CULTURAL HERITAGE IMPACT ASSESSMENT

43-51 King Street East, Hamilton, ON

Former S.S. Kresge & Co. Store

FINAL REPORT

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1.0 BACKGROUND & METHODOLOGY

The owner of 43-51 King Street East is currently in the process of preparing an application for redevelopment of the site. This property contains the former S.S. Kresge & Co store, a building that is included in the City's Register of Property of Cultural Heritage Value or Interest as a non-designated property, it is located within the Downtown Heritage Character Zone and within the Gore Park Cultural Heritage Landscape. The subject is abutting and adjacent to a number of built heritage resources, including 5 properties that are designated under Part IV of the Ontario Heritage Act and 4 properties included on the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties.

Under the Provincial Policy Statement (PPS) and the Urban Hamilton Official Plan (UHOP), a *Heritage Impact Assessment* is required to ensure the conservation and protection of cultural heritage resources when the proposed development has the potential to adversely affect cultural heritage resources through displacement or disruption.

In November 2016 the owner submitted an application to demolish the former S.S. Kresge & Co. Store and construct two towers (24 and 34 storeys) on a 3-6 storey podium containing commercial space on the ground floor and 655 residential units served by 2 below grade and 5 above grade parking levels. A demolition permit was issued on January 5, 2017.

On December 8, 2016, the owner met with heritage staff and received preliminary comments indicating that demolition of 43-51 King Street East was not consistent with the City of Hamilton Official Plan or the Downtown Secondary Plan and that the property had architectural and historical interest. Heritage staff recommended that the applicant consider a revised proposal that integrates the existing building and requested that a *Heritage Impact Assessment Report* be prepared by a qualified heritage consultant so that alternative development options could be explored.

On January 19, 2017 heritage staff met with the Municipal Heritage Committee and recommended that the property be *Designated* under Part IV of the Ontario Heritage Act because it was a "rare example of Art Deco architecture in Hamilton." The Heritage Committee decided to defer this decision to allow time for the consultant to complete the *Heritage Impact Assessment Report.*

This report was prepared by heritage consultant Megan Hobson. A site visit was undertaken on January 3rd to assess and document the current condition of the property and its relationship to the neighbourhood. Access to the interior was not possible because hazardous materials, including asbestos, were being removed. Photographs of the interior that were taken just prior to and during the abatement process were provided to the consultant by Stonehaven Specialty Contracting Corp. Destructive testing was done in selected areas to provide information for the consultant about alterations to the building and the condition of materials. In addition, the consultant carried out extensive historical research and reviewed all relevant planning policies.

2.0 PHYSICAL CONTEXT

2.1 LOCATION & SITE DESCRIPTION

The subject property is located on a prominent corner in the commercial core of downtown Hamilton and faces the eastern section of Gore Park between Hughson Street and John Street. The building on the site occupies the entire site and extends through the block to King William Street to the north. The building height transitions from 2-storeys at the front on King Street East to one-storey at the rear on King William Street and has a box-like form with a rectangular plan and a flat roof.

43-51 King Street East.

The building has 3 façades; the main elevation on King Street East, the side elevation on Hughson Street North and the rear elevation on King William Street. There are street level entrances on each elevation: 2 entrances on King Street East (front), one on Hughson Street North (side) and 2 on King William Street (rear). There is an alleyway on King William Street adjacent to the subject property that is part of the development application for this site.

Aerial view of the proposed development site that includes the former S.S. Kresge store building and a vacant lot on King William Street.

2.2 KING STREET EAST ELEVATION

The King Street East elevation is the principal façade and is part of the continuous street wall that frames the north side of Gore Park. Adjacent buildings on King Street East are taller and narrower. The subject property is therefore somewhat atypical in its wide frontage, low building height and horizontal massing.

North side of King Street East.

The main elevation on King Street East is 5 bays wide.There is a recessed entrance at the corner and a secondary entrance at the east end. Each entrance has a bank of four metal-framed glass doors.


Entrances on King Street East.

2.3 HUGHSON STREET NORTH ELEVATION

The Hughson Street elevation is predominantly brick with virtually no glazing at street level, with the exception of the recessed storefronts at either end that wrap around the corners of the building. The lower section of the brick has been painted. This elevation consists of 8 bays at the south end (front half) that are two storeys in height and match the King Street façade in materials and detailing but with blind windows at ground level.


The King Street storefront wraps around for 2 bays on Hughson Street and there are blind windows under the other 6 bays.

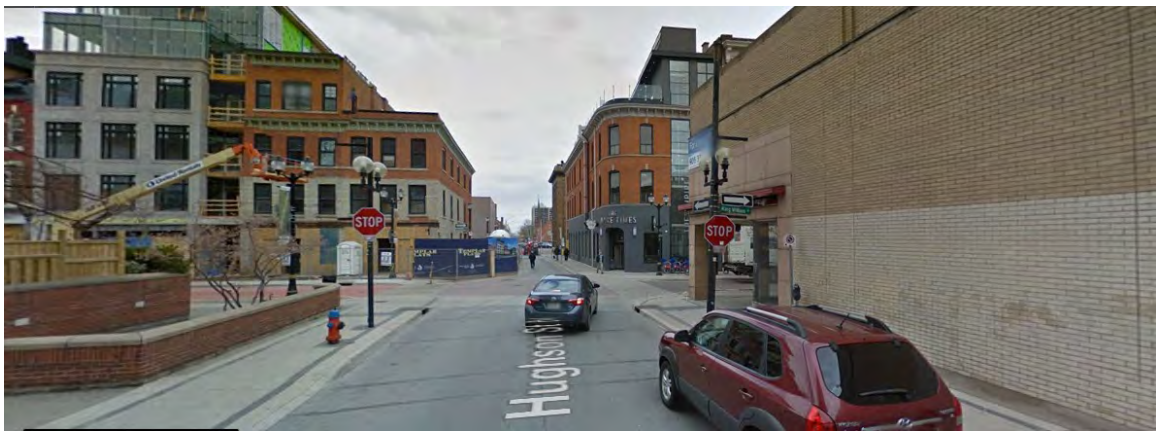
The back half of the building is one storey in height with an entrance at the south end that contains a bank of five metal doors with small square windows. The back section of the building has very little glazing or articulation at street level. The roofline has

projecting brick piers similar to those on the front section of the building but they do not extend below the parapet and are lower in relief and more widely spaced.

Hughson Street entrance in the one-storey rear section and blank wall with very little architectural character.

Hughson Street is a narrow one-way street. The block from King Street East to King William Street is framed by the subject property (east side) and the Right House (west side). The Right House is a four-storey red brick building that also has blind windows at street level. As a result, this section of Hughson Street North has the character of an alley between two buildings.

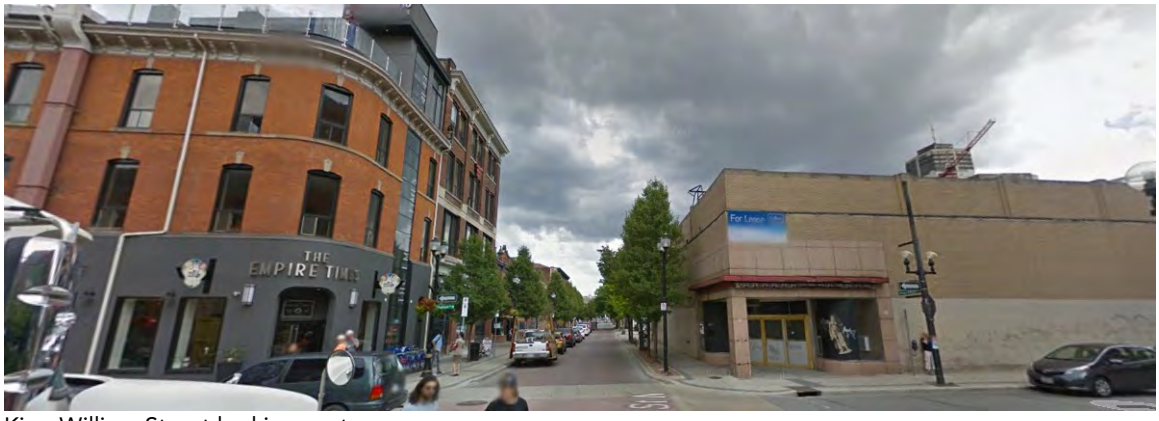
Blind windows on Hughson Street North create a tunnel like effect.



Blank wall on Hughson Street North and recessed entrance at the corner of Hughson and King William.

2.4 KING WILLIAM STREET ELEVATION

The King William street elevation has two entrances. The recessed entrance at the corner of Hughson and King William is similar to the main entrance on King Street East but smaller in scale. The secondary entrance located on King William Street is somewhat similar to the other storefronts in the use of materials but the display windows on either side of the doors are not curved. The doors are solid metal with small square windows and are the same as the doors at the Hughson Street entrance. In general, the King William Street façade is similar to the Hughson Street façade in its simple detailing and large area of unarticulated brick wall between the entrances.



King William Street looking east.

Entrances on King William Street.

Un-articulated brick wall on King William Street.

East side Elevation

There is a gap in the King William streetscape where earlier buildings have been demolished. The rear section of the building is not attached to any structures and is adjacent to an open area that contains a blind alley and surface parking. Due to the fact that the rear section was originally adjacent to buildings on King William Street, stock red brick was used rather than the yellow facing brick. The placement of doors and windows on the east elevation is utilitarian and includes two loading docks and several windows with glass block.

East wall of the building and view toward King William Street.

3.0 BUILDING CONDITION

See Appendix A – Documentation of Existing Building

3.1 EXTERIOR COMPONENTS

Roof

The roof is flat with a tar and gravel coating and copper flashings. The exterior brick walls extend several feet above the roof and are capped with stone. A common red brick was used for areas not visible from the street, including the back walls of the 2-storey section at the front of the building and the interior face of the parapet walls.

View from the roof of the one-storey rear addition looking south.

Masonry

A buff brick is the primary cladding material used for the principal elevations on King Street East, Hughson Street and King William Street. The buff brick is a hollow facing brick with red brick used as a backing. Areas that are not directly visible from the street, such as the east exterior wall in the alley off King William Street and the back walls visible on the rooftop, are red brick.

Stone is used for the double sills below the 2nd storey windows and to cap the parapet and brick piers between the windows.

The masonry is generally in good condition but the lower section of the walls along Hughson and King William Street has been painted and masonry on the Hughson Street elevation is fairly soiled from pollution due to the heavy traffic volume at this intersection.


Brick and stone is generally in good condition with moderate soiling from pollution, particularly on the Hughson Street elevation.

Panels above and below the 2nd storey windows are stone with vitrolite tile cladding in some locations and plywood in other locations. The surface of the stone window panels is very irregular and some of the cavities have been filled with cement. Traces of gold paint were visible in some areas. The surface appears to have been sealed with a bituminous waterproof coating and there are daubs of black mastic glue adhered to the surface that were used to attach the vitrolite tiles.


Vitrolite panels above and below the 2nd floor window is affixed to masonry with black mastic

Enameled Panels

Rose coloured enameled panels are used as cladding around entrances on all three elevations. These panels are masonry units with an enameled that a enameled steel panels. The majority of these panels show evidence of corrosion that has created small holes in the surface of the panels. A panel was removed to determine the cause of the

rust and revealed that each panel is attached with 15 steel clips that are set in concrete. The clips have corroded and rust has penetrated through to the surface in areas where the clips are located.

Porcelain enameled panels with concrete backing. Each panel is attached with 15 steel clips. The majority of these clips have corroded through to the surface.

Enamel panels remaining on the King Street elevation have been painted over with black paint. Some of the metal has buckled indicating that the clips have failed or the masonry backing has deteriorated. Investigation of the cladding in the fascia board area above the King Street storefront revealed that it is modern sheet metal and there is a mix of concrete and clay speed tile behind.

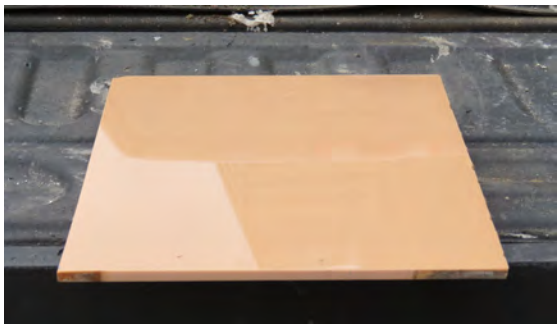
Enameled panels on the King Street elevation painted over with black paint (left and centre) or replaced with synthetic cladding (right).

Vitrolite Tiles

There are apricot coloured vitrolite tiles in the ziggurat-shaped panels above the 2nd storey windows and the rectangular panels below them. The King Street East elevation has 11 windows. Tiles above and below 7 of these windows have been entirely removed and partially removed from 2 additional windows and replaced with painted plywood. The Hughson Street elevation has 16 windows and all of the tiles are intact and in good condition.

The surface behind the tile is stone and in one location clay speed tile was found. The surface of the stone is uneven and has been sealed with a bituminous waterproof

coating and there are daubs of black mastic glue adhered to the surface that were used to attach the vitrolite tiles.



Vitrolite tiles are affixed with black mastic.

Vitrolite tiles in all 8 bays on the Hughson Street façade are intact and in good condition. Tiles on the King Street elevation have been removed and replaced with plywood in 3 of the 5 bays.

Windows

Storefront Windows

The recessed corner entrances on King Street and King William Street are not original. The load-bearing masonry piers at the corners that are now freestanding were originally integrated into the facade. When this alteration was done the original storefront entrance and windows were removed and replaced with a diagonal entry with curved glazing that wraps around the street corner.

In general, the glazing units appear to have failed. Metal trim and seals have failed and most of the glass on the King Street elevation has been removed and replaced with plexi-glass and the size of the windows has been reduced.



Original doors and windows on the ground floor of the King Street East elevation have been altered or replaced.

The King Street storefront has been subject to extensive alterations including changes to the window openings, door and window replacements, and painting of cladding materials. The entrances on King William Street show less evidence of alteration but they are generally in poor condition.

The entrances on King William Street retain some original features but are generally in poor condition.

2nd floor Windows

Windows on the second floor are steel framed sash windows that appear to be badly corroded. These windows do not appear to be operable. Some windows on the Hughson Street elevation have been removed and replaced with glass block.

The window openings are rectangular with traditional proportions and the windows are evenly spaced and grouped in pairs, with the exception of the most easterly bay on the King Street elevation that has a grouping of 3 windows.

Original steel sash windows on the 2nd floor are corroded and no longer operable.

3.2 INTERIOR LAYOUT & INTERIOR FINISHES

The interior contains three levels. The basement level extends under the entire structure and contains service equipment, storage areas and washrooms. The main floor is one large open space with washrooms and a snack bar. The upper floor contains offices, a commercial kitchen and washrooms. The current interior layout and virtually all of the interior finishes reflect changes made when the building was converted to a bingo hall in 1998 by Delta Bingo.

Condition of the ground floor interior just prior to removal of hazardous materials.

The subject property has been vacant since 2012. Materials containing asbestos are currently being removed from the interior and the structural components are now visible. Investigation of the structural components confirms that the building was built in two phases and has been subject to a number of structural and non-structural alterations over time.

Current condition of the interior.

3.3 STRUCTURAL COMPONENTS

Steel and Concrete

Investigation of the structural components revealed that the building was constructed in two phases. The original structure displays early steel frame construction because it is used in conjunction with wood joists and floor decks and partially load-bearing exterior masonry walls. The interior is spanned by Warren trusses with riveted plates at the joints. The span of the trusses is 50 feet and they are supported by steel posts imbedded in the exterior masonry walls on Hughson Street and a row of freestanding steel posts in the interior. This type of construction is typical of commercial and industrial buildings constructed in Ontario in the interwar years.

Steel trusses with a 50 foot span supported by steel posts embedded in the exterior masonry wall on Hughson Street.

Later additions were done using a more modern steel frame and concrete slab assembly. The concrete slabs are pre-cast panels. This type of construction is typical of commercial and industrial buildings constructed in Ontario after World War II.

Steel frame and pre-cast concrete slab floor construction in the rear and east portions of the building.

Transition between the wood framing and floors in the older portion of the building and the pre-cast concrete slab floors in the later additions.

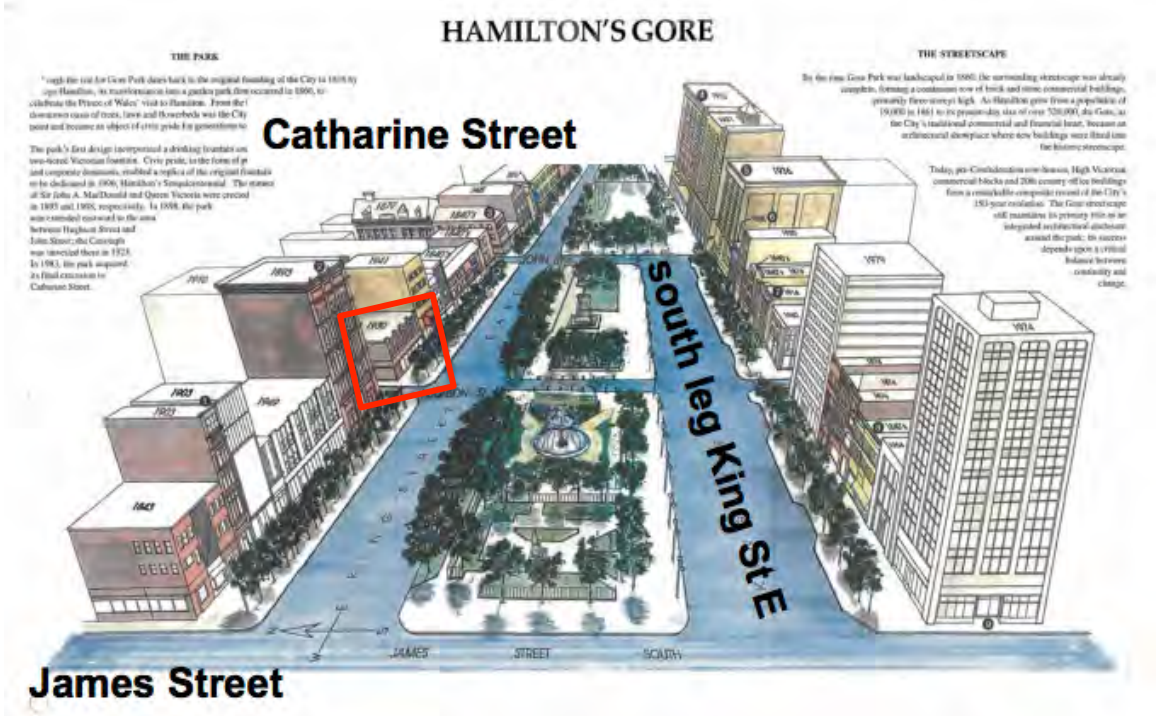
4.0 HISTORICAL CONTEXT

4.1 COMMERCIAL CORE & GORE PARK

The site for Gore Park dates back to the original founding of the City in 1816 by George Hamilton. In 1860 this area was transformed into a garden park in preparation for the Royal Visit of the Prince of Wales. The fountain installed in 1860 was later removed but a replica was installed in for Hamilton's Sesquicentennial in 1996. Statues of Sir John A. MacDonald and Queen Victoria were erected in 1893 and 1908, respectively. In 1898 the park was extended eastward to the area between Hughson Street and John Street. In 1923 a Cenotaph was erected in the east extension of Gore Park. In 1983 the park was further extended to Catharine Street.

