second floor) and 'Cooper' (1st floor) as per 1891 Fire Insurance Plans

Building 'B' Describes the eastern half of the 2 storey red brick building along Murary Street, with frontage on Bay Street, attached to Building 'A' at the western end, with 'passage under' (or carriageway) indicated by 'P'

- Constructed c. 1890
- 2 storey red brick Italianate/Industrial building
- Noted as 'Machine Shop and office' (first floor) and Storage (Second floor) as per 1898 Fire Insurance Plans

Kiln Describes the dry kiln located north of the eastern end of Building 'A'

- 'Dry Kiln and Boiler'

The subject property also included various lumber piles and lumber sheds at this time, with a central courtyard of open space. The Dowswell Mnfg. Co continued to operate until the early 1900s (See Figure 18), until it became associated with the Adam Beck Box Factory.



Figure 17 – Excerpt of Charles E. Goad's Fire Insurance Map, City of Hamilton (Map 21), 1898 (Source: McMaster University Digital Map Library) Approximate location of subject property noted in dashed line.

SMITH M E & Co, 128 Bay
Toronto

WASHING MACHINES

Royal Mfg C Guelph
Dowswell MnfngCo,88 Murray w Hamilton

Houle A, 1171 Ontario Montreal
Connor J H & Son, cor Elgin & Jane & 220 Bank(see Adam)

Figure 18 – Union Publishing Company of Ingersoll Business and Professional Directory of All Cities in Ontario, 1899-1900 (Source: Library and Archives Canada)

According to the 1911 Fire Insurance Plans, the subject lands continued to operate with the 'Adam Beck Box Factory' (See Figure 19). At this time, Building 'A' was used for 'rag sorting' activities on the second storey, and Building 'B' was used for the 'Adam Beck Box Fac.', presumably on both the first and second storey. The dry kiln building remains on the subject property at this time. This was likely a cigar box factory, owned or operated by Sir Adam Beck, who was a politician as well as a business man. He was also known for bringing cheap electric light and power through the Hydro-Electric Power Commission of Ontario. He was connected to the City of Hamilton through his wife, Lillian Ottaway. Adam Beck became the owner and proprietor of the William Beck and Company, later the Beck Manufacturing Company Limited, which was a principal supplier of cigar boxes. This was Adam Beck's primary occupation until 1897. Adam Beck died in 1925 and is buried in Greenwood Cemetery in Hamilton.

By 1924, the subject lands included operations of the Hamilton Wool Co (See Figure 20).

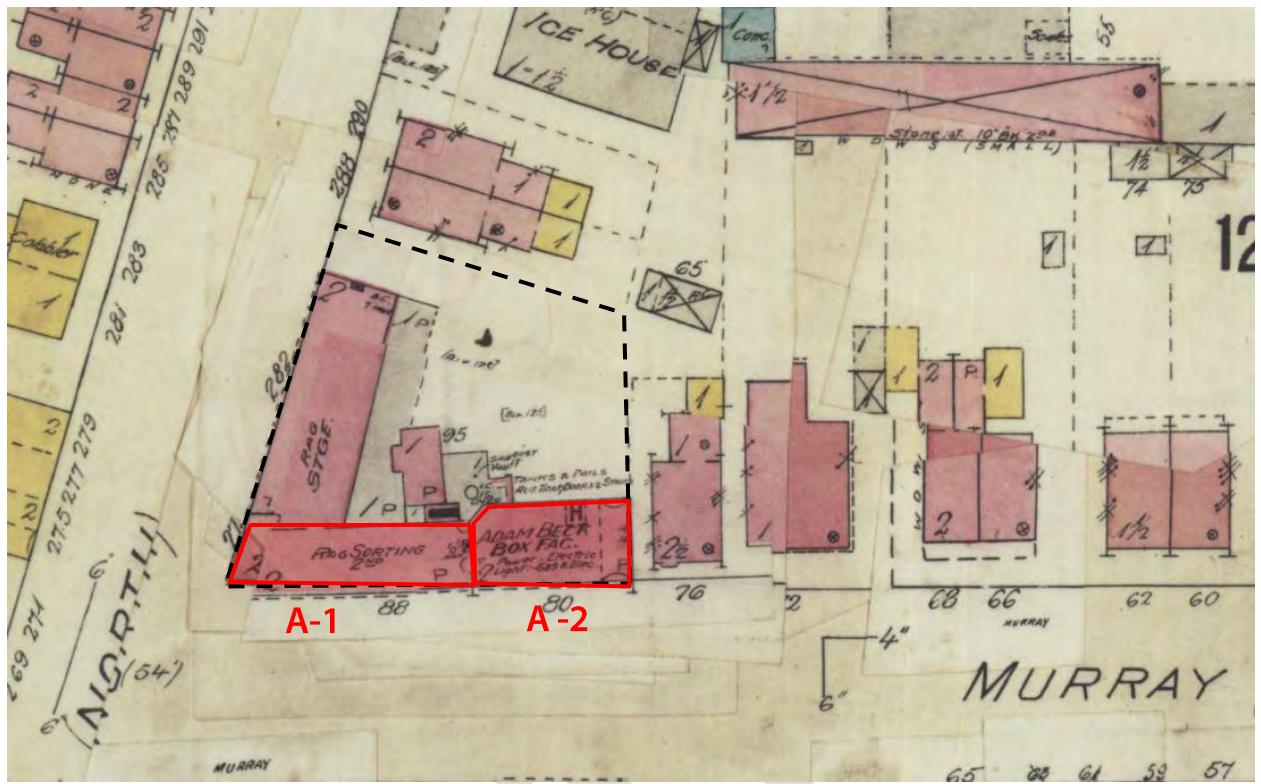


Figure 19 – Excerpt of Charles E. Goad's Fire Insurance Map, City of Hamilton (Map 21), 1911 (Source: McMaster University Digital Map Library) Approximate location of subject property noted in dashed line.

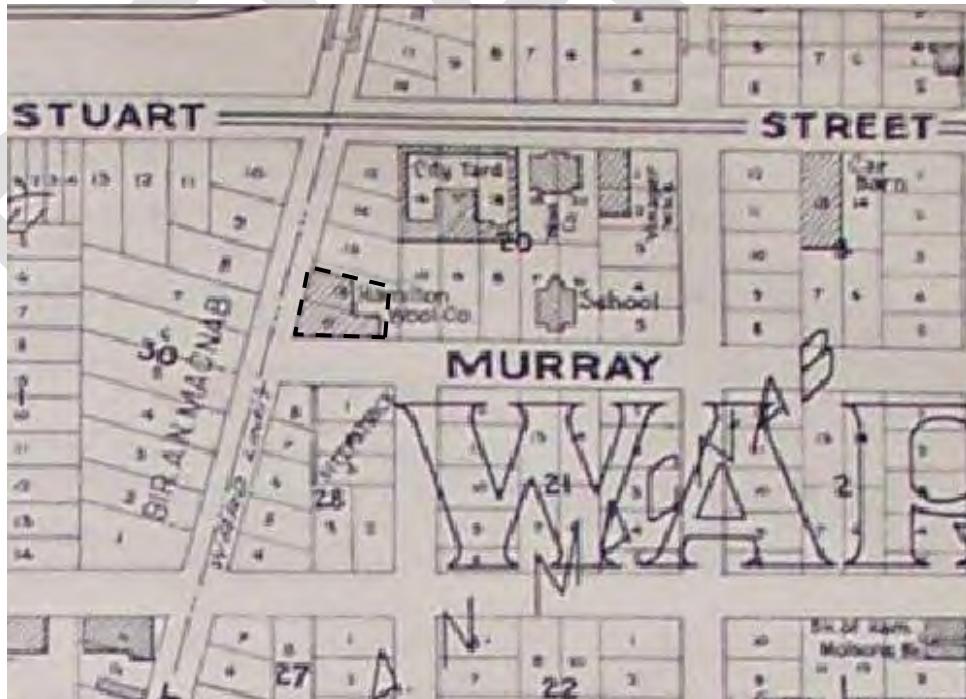


Figure 20 – Excerpt of the 1924 J.W. Tyrrell & Co. Atlas of the City of Hamilton. (Source: McMaster University Digital Library)
 Approximate location of subject lands noted in red.

The 1927 aerial photo shows that the subject property retained the industrial building along Bay Street north (See Figure X). This building was removed by 1947. The subject property included only the buildings 'A' and 'B', and are noted as use by 'Wedge the Mover', as a warehouse at 268 Bay Street (See Figure 22).

By 1968, the subject property appears to have been adapted for industrial use, as indicated by the use of the lands north of the building. The modern steel frame structure with roof was not yet added at this time, and is therefore dated post 1968. The existing sign of the building notes 'Bertozzi, Roofing and Sheet Metal Inc.'

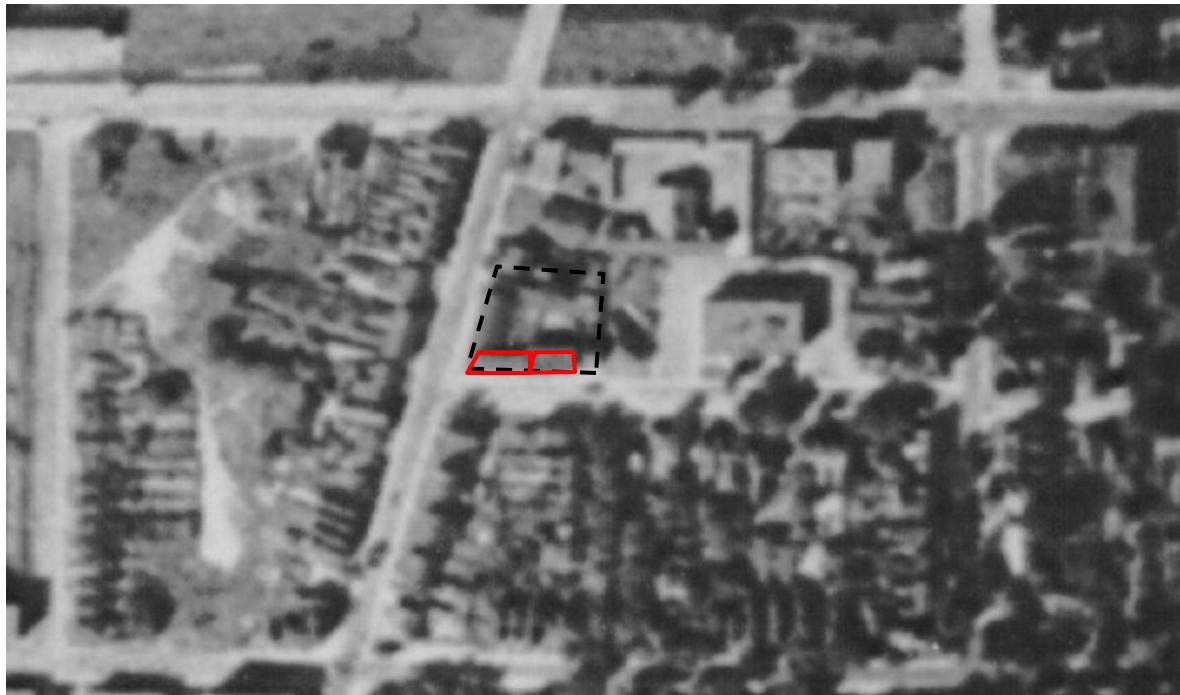


Figure 21 – Air Photo, 1927, Jack V. Elliot Air Service Ltd. (Source: McMaster University Digital Map Library) Approximate location of subject property noted in red.

