

HERITAGE IMPACT ASSESSMENT

235 Main Street West

Hamilton, Ontario

Prepared for:

Urban Solutions
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1.0 BACKGROUND

The proposed development was reviewed by planning staff through the City's Formal Consultation process and it was determined that an Official Plan Amendment would be required to address the proposed height of 20 Storeys because it exceeds the current zoning for a maximum of 6 stories. Planning staff requested further information, including a *Planning Justification Report* and an *Urban Design Brief*. (See *Memorandum FC-16-153* dated January 03, 2016).

This *Heritage Impact Assessment (HIA)* has been prepared by built heritage consultant Megan Hobson as part of an *Urban Design Brief* prepared by Lintack Architects and fulfills requirements outlined by Chelsey Tyers, Heritage Planner at the City of Hamilton.

There are no on-site cultural heritage resources but, under the definition of adjacency in the *Urban Hamilton Official Plan*, heritage staff has identified 9 heritage properties that are adjacent to the development site. The purpose of the *HIA* is to determine if the proposed development will have adverse effects on these adjacent cultural heritage resources and, if necessary, describe measures to mitigate those adverse effects.

2.0 SITE LOCATION & DESCRIPTION

The development site occupies a prominent corner on Main Street West and has frontages on Main Street West and Queen Street South. Main Street West is a major east-west arterial road through the lower city that is bordered by historic neighbourhoods. Queen Street South is a major north-south route that cuts through the historic Durand, Central, Kirkendall and Strathcona neighbourhoods.

The proposed development is a re-development of a vacant site on the southwest corner of Main Street West and Queen Street South. The vacant lot currently has a gravel surface and does not contain any structures or landscape features. The site slopes down on the south and west sides because it is located on the crest of a natural ridge known as the Iroquois Beach Ridge. There are low concrete retaining walls along the south and west sides of the property.

The subject property is located within the *Strathcona Secondary Plan* boundary and is currently zoned for Mixed Use – Medium Density (Site Specific C-2). The Strathcona Neighbourhood is primarily located on the north side of Main Street West, but plan boundary extends across to the south side of Main Street West to encompass properties fronting on the south side of Main Street, including the subject property.

The City is currently in the process of reviewing and revising building heights for properties that front on Main Street. These properties, including the subject property, are part of the Main Street Corridor, an area in the Downtown where greater densities are encouraged because this is a major arterial route that is served by existing and planned public transit systems. In the *Draft Tall Buildings Study (2016)*, the subject property has been identified as a location where development up to 30 stories may be permitted.

3.0 PROPOSED DEVELOPMENT

The proposed development includes:

- a 20-storey mixed-used building with an L-shaped plan
- there is a 3-storey podium with an open arcade at street level and a residential tower above
- 4,552 sq. m. of commercial space on the ground floor and 152 residential dwelling suites above
- underground parking on 4 levels and some surface parking to accommodate 142 parking spaces



234 Main Street West - Proposed Development [Lintack Architects]



Ground floor plan

4.0 ADJACENT CULTURAL HERITAGE RESOURCES

The subject property is located within the *Strathcona Secondary Plan Area* and adjacent to the historic Strathcona, Central, Durand and Kirkendall neighbourhoods. Historically these neighbourhoods primarily contained 2 to 2.5-storey singled-detached residential buildings constructed in the late 19th century and early 20th century, along with religious, institutional and industrial buildings associated with those neighbourhoods. Much of this early building stock remains. There is some early 20th century infill including low-rise apartment blocks. In the later 20th century larger impacts began to occur including construction of high-rise residential towers.



The development site is adjacent to heritage properties on Main Street West (left) and Queen Street South (right)

The intersection at Main Street West and Queen Street South has been somewhat impacted by 20th-century redevelopment. There is a modern commercial plaza on Main Street West directly across from the subject property. The subject property is comprised of 4 lots that previously contained 3 single-detached brick dwelling, similar to those on adjacent properties. There are early 20th-century walk-up apartments nearby and there are several later 20th-century high-rise apartment buildings to the southeast. The 19th-century housing stock that survives has been converted to commercial uses with offices or residential apartments on the upper floors.