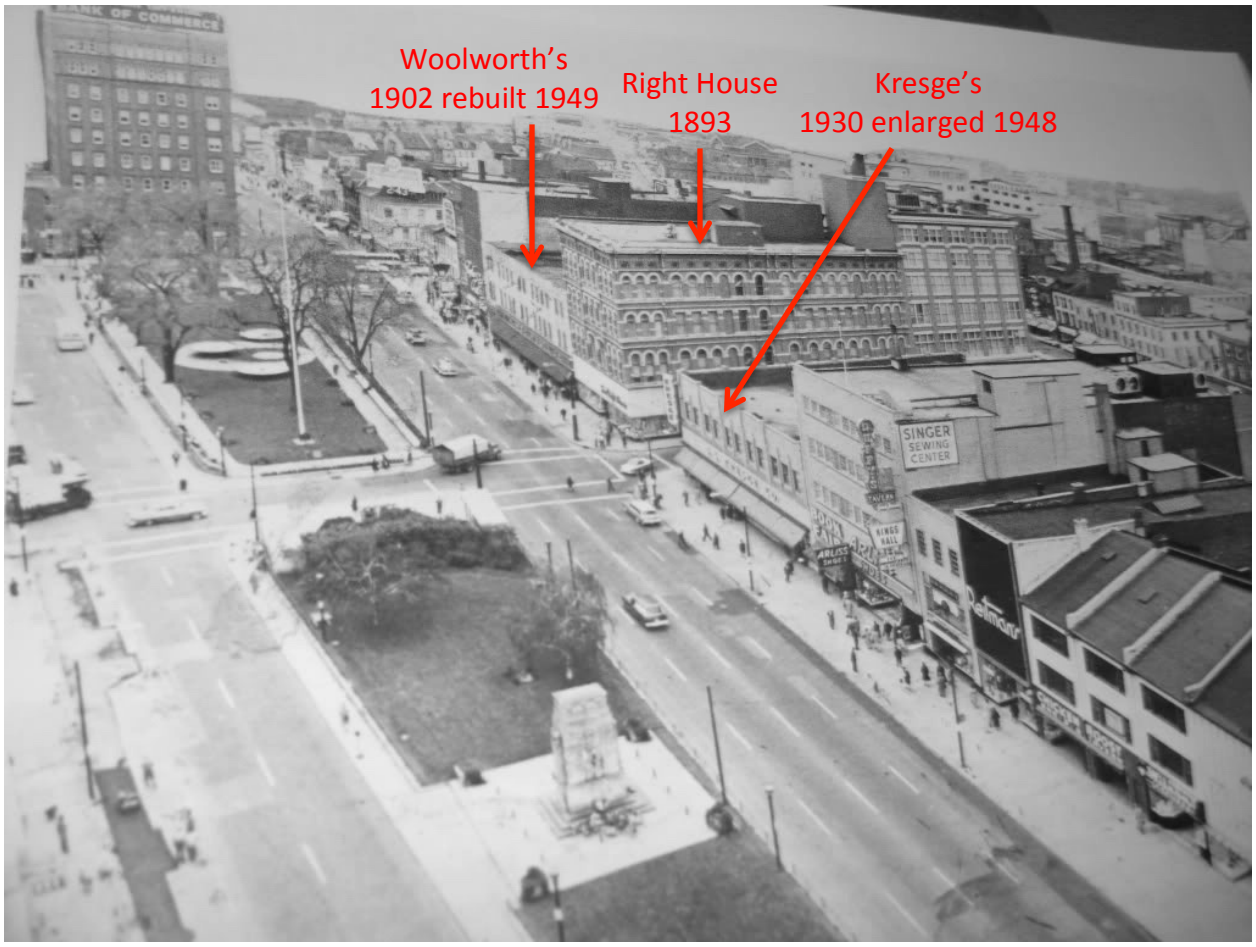
By the time Gore Park was landscaped in 1860, the surrounding streetscape was already complete, forming a continuous row of brick and stone commercial buildings, primarily three storeys high. As Hamilton grew, the Gore, as the City's traditional commercial and financial centre, became and architectural showpiece where new buildings were fitted into the historic landscape.

Today, pre-Confederation, High Victorian and 20th century buildings form a composite record of the City's evolution. The Gore streetscape still maintains its primary role as an integrated architectural enclosure around the park.



The former S.S. Kresge store occupies a prominent corner in Hamilton's historic commercial core facing the 1898 Gore Park extension between Hughson Street and John Street.

The S.S. Kresge Store represents an example of early 20th century re-development on Gore Park. Its large frontage on King Street East, its low horizontal massing and simple modern detailing marked a departure from the building forms and styles associated with earlier Pre-Confederation and Victorian commercial buildings on the Gore. The Woolworth Store is another example of early 20th century redevelopment on Gore Park and together these buildings represent the significant influence of modern building forms and styles on the north side of Gore Park. The Kresge and the Woolworth stores flank the Right House, a High Victorian department store building. As an ensemble, these buildings reflect the evolution of retail architecture and retail activities in Hamilton's commercial core in the period before large retailers moved away from Gore Park to malls and suburban locations. With the move away from historic main streets, the architectural design of stores became less important.



Buildings associated with the evolution of retail activities on the north side of Gore Park.

4.2 S.S. KRESGE & CO, HAMILTON; 1930-1996

The S.S. Kresge Company was a Detroit-based retail chain of five-and-dime variety stores founded in 1899 by Sebastian Spering Kresge, a salesman who grew up on a farm in rural Pennsylvania. Kresge utilized a business model developed by Frank Woolworth that was based on central purchasing by the chain store owner in order to maximize profits and offer consumers bargain prices. The company expanded rapidly in the 1920s to become the 2nd largest variety chain store in the world after the Woolworth Co. In 1929 the company expanded into Canada and by the company's 50th Anniversary in 1949 there were 700 stores in 26 states and Canada. After World War II, Kresge's expanded into the discount store business and in 1977 the company was renamed K-Mart.

S.S. Kresge Co. World Headquarters, Detroit

In 1914 Kresge hired architect Albert Kahn to design an 18-storey tower in Detroit to house the company's headquarters. Within a decade, due to phenomenal growth of the chain, the company headquarters were moved to a larger building on Cass Park also designed by Kahn (1927).

S.S. Kresge World Headquarters on Cass Park in Detroit designed by Albert Kahn (1927)

Kahn was Detroit's leading architect and had an international reputation as an innovator in steel and reinforced concrete construction and its application for industrial buildings. These innovations allowed him to design massive assembly plants with

unobstructed interiors such as the Packard Automotive Plant in Detroit (1903-11). The structural innovations associated with Kahn's industrial architecture were utilized on a smaller scale in the design of Kresge stores.

S.S. Kresge Co. in Canada

In 1929 Kresge expanded operations into Canada. Garnet Andrew McElroy (1897-1986), a Canadian architect based in Windsor, who had worked in Albert Kahn's office, oversaw the design and construction of the Canadian stores. McElroy worked as a staff architect and later as a consultant for the Kresge Co. from 1923 to 1950 and designed dozens of Kresge stores in Canada and the US. In Canada, McElroy is known for his progressive Art Deco and modernist designs. His largest and most substantial design for the Kresge company in Canada was the five storey flagship store and office block on Ste. Catharine Street in downtown Montreal (1936-37), a striking Art Deco landmark clad in black granite, green terra cotta, and glass block.

In 1930, McElroy designed stores in Hamilton and Victoria that were virtually identical. In 1948-50 the Hamilton store was enlarged and modernized by McElroy. The Victoria store was documented prior to its demolition in the 1989. There is a small collection of architectural drawings prepared by McElroy for the Kresge Co. stores in Canada at the National Architect of Canada (NAC Acc. 80103/55), including drawing for the Victoria store.

S.S. Kresge Store, Victoria BC designed by G.A. McElroy in 1930.

S.S. Kresge Co. **Store Design & Construction**

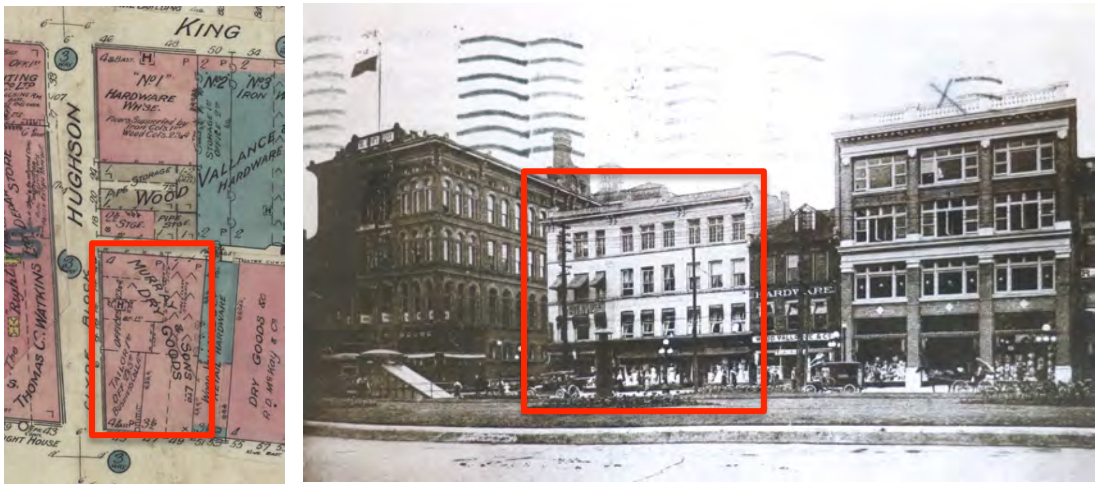
The design and construction of stores was centralized in order to reduce cost and ensure consistency across the chain. The company had an in-house architectural department that oversaw the design and construction of all of its stores. In contrast to the multi-storey department stores they competed with, Kresge stores were one or two storeys in height so that merchandise could be displayed on a single floor. The use of steel framing allowed for open interiors and large display windows. And the use of modern materials and detailing set them apart from their competitors and appealed to modern consumers. Like other forward-looking retailers in urban centres, Kresge stores introduced modern architectural styles to main streets across North America. Under S.S. Kresge's leadership, the company carried out an ambitious building program that involved building new stores and updating old stores according to the most current architectural trends such as Art Deco in the 1920s, Streamlined Moderne in the 1930s & '40s and Modernism in the 1950s & '60s.

S.S. Kresge Store Locations

The location of stores was critical and company profits were directed towards acquiring large sites in prime retail locations near established department stores. The company would acquire several properties, often on a prominent corner, demolish the buildings and construct a new purpose-built store.

S.S. Kresge Store, Hamilton (1930)

In 1929 the Kresge Co. purchased 9 buildings that occupied the north east corner of King and Hughson; 45-49 King Street East and 6-16 Hughson Street North. The **1898 Fire Insurance map** shows that these buildings contained a variety of tenants including a dry goods store, a drug store, a plumber, and Stinson's Private Bank. The buildings were brick and stone construction. The **1911 Fire Insurance map** indicates that by this time this group of buildings was known as the Clyde Block and was mainly occupied by Murray & Sons Dry Goods with offices and a business college on the upper floors. **Historic photos of King Street East** document changes to the buildings including the addition of a fourth floor and re-building of the façade.



19th century buildings on the north east corner of King & Hughson demolished by S.S. Kresge Co. in 1930 included the Clyde Block (45-49 King Street East) and four buildings behind it (8-16 Hughson Street North)

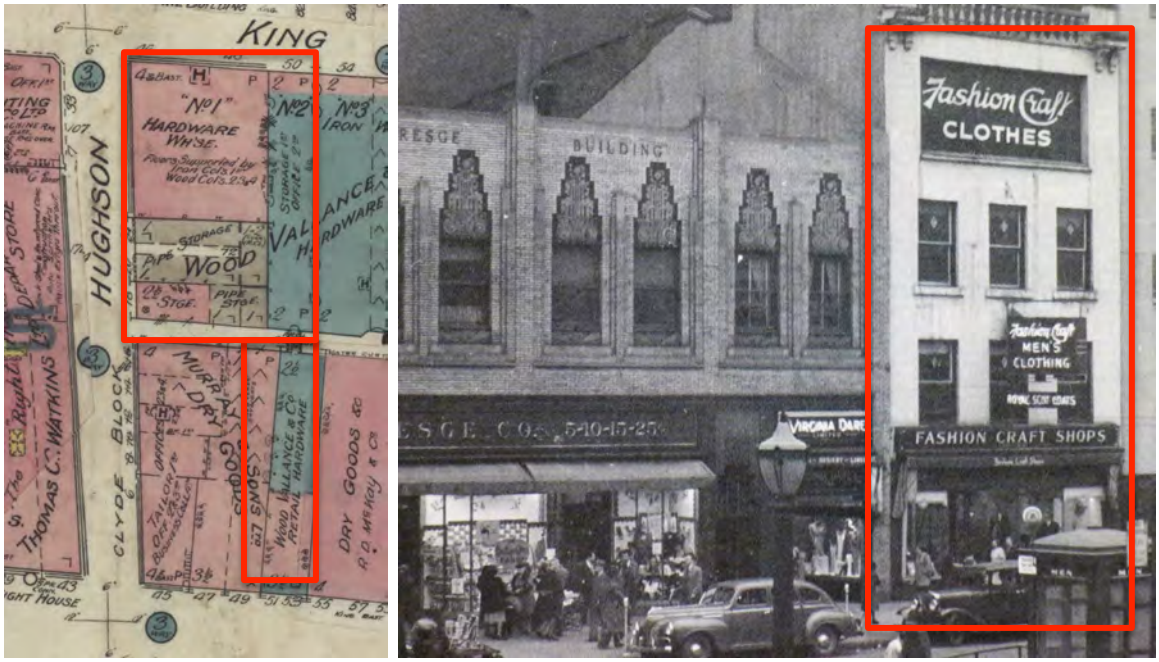
The Kresge Store constructed in 1930 was two storeys in height with 4 bays on King Street and 9 bays on Hughson Street. The original building footprint was 66 x 134 feet and was constructed with large steel trusses spanning the interior that were supported on steel beams embedded in the exterior masonry walls. The steel framing allowed the whole ground floor to be open with no supporting walls or columns.

The Right House (left) & the S.S Kresge Store (lower right) as it was constructed in 1930. [1947 photo HPL]

The original storefront on King Street East and intricately carved and gilded Art Deco ornament on the 2nd floor.

Additions & Alterations (1948-50)

In 1947 the Kresge Co. acquired additional properties to the east and behind the original store to enlarge the store. Buildings on the site, including a clothing merchant on King Street East and warehouses on King William Street, were demolished and the alley behind the store from Hughson Street North was closed with permission from the City.



19th century buildings to the east and rear of the S.S. Kresge Store were demolished in 1947 including 51-53 King Street East (right) and 18-24 Hughson Street North and 46-50 King William Street.

The renovation of the store was substantial and took two years to complete and the footprint of the new store was 95 x 284 ft. more than double the size of the original store. When the store re-opened in 1950, the Hamilton Spectator contained multi-page section dedicated to the new Kresge super-store, the "largest single floor variety store in Canada and one of the finest in the whole Kresge chain of 700 stores."

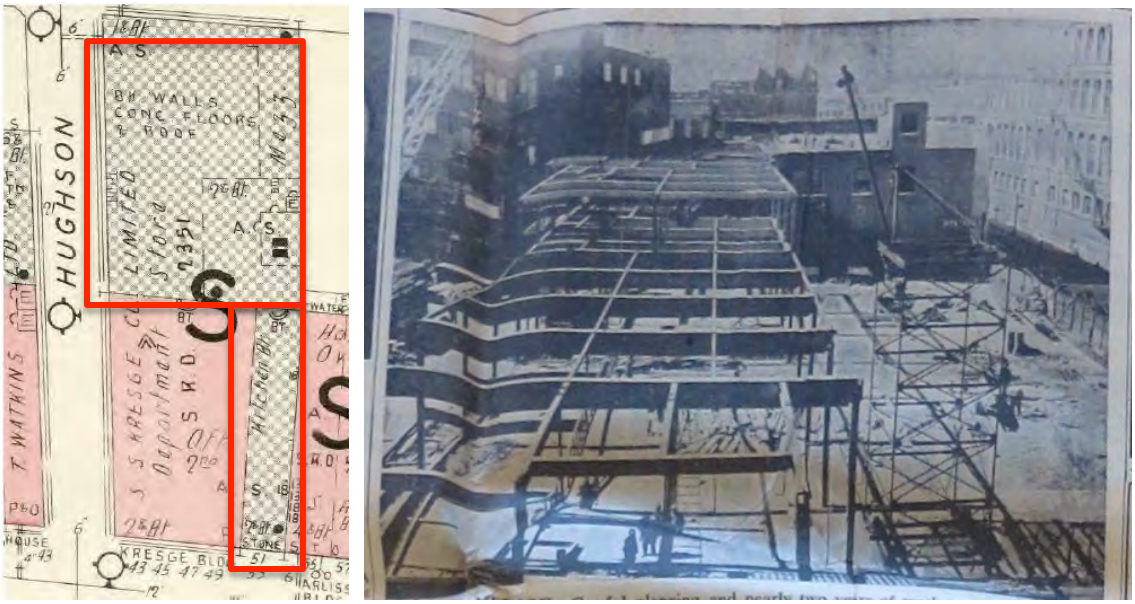
The additions were constructed with steel framing and pre-cast haydite (lightweight concrete) slabs. The company used local contractors and local labour wherever possible. The general contractor was W.H. Yates Construction Co. Ltd., Hamilton and the steel framing was done by the Hamilton Bridge Company.

The additions and alterations were designed by G.A. McElroy, the architect who designed the original store in 1930. The same yellow brick was used for all the additions and the extension of the King Street façade was closely matched to the original design. The design of the rear addition was greatly simplified.

A number of alterations to the exterior of the original store were done in order to create a unified and updated look. The King Street elevation was altered at street level so that a new recessed storefront could be installed that matched the new storefront on King William. The Art Deco ornament on the 2nd floor was chiseled off and covered up with vitrolite (opaque glass) tiles. New Macotta facings (concrete-backed porcelain enameled steel panels) manufactured by the Macotta Company of Canada in Weston were installed on the ground floor.

Modern materials, such as the Macotta facings and vitrolite tiles were selected because they would require very little cleaning or maintenance. The corner entrances with curved glazing and chrome trim were installed to give the building a modern streamlined appearance.