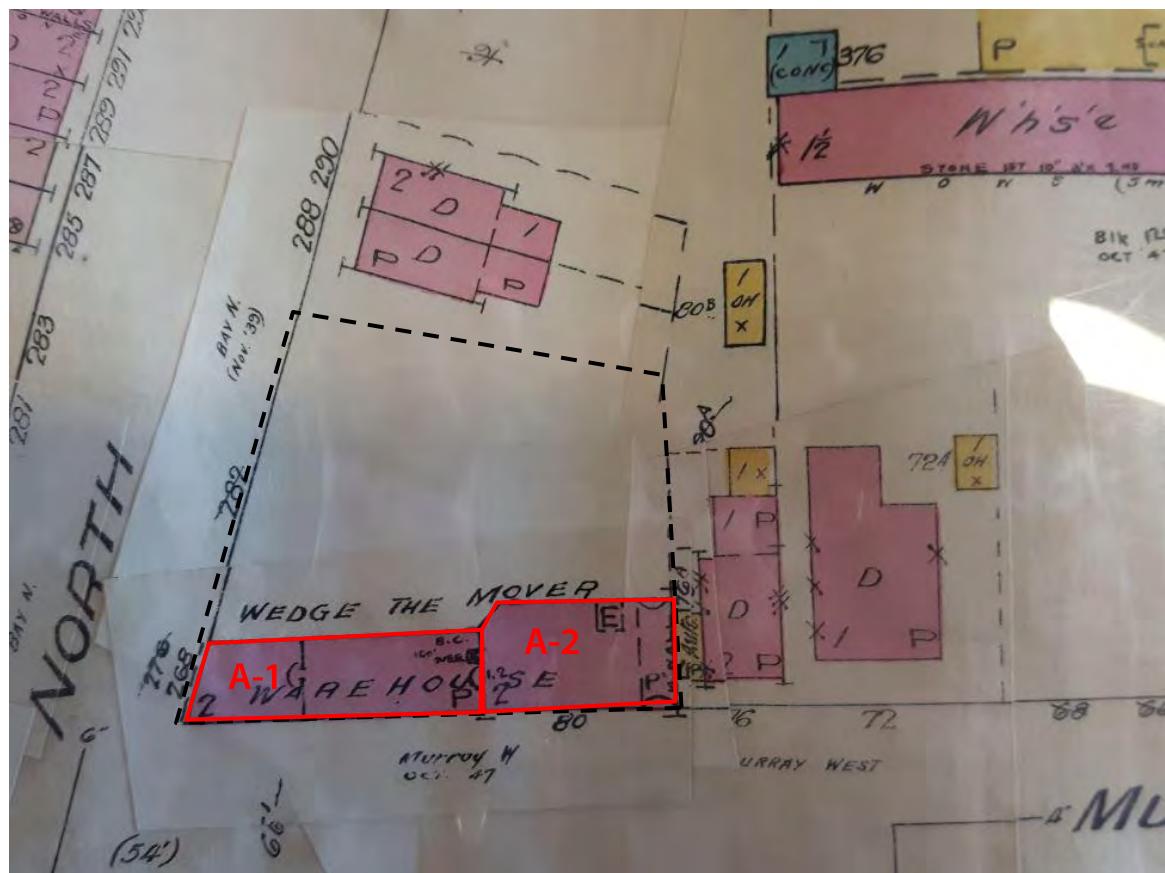


Figure 22 – Excerpt of Charles E. Goad's Fire Insurance Map, City of Hamilton, 1947 (Source: Hamilton Public Library) Approximate location of subject property noted in dashed line (not to scale).



Figure 23 – Air Photo, 1968, Flightline J2620-Photo 16 (Source: McMaster University Digital Map Library) Approximate location of subject property noted in dashed line.

6.0 Description of Site and Surrounding Features

6.1 Introduction

This section of the report will identify and describe the significant heritage features and attributes of the subject property.

6.2 On-site Built Features

According to business directories of the City of Hamilton, historic maps, Fire Insurance Plans, as well as an article dated January 3, 1897 in the Hamilton Spectator, the existing red brick rectangular-shaped building (described in this report as 'A-1' and Building 'A-2') was likely constructed as a 3 storey red brick building c.1882 by the Hamilton Industrial Works.

The building was damaged by fire in 1897, which resulted in substantial renovations. This may account for the differences in the architectural design of Building 'A-1' and Building 'A-2'. It is likely that Building 'A' was substantially altered, or possibly rebuilt c. 1897 in order to mitigate damages caused by the fire, and that Building 'B' remains original as part of the c.1882 construction.

Building 'A-1' appears to be constructed in the Italianate architectural style with evidence of Romanesque features, with Building 'A-2', constructed in a more simplistic vernacular/industrial style of architecture.

Building 'A-1' Describes the western half of the 2 storey red brick building along Murray Street, with frontage on Bay Street, attached to Building 'A-2' at the eastern end

- Constructed c. 1882 as part of the Hamilton Industrial Works
- 2 storey red brick Italianate/Industrial building
- Likely constructed prior to 'Building B'
- Noted as 'Machine shop' (first floor) and 'Painting' (second floor) as per 1898 Fire Insurance Plans

Building 'A-2' Describes the eastern half of the 2 storey red brick building along Murary Street, with frontage on Bay Street, attached to Building 'A-1' at the western end

- Constructed c. 1890
- 2 storey red brick Italianate/Industrial building
- Noted as 'Machine Shop and office' (first floor) and Storage (Second floor) as per 1898 Fire Insurance Plans

Structure 'B' Describes the frame-post sheet metal structure attached to the northern elevation of Building 'A-1' and Building 'A-2'

- Modern construction (post 1968)



Figure 24 – Location of buildings located on subject property (Source: Google Maps, 2016) Approximate location of subject lands noted with dashed line.

6.3 Description of Heritage Features

The following will provide a detailed description of the existing heritage structure located on the subject property. This includes both Building 'A-1' and Building 'A-2', as they are essentially the same building, but were likely constructed at different times.

North Facade

The north elevation of the building features red-brick in a common-bond pattern, with little ornamental architectural details. The north elevation has been substantially altered and does not retain significant heritage integrity as most of its original heritage attributes have been removed, and the windows have

been bricked-over. The north elevation also displays 'Structure C', which is a modern post-frame structure covered with a sheet metal roof. This structure is not of cultural heritage value or interest. This elevation displays evidence of where Building 'A-1' and Building 'A-2' were connected, where building 'A-2' was constructed wider than Building 'A-1' and juts-out at an angle (See Figures 25 & 26). The north elevation of Building 'A-1' (towards Bay Street) displays evidence of six (6) bricked-over windows on the second storey and four (4) bricked-over windows and two (2) person doors on the first storey. A door and a metal-frame balcony has been added to the second storey (See Figures 25 – 28).

The north elevation of Building 'A-2' displays one (1) garage door and one person door. The first storey also displays evidence that the passage way (or carriage way) at the far eastern end of the building has been bricked-over, with red bricks as well as concrete blocks. The first storey of Building 'A-2' also displays 3 bricked-over windows. The second storey of Building 'A-2' displays evidence of 4 bricked-over windows above the roof of the sheet metal structure (See Figures 29-32).



Figures 25 & 26 – (left) View of north elevation looking south towards Murray Street West at west end of building towards Bay Street (right) View of north and west (front) elevation looking south-east from west side of Bay Street North. (Source: MHBC, 2016)



Figures 27 & 28 – (left) View of north elevation of Building 'A-1' looking south-west (right) Detail of north elevation of Building 'A-1', windows bricked over. (Source: MHBC, 2016)



Figures 29 & 30 – (left) View of north elevation of Building 'A-2', looking south towards Murray Street (right) View of north elevation of Building 'A-2' looking south-east under sheet metal structure. (Source: MHBC, 2016)



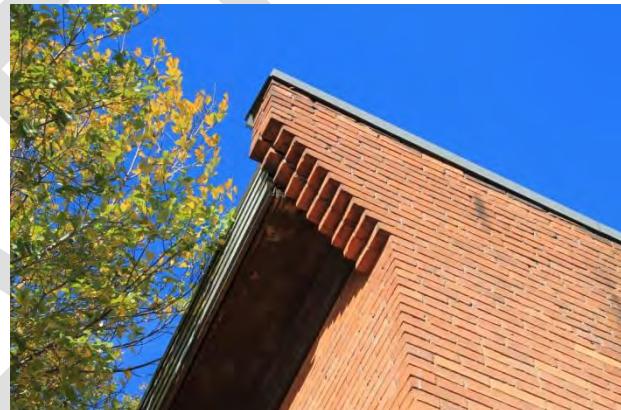
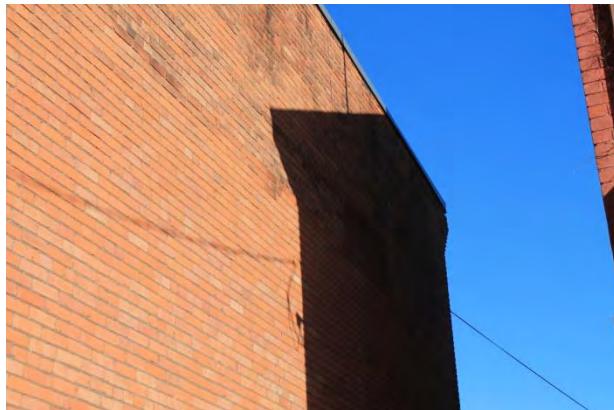
Figures 31 & 32 – (left) View of north elevation of Building 'A-2', looking south-east towards person door and bricked-over passage way or carriage way (right) Detail view of bricked-over passage way at north elevation of Building 'A-2' looking south-east under sheet metal structure. (Source: MHBC, 2016)

East Facade

The east facade of the building is visible from Murray Street West. This portion of the building displays a stepped red brick parapet wall at the second storey and does not display evidence of any windows or doors on either the first or second storey. The building displays evidence of discolouration, which may indicate that a sign was mounted here (See Figures 33 -35).



Figures 33 & 34 – (left) View of south-east elevation of Building 'A-2', looking north-west towards Bay Street North (right) View of south-east elevation of Building 'A-2'. (Source: MHBC, 2016)



Figures 35 & 36 – (left) Detail view of east elevation of Building 'A-2', looking north-west (right) Detail view of second storey, east elevation parapet wall (Source: MHBC, 2016).

West (front) Facade – Fronting Bay Street North

The west (front) elevation of Building 'A-' displays evidence of being constructed in the Italianate architectural style, with a combination of attributes that lend to the Romanesque architectural style. The building is constructed in red brick in the common bond pattern. The building also displays two narrow bands of darker red brick string courses of plinth stretcher bricks below the windows, with stepped bricks, forming a decorative pattern.