The development site is opposite a commercial plaza on Main Street West (left) and several heritage properties on Queen Street South (right)


The development site is surrounded by 2-3 storey heritage buildings that were constructed in the late 19th and early 20th century. The table below includes 9 heritage properties that staff have identified as being adjacent to the proposed development, based on the definition of adjacency in the *Urban Hamilton Official Plan*. This

includes properties that abut the property and properties located across the road. There are 2 heritage properties that abut the development site at 74 Queen Street South and 255 Main Street West.

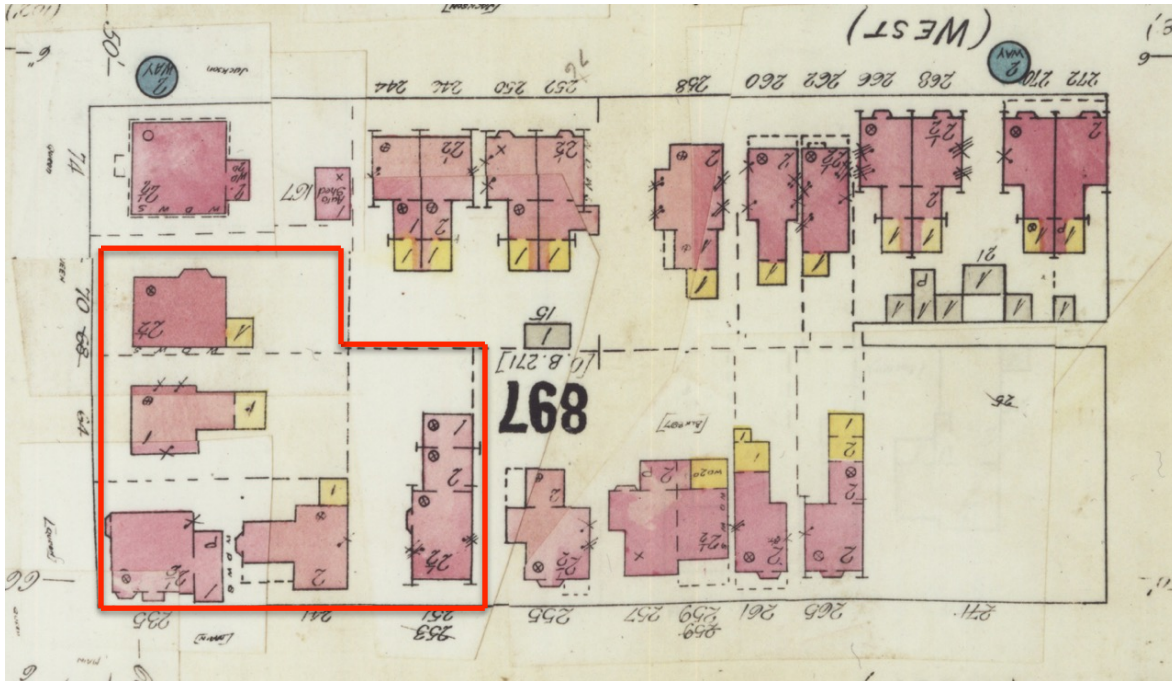
Table 1: Adjacent Heritage Properties

ADDRESS	PHOTO	HERITAGE STATUS	CURRENT USE BUILDING FORM & MATERIALS
222 Main W		REGISTER Built c. 1890	Commercial 2.5 storeys red brick
244 Main W	This address does not exist	INVENTORY	n/a
231 Main W		REGISTER Built 1905	Commercial 2.5 storeys red brick
255 Main W		INVENTORY Built c. 1880	Commercial 2.5 storeys red brick

<p>259 Main W</p>		<p>INVENTORY unknown</p>	<p>Commercial 2.5 storeys dark red brick</p>
<p>74 Queen S</p>		<p>INVENTORY c. 1910</p>	<p>Consulate 2.5 storeys buff brick</p>
<p>67 Queen S</p>		<p>REGISTER Built 1902</p>	<p>Commercial 2.5 storeys red brick</p>
<p>69 Queen S</p>		<p>REGISTER Built 1902</p>	<p>Commercial 2.5 storeys red brick</p>