The interior of the original store was gutted and original finishes and fixtures were removed. Fluorescent lighting was installed throughout and new Varlar (vinyl) wall coverings were used on the interior walls. Terazzo floors were installed in the rear addition because it was more durable than the wood floors in the original store. All of the mechanical systems were replaced with the latest technology including four large converters in the basement for converting the hydro output for the fluorescent lighting. Large kitchen facilities were installed upstairs with state-of-the-art equipment including an "automatic baker… capable of turning out hundreds of pies in one operation"



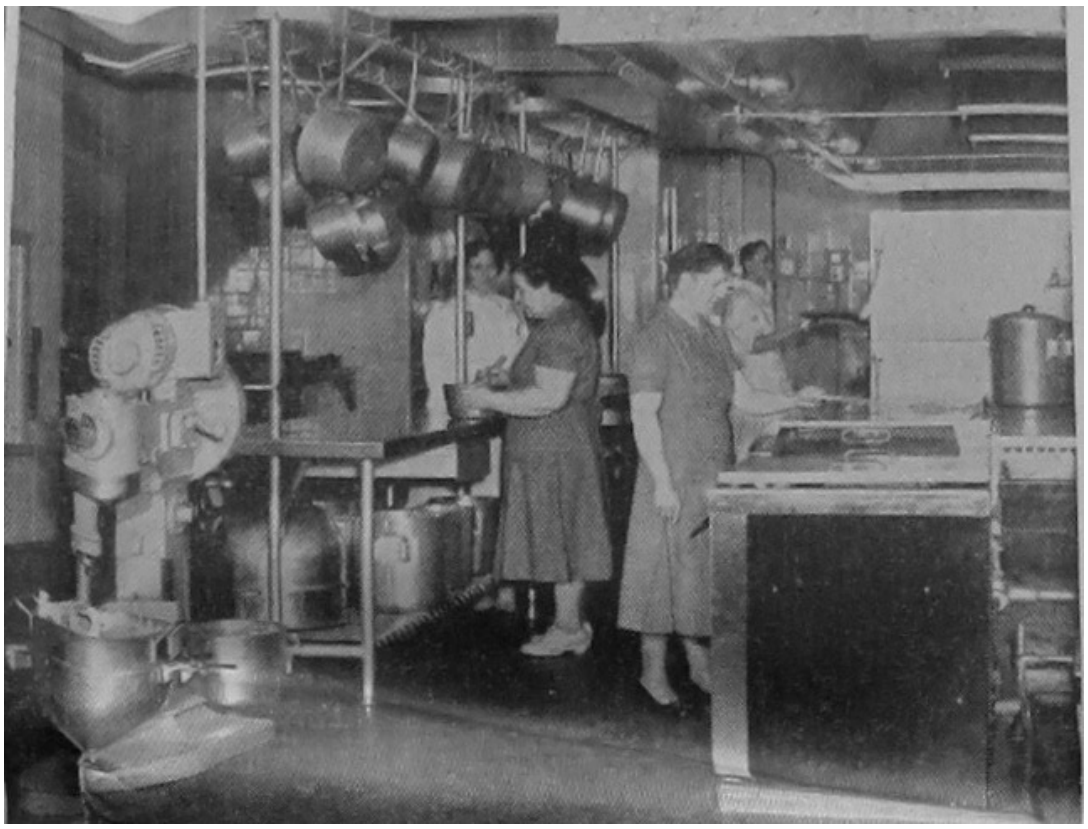
Kresge store addition under construction. [Hamilton Spectator, 1950]

S.S. Kresge Store at the time of it's re-opening in 1950. [Hamilton Spectator, 1950]

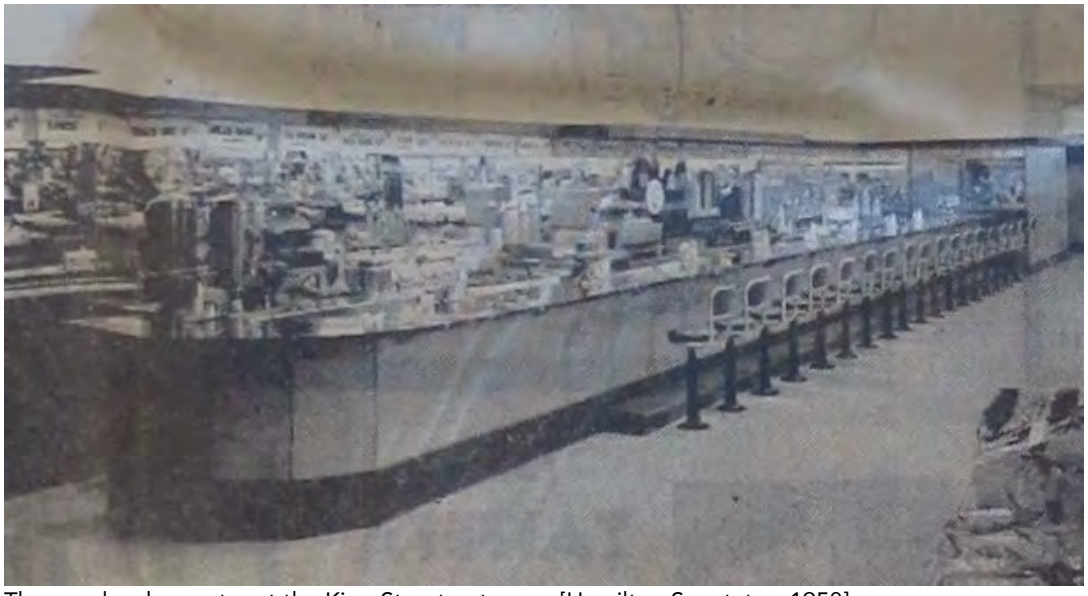
Re-modelled storefront on King Street East with new shop windows, Macotta facings, and vitrolite tiles.

Open interior with fluorescent lighting. [Hamilton Spectator, 1950]


Sales staff assisting a customer in the millinery section. [Hamilton Spectator, 1950]



Kitchen staff in the new kitchen on the 2nd floor. [Hamilton Spectator, 1950]



The new lunch counter at the King Street entrance. [Hamilton Spectator, 1950]

The design of the original Kresge Store (1930) utilized modern construction such as steel framing that allowed for an interior retail floor that was open and unobstructed and large display windows on the street. Design elements such as the brick cladding, the articulation of the wall and roofline with brick piers, the traditional arrangement

and proportions of the upper floor sash windows complemented the historic architecture around the Gore. Modern design elements such as use of buff brick, the ziggurat shaped panels above the upper floor windows, and the intricately carved and gilded carvings above and below them, introduced Art Deco elements that set it apart, signally a new type of retail environment that appealed to the modern consumer.

The expansion and updating of the Kresge store in 1948-50 reflects the success of this location. The building style was updated with new design elements that reflected the streamlined machine aesthetic of the 1930s and '40s. The intricate Art Deco carvings were hammered away and covered with vitrolite tiles, reflective surfaces with clean edges and resistant to dirt. New storefronts with recessed entrances, curved glazing and Macotta tile facings were standard features of Kresge store designs in the 1940s. The interior was completely updated with new finishes and fluorescent lighting. Modern kitchen facilities were built on the upper floor and a soda fountain and a lunch counter on the ground floor. The provision of affordable hot meals and fresh baked goods became a highly popular and profitable aspect of the Kresge chain in the post-WWII period.

Kresge's at night, photo taken in 1964.

5.0 PLANNING CONTEXT

The subject property is designated as Downtown Mixed Used Area in the Urban Hamilton Official Plan. The land is designated as both Specialty Commercial and Prime Retail Streets in the Downtown Hamilton Secondary Plan. The lands are zoned D-2 – Downtown Prime Retail Commercial and D-3 – Downtown Mixed Use Residential Commercial Office in Zoning By-Law 05-200.

5.1 DOWNTOWN HERITAGE CHARACTER ZONE

The subject property is located within the Downtown Heritage Character Zone an area that contains Downtown Hamilton's most intact historic building fabric and streetscapes. Guidelines for new development or re-development in downtown areas containing heritage buildings or adjacent to heritage buildings include design measures for new development and protection measures for built heritage resources.

5.2 REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property contains the former S.S. Kresge & Co store, a building that is included in the City's Register of Property of Cultural Heritage Value or Interest as a non-designated property, it is located within the Downtown Heritage Character Zone and within the Gore Park Cultural Heritage Landscape.

The subject property is located adjacent to the following properties designated under Part IV of the Ontario Heritage Act:

- 35-41 King Street East, The Right House (1893)
- 18-22 King Street East
- 24-28 King Street East
- 68 King Street East, Victoria Hall (c. 1887)
- 45 Main Street East

The subject property is adjacent to the following cultural heritage resources that are included on the Register as non-designated properties:

- 1 King Street East (Gore Park Cultural Landscape)
- 4 Hughson Street South
- 20 Hughson Street South
- 54 King Street East, Bank of Nova Scotia/Royal Trust (1913-14)

Designated (solid red) & Non-Designated heritage properties adjacent to the subject property (hatched).

5.3 DOWNTOWN BUILT HERITAGE INVENTORY PROJECT

In 2012 the City of Hamilton commissioned ERA Architects to carry out a survey of built heritage resources in the downtown core. The methodology utilized by ERA involved a preliminary screening of buildings in order to facilitate an update of the Municipal Register. Recommendations made by ERA in *Hamilton Downtown Built Heritage Inventory (February 25, 2014)* were adopted by Council.

The subject property is identified in the DBHI as a 'Character Supporting Property' (CSP). A Character Supporting Property is defined as "a property that maintains or supports the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area."

Built heritage resources recommended for inclusion on the register are divided into 3 categories based on their design value and integrity:

- Significant Built Resources (SBR)
- Character Defining Properties (CDP)
- Character Supporting Properties (CSP)

Buildings identified as SBRs and CDPs were recommended for Designation because they clearly exhibited a high degree of design and retention of original features.

Building identified as CSPs were recommended for inclusion on the Register as Non-Designated Properties, because they contributed to the Gore Precinct but did not have a high design value or did not have a high degree of integrity. The intent for Character Supporting properties was to allow a more flexible approach to redevelopment. These classifications were intended to provide guidance for a more fine-grained approach to heritage conservation that recognizes tangible and in-tangible heritage values.

> *For example, some heritage resources have value for their status as landmarks, others for the way they uphold neighbourhood character, for the cultural activities they support, for the local narratives they embody, or for the meaning they hold for local residents.*

Critical to employing this methodology was the development of 'Context Statements', an approach Inspired by emerging international best practices in heritage planning and a methodology that aligns with the Ontario Heritage Act and Planning Act.

> *Whereas typical heritage designation policies focus on individual buildings' design and historical significance, this approach looks also at the relationships between individual properties and their broader urban contexts.*

The subject property is identified as a property that supports the character of the Gore Precinct. Attributes associated with the subject property that supports the *Historic Context Statement* for the Gore Precinct include the following:

- The variety of architectural styles of the buildings lining either side of the Gore. Spanning from the first half of the 19th century to the late 20th century.

- Predominance of ground-level public uses (retail, restaurant, hotel) in the buildings lining either side of King Street East, especially on the north side, which draw people to the area and enliven the public spaces and sidewalks of the Gore.

- The continuous bands of storefronts at the ground level, along the commercial sections of the street, in particular along the north side of King Street East; the rhythm created by the vertical windows on their upper storeys.

- The absence of setbacks, with buildings built to the sidewalks.

48-51 King Street is a Character Supporting Property that contributes to the character of the Gore Precinct (ERA 2014)

6.0 HERITAGE VALUE

6.1 STATEMENT OF SIGNIFICANCE

43-51 King Street East is comprised of the original 2-storey S.S. Kresge & Co. Store constructed in 1930 and later additions and alterations carried out in 1948-50. Both building phases were overseen by G.A. McElroy, a Canadian architect employed by S.S. Kresge & Co. to design a number of Canadian and US stores that reflected modern architectural trends.

S.S. Kresge & Co was a Detroit based variety chain store founded in 1899 that expanded rapidly in the 1920s to become the 2nd largest variety chain store in the world, 2nd to the Woolworth Co. In 1929 the company expanded into Canada. Hamilton provided a strong market for this American retail chain and its success in Hamilton's commercial core, specifically in the inter-war and post-WWII periods is associated with the city's industrial growth and strong consumer base in those periods.

The former S.S. Kresge Store has architectural interest as a modified example of Art Deco influenced commercial architecture in Hamilton's downtown that was designed by Canadian architect G.A. McElroy for the S.S. Kresge Co. It has historical significance for its association with S.S. Kresge & Co., an innovative retailer that made a significant contribution to retail activities in the core for more than 60 years. It has contextual significance as an example of a large well-designed early 20th century re-development that is successfully integrated into the historic street wall that frames the Gore Park Cultural Landscape.

6.2 EVLAUATION ACCORDING TO ONTARIO REGULATION 09/06

Evaluation of Cultural Heritage Value or Interest Summary Table
43-51 KING STREET EAST, HAMILTON (FORMER S.S. KRESGE CO. STORE)

Criteria for Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	The 2-storey portion of the building, comprising 5 bays on King Street East and 8 bays on Hughson Street North, is somewhat representative of an Art Deco influenced commercial building due to modifications that were carried out in 1948-50 that included removal of Art Deco ornamentation above and below the 2nd storey windows and replacement of the original storefronts.
b) Displays a high degree of craftsmanship or artistic merit	NO	The exterior masonry on the 2-storey portion of the building, comprising 5 bays on King Street East and 8 bays on Hughson Street North, does not display a high degree of craftsmanship but has a moderate degree of artistic merit in its Art Deco details.
c) Demonstrates a high degree of technical or scientific achievement	NO	The portion of the building constructed in 1930 has some interest as an early example of standardized retail store design that utilized steel trusses with a 50 ft. span to create an open interior.
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	YES	The property is directly associated with S.S. Kresge & Co., a Detroit-based retailer that started as a small chain of 'Five-and-Dime' stores and expanded rapidly in the 1920s to become the 2nd largest variety chain in the world. In 1929 the S.S. Kresge Co. expanded into Canada and built stores in prime retail locations across the country. The S.S Kresge & Co. store is significant to the community because of its associations with retail activities in downtown Hamilton from 1930-1994. During that period it provided a wide range of affordable household and personal items. After renovations in 1948-50, the store also contained a popular lunch counter offering inexpensive meals.

b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of the evolution of the north side of King Street East facing Gore Park, an area that is historically associated with retailer activities.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	YES	It reflects the work of Canadian architect G.A. McElroy (1897-1986) for the S.S. Kresge Co. McElroy designed the original portion constructed in 1930 and the alterations and additions undertaken in 1948-50. McElroy is significant for his progressive Art Deco and modernist store designs.
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	YES	The 2-storey portion of the building, comprising 5 bays on King Street East and 8 bays on Hughson Street North, is important in supporting the character of the Gore Park Cultural Landscape as a rare example of a commercial building that combines Art Deco and Arte Modern influences.
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	The King Street East elevation is physically, functionally, visually and historically linked to its surroundings because it is part of the continuous street wall on the north Side of King Street East facing Gore Park. It contrasts with earlier 19th century buildings in its wide frontage, lower building height and modern architectural style but displays design elements, such as the brick cladding, the articulation of the wall and roofline with brick piers, the traditional arrangement and proportions of the upper floor sash windows complement the historic architecture around the Gore.
c) Is a landmark	NO	It is has not been identified as a landmark but has been recognized as a character-supporting building that contributes to the character the Gore Park Cultural Landscape.

6.3 CHARACTER DEFINING ATTRIBUTES

- 2-storey horizontal massing and flat roofline
- Buff brick cladding on the 2-storey portion of the building, comprising 5 bays on King Street East and 8 bays on Hughson Street North, including the stepped

pilasters with stone tops rising above the parapet and the ziggurat motif above the 2nd floor windows

- 2 recessed corner entrances and storefronts on King Street East with curved glazing that were added in 1948-50
- Steel framed sash windows on the 2nd floor in the 2-storey portion

The 2-storey facades on King Street East and Hughson Street North have cultural heritage value.

7.0 PROPOSED DEVELOPMENT

See Appendix B – Drawings of Proposed Development

The subject property is designated as Downtown Mixed Used Area in the Urban Hamilton Official Plan. The land is designated as both Specialty Commercial and Prime Retail Streets in the Downtown Hamilton Secondary Plan. The lands are zoned D-2 – Downtown Prime Retail Commercial and D-3 – Downtown Mixed Use Residential Commercial Office in Zoning By-Law 05-200.

The proposed building will consist of two towers (25 and 34 storeys) on a podium ranging in height from 3 to 6 storeys. There will be approximately 1,835m^2 of ground floor commercial space. The building will have 655 residential units, served by 2 below grade and 5 above grade parking levels, with a total of 442 parking spaces.

Site Plan (left), Hughson Street North elevation (centre) and King William Street elevation (right).


View from Gore Park.

8.0 IMPACTS & RECOMMENDED MITIGATION MEASURES

8.1 S.S. KRESGE & CO. STORE

Recommended Conservation Strategy

The structural modifications, numerous alterations and the presence of hazardous materials in the interior poses a number of limitations in terms of adaptive re-use. The current condition of the building must also be taken into consideration. The building has been vacant since 2012 and has not been well maintained. All of the windows and the porcelain-enameled panels on the exterior require replacement.

Demolition of the entire building would allow re-development of the site but it will have a negative impact on the architectural diversity of buildings that frame the Gore Park Cultural Landscape.

The rear section of the building that was added in 1948-50 does not have significant architectural value and it does not enhance the King William streetscape or the Hughson Street North streetscape. Removal of the rear portion of the building to allow re-development of the site is therefore recommended.

The front 2-storey portion of the building, including the original Kresge store constructed in 1930 and later modifications carried out in 1948-50, has architectural value as a modified example of Art Deco commercial architecture that contributes to the character of the Gore Park Cultural Landscape and is associated with retail activities on the north side of King Street East in the period from 1930 to 1996. Retention of architectural values associated with the 2-storey portion of the building, comprising 5 bays on King Street East and 8 bays on Hughson Street North, is therefore recommended.

There are no remaining interior features that have significance. Reconfiguration of the interior space with new interior finishes to suit the proposed use is therefore recommended.

Revise podium design to include a reconstruction of the 2-storey portion of the S.S. Kresge & Co. Store.

Restoration of Art Deco Ornamentation

Investigation and historical research carried out for this assessment revealed that the windows on the 2nd floor originally had very finely carved and gilded Art Deco ornamentation. This feature was the most distinctive character-defining feature of the original design and had a high degree of craftsmanship in execution. Had it survived, it would be the only example of polychrome Art Deco ornamentation on a building exterior in Hamilton.

Art Deco ornamentation on the S.S. Kresge & Co. store in Hamilton (left) was originally painted and gilded, similar to an identical store in Victoria, BC (right) that was documented prior to its demolition in 1988.