The second storey displays what appears to be replacement fascia, with 4 paired brackets below. The second storey displays three bays of windows of equal size, the second (middle) window being covered with modern materials imitating the appearance of red brick. The original window openings have been respected, with replacement 1/1 windows. The window openings display textured stone sills and lintels. The stone lintels appear slightly larger than the sills. The second storey displays buff brick quoins down the length of each corner of the west facade (See Figures 39-41).

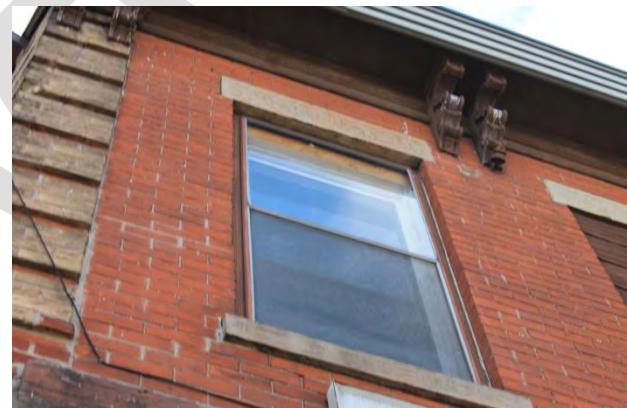
The first storey displays evidence of a wood band or string course for signage, which has been covered-over with a mid. century to modern sign displaying 'Bertozzi Roofing & Sheet Metal Inc.'. The first storey displays three bays with an elongated central door, where the original door has been replaced with a

modern metal frame door, with the space above being covered with modern material. The wood door surrounds remain. The doorway is arched, with a voussoir and drip mould above. The door is framed by two delicate metal pilasters in the Corinthian order. These pilasters are set into the brick at either side of the door.

Two large arched Romanesque-like windows are located at either side of the door. These windows display voussoirs and drip molds above, with textured stone sills. The original windows have been replaced with modern square windows, covering the arched portion above with modern materials (See Figures 43-48).



Figures 37 & 38 – (left) View of west elevation of Building 'A-1', looking east (right) View of frontage of the subject property along Bay Street North from west side of Bay Street North looking east (Source: MHBC, 2016).



Figures 39 & 40 – (left) Detail view of west elevation of Building 'A-1', second storey looking east towards quoins, fascia and paired brackets (right) Detail view of west elevation of Building 'A-1', second storey looking east towards second storey window (Source: MHBC, 2016).



Figures 41 & 42– (left) Detail view of west elevation of Building 'A-1', signage board and repair work to quoins (right) Detail view of west elevation of Building 'A-1' second storey windows (Source: MHBC, 2016).



Figures 43 & 44– (left) View of west elevation of Building 'A-1', first storey doorway and pilasters (right) Detail view of west elevation of Building 'A-1' drip mould above doorway and Corinthian order pilasters (Source: MHBC, 2016).



Figures 45 & 46– (left) View of west elevation of Building 'A-1', first storey string courses below windows (right) Detail view of west elevation of Building 'A-1' base of pilasters set in brick (Source: MHBC, 2016).



Figures 47 & 48– (left) View of west elevation of Building 'A-1', first storey door and window openings (right) Detail view of west elevation of Building 'A-1' textured stone sill (Source: MHBC, 2016).

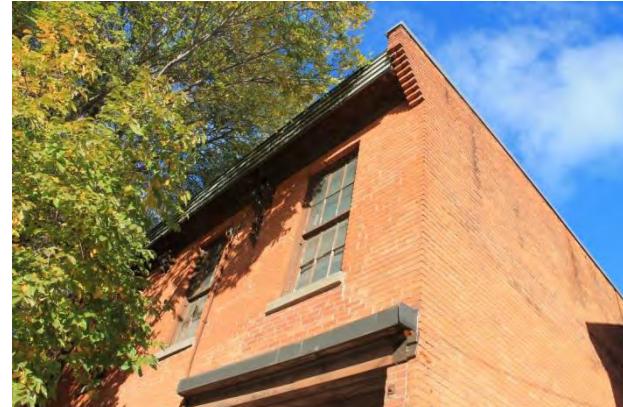
South Facade

The south facade of the building is primarily visible from Murray Street West. The south elevation displays different window arrangements, sizes and different heritage features which provides clear indication that the two halves of the building (Building 'A-1' and Building 'A-2') were not constructed at the same time.

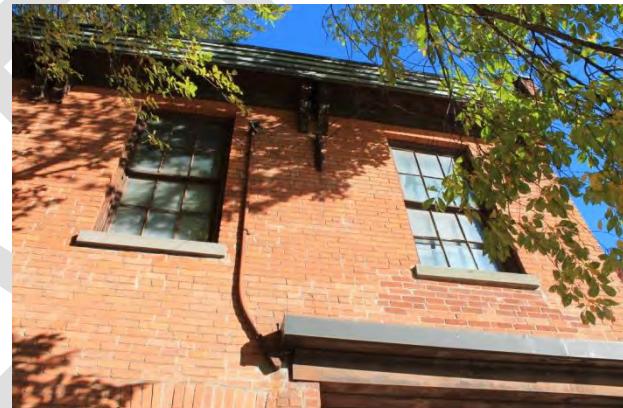
The second storey of the eastern end of the building ('A-2') displays a six (6) rectangular windows with brick voussoirs and stone sills. The original windows remain on the second storey, having 4/4 lights with wood muntins. The second storey of Building 'A-2' displays paired wood brackets equally spaced between windows, below the fascia, which appears to have been replaced with modern materials. The soffits appear to be wood, and may be original (See Figures 49 & 52).

The first storey of the south elevation at the eastern end (Building 'A-2') displays a garage door, formerly the location of a passage way (or carriage way) into the courtyard of the historic industrial complex. The first storey includes a person door adjacent to the former passage way, which has been altered to fit a modern replacement door.

The first storey (Building 'A-2') displays two paired windows to the west of the person door at the east end of the building, both of which display arched window voussoirs, with un-textured stone lintels. A space separates these windows from a second window, followed by a person door and a third window. All of the windows on the first storey of Building 'A-2' are tall rectangular-shaped with arched red brick voussoirs (without stone lintels), with un-textured stone sills. While the majority of these windows appear to display the original 8/8 window lights with wood muntins, they have been covered with modern metal screens as an added security measure. The first storey includes a second person door towards the western end of the building. The door may be original to the structure (See Figures 53 – 58).



Figures 49 & 50– (left) View of south elevation looking north-west towards Bay Street (right) Detail view of second storey window (Building 'A-2') (Source: MHBC, 2016).



Figures 51 & 52– (left) Detail view of south elevation second storey windows (Building 'A-2') (right) Detail view of second storey windows (Building 'A-2') (Source: MHBC, 2016).



Figures 53 & 54– (left) Detail view of south elevation first storey garage door, formerly entrance to the passage way (or carriage way) from Murray Street (Building 'A-2') (right) View of south elevation, first storey doorway (Building 'A-2') (Source: MHBC, 2016).



Figures 55 & 56– (left) View of south elevation looking west towards Bay Street North (Building 'A-2') (right) View of south elevation, looking north-west towards Bay Street North (Building 'A-2') (Source: MHBC, 2016).



Figures 57 & 58– (left) View of south elevation first storey doorway (Building 'A-2') (right) View of south elevation, brick quoins dividing Building 'A-1' and Building 'A-2', noting different window styles (Source: MHBC, 2016).

The second storey of the south elevation of the building ('A-1') displays six (6) windows as well as a second storey door and balcony. Five (5) of these windows each have a textured stone lintel and sill, with 6/6 lights. The last two windows have been altered, one of which has been converted into a second storey door with metal balcony. The second storey window closest to the western end of the building has been altered to fit a modern replacement window (See Figures 61 & 62).

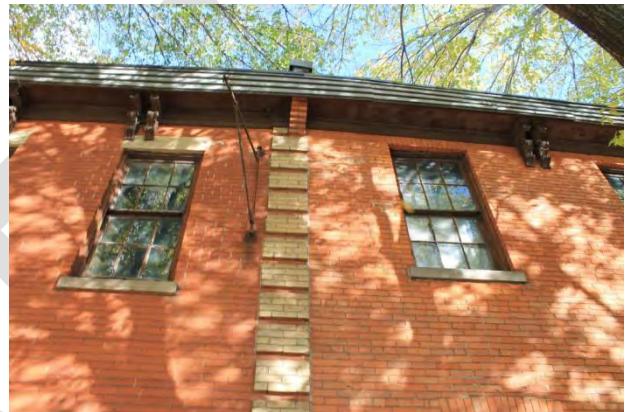
Building 'A-1' and Building 'A-2' are roughly equal sixes in length and are connected with buff brick quoins. A parapet wall detail can be seen roughly halfway down the building.

The windows of the south elevation are different from those of Building 'A-2', being slightly taller. The replacement fascia board continues along the length of the building, with wood soffit material, which is likely the original. The cornice includes paired brackets, which are spaced equal lengths apart, yet overlap irregular portions of the building (ie. over window sills) (See Figures 59 – 60).

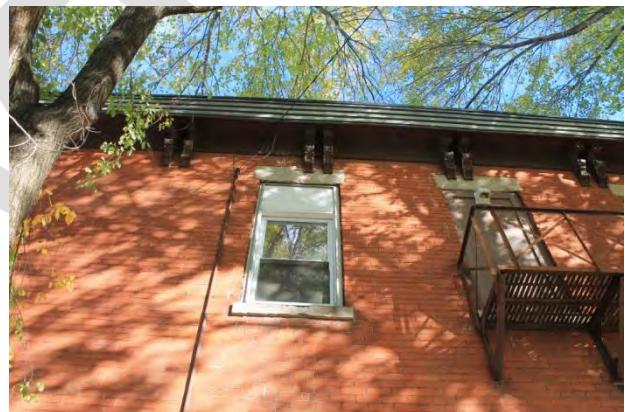
The first storey displays two doors towards the western end of the building. The first is likely original to the structure, retaining a wooden door. The second door appears to be modern, with a projecting portico added (See Figures 63 & 64).

The southern elevation (first storey) of Building 'A-1' displays six windows, similar to those of the second storey having textured stone lintels and sills with 6/6 lights and wood muntins, covered with modern metal screening as an added security measure. The window closest to Bay Street North has been boarded-up with plywood. One of the windows has been altered to fit a replacement window, with half of the window boarded with plywood (See Figures 65 & 66).

The south elevation quoins display engraved initials (See Figures 67 & 68). The south elevation also displays two basement windows/accessible (See Figures 69 & 70) and a row of red brick plinth string course bricks separating the foundation from masonry to the eastern end of the building.



Figures 59 & 60– (left) View of south elevation, second storey windows near intersection of Building 'A-1' and Building 'A-2' (right) View of second storey south elevation, brick quoins dividing Building 'A-1' and Building 'A-2', noting different window styles and paired brackets overlapping windowsills towards western end (Source: MHBC, 2016).



Figures 61 & 62– (left) View of south elevation, first storey windows near intersection of Building 'A-1' and Building 'A-2' (right) View of second storey south elevation windows altered with replacement window and balcony (Source: MHBC, 2016).