75 Queen S		Register Built 1933	Multi-unit Residential 3-storeys brown brick
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HISTORIC MAPPING:



The development site was originally 4 separate lots but was consolidated in the 20th century and the 5 buildings were demolished and it is currently. The adjacent heritage properties are generally extant. [1911 Fire Insurance Map]

74 Queen street South

This property contains a 2.5 single-detached residential building that was built c. 1910 that was originally constructed as a private residence, but currently houses the Italian Consulate. It has not been substantially altered and still maintains the character of a private home. It is distinctive for its architectural character and for the use of buff brick. It is a good example of an Edwardian style house with an Arts & Crafts inspired use of Italianate detail including blind arches on the ground floor with decorative keystones, deep overhanging roofs with paired cornice brackets, and tall end-wall chimneys. It has a square plan, a steeply pitched hipped roof and hipped dormers. It is located on a corner site and oriented towards Queen Street South with driveway access at the rear from Jackson Street West. There is a substantial brick porch at the main entrance on Queen Street South. The front and side yards are landscaped. There is a rear addition and a parking area that takes up most of the rear yard. The side yard is narrow and there is a low concrete retaining wall with a Victorian style wrought iron fence along the front portion of the property line on the north side. This fence is not visible in photos taken c. 1970 so it is not original to the property but it is complimentary to the architectural style of the house. Queen Street South slopes down to the south from Main Street West so the grade level of this property is slightly lower than the adjacent vacant lot at 235 Main Street West (i.e.; the development site).



74 Queen Street South, The Italian Consulate – the photo on the right was in the 1970s when it was still a private residence. [LACAC, provided by Alissa Golden]



74 Queen Street South, Italian Consulate – landscaped front and side yards (left) – rear addition and driveway from Jackson Street West (right)

255 Main Street West

This property contains a 2.5 storey single-detached residential building built c. 1880. It is constructed of red brick with stone trim details and has an eclectic architectural style that skillfully combines Gothic and Italianate influences popular in the Later Victorian period. It has a hipped roof with a front facing gable. There is an arched window in the gable and a large bay window on the ground floor. The main entrance has a very fine wood-paneled double-door with glazing and an arched transom above containing leaded glass. It is a good example of the historic housing stock in the Strathcona neighbourhood. It has been converted for use as professional offices with residential units above. Later alterations are modest and include changes to the front porch and a small 1-storey addition on the east side that contains an entrance vestibule. The house is close to the road with no front yard (due to modern road widenings). There is a paved driveway on the east side and the rear yard is paved for surface parking. Main Street West slopes down to the west so the grade level of this property is slightly lower than the adjacent vacant lot at 235 Main Street West (i.e.; the development site).



255 Main Street West – side driveway adjacent to the development site (left) – porch detail & front door (right)



255 Main Street West – side elevation (left) – existing retaining wall and landscape strip (right)

5.0 POTENTIAL IMPACTS ON ADJACENT CULTURAL HERITAGE RESOURCES

The proposed development includes several design measures that successfully respond to the low-rise heritage properties that are adjacent to the site. These design measures include:

- The height of the 3-storey podium is 12.4 m (approx. 40.7 ft.) and is therefore similar to low-rise residential roof-heights that are typically 30 to 35 ft. to the ridge of the roof
- The tower is set back a distance of 14.2 m (approx. 46.6 ft.) from the side property lines of heritage properties that abut the development site, i.e. 74 Queen Street South and 255 Main Street West.
- The 3-storey podium is 4.4 m (approx. 14.4 ft.) from the side property lines of heritage properties that abut the development site, i.e.: 74 Queen Street South and 255 Main Street West
- The podium is articulated so that the vertical bays and horizontal division of floors is similar to the vertical and horizontal divisions of adjacent heritage properties
- The podium level will be clad with terracotta coloured concrete cladding with faux mortar joints that is compatible with the red, buff and brown brick of adjacent heritage properties

IMPACT 1: Shadow Impacts

The Sun & Shadow Study prepared by Lintack Architects indicates that there will be no excessive shadowing on any of the adjacent heritage properties.