When the King Street elevation was extended in 1948-50 and new storefronts were installed, the Art Deco carvings were chiseled off and vitrolite tiles were installed over them. Rather than attempting to match the intricate carvings produced in 1930, the installation of vitrolite tiles in the window panels was undertaken as an inexpensive way of modernizing the look of the store.

The re-development of this property provides an opportunity to restore these missing features and enhance its heritage value as an example of Art Deco architecture in downtown Hamilton. There is sufficient physical evidence and documentation to accurately reproduce this feature.

Façade Reconstruction

The proposed conservation approach for this building is to re-construct the 2-storey facade on King Street East and a portion of the 2-storey façade on Hughson Street North. This approach is recommended because it will facilitate the new development and retain heritage values that support the Gore Park Cultural Landscape. The existing masonry cladding has structural steel embedded in it that will be redundant once the interior is gutted and poses a challenge for retaining the existing masonry because it will require removal or shoring. On the King Street Elevation, masonry on the ground floor and in the area above where signage was originally installed, has been replaced with various materials including clay speed tile and concrete backing for the Macotta facings installed in 1948-50.

Retention of the original masonry would add considerable expense that is not warranted in this case since the materials and details of the facades do not exhibit a high degree of craftsmanship and can be easily reproduced with new materials without significant loss of heritage value.

The table below provides the recommended conservation strategy for each of the façade components based on a preliminary condition assessment:

FAÇADE COMPONENT	CURRENT CONDITION	CONSERVATION STRATEGY
Masonry (Buff brick and stone trim)	Fair	• RECONSTRUCTION • Prepare detailed measured drawings prior do removal. • Reconstruct using new materials similar to the original materials. • Retain the entire façade on King Street East, comprising 5 bays. • Retain a portion of Hughson Street North façade, comprising a minimum of 2 bays, based on the requirements of the new development. • Submit detailed drawing of the reconstructed facades and materials for review prior to final approval.
Macotta tile facings (porcelain enameled panels)	Very poor	• REPLACEMENT • Remove porcelain enamel panels and replace with new materials that are compatible with the historic building and the new development.

Vitrolite tiles	Fair to good. 100% intact on the Hughson Street façade. 20% intact on the King Street East façade.	• REMOVAL & RESTORATION OF MISSING ELEMENTS • Remove existing vitrolite tiles. • Restore Art Deco details based on physical and documentary evidence using similar materials. • Submit detailed drawings and materials and a full-scale mock-up for review prior to final approval.
Storefronts	Very poor	• REPLACEMENT • Replace existing storefronts with a new storefront design that is compatible with the historic building and will enhance both streetscapes. • Consider incorporating a recessed corner entrance with curved glazing into the new storefront design. • Submit detailed drawing of the new storefronts and materials for review prior to final approval.
2nd floor windows	Very poor	• REPLACEMENT • Retain existing masonry openings. • Replace existing window sash with new window units with a similar configuration and similar material. • Submit detailed drawings and materials and a full-scale mock-up for review prior to final approval.

8.2 GORE PARK CULTURAL LANDSCAPE

The proposed development supports the Gore Park Cultural Landscape because it has the following attributes identified in the Historic Context Statement for the Gore Precinct (ERA 2014):

ATTRIBUTE	PROPOSED DEVELOPMENT	COMMENTS
The variety of architectural styles of the buildings lining either side of the Gore. Spanning from the first half of the 19th century to the late 20th century.	SUPPORTS	The proposed development will reconstruct and restore the Art Deco features of the S.S. Kresge & Co. Store.
Predominance of ground-level public uses (retail, restaurant, hotel) in the buildings lining either side of King Street East, especially on the north side, which draw people to the area and enliven the public spaces and sidewalks of the Gore.	ENHANCES	The proposed development includes a large amount of ground-level retail space.
The continuous bands of storefronts at the ground level, along the commercial sections of the street, in particular along the north side of King Street East; the rhythm created by the vertical windows on their upper storeys.	ENHANCES	The proposed development includes continuous storefronts at the ground level on three commercial streets.
The absence of setbacks, with buildings built to the sidewalks.	SUPPORTS	The proposed development includes a 3-6 storey podium that will be built to the sidewalk.

8.3 ADJACENT CULTURAL HERITAGE RESOURCES

The proposed development includes two new towers that are significantly taller than adjacent heritage resources. The proposal already includes a number of design measures that will reduce impacts on adjacent buildings, such as:

- 3-6 storey podium at ground level that is consistent with adjacent building heights and is aligned with adjacent building facades
- set-back of both towers from the street
- articulation of the tower massing

The table below identifies properties that may be indirectly impacted by the proposed development and provides recommendations:

PROPERTY	IMAGE	HERITAGE STATUS	POTENTIAL IMPACTS	COMMENTS & RECOMMENDATION
35-41 King E The Right House		Designated	INDIRECT - Shadows	This building is in close proximity to the proposed development. It is directly opposite and occupies the north-west corner of King & Hughson. Mitigation: Review Shadow Study and further refine tower design if required.
18-22 King E		Designated	NO IMPACTS	This building is sufficiently buffered by Gore Park and is located one block west of the subject property. No mitigation is required.
24-28 King E		Designated	NO IMPACTS	This building is sufficiently buffered by Gore Park and is located one block west of the subject property. No mitigation is required.
68 King E Victoria Hall NHS		Designated	NO IMPACTS	This property is sufficiently buffered by Gore Park and is located one block west of the subject property. No mitigation is required. No mitigation is required.
45 Main E		Designated	INDIRECT – Shadows	This building is across from the proposed development and is buffered by Gore Park. Mitigation: Review Shadow Study and further refine tower design if required.
1 King E		Listed	INDIRECT - Shadows	This is a landscaped green space. The section of the park opposite the proposed development contains the Soldier's Memorial. Review Shadow Study and further refine tower design if required to maintain green space in Gore Park and respect the war memorial. Mitigation: Review Shadow Study and further refine tower design if required.
4 Hughson S		Listed	INDIRECT - Shadows	This building is located across from the proposed development and is buffered by Gore Park. Review Shadow Study and further refine tower design if required. Mitigation: Review Shadow Study and further refine tower design if required

20 Hughson S		Listed	NO IMPACTS	This building is buffered from the proposed development by 4 Hughson Street South. No Mitigation is required.
54 King E		Listed	INDIRECT - Shadows	This building is located across form the proposed development and is buffered by Gore Park. Mitigation: Review Shadow Study and further refine tower design if required.

9.0 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 of Architectural Historians* and the *Canadian Historical Review*.

10.0 SOURCES

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APPENDIX A – DOCUMENTATION OF EXISTING CONDITIONS: *Methodology for Controlled Demolition Designated Substance Abatement; 45 King Street East, Hamilton*, Stonehaven Specialty Contracting Corp., October 25, 2016)

METHODOLOGY FOR CONTROLLED DEMOLITION DESIGNATED SUBSTANCE ABATEMENT

45 KING STREET EAST, HAMILTON, ONTARIO

Provided to:

King William Residences Inc.
25 Imperial Street, Suite 200
Toronto, Ontario M5P 1B9

Dated: October 25th, 2016

Project No.: 45KE60KW

Stonehaven Specialty Contracting Corp.
Demolition, Stabilization & Remediation Specialist
28 James Street North, Hamilton, Ontario L8R 2K1
Tel: 905-966-1164 Email: tdepasquale@cogeco.ca

Preface

This outline Method Statement and all detailed Method Statements produced will be in accordance with the Occupational Health and Safety Act and further consideration will be given to best practices for construction and demolition methods in the Province of Ontario.

Program:

Commencement:	November 4th, 2016	Completion: February 24, 2017
Owner's Representative's:	King William Residences Inc.	Riccardo Persi /Shawn Marr
	Agent:	Tony De Pasquale
Stonehaven's Personnel:	Project Manager:	Tony De Pasquale
	Abatement Lead-hand:	Jeff Joza
	Demolition Foreman:	Jim Adams
	Office Admin.:	Tanya Obucina
Stonehaven's Consultants:	Project Engineer:	Giancarlo Lancia, P.Eng. (Lanhack Consulting)
	Environmental Consultant:	Thomas McGowan (Enviro-Core Inc.)
	Environmental Analysis	Rachael Stolys (ALS Canada)

Scope of Methodology for Controlled Demolition & Abatement:

This document covers designated substance abatement, hazardous waste removal, and demolition of the following buildings(s):

Kresge's Department Store (aka: Delta Bingo)
43 - 45 King Street East, Hamilton, Ontario
(hereinafter referred to as the " Building")

This document addresses the following matters:

- Locating and disconnection of services
- Acquisition of permit(s)
- Site security
- Designated Substance and Hazardous Material Assessment
- Asbestos (ACM) abatement and disposal
- Lead (pb), mercury, silica, PCB, and mould abatement and disposal
- Hazardous waste handling and removal
- Demolition of building(s)
- Contractor's Health & Safety Plan

Working Hours:

Stonehaven Specialty Contracting Corp. ("Stonehaven") is signatory to the Demolition Agreement between the Ontario Association of Demolition Contractors Inc. and the Laborers' International Union of North America, Ontario Provincial District. Stonehaven's standard working hours are 0700 to 1730 Mondays to Friday. Weekend working is only arranged as required and is subject to the Municipal By-laws of the City of Hamilton.

List of Potential Designated Substances Present at the Site

The following is a list of potential designated substances materials present within the building(s):

- Asbestos (ACM)
- Lead (Pb)
- Mercury (Hg)
- Silica
- Poly Chlorinated Biphenyls (PCB's)
- Biological Contaminants (Mould)
- Chlorinated Flourocarbons (CFC's)

Legislation and Regulations governing scope of abatement work:

Ontario Health and Safety Act (OHSA) defines the duties of employers and others to protect workers from health and safety hazards on the job. The following are Regulations made under the Act that will govern the work carried out by the demolition/abatement contractor:

- O. Reg. 837 as amended by 279/05 – Designated Substance - Asbestos
- O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects
- O. Reg. 843 as amended by 109/04 – Designated Substance – Lead
- O. Reg. 844 as amended by 110/04 – Designated Substance – Mercury
- O. Reg. 845 as amended by 155/04 – Designated Substance – Silica
- O. Reg. 833 as amended by 248/08 – Control of Exposure to Biological Agents
- O. Reg. 463/10 replacing 189/94 – Ozone Depleting Substances and Other Halocarbons

The following Regulations made under the Environmental Protection Act (EPA) will govern the disposal of designated substances:

- R.R.O. 1990, Reg. 347 – Management of Asbestos Waste
- R.R.O. 1990, Reg. 362 – Waste Management – PCB's

Assessments, lab analysis and summaries:

Stonehaven was retained to identify designated substances and hazardous materials, as per Section 30 of the Ontario Occupational Health & Safety Act. The following document has been relied upon in the preparation of the abatement methodology:

MTE Consultants Inc.
Designated Substance and Hazardous Material Audit
45 King Street East, Hamilton, Ontario
MTE File No.: 39251-100 Dated: May 16th, 2014

List of Potential Hazardous / Toxic Liquid Substances Present at the Site

Based on the initial site visit and observations during the Designated Substance Survey, the following is a list of hazardous / toxic materials present within the building(s):

- [no Hazardous/Toxic Liquid Substances were found]

In the event that hazardous/toxic liquid substances are discovered during abatement and/or demolition, Hotz Environmental Services Inc. will provide oversight for the management and disposal of the liquid industrial and hazardous wastes. Stonehaven will retain a licensed waste hauler to transport and dispose of the liquid industrial and hazardous wastes to a permitted treatment/disposal facility(ies).

The following Regulations made under the Environmental Protection Act (EPA) will govern the disposal of liquid industrial and hazardous waste:

- R.R.O. 1990, Reg. 347 – Waste Management

Health and Safety Plan

A Site-specific Health and Safety Plan (HASP) that meets the requirements of the Occupational Health and Safety Act (OSHA) will be prepared and implemented by Stonehaven prior to initiating field activities. Upon review of the DSS, Level D personal protective equipment (Standard Precaution PPE) will be required.

Site Location:

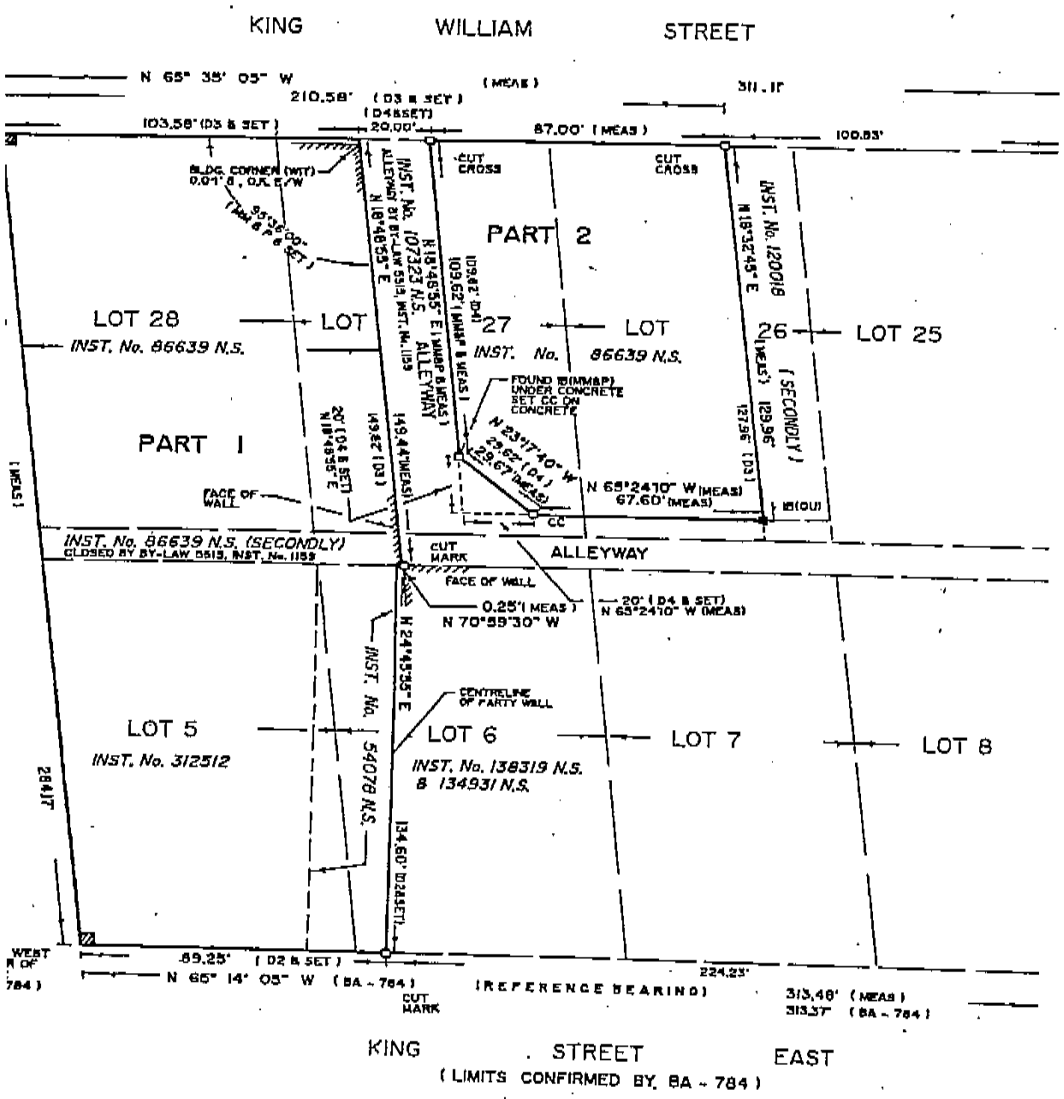
Located in Hamilton, Ontario

3D view of Building (view from south).

3D view of Building (view from south).

Facility Description and Existing construction

The Subject Land municipally known as 45 King Street East is situated north side of King Street East between Hughson Street North and John Street, located in the downtown core of the City of Hamilton. The Subject Land is approximately 0.95 acres in size. The frontage is 89.25 feet and 284.08 feet deep. [N Hughson Lot 5, PT Lot 6, Lot 28, PT Lot 27 – 62R13939 Part 1] (hereinafter referred to as the "Site").



Photos taken in Circa 1920 show buildings located on the Site included a four-storey building with retail on the ground level and commercial space on the upper three floors. Attached to this building on the east elevation was a narrow three-storey building with retail on the ground level and commercial space on upper two floors.

Sometime in the 1930's the four-storey building was demolished and a two-storey Kresge's Department Store was constructed; this building was erected on the southern half of the Site. In the 1940's the adjacent three-storey building to the east was demolished and an addition to Kresge's was built. At this time the first level of Kresge's was also extended to the northern boundary of the property (King William Street).

The site is currently unoccupied, but was historically occupied by Kresge's department store before being used a Delta Bingo location.

Circa 1920

Circa 1920

The building footprint is approximately 28,551 square feet (ft²) with a second-floor area of 16,011ft² for a total GFA of 44,562ft². the approximate date of construction is circa 1930. The building a was constructed with a poured concrete foundation and a steel structure above with wood floor and roof joists and wood T&G deck boards. The exterior walls consist of clay 'speed tile' block infills between steel columns with a brick veneer exterior.

The addition built on the east side (replacing the narrow the three-story building) in the 1940's consists of a poured concrete foundation with a concrete cast in-place main floor and steel structure above with precast concrete T flooring and roof deck.

Also, constructed in the 1940's (assumed at the same time as the easterly addition), the main level of Kresge's expansion consists of a poured concrete foundation and a cast-in-place concrete main floor and steel structure above with precast concrete T roof deck. The exterior walls of this addition consist of concrete block infills between steel columns with a brick veneer exterior.

The following provides a basic description of the building systems:

System	Description
Foundations	Poured concrete
Structure	Concrete foundation Concrete columns and cast in place in floor slabs Steel columns & beams with wood joists and floor boards Steel columns & beams and precast concrete T slabs
Exterior walls	Concrete block or clay speed tile with brick veneer
Interior walls	Wood or steel stud with drywall or plaster.
Roof	Wood joist and deck boards with insulated flat roofing Precast concrete slabs with insulated flat roofing
Ceilings	Suspended plaster and or drywall Plaster and or drywall fastened directly to wood joists Suspended 2' x 4' ceiling tile
Flooring	Carpet tile over Terrazzo floor main level (north half) Carpet over wood boards main level (south half) Carpet over concrete slab (easterly addition) 9" x 9" VAT over skim coat on second floor Bare concrete in electrical / mechanical rooms (second floor) Ceramic tile or sheet flooring in washrooms

Elevator	Freight elevator only with side access to exterior loading dock. Elevator inoperable since 2010 (TSSA tag out)
HVAC	natural gas fired boiler on second level oil burning boiler in basement (not in service) roof mounted AC units
Electrical	Pad mounted main transformer not accessible (owned by Horizon). 240V / 600amp with distribution panel and motor control centers (original c. 1930). Distribution systems include conduit & bx cable
Lighting	Primarily fluorescent tubes & electric ballasts
Plumbing	Looped 6" main servicing the sprinkler system 2" meter line servicing the kitchens and washrooms.