Figures 63 & 64– (left) View of south elevation, first storey windows near intersection of Building 'A-1' and Building 'A-2' (right) View of second storey south elevation windows altered with replacement window and balcony (Source: MHBC, 2016).



Figures 65 & 66– (left) View of south elevation first storey window to the left of modern entrance door (right) View of south elevation first storey window closest to Bay Street North (Source: MHBC, 2016).



Figures 67 & 68– (left) View of south elevation quoins displaying engraved initials (right) View of south elevation quoins displaying engraved initials (Source: MHBC, 2016).



Figures 69 & 70—(left) View of south elevation basement window (right) View of south elevation basement window or access (Source: MHBC, 2016).

6.3 Surrounding Site and Context

The surrounding context is characterised by a mix of residential, commercial, institutional and industrial uses, with the adjacent properties to the subject lands being residential in nature. While the surrounding context has changed since the turn-of-the-century, the context has retained much of its character as many of the historic buildings within the neighbourhood have been retained. This includes those which have been subject to adaptive re-use, including the Witton Lofts (located at 50 Murray Street West) and the Workers Arts and Heritage Centre (located at 51 Stuart Street). The railway tracks remain in the neighbourhood, north of Stuart Street.



Figures 71 & 72—(left) View of Murray Street West from corner of Park Street North and Murray Street West, looking east (note location of Witton Lofts) (right) View of Murray Street West looking west towards Bay Street North (Source: MHBC, 2016).



Figures 73 & 74– (left) View of Bay Street North (west side) looking north-west from east side of Bay Street North near Murray Street West (right) View of Bay Street North looking south from west side of Bay Street North (Source: MHBC, 2016).



Figures 75 & 76– (left) View of Bay Street North looking south from east side of Bay Street North (right) View of Bay Street North looking north-east from west side of Bay Street North (Source: MHBC, 2016).

6.4 Adjacent Heritage Properties

As per Volume 1 (List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act) and Volume 2 (Inventory of Buildings of Architectural and/or Historical Interest) of the City of Hamilton, no heritage properties are located contiguous to the subject property located at 268 Bay Street.

The City of Hamilton Urban Official Plan defines 'adjacent' as follows,

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

Here, a 'protected heritage property' is defined in the City of Hamilton Urban Official Plan as follows,

Protected Heritage Property: *means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement*

between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss (PPS, 2005).

According to the City of Hamilton Interactive Map database the property located at 51 Stuart Street, which is designated under part IV of the *Ontario Heritage Act* as the 'Hamilton Customs House' (now the Workers Arts and Heritage Centre) is located within the neighbourhood, and is approximately 66 metres away from the subject property.

Therefore, no heritage properties are located contiguous to the subject property, and no 'protected heritage properties' are located within 50 metres of the subject property (See Figure 77).



Figure 77 – Hamilton Maps (Source: Hamilton Maps, accessed October, 2016). The approximate location of the subject property is noted in red. The property located at 51 Stuart Street is noted in green.

7.0 Evaluation of Cultural Heritage Resources

This section of the report evaluates the significance of the heritage resources of the subject property. This report has identified that the property located at 268 Bay Street North is of significant cultural heritage value as per *Ontario Regulation 9/06*. This section of the report includes a list of significant heritage attributes.

7.1 Evaluation Criteria

This Heritage Impact Assessment has identified and evaluated the features of the subject property as required by the City of Hamilton Info Sheet regarding Heritage Impact Assessments (See Appendix A). The following sub-sections will provide an analysis of the significance of the subject property as per *Ontario Regulation 9/06*, being related to design/physical, contextual, and associative values.

7.2 Evaluation of 268 Bay Street North

The following provides an overview of the cultural heritage value of the subject property. This will include a Statement of Significance for the property and a list of identified heritage attributes.

7.2.1 Design/Physical Value

The property located at 268 Bay Street North is significant for its design/physical value as it includes a building which is representative of Hamilton's late 19th century and early 20th industrial activities. According to historic research, this building was originally 3 storeys and was part of a complex of buildings located on the subject lands (now demolished), including a long rectangular addition along Bay Street North, forming a central courtyard. The only historic building currently existing on the subject lands has been described in detail in this report (described as Building 'A-1' and Building 'A-2'), and was likely constructed at two different periods of time. The building's eastern and western ends splits the building roughly in half and is distinguished by buff brick quoins and a parapet wall detail. The eastern portion of the building is likely older than the western half of the building, which is likely dated c. 1882 when the property was developed by the Hamilton Industrial Works. The fire of 1897 likely resulted in the substantial alteration of the building, accounting for the differing characteristics of the two halves of the building.

While the north facade retains little of its original heritage attributes, the east, western and southern facades have retained their heritage integrity. The western facade displays evidence of being constructed with Italianate and Romanesque details. The eastern end of the building was likely constructed in a more simplistic industrial/vernacular style. Paired brackets run the length of the building at the western and southern elevations under the soffits.

7.2.2 Historical/Associative Value

The property located at 268 Bay Street North retains a degree of cultural heritage significance for its associations with late 19th and early 20th century industrial activities of the City of Hamilton including the Hamilton Industrial Works, Peerless Manufacturing Co., the Dowswell Bros. & Co., and the Adam Beck Box Factory. These business were associated with prominent individuals of turn-of-the-century City of Hamilton, including the Dowswell Bros and later, Sir Adam Beck with the Adam Beck Box Factory as seen with the 1911 Fire Insurance Plans.



Figure 78 – Sketches of W. L. Cummer, G. B. Dowswell and F. Dowswell of the Dowswell Mfg. Co. (Source: 1903 Hamilton Spectator, Carnival Souvenir)

7.2.3 Contextual Value

The property located at 268 Bay Street North retains a degree of its contextual significance as it remains in its original location in-situ. While the subject lands have been re-developed extensively since the 1882, the property displays remnants of its original industrial associations. While the surrounding context has changed since the turn-of-the-century, the context has retained much of its character as many of the historic buildings within the neighbourhood have been retained. This includes those which have been subject to adaptive re-use, including the Witton Lofts (located at 50 Murray Street West) and the Workers Arts and Heritage Centre (located at 51 Stuart Street). The railway tracks remain in the neighbourhood, north of Stuart Street. The building continues to support the heritage character of the area and is historically linked to its surroundings. The building located on the subject property is not considered to be a landmark to the local community.

7.2.4 Statement of Significance

The subject property is significant due to the design/physical value of the existing historic building, which is the only one which remains of a complex of industrial buildings formerly located on the subject lands. The building is representative of late 19th century industrial buildings in the City of Hamilton. The building

retains many of its heritage attributes and its heritage integrity at the western and south elevations. The property is associated with the Hamilton Industrial Works (who likely developed the subject lands c.1882), the Peerless Manufacturing Co., the Dowswell Bros. & Co., and the Adam Beck Box Factory. These business were associated with prominent individuals of turn-of-the-century City of Hamilton, including the Dowswell Bros and Sir Adam Beck.

7.2.5 List of Identified Heritage Attributes

The following is a list of attributes for the building located at 268 Bay Street North:

- Overall red brick construction in the common bond pattern;
- Buff brick quoins (east and west elevations);
- Paired wood brackets;
- Original window and door openings with stone lintels, sills, and voussoirs (west and south elevations) ;
- All original window and door openings (west elevation) with sills, lintels, voussoirs, and drip moulds;
- Paired Corinthian order metal pilasters set-in the brick (west elevation);
- Original passage way (or carriage way) entrance at the eastern end (south elevation); and
- All engraved initials in the red bricks and buff brick quoins (west and south elevations).

Ontario Regulation 9/06	268 Bay Street North
1. Design/Physical Value	YES
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. Displays high degree of craftsmanship or artistic merit	✗
iii. Demonstrates high degree of technical or scientific achievement	✗
2. Historical/associative value	YES
i. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	✓
ii. Yields, or has potential to yield information that contributes to an understanding of a community or culture	✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	✗
3. Contextual value	YES
i. Important in defining, maintaining or supporting the character of an area	✓
ii. Physically, functionally, visually, or historically linked to its surroundings	✓
iii. Is a landmark	✗

8.0 Description of Proposed Development

The proposed redevelopment of the subject property located at 268 Bay Street can be described as mixed-use with condominium units. The proposed redevelopment includes the retention of portions of the existing 2-storey industrial building of historical interest parallel to Murray Street West. The redevelopment proposes an additional 6 storeys above the 2 storey industrial building, with the upper 4 storeys being stepped-back. An 8 storey addition to the existing industrial building located on the subject property is proposed at the northern elevation (See Appendix B). No interior features of the existing building are proposed to be retained.



Figure 79 – Rendering of proposed redevelopment of 268 Bay Street looking east towards MacNab Street North. (Source: WalterFedy, 2015)



Figure 80 – Rendering of proposed redevelopment of 268 Bay Street looking north towards Stuart Street. (Source: WalterFedy, 2015)

9.0 Impacts of Proposed Development

9.1 Introduction

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

9.2 Analysis of Impacts

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

9.2.1 Retention of the Existing Industrial Building

The retention of the existing building (with the exception of the removal of the north elevation wall) is considered a beneficial impact as it will result in the continued use and conservation of the building while facilitating adaptive re-use.

9.2.2 Removal of the North Elevation Wall

The removal of the north elevation wall is considered a minor adverse impact. This elevation was demonstrated to not retain its original heritage attributes and has not retained its heritage integrity. The proposed development includes the removal of interior features of the building, which is also considered a minor impact and is supported.

9.2.3 Construction of a 6 Storey (stepped-back) Addition with Parking Structure

The concept of constructing a new 8 storey addition to the northern side of the building, having 2 storeys above the existing heritage building with 4 additional stories stepped-back is considered a neutral impact as it will have neither a markedly beneficial or adverse impact on the existing heritage attributes of the building. The proposed scale and massing of the addition is supported. However, the construction of the addition may pose adverse impacts if the addition is not complementary to the heritage structure. The construction of the addition is supported provided that mitigation measures are provided in order to ensure the proposed addition is compatible with the existing building.

9.3 Summary of Impact Analysis

This Heritage Impact Assessment has identified that the concept of the proposed development is supported and that the retention of the existing building is considered a beneficial impact. The main concerns regarding adverse impacts are minor in nature and are related to the removal of the north elevation wall, and impacts which may arise from the construction of the 8 storey addition with parking structure.

It should be noted that elevations and concept drawings detailing the design of the proposed development is required in order to provide a detailed analysis of impacts. This is required in order to provide appropriate mitigation recommendations, where necessary, which may include the following:

- Proposed alterations to any windows, doors of the existing building;
- Proposed alterations to any window and door openings of the existing building;
- How the proposed new addition will be designed in such a way that it is complementary to the existing building, being a product of its own time; and
- How the proposed materials of the proposed new addition will impact the existing building.

10.0 Alternative Development Approaches, Mitigation Measures and Conservation Recommendations

Section 9.0 of this report has identified that the concept of the proposed redevelopment of the subject lands to include an 8 storey addition to the north of the heritage building, having 2 storeys above the heritage building and an additional 4 storeys stepped-back 6 storey addition as well as an at-grade parking structure. While the concept of the development is supported as it retains the existing building, which is considered a beneficial impact, mitigation recommendations are required in order to minimize potential impacts.