There are existing tall buildings in the area that cast shadows on heritage properties adjacent to the subject property. Additionally shadowing caused by the proposed development is limited to less than 2 hours of shadowing on 255 Main Street West at 10:00 am in the spring and summer.

Conclusion: No significant impacts.

IMPACT 2: Visual Impacts

The proposed development is sensitive to and compatible with the adjacent heritage properties due to the provision of adequate setbacks, stepbacks and building articulation as outlined above.

Conclusion: Impacts have been successfully mitigated.

IMPACT 3: Soil Disturbances

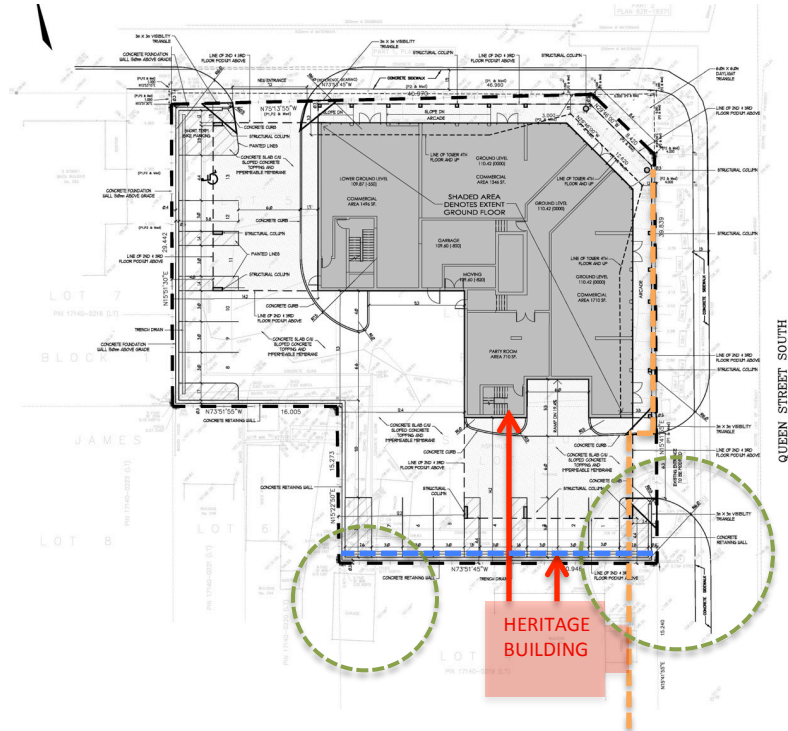
The proposed development includes engineering measures to address the lower grade of adjacent heritage properties at 74 Queen Street South and 255 Main Street West, including installation of a trench drain and construction of a new concrete retaining wall. The removal of existing concrete retaining walls and fencing in these locations will not impact heritage value because these are not historic features.

Conclusion: Impacts have been successfully mitigated.

74 Queen Street South



The height of the podium is similar to the roof height of the adjacent heritage building (orange)