Pre-Commencement Works

Due to the complex nature of the project, it is imperative to allow sufficient time for the following:

- Review the Designated Substance & Hazardous Material Assessment(s)
- Pre-demolition inspection
- Develop methodology and structural drawings
- Develop safety plan and project schedule
- JHSC review of methodology and safety plan
- Acquisition of Building / Demolition Permit(s)
- Disconnection of underground utilities (water, gas, hydro)
- Installation of security fence and/or hoarding

Designated Substance and Hazardous Material Abatement, and Demolition Overview

Stonehaven has been contracted to complete the abatement of designated substances prior to, and in conjunction with the demolition of the Building. The primary purpose of the abatement is to safely remove designated substances in the prescribed areas prior to, and during, demolition of the Building utilizing methods which protect workers and the community from exposure to the designated substances.

Demolition of the entire Building is required to accommodate the redevelopment of the property into high-rise residential housing. The demolition of the Building will further alleviate the need to board up the building to prevent trespassers. Selective foundations and footings will be removed as part of the demolition phase of this project. Excavations will be partially backfilled for frost protection of adjacent buildings.

METHODOLOGY

1.0 General

Careful scheduling of all elements is to be adopted with areas being handed over as they are cleared for the next operation. Abatement of designated substances and removal of hazardous materials are a prerequisite to the demolition activities.

2.0 Site Establishment

Upon arrival to the site all personnel are to firstly attend the site induction course offered by the Project Manager. A daily toolbox talk is to be given by the Stonehaven foreman identifying specific items relevant to the current day's works program. After completion of the meeting(s) operatives are to put on suitable PPE and transfer all necessary equipment to the working area.

3.0 Traffic Management

It is anticipated that there will be a requirement to alter traffic patterns on Hughson Street, King William and King Street East at various points during demolition. A Construction Management Plan shall be prepared a Professional Engineer in accordance with the Ontario Ministry of Transportation – Ontario Traffic Manual (Book 7 Temporary Conditions). Truck access and egress to the site will be from King William Street utilizing the private parking lot east of the Site which is owned and operated by the Owner. Parking lot will be wet down to control dust. Any off-site tracking of dirt shall be cleaned-up immediately and on a continuous basis.

4.0 Perimeter Protection

The perimeter of the work area shall be fenced with six foot (6') high steel temporary fencing. Hazardous Material Caution, Emergency Response, and general construction PPE signs are to be posted on the perimeter fencing including, but not limited to, all points of entry.

5.0 Designated Substance Removal

5.1 Mercury - remove all materials suspected of containing mercury or mercury vapors including, but not limited to, fluorescent light bulbs and thermostats in accordance with general safe work procedures. Mercury waste will be transported to a permitted treatment/disposal facility by a licensed waste hauler and documented in accordance with O. Reg. 347 requirements.

5.2 Poly Chlorinated Biphenyls (PCB) – remove all materials suspected of containing PCB's including, but not limited to, transformers and light ballasts confirmed to contain PCBs. Inspect light fixture to ensure electrical power to the light has been terminated; if still connected follow lockout procedures O. Reg. 213/91 S.190 (4). Determination of PCB content in ballasts should be in accordance with the Environment Canada publication "Identification of Lamp Ballasts Containing PCB's, 1991".

PCB waste (if any) will be transported to a permitted treatment/disposal facility by a licensed waste hauler and waste management activities documented in accordance with Federal and provincial regulations, including Reg. 362 and O. Reg. 347.

5.3 Designated Substance and Hazardous Material Survey identified the following sources of Asbestos Containing Materials (ACM's):

Aircell Pipe Insulation	Friable
Cementitious Parging on Pipe Fittings	Friable
Cementitious Duct Insulation	Friable
Cementitious Boiler Insulation	Friable
Vinyl Sheet Flooring	Non-Friable
Adhesive Mastic	Non-Friable
9" x 9" Vinyl Floor Tile	Non-Friable
Plaster and Skim Coat	Non-Friable
Drywall Joint Compound	Non-Friable
Window Caulking	Non-Friable
White Woven Duct Expansion Joint	Non-Friable
Transite Panels	Non-Friable
Fire Doors (Suspected)	Non-Friable
Woven Jacketing Insulation on Electrical (Deemed)	Non-Friable
Breakers and Internal Electrical Components	Non-Friable

5.3(a) Asbestos – Friable ACM removal sequence is as follows:

- the removal of the pipe insulation ("Air Cell") and asbestos cementitious parging on mechanical fittings, ducts and boiler shall be carried out as a Type III removal - O.Reg, 278/05 S.18;
- set up Decon. Trailer built in compliance with O.Reg. 278/05 S.18(4)7,8;
- workers shall be trained as defined in O.Reg. 278/05 S.20, and
- equipped with PPE as per O.Reg. 278/05 S.15 (11) inclusive of Table 2, and S.15(12),
- pre-clean the area using a vacuum with a HEPA filter and remove all fixtures and chattels;
- secure polyethylene sheets on the walls and floor;
- apply wetting agent to the asbestos,
- utilizing scrappers and knives remove the Air Cell and asbestos cement;
- all ACM shall be placed in clearly labeled double 6-mil polyethylene bags and sealed;
- polyethylene bags containing ACM shall be placed in a double poly line the receiving bin/container - EPA R.R.O. 1990, Reg. 347 S.17(2)i
- once cleared of all ACM, the area shall be cleaned with a vacuum equipped with a HEPA filter and then locked-down agent applied;
- vacuum and apply wetting agent to drop sheets and insert sheets into a double poly bag;
- polyethylene bags containing ACM shall be placed in a double poly line the receiving bin/container - EPA R.R.O. 1990, Reg. 347 S.17(2)I;
- ACM disposed of in accordance with R.R.O. 1990, Reg. 347 – Management of Asbestos Waste;
- no clearance testing required.

5.3(b) Asbestos – Non-friable ACM removal sequence is as follows:

- the removal of vinyl tile and sheet flooring, adhesive mastic, caulking, duct expansion joint and transite asbestos containing materials shall be carried out as a Type II removal - O. Reg, 278/05 S.18;
- workers shall be trained as defined in O. Reg. 278/05 S.20, and
- equipped with Type 2 PPE as per O. Reg. 278/05 S.15 (11) inclusive of Table 2, and S.15(12),
- workers shall apply wetting agent to the ACM,

- remove ACM while continually applying wetting agent to the area,
- place ACM into a 6-mil polyethylene bag (double bag),
- polyethylene bags containing ACM shall be placed in a double poly line the receiving bin/container - EPA R.R.O. 1990, Reg. 347 S.17(2)i
- once the ACM has been removed, clean the area with a vacuum equipped with a HEPA filter, damp wipe and apply locked-down agent;
- ACM disposed of in accordance with R.R.O. 1990, Reg. 347 – Management of Asbestos Waste;
- no clearance testing required.

Stonehaven shall have the plaster and drywall joint compound retested to confirm level of asbestos and quantify the areas affected by same. In the event that the entire building or majority of the building's plaster and drywall joint compound contains asbestos; the entire building Site building shall be set up as a Type 3 asbestos abatement in accordance with the procedures prescribed by Ontario Regulation 278/05. This method of removal will likely be more efficient than attempting to isolate and break out each individual work area as its own abatement operation.

5.4 Designated Substance and Hazardous Material Survey identified the following sources of Lead:

Yellow Paint – second floor ceilings	Lead-based <5,000ppm
Grey Paint – second floor storage ceiling	Lead-based <5,000ppm
Olive Paint – fan room wall	Lead-based <5,000ppm
Grey Paint – concrete floor	Lead-containing 90 to 5,000ppm
White Paint – fan room ceiling	Lead-containing 90 to 5,000ppm
Black Paint – stairwell walls & railings	Lead-containing 90 to 5,000ppm
Cream Paint – mezzanine ceiling	Lead-containing 90 to 5,000ppm
White Paint – exterior overhangs	Lead-containing 90 to 5,000ppm

5.4(a) Lead – Prepare and implement a Lead Control Plan consistent with MOL guidance and industry practice. The primary methodology to use throughout the demolition the building and debris shall be to wet down materials to control dust. Controlling the dust will minimize lead based paint particulate from becoming air borne.

5.5 Silica – Prepare and implement a Silica Dust Control Plan consistent with MOL guidance and industry practice. The primary methodology to use throughout the demolition the building and debris shall wet down to control dust. Controlling the dust will suppress any silica in the brick/block mortar from becoming air borne.

5.6 Mould – there are signs of moderate to excessive mould in the building. Access to the building should be limited to workers wearing PPE.

6.0 Dust Control Plan

Stonehaven Specialty Contracting Corp. shall implement the following measures as applicable:

- Wetting of all soft and hard surfaces and any excavation face on the site on a daily basis, or more frequently if required, using calcium chloride or other recognized materials as a dust suppressant, if required;

- Cleaning of the road pavement and sidewalks for the entire frontage of the property to a distance of twenty-five (25) meters from the property line on a daily basis;

- Designating truck loading points to avoid trucks tracking potentially contaminated soil and demolition debris off site. Such loading points should be on a gravel base to minimize tracking of soil onto the sidewalk and the street. If the loading point becomes contaminated it should be cleaned and replaced;

- Cleaning of all loose soil and dust from demolition debris off all trucks and vans leaving the site including washing of tires and sweeping or washing of exteriors and tailgates by a designated labourer. A daily log of each truck leaving the site should be kept by the applicant (developer) noting when the truck was cleaned and by whom;

- Tarping all trucks leaving the site which have been loaded with indigenous soil or demolition debris;

- Instituting an air monitoring program, if necessary, as determined through consultation with the Medical Officer of Health;

Ensuring dust control measures are supervised by a qualified environmental consultant when necessary, as determined through consultation with the Medical Officer of Health

7.0 Demolition

7.1 Ensure that security fencing is in place on the entire perimeter of the demolition area and inform adjacent property owners of the impending demolition. A spotter shall be present during demolition to ensure that the perimeter security is not breached and to ensure debris stays within the secured areas.

7.2.1 Lane closure of Hughson will be required for 7.10.1 (approx. 2 days).

7.2.2 Road closure of Hughson will be required for 7.10.(4), 7.10.(5), and 7.10.(6) (approx. 7 days).

7.2.3 Lane closure on King Street East will required for 7.10 (6.2) and 7.10.(7.2) (approx. 3 days)

7.3 Conduct a pre-demolition inspection to confirm that all designated substances and hazardous materials have been removed. Set up dust control measures (water truck & hoses).

7.4 Strip the interior of all finishes, furnishings and chattels not previously removed during abatement.

7.5 Demolition debris shall be recycled where possible. For this reason, the exterior brick veneer and all windows (glass) shall be removed and segregated prior to demolition.

7.7 All debris will be removed from site on a continuous basis until such time as the property is clear of all debris. Debris to be shipped by hauler with an appropriate Certificate of Approval to a waste transfer station or landfill with an appropriate Certificate of Approval for accepting said debris. **(**see Appendix A for list of Consultants and Waste Haulers & Receivers).

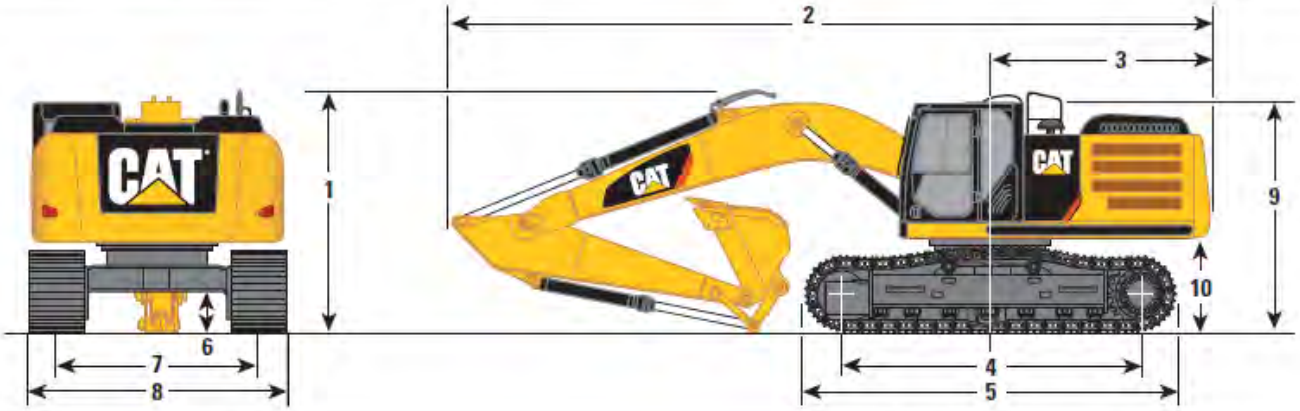
7.8 Steel and metals shall be separated on site for recycling. Cutting and torching will be done on site to the extent required to accommodate shipment of the structural steel members of the building.

7.9 The first-floor slab of the Area 1 (one-storey addition) shall be shored up in such a manner as to fully support the weight of the equipment utilized in the demolition. Based on the maximum weight of a CAT336 excavator (spec. below) the loading on the floor is calculated at 327/lbs/ft² not factoring in the concentrated loading experienced during demolition.

336E L Hydraulic Excavator Specifications

Dimensions

All dimensions are approximate.



		Extreme Service and Heavy Duty Reach Booms 6.50 m (21'4")		Mass Boom 6.18 m (20'3")
	Stick	R3.9DB (12'10")	R3.2DB (10'6")	M2.55TB (8'4")
		mm (ft)	mm (ft)	mm (ft)
1	Shipping Height (with Shoe Lug Height)	3660 (12'0")	3510 (11'6")	3600 (11'10")
	Shipping Height with Top Guard	3660 (12'0")	3510 (11'6")	3510 (11'6")
2	Shipping Length	11 170 (36'8")	11 160 (36'7")	10 890 (35'9")
3	Tail Swing Radius	3500 (11'6")	3500 (11'6")	3500 (11'6")
4	Length to Center of Rollers			
	Long Undercarriage	4040 (13'3")	4040 (13'3")	4040 (13'3")
5	Track Length			
	Long Undercarriage	5020 (16'6")	5020 (16'6")	5020 (16'6")
6	Ground Clearance			
	With Shoe Lug Height	510 (1'8")	510 (1'8")	510 (1'8")
	Without Shoe Lug Height	480 (1'7")	480 (1'7")	480 (1'7")
7	Track Gauge			
	Long Undercarriage	2590 (8'6")	2590 (8'6")	2590 (8'6")
8	Transport Width			
	Long/Std U/C – 700 mm (28") Shoes	3290 (10'10")	3290 (10'10")	3290 (10'10")
	Long/Std U/C – 800 mm (32") Shoes	3390 (11'1")	3390 (11'1")	3390 (11'1")
	Long/Std U/C – 850 mm (34") Shoes	3440 (11'3")	3440 (11'3")	3440 (11'3")
9	Cab Height	3150 (10'4")	3150 (10'4")	3150 (10'4")
	Cab Height with Top Guard	3360 (11'0")	3360 (11'0")	3360 (11'0")
10	Counterweight Clearance (without Shoe Lug Height)	1220 (4'0")	1220 (4'0")	1220 (4'0")

Minimum Weight*	36 100 kg	79,600 lb
Maximum Weight**	39 100 kg	86,200 lb

*HD Reach boom, R3.2DB (10'6") stick, 2.28 m^3 (2.98 yd^3) GP bucket, 700 mm (28") TG shoes.
**ES Reach boom, R3.9DB ES (12'10") stick, 2.28 m^3 (2.98 yd^3) GP bucket, 850 mm (34") TG shoes.

7.10 An operator, using a CAT 336 or equivalent size excavator equipped with a demolition grapple or multi-purpose attachment, shall commence demolition of the building in the following sequence:

1a.	remove block infill between steel columns (exterior walls);	
1b.	working in a westerly direction remove precast concrete T roof deck	
1c.	working in a southerly direction remove roof steel beams and columns	
2a.	remove brick veneer (if not already done as part of sec.7.5) and remove block infill between steel columns (2nd level exterior walls);	
	working in a southerly direction remove precast concrete T roof deck	
	working in a southerly direction remove roof steel beams and columns	
2b.	demolish elevator shaft (penthouse to main level)	

3	remove shoring under area 1	
	remove cast in place concrete slab (first floor). Install pulverizer on CAT336 to crush concrete to remove rebar.	
	remove foundation wall on east side of Area 1 and create a ramp out of crushed concrete to basement slab on grade	

7.10.1 An operator, using a CAT 349 high-reach or equivalent size excavator equipped with a demolition grapple and/or multi-processing attachment, shall commence demolition of the building in the following sequence:

4.	working southerly remove the roof wood joists and decking, cutting steel beams as required (steel columns supporting areas 5, 6 & 7 to remain intact).	
	working southerly remove second floor wood joists and decking, cutting steel beams as required (steel columns and steel trusses supporting areas 5, 6 & 7 to remain intact).	
	working southerly remove first floor wood joists and decking, cutting steel beams as required *[CAT336 can be used for this]* (steel columns and main trusses supporting areas 5, 6& 7 to remain intact).	
5.	working southerly remove the roof wood joists and decking, cutting steel beams and columns (steel columns and beams supporting areas 6 to remain intact).	
	remove all second level HVAC systems. (compressors may require a mobile crane to bring down safely).	
	working southerly remove the cast-in-place concrete floor slab and steel support beams. Steel trusses north of Area 6 can be removed as required. (steel columns and trusses supporting areas 6 to remain intact).	
	working southerly remove first floor wood joists and decking, cutting steel beams as required *[CAT336 can be used for this]* (steel columns and beams supporting areas 6 to remain intact).	

6.1	working southerly remove the roof wood joists and decking, cutting steel beams and columns. (stop demolition one column spacing back from front façade).	
	working southerly remove the second-floor wood joists and decking, cutting steel beams and columns. (stop demolition one column spacing back from front façade).	
	working southerly remove the first-floor wood joists and decking, cutting steel beams and columns *[CAT336 can be used for this]*. (stop demolition one column spacing back from front façade).	
6.2	reaching over the parapet, pull the façade back into the building	
7.1	working easterly remove the precast concrete T roof, cutting steel beams and columns. (stop demolition one column spacing back from front façade).	
	working easterly remove the precast concrete T second-floor, cutting steel beams and columns. (stop demolition one column spacing back from front façade).	
	working easterly remove the precast concrete T first-floor, cutting steel beams and columns *[CAT336 can be used for this]*. (stop demolition one column spacing back from front façade).	
7.2	reaching over the parapet, pull the façade back into the building	

7.10.2 An operator, using a CAT 336 or equivalent size excavator equipped with a concrete pulverizer, shall commence demolition of the building in the following sequence:

8.1	Remove all concrete columns remaining in basement. level	
8.2	Remove slab on grade in basement level	
8.3	Remove all mechanical under slab on grade in basement. Remove boiler and ancillary equipment.	
8.4	Backfill along common wall to provide frost protection for footing of adjacent building	

8.0 Site Works

8.1 remove furnace oil tanks from bunker in basement.