10.1 Consideration for Alternative Development Approaches

The following sub-sections of this report provide recommendations regarding alternative development approaches as it relates to the proposed development.

10.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would prohibit the redevelopment of the subject property and would prevent the demolition/removal of the north elevation wall as described in this report. This alternative would create no opportunity for repairs and restoration resulting from the proposed redevelopment, which would aid in the continued conservation of the building, which is considered a beneficial impact. A 'do nothing' approach would result in the inability to redevelop the site to meet the changing needs of the community and may result in the potential deterioration of existing building if it cannot be considered a candidate for adaptive re-use. This alternative is not recommended.

10.1.2 Redevelop the Site in its Entirety

Redeveloping the site in its entirety would result in the demolition of the existing structure located on the subject property and would be considered an adverse impact. This alternative is not recommended without mitigation recommendations regarding the demolition of the structure.

10.1.3 Develop the Site as Proposed without Mitigation Measures

This alternative would result in the proposed development without the consideration of mitigation measures with regards to impacts to identified heritage resources located on the subject property. The development of the site without mitigation measures would result in the loss of cultural heritage resources without options regarding site interpretation, salvage, or commemoration. This would result in the loss of information which may contribute to the understanding of the site and the community. This alternative is not recommended.

10.1.4 Redevelopment of the Site as Proposed with Mitigation Recommendations

The redevelopment of the site as proposed would result in a range of impacts to the existing structure, including beneficial as well as adverse. The proposed redevelopment would result in the demolition of the northern elevation wall, which is considered a minor adverse impact. The concept of constructing a new addition is considered a neutral impact as it will have neither a markedly beneficial or adverse impact on heritage attributes of the existing building. However, minor impacts may be anticipated if the design of the building is not compatible with the existing building.

These impacts may be mitigated, which would allow for the continued-use of the building located on-site and facilitate its continued care and conservation. Mitigation recommendations include commemoration and documentation. The option for redevelopment of the site with mitigation recommendations is considered the preferred option. Details regarding mitigation recommendations as provided in this Heritage Impact Assessment are intended to minimize the identified impacts. The following sections of this report address mitigation recommendations regarding adverse impacts to cultural heritage resources located on the subject property.

10.2 Review of Mitigation Recommendations

10.2.1 Removal of the North Elevation Wall

The removal of the north elevation wall is considered a minor adverse impact. This elevation was demonstrated to not retain its original heritage attributes and has not retained its heritage integrity. The proposed development includes the removal of interior features of the building, which is also considered a minor impact and is supported. Prior to the commencement of any work, it is recommended that the building be documented with photographs to supplement the historic record.

10.2.2 Construction of a 6 Storey (stepped-back) Addition with Parking Structure

The concept of constructing a new 8 storey addition to the northern side of the building, having 2 storeys above the existing heritage building with 4 additional stories stepped-back is considered a neutral impact. The construction of the addition is supported provided that the following mitigation measures are considered in order to ensure the proposed addition is compatible with the existing heritage building.

- That the design of the new addition be compatible with and complementary to the design of the existing building, being a product of its own time using high quality architectural materials and complement the rhythm, balance, proportion and form of the existing building;
- That the design of the addition be reviewed by a heritage architect to ensure the principles and elements of compatible design are incorporated; and
- That the applicant complete a shadow impact study, Urban Design Brief, and noise and vibration Study.

The redevelopment of the site may also include the commemoration of the history of the building by way of a plaque in a location which is available to the general public and is prepared under the direction of the City of Hamilton noting the following:

- Date of construction of the building;
- History of the building noting former, businesses including the Hamilton Industrial Works, Peerless Manufacturing Co., Dowswell Bros. & Co., and the Adam Beck Box Factory; and
- Associated business owners (as noted in this report) including the Dowswell Brothers.

10.3 Conservation Measures

The proposed adaptive re-use of the building is considered a beneficial impact. However, the heritage attributes of the existing building range in their conditions and requires repairs and maintenance to ensure they are conserved.

The overall condition of the building is considered fair, and the following issues have been identified:

- Overall fair to poor condition of masonry and mortar joints (all elevations);
- Poor condition of failing masonry repairs which are incompatible and not complementary to the original masonry;
- Existing cracks in foundation/walls;
- Cracks in stone walls and lintels;
- Evidence of brick efflorescence, pitting, weathering and spalling;
- Slight corrosion/rust of metal pilasters on west elevation; and
- Overall poor to fair condition of original wood attributes including brackets, soffits and windows.

It is recommended that the original heritage attributes of the building as identified in this Heritage Impact Assessment be retained and conserved. The existing issues related to the masonry, wood, and metal elements of the building should be repaired in kind with like materials (where feasible) to ensure they are conserved.



Figure 81 & 82 – (left) Detail of south elevation first storey window noting cracked stone sill (right) Detail of south elevation brick quoins noting failures of previous mortar repairs (Source: MHBC, 2016)



Figure 83 & 84 – (left) Detail of west elevation quoins noting existing incompatible mortar repairs (right) Detail of south elevation quoins noting pitted and weathered brick (Source: MHBC, 2016)



Figure 85 & 86 – (left) Detail of west elevation steel pilasters, noting condition of surrounding masonry (right) Detail of west elevation quoins noting previous incompatible repair work (Source: MHBC, 2016)



Figure 87 & 88 – (left) View of North elevation, noting efflorescence (white residue) of masonry (right) Detail of North elevation, noting efflorescence (white residue) of masonry (Source: MHBC, 2016)

11.0 Conclusions

This Heritage Impact Assessment finds that the proposed retention of the existing building is considered a beneficial impact as it would facilitate the adaptive re-use of the building and its continued care and conservation. The removal of the north elevation wall is considered a minor adverse impact as few of its original heritage attributes have been retained due to substantial alterations.

The concept of constructing a new 8 storey addition to the northern side of the building, having 2 storeys above the existing heritage building with 4 additional stories stepped-back is considered a neutral impact as it will have neither a markedly beneficial or adverse impact on the existing heritage attributes of the building. The proposed scale and massing of the addition is supported. However, the construction of the addition may pose adverse impacts if the addition is not complementary to the heritage structure. The construction of the addition is supported provided that mitigation measures are provided in order to ensure the proposed addition is compatible with the existing building.

The following mitigation recommendations should be implemented in regards to the impacts identified in this Heritage Impact Assessment:

- That the building and the north elevation wall be documented with photographs prior to any construction work to supplement the historic record;
- That mitigation measures are considered in order to ensure the proposed addition is compatible with the existing heritage building including:
 - i. That the design of the new addition be compatible with and complementary to the design of the existing building, being a product of its own time using high quality architectural materials and complement the rhythm, balance, proportion and form of the existing building; and
 - ii. That the design of the addition be reviewed by a heritage architect to ensure the principles and elements of compatible design are incorporated.
- That the applicant complete a shadow impact study, Urban Design Brief, and noise and vibration Study;
- That the original heritage attributes of the building as identified in this Heritage Impact Assessment be retained and conserved. The existing issues related to the masonry, wood, and metal elements of the building should be repaired in kind with like materials (where feasible) to ensure they are conserved. The redevelopment of the site may also include the commemoration of the history of the building by way of a plaque in a location which is available to the general public and is prepared under the direction of the City of Hamilton noting the following:
 - Date of construction of the building;

- History of the building noting former, businesses including the Hamilton Industrial Works, Peerless Manufacturing Co., Dowswell Bros. & Co., and the Adam Beck Box Factory; and
- Associated business owners (as noted in this report) including the Dowswell Brothers.

It should be noted that elevations and concept drawings detailing the design of the proposed development are required in order to provide a detailed analysis of impacts. This is required in order to provide appropriate mitigation recommendations, where necessary, which may include the following:

- Proposed alterations to any windows, doors of the existing building;
- Proposed alterations to any window and door openings of the existing building;
- How the proposed new addition will be designed in such a way that it is complementary to the existing building, being a product of its own time; and
- How the proposed materials of the proposed new addition will impact the existing building.

Respectfully submitted,



Dan Currie, MA, MCIP, RPP, CAHP
Partner



Vanessa Hicks, M.A.
Heritage Planner

12.0 Bibliography

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Mika, N. And H. Mika. *Places in Ontario: Their Names and Origins in History (Part III N-Z)*. Mika Publishing Co.: Belleville, 1981.

Lister, Herbert. *Hamilton, Canada: Its history, commerce, industries, resources*. Hamilton, 1913.

Bixby, M.G. *Industries of Canada: historical and commercial sketches: Hamilton and environs*. Toronto, 1886.

Hamilton, the Manufacturing Metropolis of Canada: Containing Articles and Illustrations Descriptive of the More Prominent Industrial and Financial Institutions of the City, 1909-1910

The Hamilton Spectator. *A Carnival Souvenir*. Hamilton, Spectator Print Co. August, 1903.

Appendix A – City of Hamilton Info Sheet – Heritage Impact Assessments

DRAFT



INFOSHEET: CULTURAL HERITAGE IMPACT ASSESSMENTS

1.0 PURPOSE

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of a CHIA is to ensure that the cultural heritage value of the property is conserved.

Under the Urban Hamilton Official Plan (UHOP), a CHIA shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- Properties that are included in the City of Hamilton *Register of Property of Cultural Heritage Value or Interest* (the Register) or adjacent to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been prepared; or,
- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal *Register of Property of Cultural Heritage Value or Interest*.

The UHOP also identifies that there may be cultural heritage properties that are not yet included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the Ontario Heritage Act, but have cultural heritage interest. The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved.

New development, site alteration or redevelopment may create disturbances or disruptions including, but not limited to:

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest;
- Disruption of the setting, context, landscape or layout of the cultural heritage resource; and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property's cultural heritage attributes.

2.0 CONTENT

Planning staff will inform the proponent during the Formal Consultation phase of any development application, whether the submission of a CHIA will be required prior to the submission of any subsequent applications under the Planning Act. The Assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, and shall contain the following:

- a location plan showing and describing the contextual location of the site, an existing site plan, current floor plans of built structures where appropriate, a proposed site plan, proposed building elevations, and proposed interior plans;
- identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation;
- a description of the proposed development or site alteration and alternative forms of the development and/or site alteration;
- a description of all cultural heritage resource(s) to be affected by the development and its alternative forms;
- a description of the effects upon the cultural heritage resource(s) by the proposed development and/or site alteration and its alternative forms;
- a description of the measures necessary to mitigate the adverse effects of the development and/or site alteration and its alternatives upon the cultural heritage resource(s), including:
 - the means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
 - the manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration.
- any photographic records, maps, or other documentary materials found during the historical research of the property as well as present-day photographs taken during research; and,
- a detailed list of cited materials.

Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

2.1 SCOPED ASSESSMENTS

At the discretion of Planning staff, the content of a CHIA may be scoped as follows:

- a) Where it has been adequately demonstrated that the conservation, rehabilitation and reuse of cultural heritage resources that have not yet been included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the Ontario Heritage Act, is not viable, the City may require that the affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition or removal.
- b) Where cultural heritage resources may be affected and staff is of the opinion that the potential impacts will be minor, the discussion of impacts to cultural heritage resources may be integrated into an Urban Design Brief or Urban Design Study.