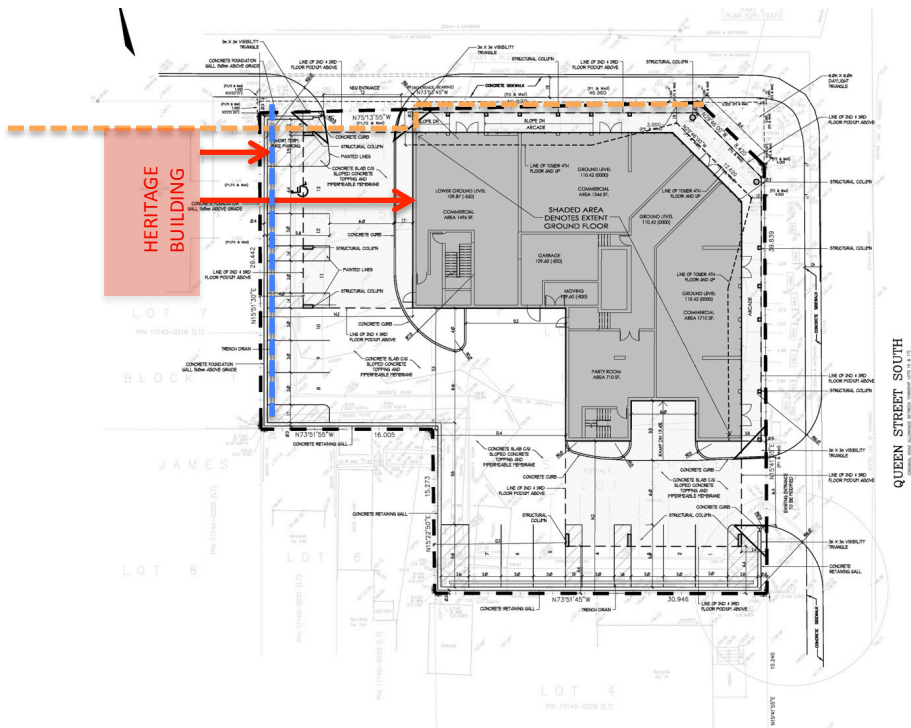


The podium will be set back to align with the front porch of the adjacent heritage building (orange)
 The tower and podium structure will be set back from the sidewall of the adjacent heritage building (red)
 There will be a trench drain and concrete retaining wall to prevent water runoff to the adjacent heritage property (blue)

255 Main Street West



The height of the podium is similar to roof height of adjacent heritage buildings (orange)



The podium will be set back to align with the front porch of the adjacent heritage building (orange)
 The tower and podium structure will be set back from the sidewall of the adjacent heritage building (red)
 There will be a trench drain and concrete retaining wall to prevent water runoff to the adjacent heritage property (blue)

6.0 RECOMMENDATIONS TO MITIGATE ADVERSE IMPACTS

In general, the proposed development includes sufficient measures to reduce adverse impacts on adjacent heritage properties. It is recommended that the applicant submit a Landscape Plan to heritage staff that addresses opportunities for visual screening and landscape buffering between the proposed development and the side and rear yard of 74 Queen Street South. This is not a concern for the heritage property located at 255 Main Street West because it is a commercial property that does not have any landscaping and the rear yard has been paved over for parking.

Conclusion: No further mitigation is required.

7.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada (SSAC)* and the *Canadian Historical Review*

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9.0 DEFINITION OF IMPACTS

Destruction: Destruction of any, or part of any, significant heritage attribute or feature.

Alteration: Alteration which means a change in manner and includes restoration, renovation, repair or disturbance.

Shadows: Shadows created that alter the appearance of the heritage attribute or change the visibility of a natural feature or plantings, such as a garden

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

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

Change in land use: A change in land use such as re-zoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Soil disturbance: Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.

APPENDIX A: SITE PHOTOS

DEVELOPMENT SITE



235 MAIN STREET WEST - View from Main Street West looking east



235 MAIN STREET WEST - View from Main Street West looking west



235 MAIN STREET WEST - View looking east



235 MAIN STREET WEST - View looking south

ADJACENT HERITAGE PROPERTIES



231 MAIN STREET WEST - Front façade on Main Street West



231 MAIN STREET WEST - Side façade on Queen Street South



255 MAIN STREET WEST - Front façade on Main Street West



255 MAIN STREET WEST - Side façade and driveway adjacent to the development site



259 MAIN STREET WEST - Front façade on Main Street West



222 MAIN STREET WEST – Front façade on Main Street West



74 QUEEN STREET SOUTH – Front façade on Queen Street South



74 QUEEN STREET SOUTH - Side yard adjacent to the development site



67 & 69 QUEEN STREET SOUTH – Front facades on Queen Street South



75 QUEEN STREET SOUTH – Front façade on Queen Street South