8.2 conduct laboratory analysis of soil removed from bunker and disposal of in accordance with O.Reg 347.

8.3 Excavation shall be sloped on 1:1 ratio where the Site adjoins the Easement (King William parking lot area).

9.0 Other Documentation

The following documents and drawings have been reviewed and incorporated as part of this methodology:

Appendix B	Site Photographs
Appendix C	MTE Consultants Inc. Appendix B - Tables Designated Substance and Hazardous Material Audit 45 King Street East, Hamilton, Ontario MTE File No.: 39251-100 Dated: May 16th, 2014
Appendix D	Application for a Permit to Construct or Demolish Commitment to General Reviews by Architect and Engineers Notice of Project Registration of Constructors and Employers Engaged in Construction WSIB Clearance Certificate Certificate of Insurance ($8,000,000)
Appendix E	Project Schedule
Appendix F	Survey

This methodology has been prepared based on best practices and the Contractor's understanding of the Occupational Health and Safety Act and relevant Regulations made under said Act. Methods outlined in this statement are to be considered minimum measures to be undertaken during the demolition and abatement work.

The methods proposed herein have been reviewed by the Certified Members of the Joint Health & Safety Committee and have been found to be reasonable and adequate for the protection of the workers.

DATED in Burlington, Ontario this 25th, day of October 2016.

Reviewed and Approved by:

Stonehaven Specialty Contracting Corp. **Lanhack Consultants**

_____ _____

Tony De Pasquale – Project Manager
President

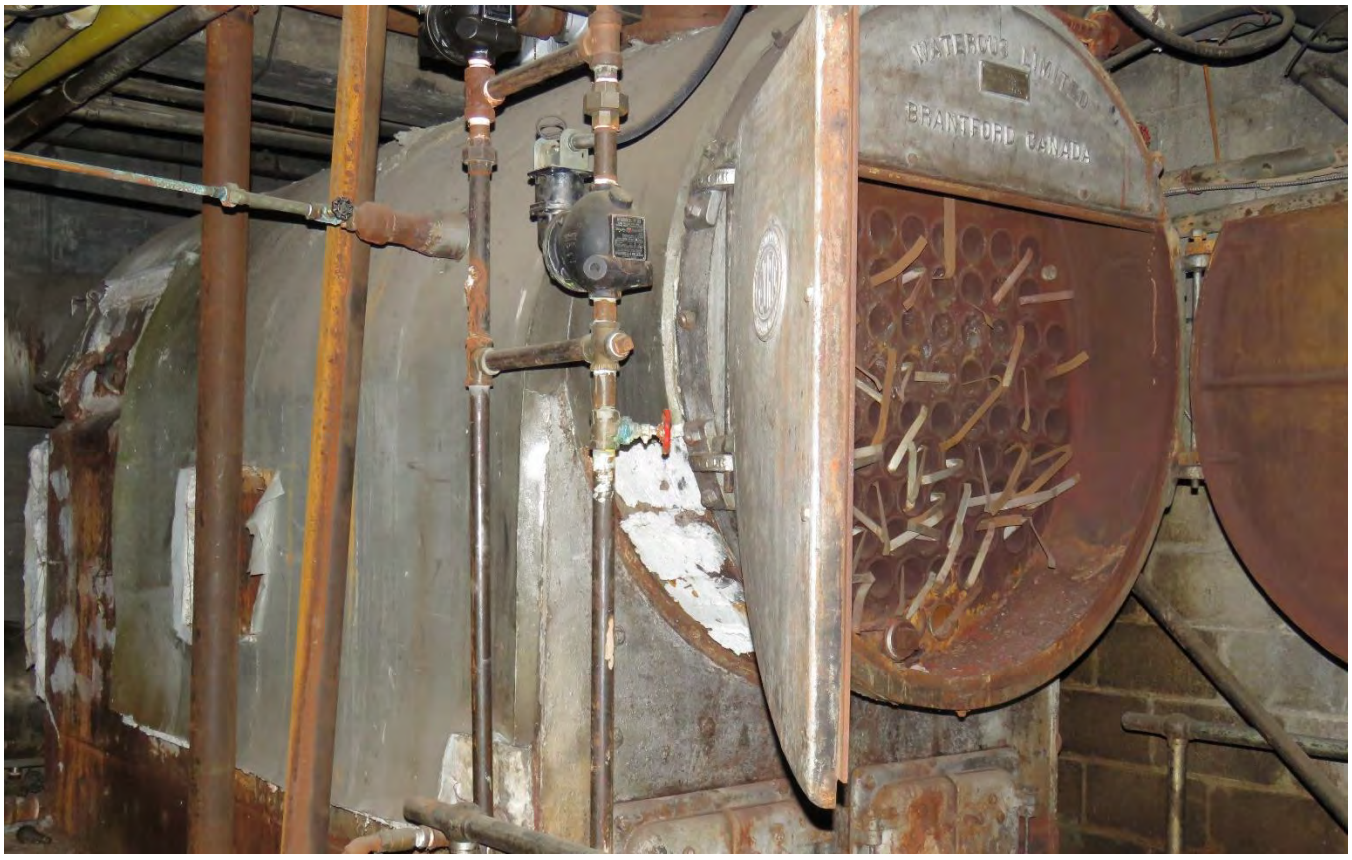
Giancarlo Lancia P. Eng.

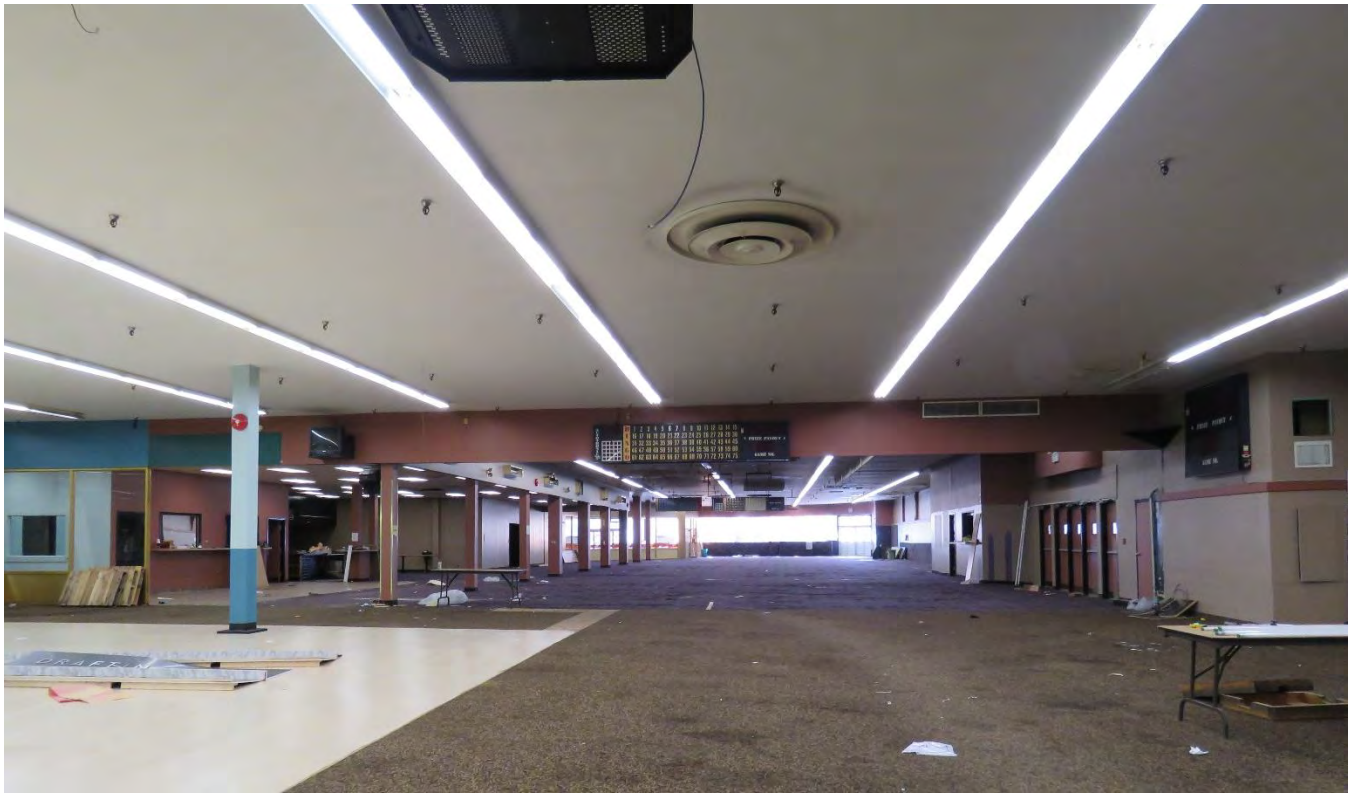
APPENDIX A
Consultants and Sub-Contractors

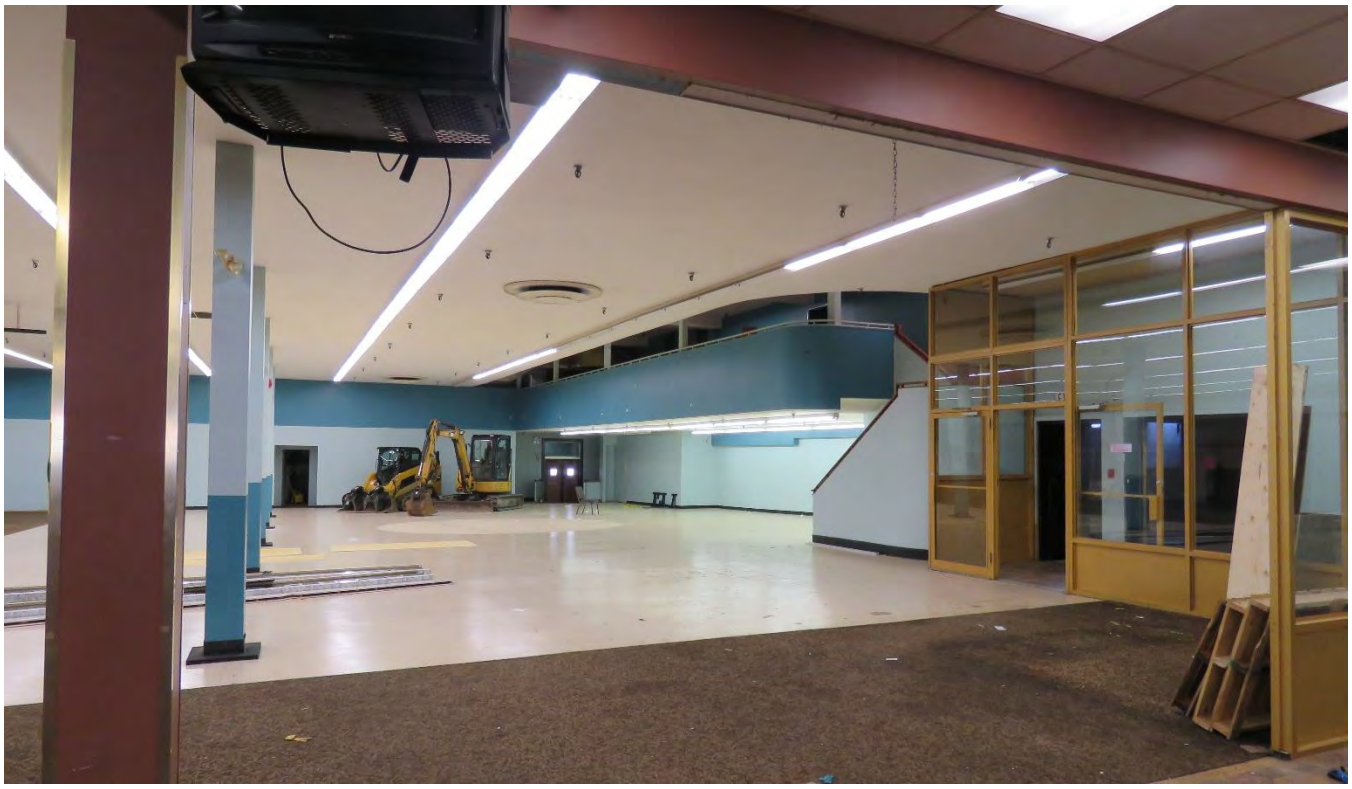
Structural Engineer	Giancarlo Lancia, P. Eng.	Lanhack Consultants Inc.
	clancia@lanhack.ca	1425 Comorant Road, Suite 302
	C: 905-541-8711	Ancaster, Ontario L9G 4V5
		905-777-1454
Environmental Consultant	Ralph Di Cienzo, P.Eng., Q.P.	Landtek Limited.
	or Paul Blunt	Nebo Road
	ralph@landteklimited.com	Hamilton, Ontario
	C: 1-905-971-8702	905-383-3733
Environmental Laboratory	Eva Janzen	AGAT Laboratories
	Primary Project Manager .	
	janzen@agatlabs.com	5835 Coopers Avenue
	905-712-5096	Mississauga, Ontario L4Z 1Y2
		905-712-5100
Waste Hauler ACM & debris	Laura Stewart	GFL Environmental
	lstewart@gflenv.com	242 Cherry Street
		Toronto, Ontario M5A 3L2
		416-406-2458
Waste Receiver debris		
		TBD
Waste Receiver ACM		Newalta Hamilton Landfill
		65 Green Mountain Road
		Hamilton, Ontario
		905-561-0305
		C of A: A181008
Waste Receiver concrete		LaFarge Construction Materials
		669 Nebo Road
		Hamilton, Ontario L0R 1P0
		905-679-8966
Waste Receiver Registered Waste (liquid/solid)		Hotz Environmental
		239 Lottridge Street
		Hamilton, Ontario L8L 6V9
		905-545-2665

APPENDIX B
Building Photos


FRAGILE
Reese
PEANUT BUTTER
CUPS


BRANTFORD CANADA



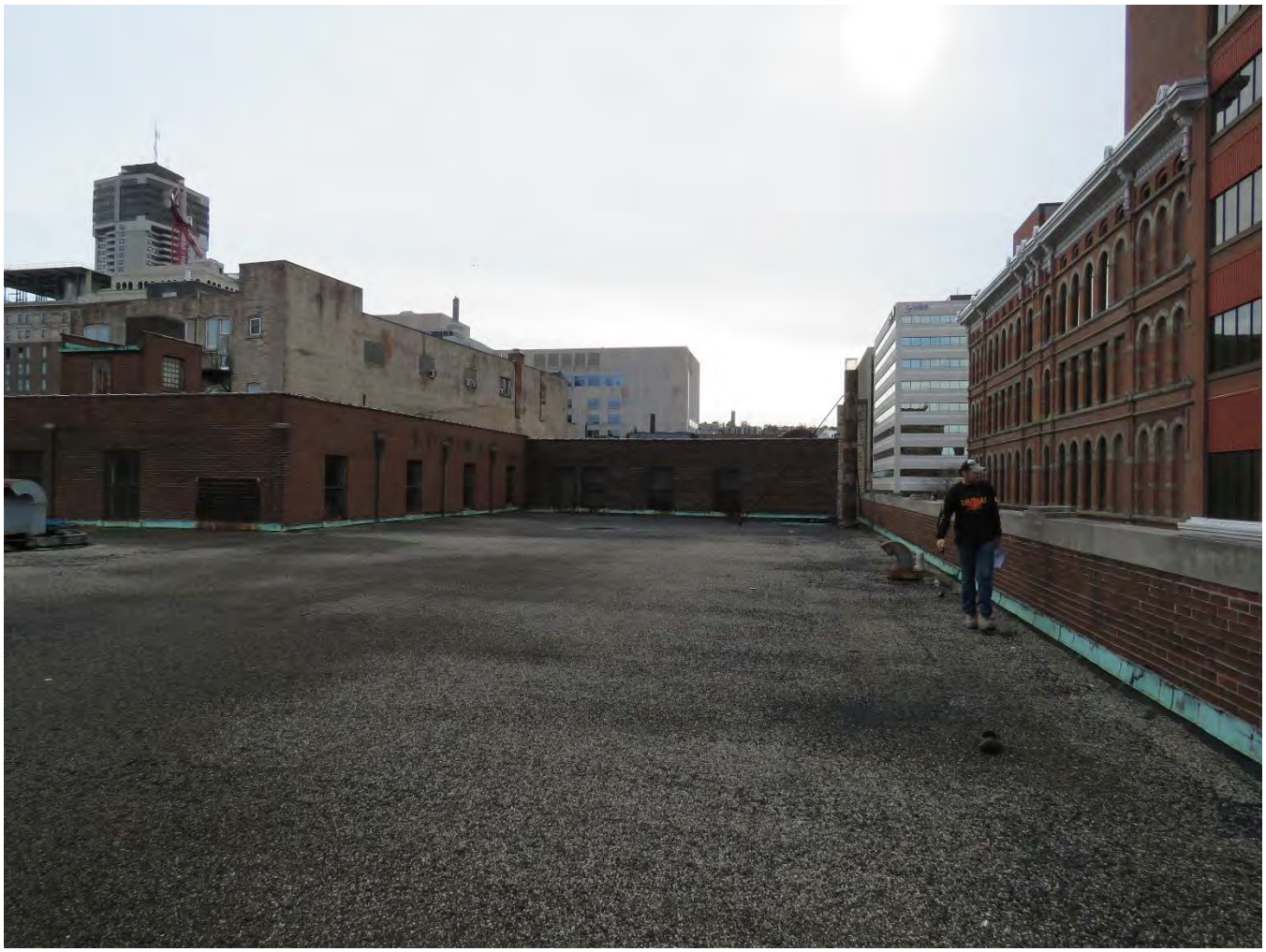



SNACKS


GRANDPA'S


WARNING
WARNING
WARNING
WARNING
WARNING
WARNING
KING
KING


WEST BAR AND RICHMOND



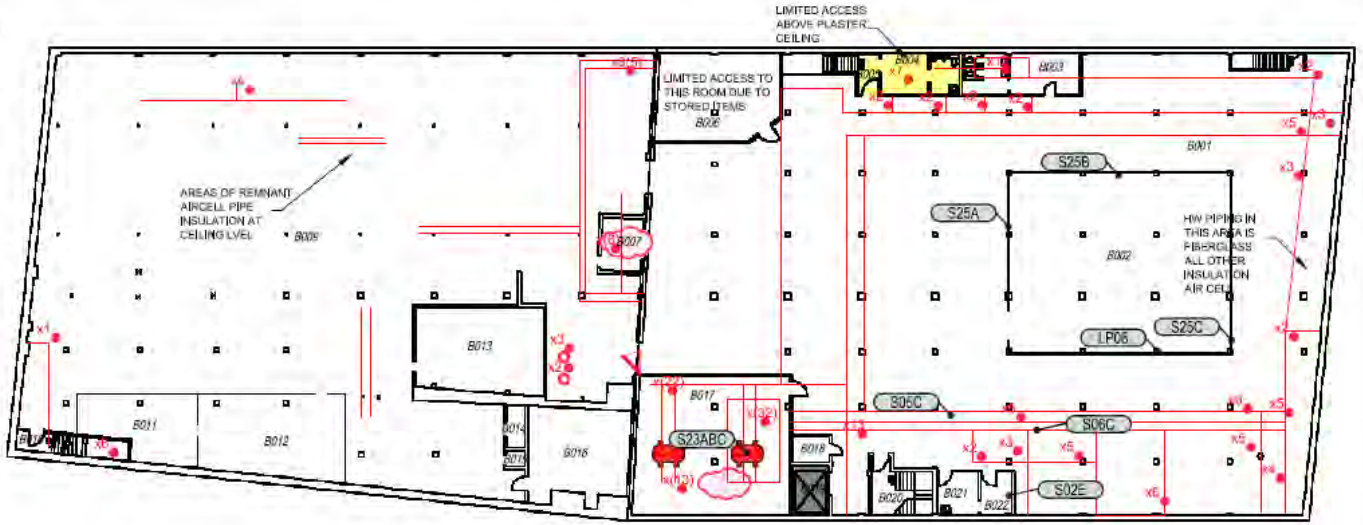
Asbestos-Containing Materials Legend

- x2(1) — Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- x(#1) — Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)
- Boiler
- Fire Door
- Friable Debris
- Transite (Asbestos Cement) Paneling
- Roof Flashing Caulking
- Canvas Duct Insulation
- Thermal Duct Insulation
- Floor Tile
- Rolled Flooring
- No Access
- Water Damage
- SM-1234 — Sample Identification
- 10/4 — Functional Space Number

Notes:

1. ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT. NOT ALL CONFIRMED OR SUSPECT DESIGNATED SUBSTANCES AND/OR HAZARDOUS BUILDING MATERIALS ARE DEPICTED ON THIS DRAWING INCLUDING BUT NOT LIMITED TO PLASTER WALLS, BULKHEADS AND CEILING, WINDOW CAULKINGS AND DRYWALL. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF IDENTIFIED AND SUSPECTED SUBSTANCES.
2. BASEPLAN PROVIDED BY 1876501 ONTARIO INC.
3. THIS FIGURE IS COLOUR DEPENDENT. PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND DESIGNATED SUBSTANCE SURVEY REPORT.
4. THIS IS A SCHEMATIC DRAWING ONLY AND MAY NOT BE TO SCALE (N.T.S.).