Note: Where a property is designated under Part IV or Part V of the Ontario Heritage Act, a Heritage Permit is required to be submitted prior to the issuance of a Building Permit. Accordingly, Planning staff recommends that the proponent consults with staff following the submission of a Formal Consultation application to determine the appropriate course of action to proceed with the proposal.

Appendix B – Site Plans and Elevations

DRAFT

Workers Arts & Heritage Centre

ine North Studios

N Sirk

Murray St W

Bay St W

Bay St N

Bay St N

Bay St N

Bertozzi

51



Murray St W

Hamilton, Ontario



Street View - Apr 2015



Hide image

Bay St N

Hamilton, Ontario



Street View - Jul 2015



Bay St N

One Way

West

One Way

East

West



Murray St W

Hamilton, Ontario



Street View - Apr 2015



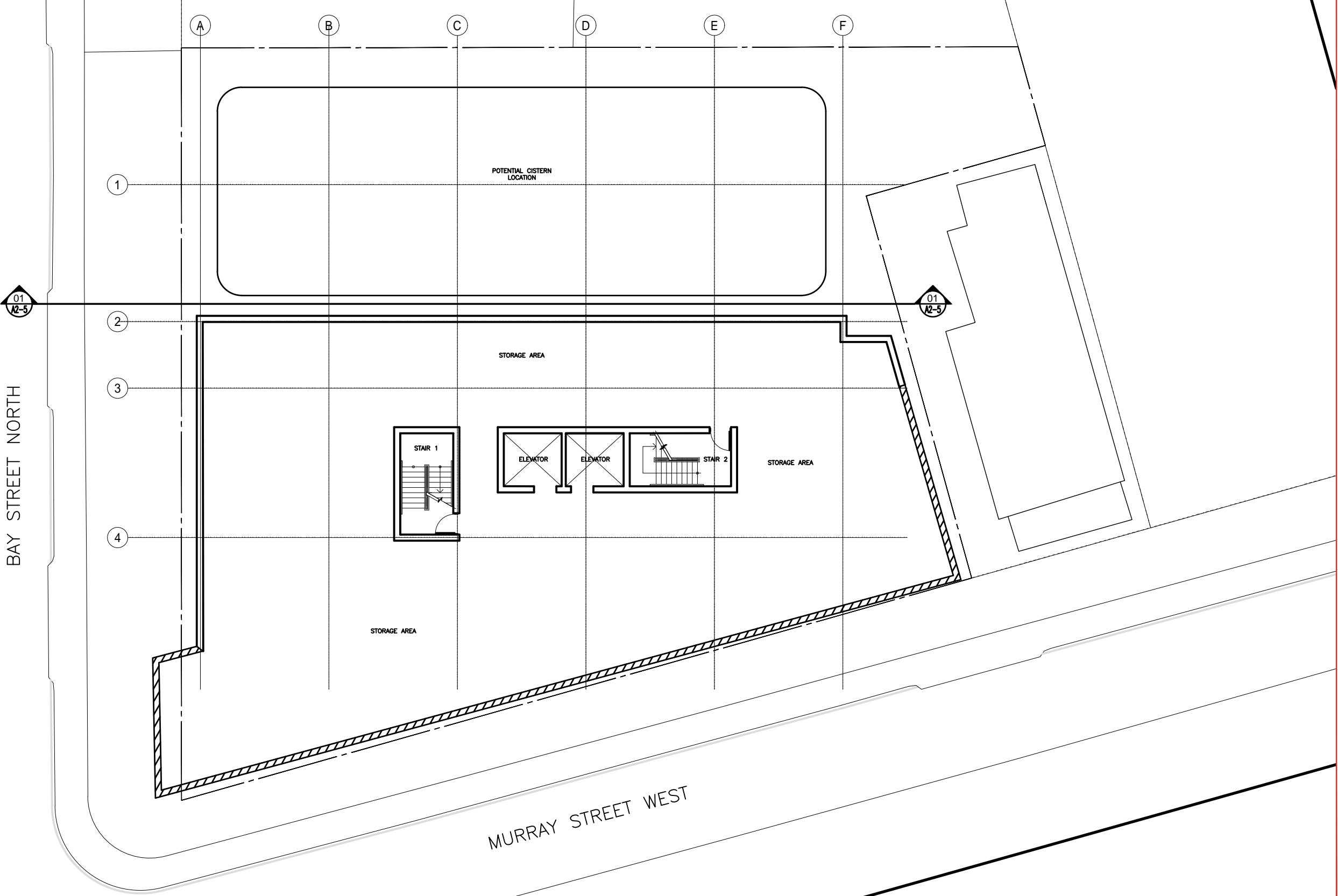
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- Apr 2015







BASEMENT FLOOR PLAN

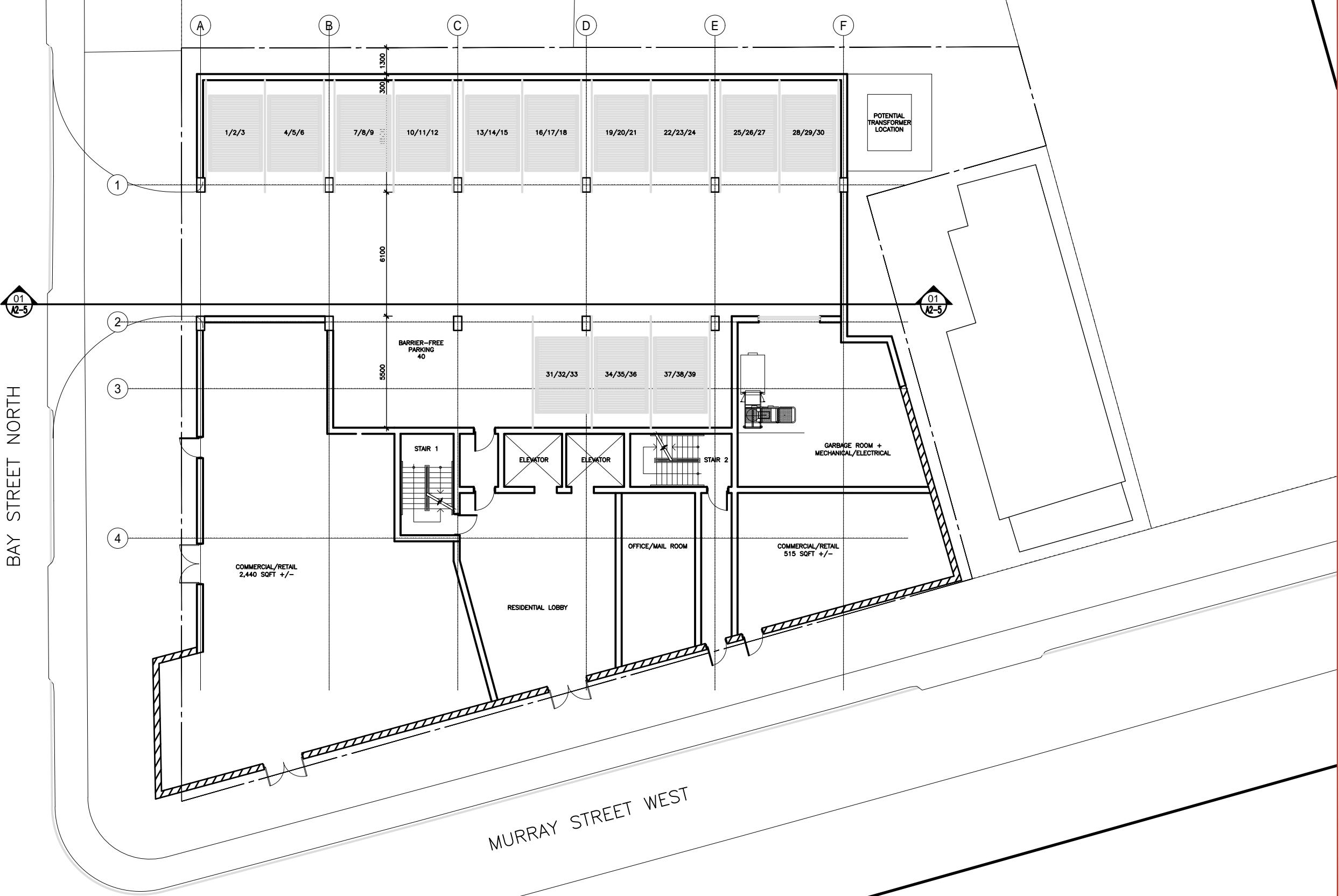
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA2-0

1:200

2015-0736-05

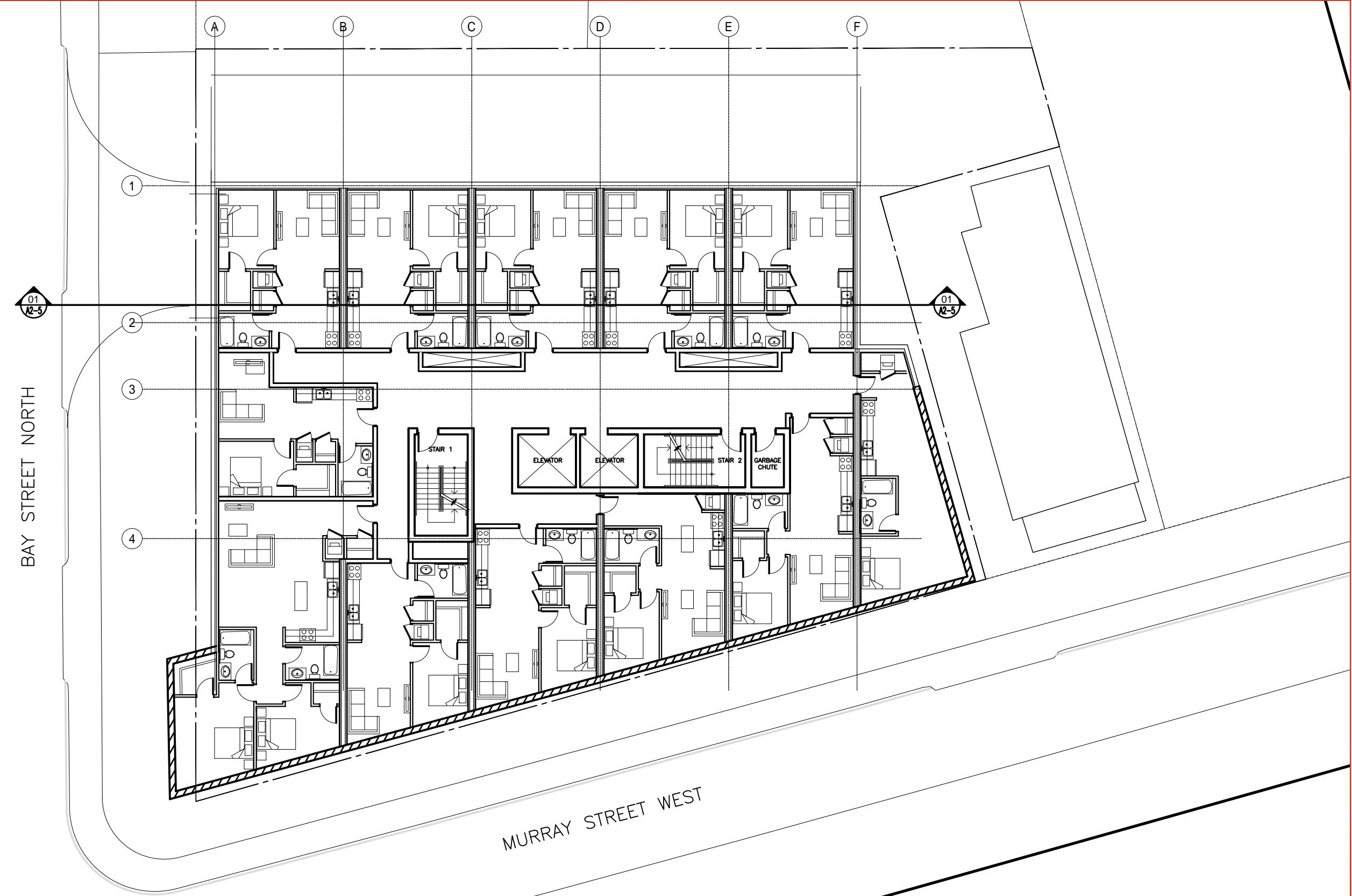
WALTERFEDY



GROUND FLOOR PLAN
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA2-1
1:200
2015-0736-05

WALTERFEDY



2ND + 4TH FLOOR PLAN

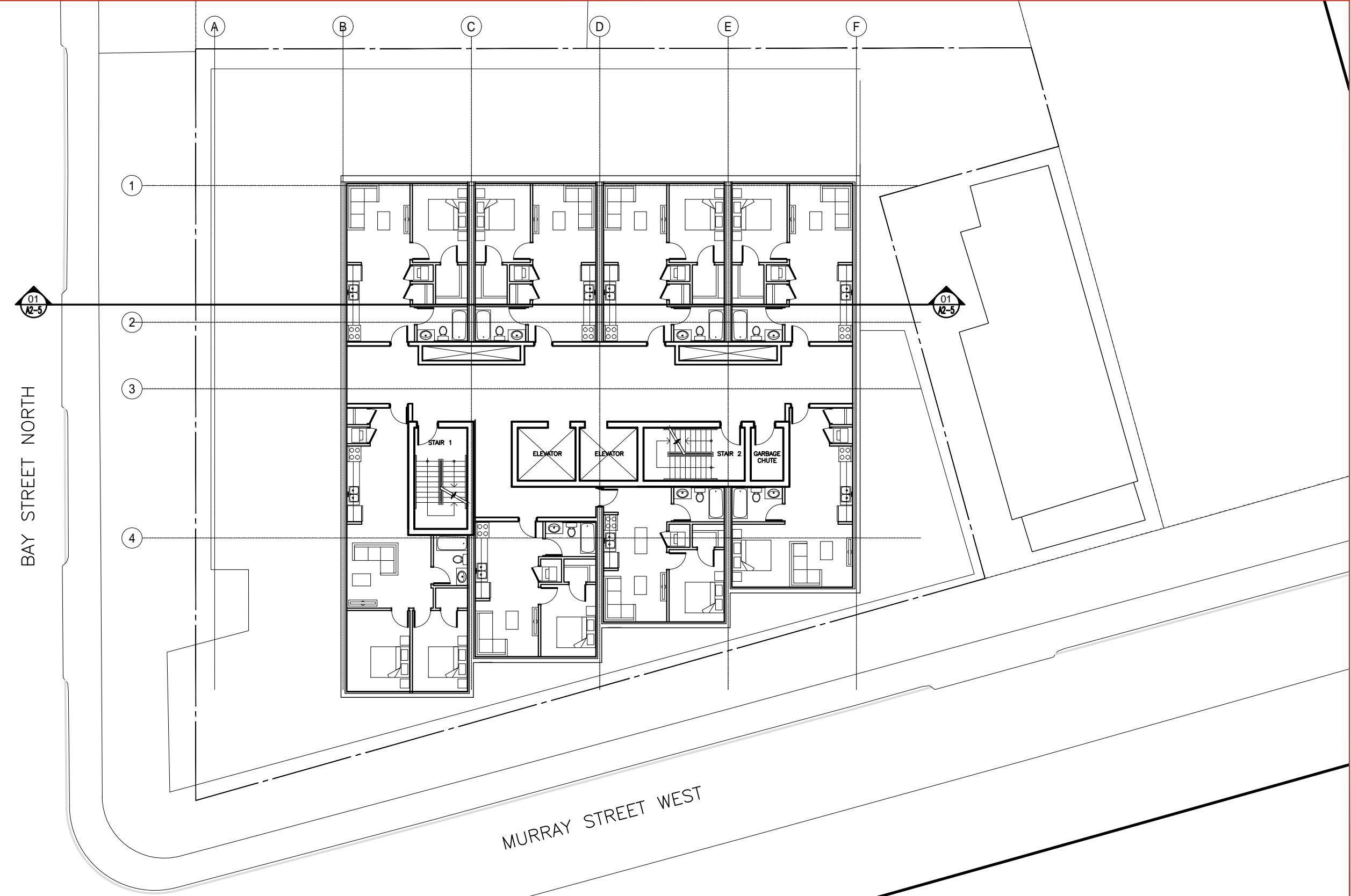
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA2-2

1:200

2015-0736-05

WALTERFEDY



5TH + 8TH FLOOR PLAN

268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA2-3

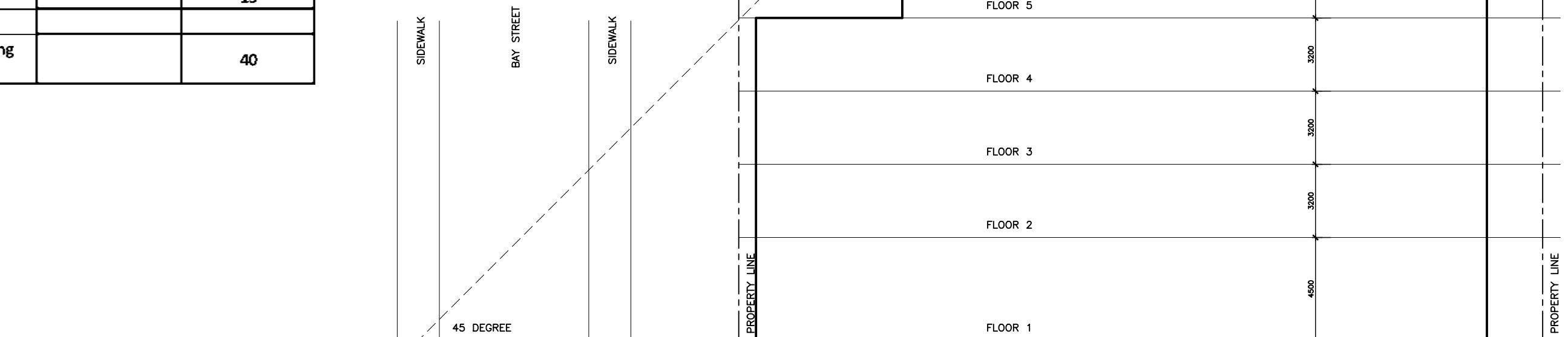
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2015-0736-05

WALTERFEDY

Unit Type	515sqft Studio	535sqft 1 bedroom	720-750sqft 2 bedroom
% of total	4%	85%	10%
Ground Floor			
2nd Floor	1	10	1
3rd Floor	1	10	1
4th Floor	1	10	1
5th Floor		7	1
6th Floor		7	1
7th floor		7	1
8th Floor		7	1
Subtotal	3	58	7
Total			68

Residential Parking Required	Parking Rate	
	0.3/Unit	1/Unit
	17.4	7
Rounded	18	7
Total		25
Commercial Parking Required	Parking Rate	
	20sqm/Parking Stall	
	300sqm	15
Total		15
Total Parking Required		40



CROSS-SECTION THROUGH BAY STREET NORTH
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA2-4
1:200
2015-0736-05

WALTERFEDY



VIEW 1
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA3-1
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2015-0736-05

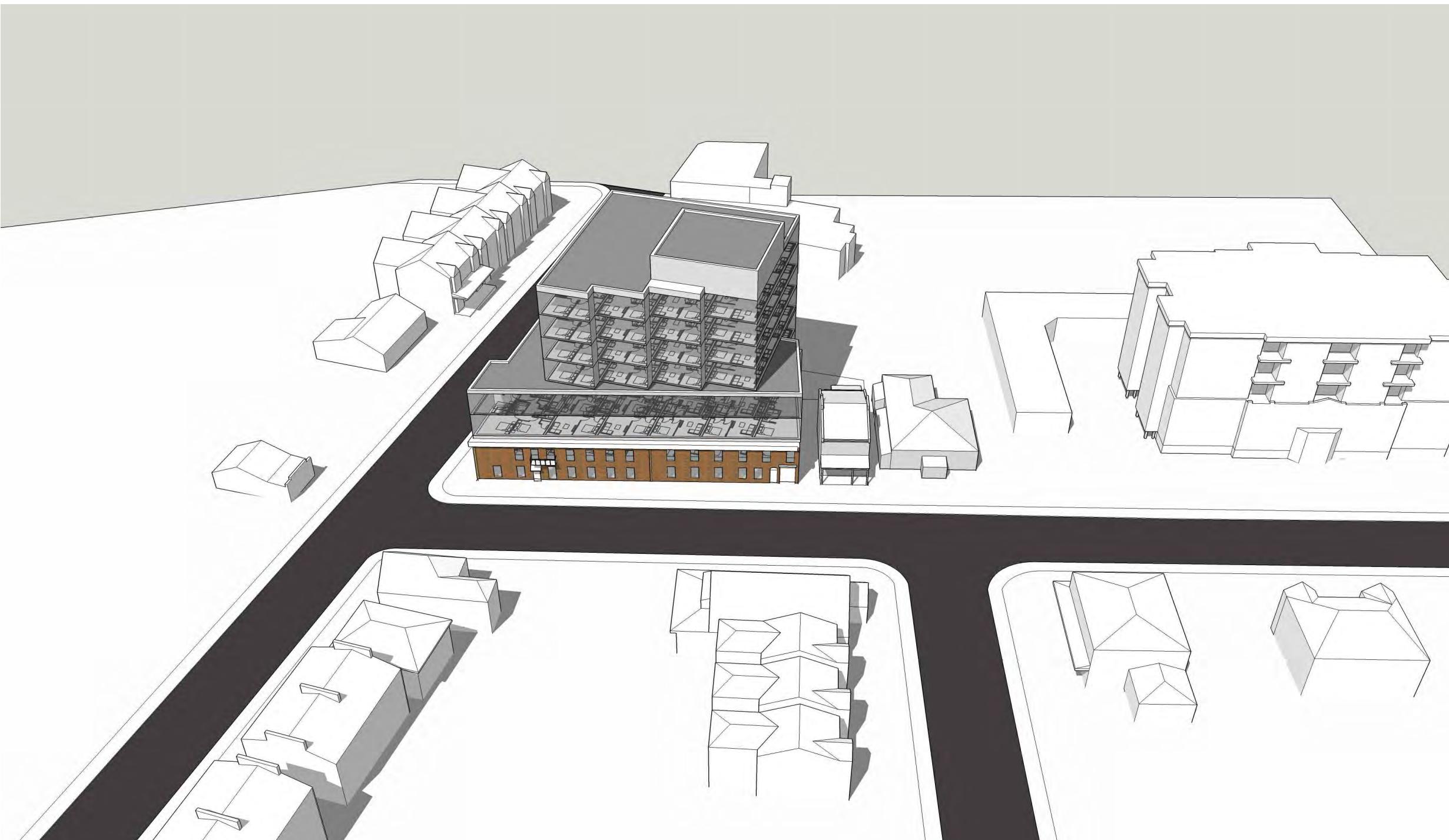
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VIEW 2
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA3-2
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2015-0736-05