INSULATED FITTINGS MAY INCLUDE HANGERS, VALVES, TEES AND ELBOWS

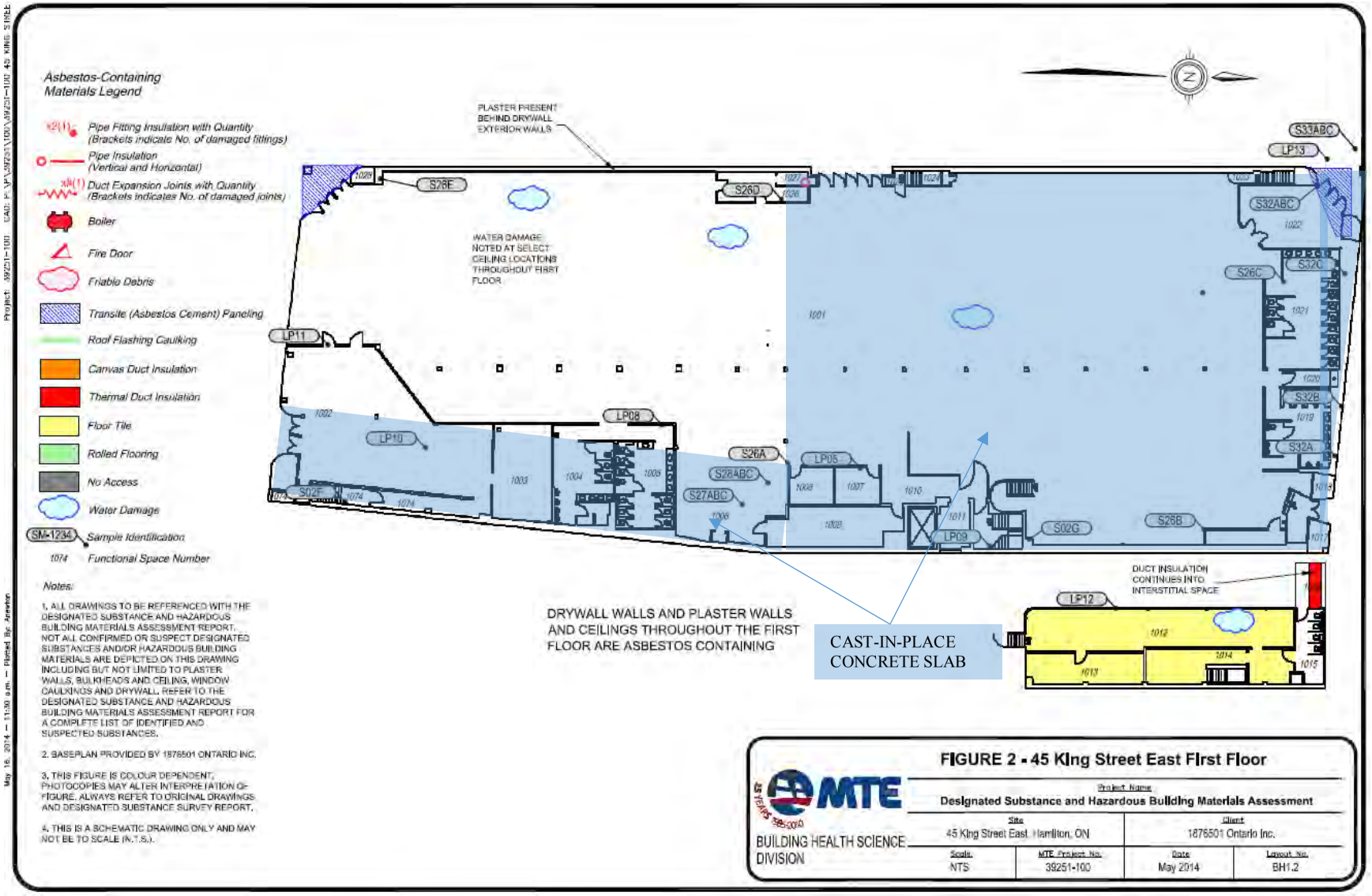


PLASTER WALLS AND CEILINGS THROUGHOUT THE SITE BUILDING ARE ASBESTOS CONTAINING

FIGURE 1 - 45 King Street East Basement

MTE — 25 YEARS 1985-2010 — BUILDING HEALTH SCIENCE DIVISION

Project Name			
Designated Substance and Hazardous Building Materials Assessment			
Site: 45 King Street East, Hamilton, ON		Client: 1876501 Ontario Inc.	
Scale: NTS	MTE Project No.: 39251-100	Date: May 2014	Layout No.: BH1.1


Asbestos-Containing Materials Legend
x2(1) Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
Pipe Insulation (Vertical and Horizontal)
x8(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)
Boiler
Fire Door
Friable Debris
Transite (Asbestos Cement) Paneling
Roof Flashing Caulking
Canvas Duct Insulation
Thermal Duct Insulation
Floor Tile
Rolled Flooring
No Access
Water Damage
SM-1234 Sample Identification
1074 Functional Space Number
Notes:
1. ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT. NOT ALL CONFIRMED OR SUSPECT DESIGNATED SUBSTANCES AND/OR HAZARDOUS BUILDING MATERIALS ARE DEPICTED ON THIS DRAWING INCLUDING BUT NOT LIMITED TO PLASTER WALLS, BULKHEADS AND CEILING, WINDOW CAULKINGS AND DRYWALL. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF IDENTIFIED AND SUSPECTED SUBSTANCES.
2. BASEPLAN PROVIDED BY 1876501 ONTARIO INC.
3. THIS FIGURE IS COLOUR DEPENDENT. PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND DESIGNATED SUBSTANCE SURVEY REPORT.
4. THIS IS A SCHEMATIC DRAWING ONLY AND MAY NOT BE TO SCALE (N.T.S.).
PLASTER PRESENT BEHIND DRYWALL EXTERIOR WALLS
WATER DAMAGE NOTED AT SELECT CEILING LOCATIONS THROUGHOUT FIRST FLOOR
DRYWALL WALLS AND PLASTER WALLS AND CEILINGS THROUGHOUT THE FIRST FLOOR ARE ASBESTOS CONTAINING
CAST-IN-PLACE CONCRETE SLAB
DUCT INSULATION CONTINUES INTO INTERSTITIAL SPACE
S26E
S26D
S33ABC
LP13
S32ABC
S32C
S26C
S32B
S32A
LP11
LP10
LP08
S26A
S28ABC
S27ABC
LP05
LP09
S02G
S26B
LP12
S02E
FIGURE 2 - 45 King Street East First Floor
Project Name: Designated Substance and Hazardous Building Materials Assessment
Site: 45 King Street East, Hamilton, ON
Client: 1876501 Ontario Inc.
Scale: NTS
MTE Project No.: 39251-100
Date: May 2014
Layout No.: BH1.2
BUILDING HEALTH SCIENCE DIVISION
May 16, 2014 - 11:30 a.m. - Plotted By: Andrew
Project: 39251-100 CAD: P:\PLANS\251\100\39251-100 45 KING STREET

Asbestos-Containing Materials Legend

- x2(1) — Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- x8(1) — Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)
- Boiler
- Fire Door
- Friable Debris
- Transite (Asbestos Cement) Paneling
- Roof Flashing Caulking
- Canvas Duct Insulation
- Thermal Duct Insulation
- Floor Tile
- Rolled Flooring
- No Access
- Water Damage
- SM-1234 — Sample Identification
- 1074 — Functional Space Number

Notes:

1. ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT. NOT ALL CONFIRMED OR SUSPECT DESIGNATED SUBSTANCES AND/OR HAZARDOUS BUILDING MATERIALS ARE DEPICTED ON THIS DRAWING INCLUDING BUT NOT LIMITED TO PLASTER WALLS, BULKHEADS AND CEILING, WINDOW CAULKINGS AND DRYWALL. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF IDENTIFIED AND SUSPECTED SUBSTANCES.

2. BASEPLAN PROVIDED BY 1876501 ONTARIO INC.

3. THIS FIGURE IS COLOUR DEPENDENT. PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND DESIGNATED SUBSTANCE SURVEY REPORT.

4. THIS IS A SCHEMATIC DRAWING ONLY AND MAY NOT BE TO SCALE (N.T.S.).

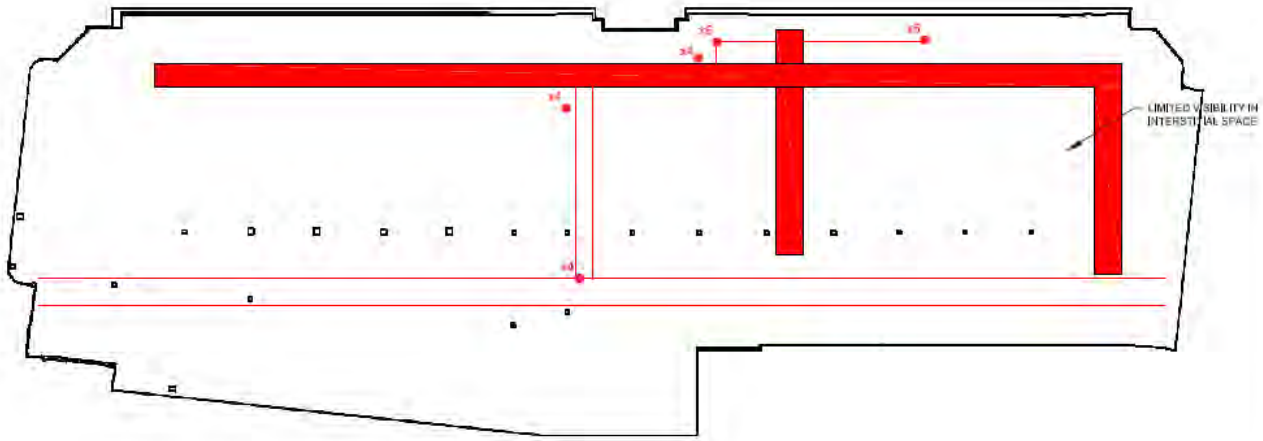
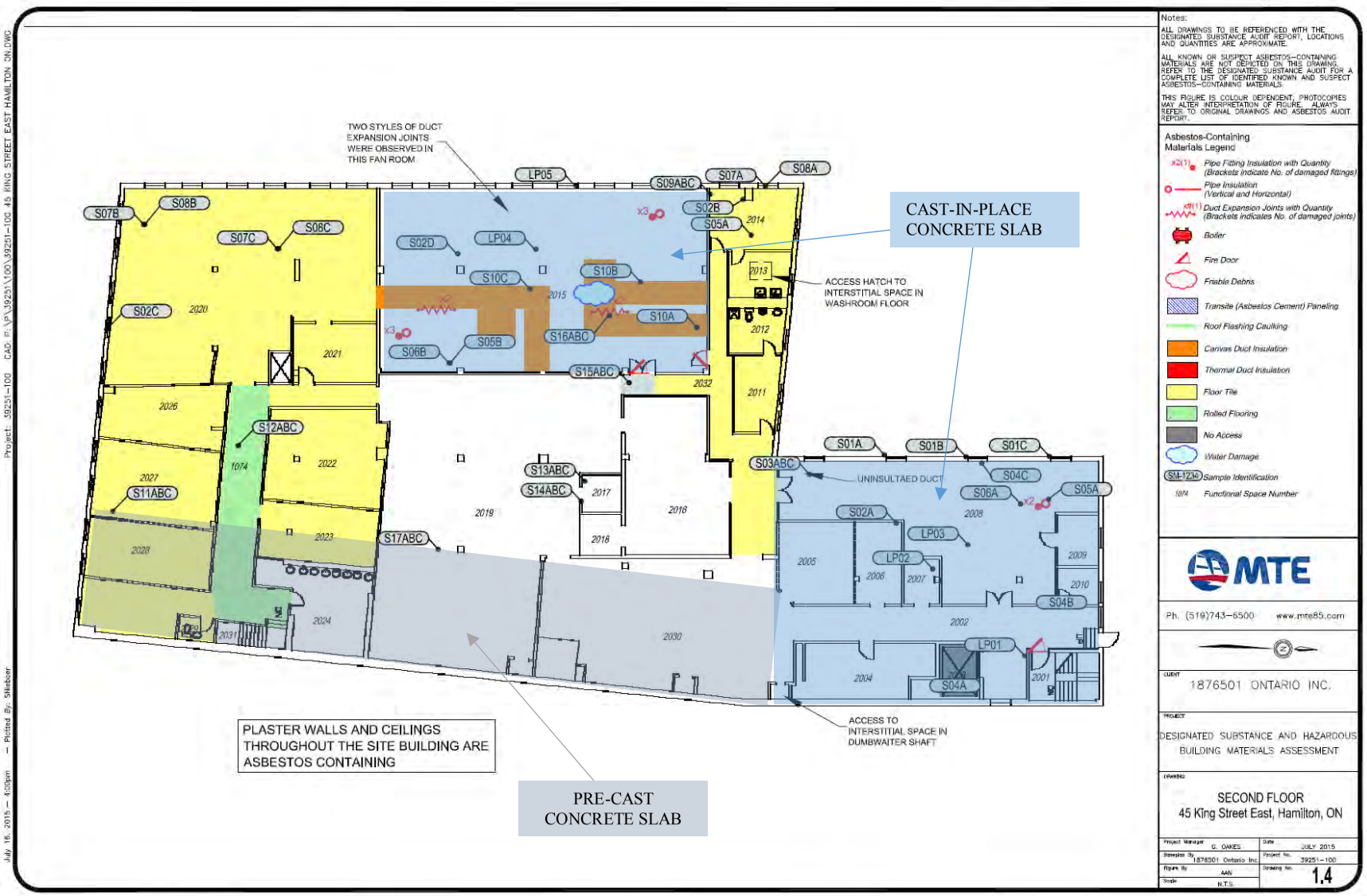


FIGURE 3 - 45 King Street East Interstitial Space

MTE — 25 YEARS 1988-2013 — BUILDING HEALTH SCIENCE DIVISION

Project Name	
Designated Substance and Hazardous Building Materials Assessment	
Site: 45 King Street East, Hamilton, ON	Client: 1876501 Ontario Inc.
Scale: NTS	MTE Project No: 39251-100
Date: May 2014	Layout No: BH1.3



Notes:

ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AUDIT REPORT, LOCATIONS AND QUANTITIES ARE APPROXIMATE.

ALL KNOWN OR SUSPECT ASBESTOS-CONTAINING MATERIALS ARE NOT DEPICTED ON THIS DRAWING. REFER TO THE DESIGNATED SUBSTANCE AUDIT FOR A COMPLETE LIST OF IDENTIFIED KNOWN AND SUSPECT ASBESTOS-CONTAINING MATERIALS.

THIS FIGURE IS COLOUR DEPENDENT; PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND ASBESTOS AUDIT REPORT.

Asbestos-Containing Materials Legend

- x2(1) Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- x3(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)
- Boiler
- Fire Door
- Friable Debris
- Transite (Asbestos Cement) Panelling
- Roof Flashing Caulking
- Canvas Duct Insulation
- Thermal Duct Insulation
- Floor Tile
- Rolled Flooring
- No Access
- Water Damage
- SM-1234 Sample Identification
- 1874 Functional Space Number

MTE
Ph. (519)743-6500 www.mte85.com

CLIENT: 1876501 ONTARIO INC.

PROJECT: DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

DRAWING: SECOND FLOOR
45 King Street East, Hamilton, ON

Project Manager: G. OAKES	Date: JULY 2015
Surveyed By: 1876501 Ontario Inc.	Project No.: 39251-100
Figure By: AAN	Drawing No.: 1.4
Scale: N.T.S.	

July 16, 2015 - 4:09pm - Plotted By: Sillebser
Project: 39251-100 CAD: P:\39251\100\39251-100 45 KING STREET EAST HAMILTON ON.DWG

Asbestos-Containing Materials Legend

- x2(1) — Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- x#(1) — Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)
- Boiler
- Fire Door
- Friable Debris
- Transite (Asbestos Cement) Paneling
- Roof Flashing Caulking
- Canvas Duct Insulation
- Thermal Duct Insulation
- Floor Tile
- Rolled Flooring
- No Access
- Water Damage
- SM-1234 — Sample Identification
- 1074 — Functional Space Number

Notes:

1. ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT. NOT ALL CONFIRMED OR SUSPECT DESIGNATED SUBSTANCES AND/OR HAZARDOUS BUILDING MATERIALS ARE DEPICTED ON THIS DRAWING INCLUDING BUT NOT LIMITED TO PLASTER WALLS, BULKHEADS AND CEILING, WINDOW CAULKINGS AND DRYWALL, REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF IDENTIFIED AND SUSPECTED SUBSTANCES.