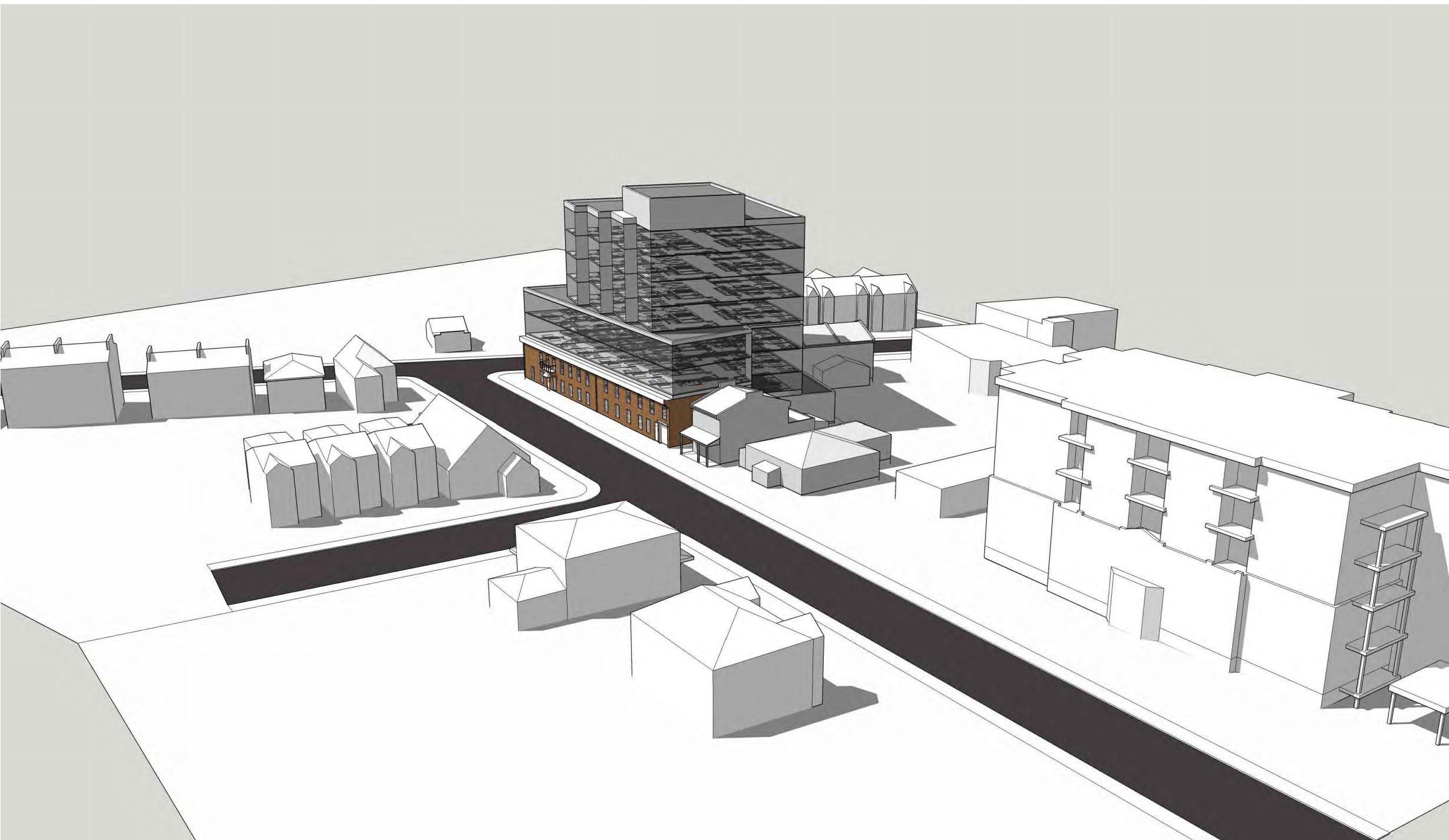
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VIEW 3
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA3-3
1:200
2015-0736-05

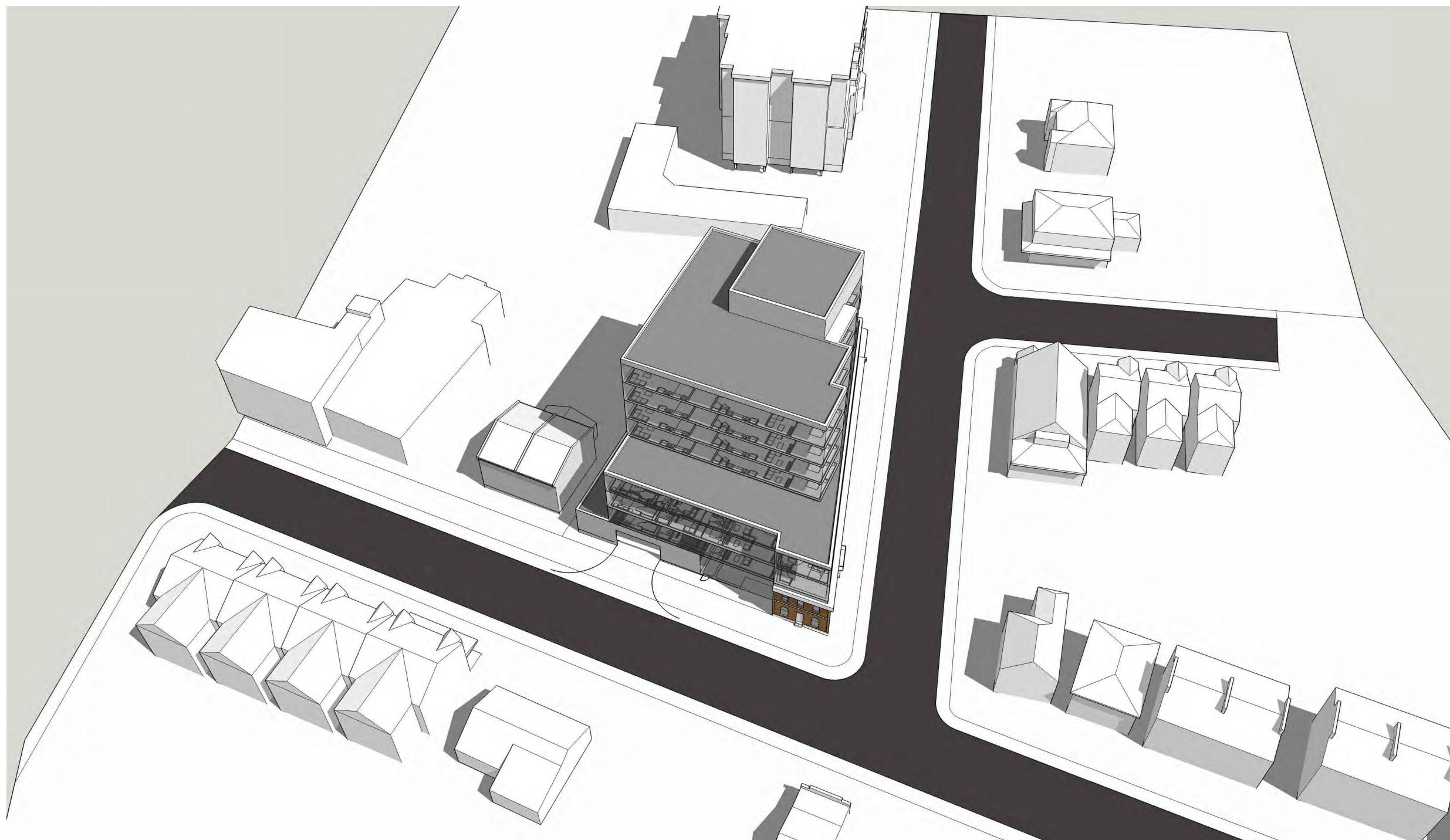
WALTERFEDY



VIEW 4
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA3-4
1:200
2015-0736-05

WALTERFEDY



VIEW 5
268 BAY STREET NORTH - 8 STOREY MIXED USE CONDOMINIUMS

PRA3-5
1:200
2015-0736-05

WALTERFEDY

Appendix C – Curriculum Vitae

DRAFT



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines
Cambridge West Master Environmental Servicing Plan
Township of West Lincoln Settlement Area Expansion Analysis
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
Township of Tiny Residential Land Use Study
Port Severn Settlement Area Boundary Review
City of Cambridge Green Building Policy
Township of West Lincoln Intensification Study & Employment Land Strategy
Ministry of the Environment Review of the D-Series Land Use Guidelines
Meadowlands Conservation Area Management Plan
City of Cambridge Trails Master Plan
City of Kawartha Lakes Growth Management Strategy
City of Cambridge Growth Management Strategy
City of Waterloo Height and Density Policy
City of Waterloo Student Accommodation Study
City of Waterloo Land Supply Study
City of Kitchener Inner City Housing Study

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CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

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CURRICULUM VITAE

Vanessa Hicks, B.A., M.A.,

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology
Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after graduating from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Prior to Joining MHBC, Vanessa gained practical experience working as the Program Manager, Heritage Planning for the Town of Aurora, where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events (such as the annual Doors Open Ontario event), and heritage projects (such as the Architectural Salvage Program). Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts (HCDs), heritage impact assessments (HIAs), cultural heritage evaluation reports (CHERs), conservation plans, as well as Stages 1-4 archaeological assessments.

PROFESSIONAL EXPERIENCE

June 2016 - Present	Cultural Heritage Specialist/ Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Ltd.
2012 - 2016	Program Manager, Heritage Planning Town of Aurora
May 2012 - October 2012	Heritage Planning Assistant Town of Grimsby
2007 - 2010	Archaeologist Archaeological Research Associates Ltd.

CONTACT

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CURRICULUM VITAE

Vanessa Hicks, B.A., M.A.,

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge
Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD
Heritage Impact Assessment - 107 Concession Street, City of Cambridge
Heritage Impact Assessment – 33 Laird Drive, City of Toronto
Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington
Heritage Impact Assessment – 362 Dodge Drive, City of Kitchener
Heritage Impact Assessment – 255 Ruhl Drive, Town of Milton
Heritage Impact Assessment – 34 Erb Street East, City of Waterloo

CULTURAL HERITAGE EVALUATION REPORTS (CHERs)

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute
Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville
Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill
Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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