2. BASEPLAN PROVIDED BY 1876501 ONTARIO INC.

3. THIS FIGURE IS COLOUR DEPENDENT, PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE, ALWAYS REFER TO ORIGINAL DRAWINGS AND DESIGNATED SUBSTANCE SURVEY REPORT.

4. THIS IS A SCHEMATIC DRAWING ONLY AND MAY NOT BE TO SCALE (N.T.S.).

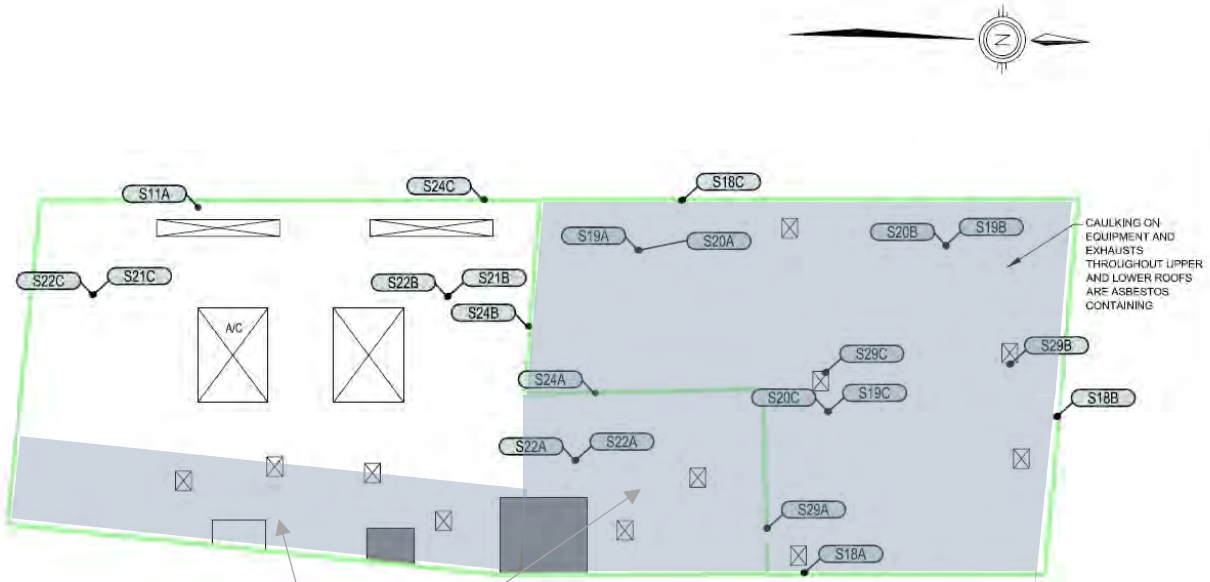
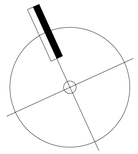


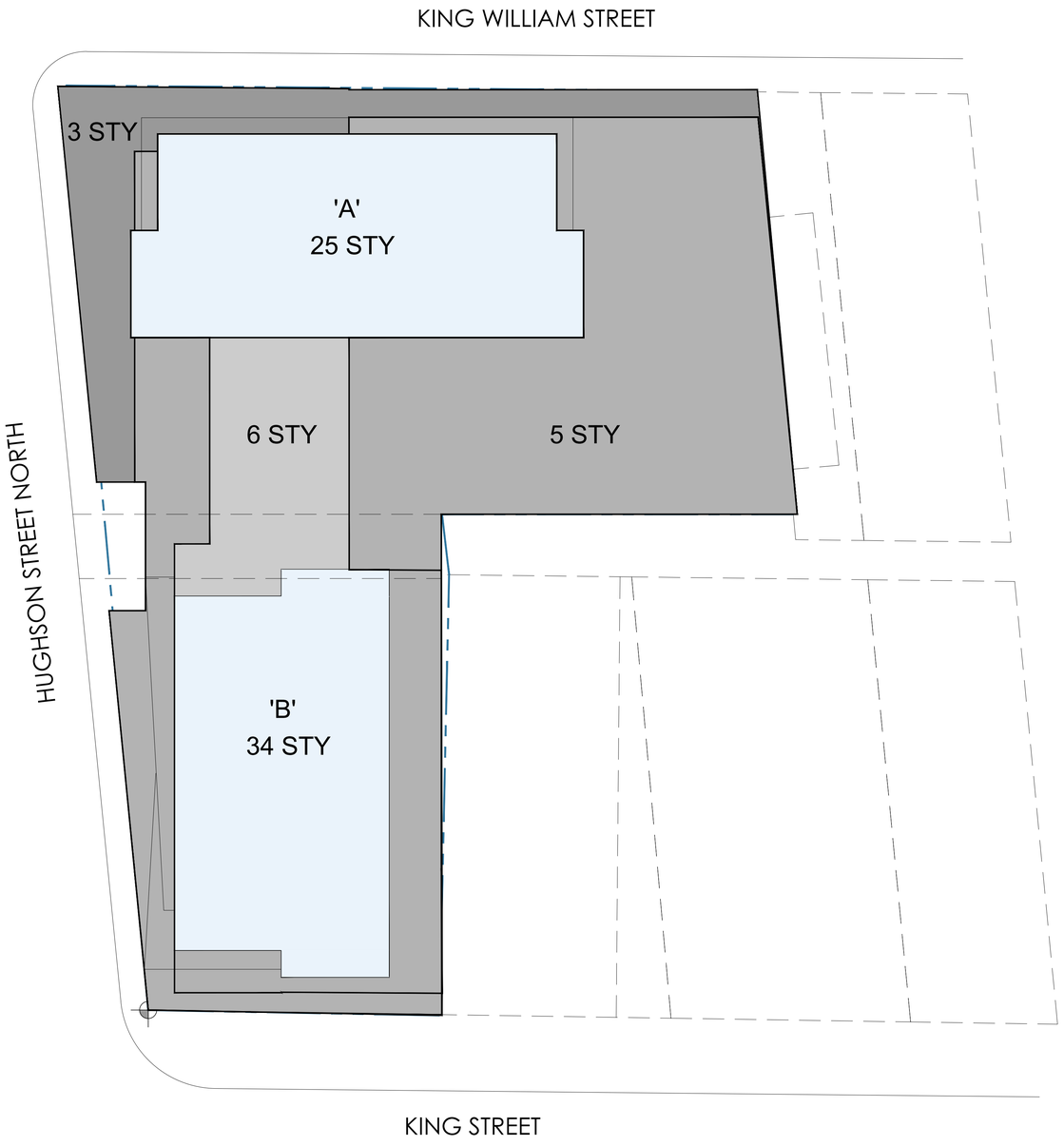
FIGURE 5 - 45 KIng Street East Roof

MTE — 25 YEARS 1985-2010 — BUILDING HEALTH SCIENCE DIVISION

Project Name			
Designated Substance and Hazardous Building Materials Assessment			
Site: 45 King Street East, Hamilton, ON		Client: 1876501 Ontario Inc.	
Scale: NTS	MTE Project No.: 39251-100	Date: May 2014	Layout No.: BH1.5

APPENDIX A – DRAWINGS OF PROPOSED DEVELOPMENT: Drawings provided by Graziani Corazza Architects Inc.





SITE PLAN

PROJECT STATISTICS:	TOWER A	TOWER B	TOTAL
1. PARCEL AREA			42 800Ft2
2. G.F.A(Ft2) *			494 240Ft2
3. F.S.I			11.54
4. UNITS	270	385	655
5. PARKING 2 below + 5 above			436
6. BUILDING HEIGHT	25 STY	34 STY	
7. INDOOR AMENITY 2.0m2 / unit	540m2	770m2	1310m2
8. OUTDOOR AMENITY 2.0m2 / unit	540m2	770m2	1310m2

* GFA DOES NOT INCLUDE ABOVE GRADE PARKING AREA OF =97,791 Ft2

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Phone. 905.795.2601 Fax.905.795.2944 www.gc-architects.com

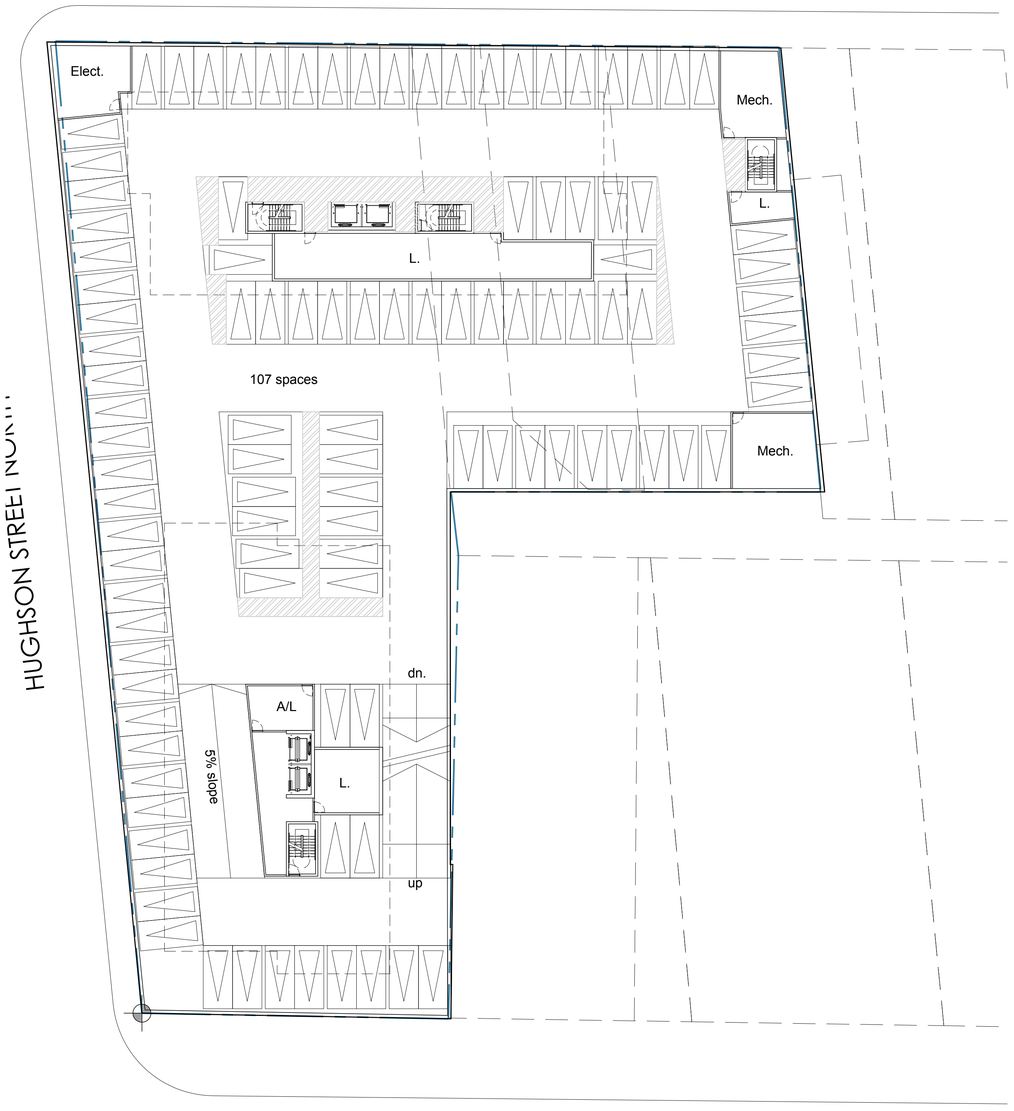
RESIDENTIAL DEVELOPMENT

43 King Street

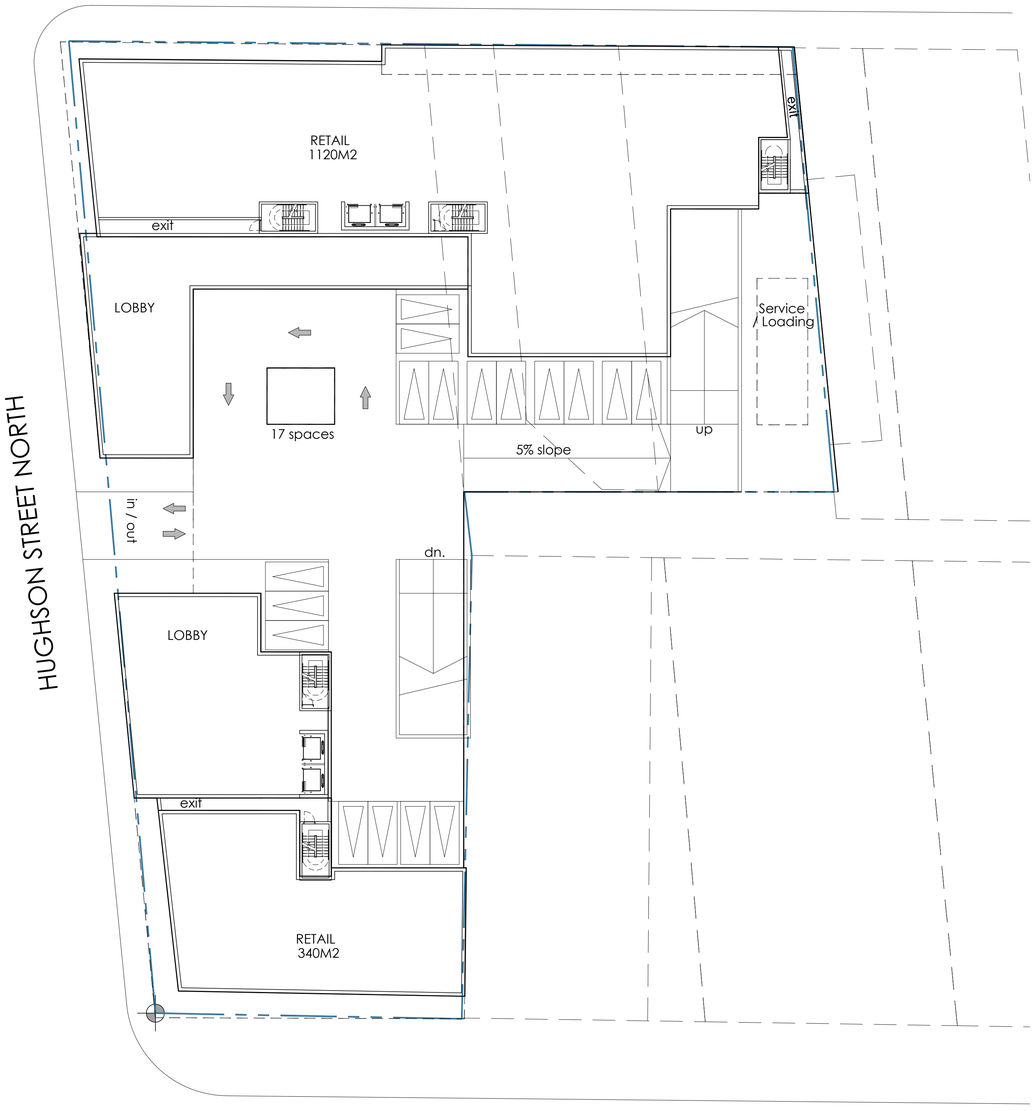
Hamilton ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	R.LINCOLN
Checked By:	D.BIASE
Plot Date:	Feb. 17, 2017
Job #	1388.16

TITLEBLOCK SIZE: 610 x 900



Typical Underground Level



GROUND FLOOR

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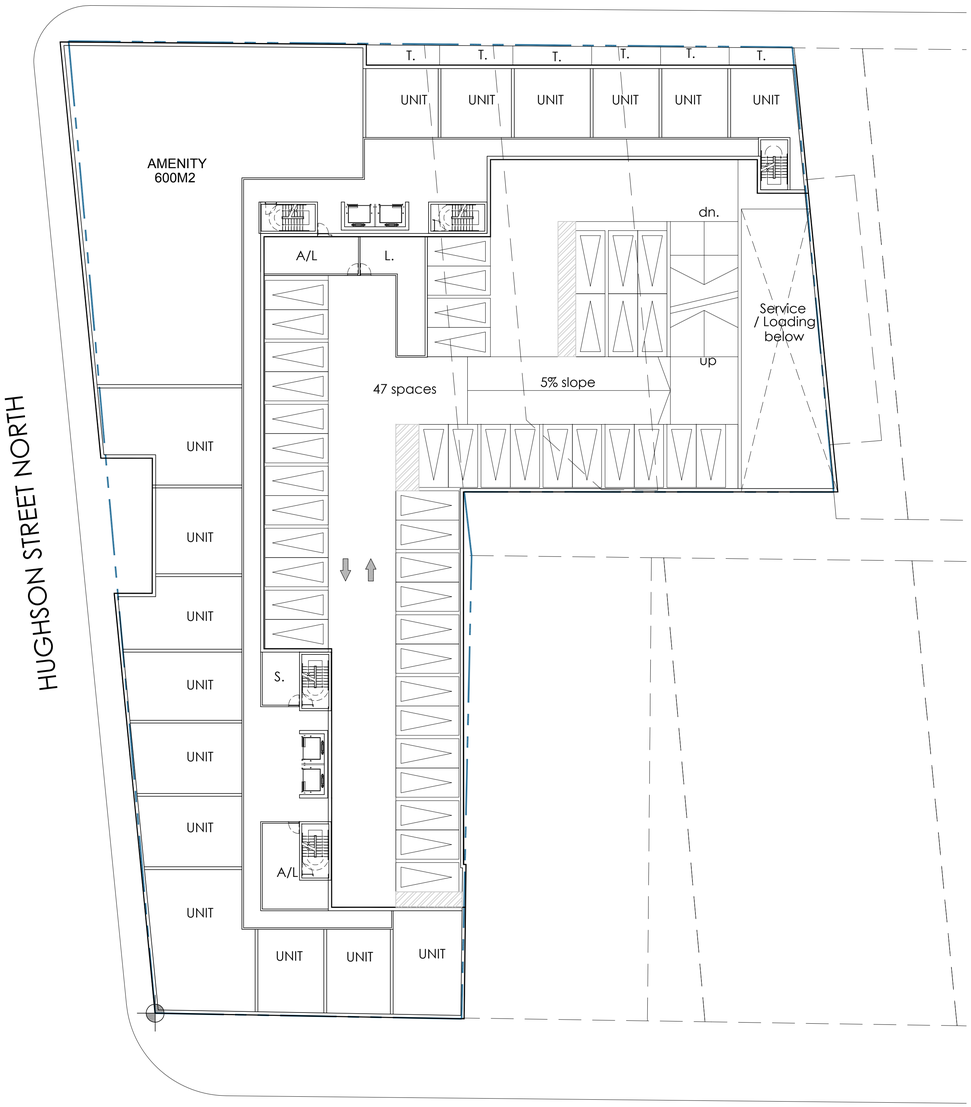
Checked By:	D.BIASE
Plot Date:	Feb. 17, 2017
Job #	1388.16

TITLEBLOCK SIZE: 610 x 900

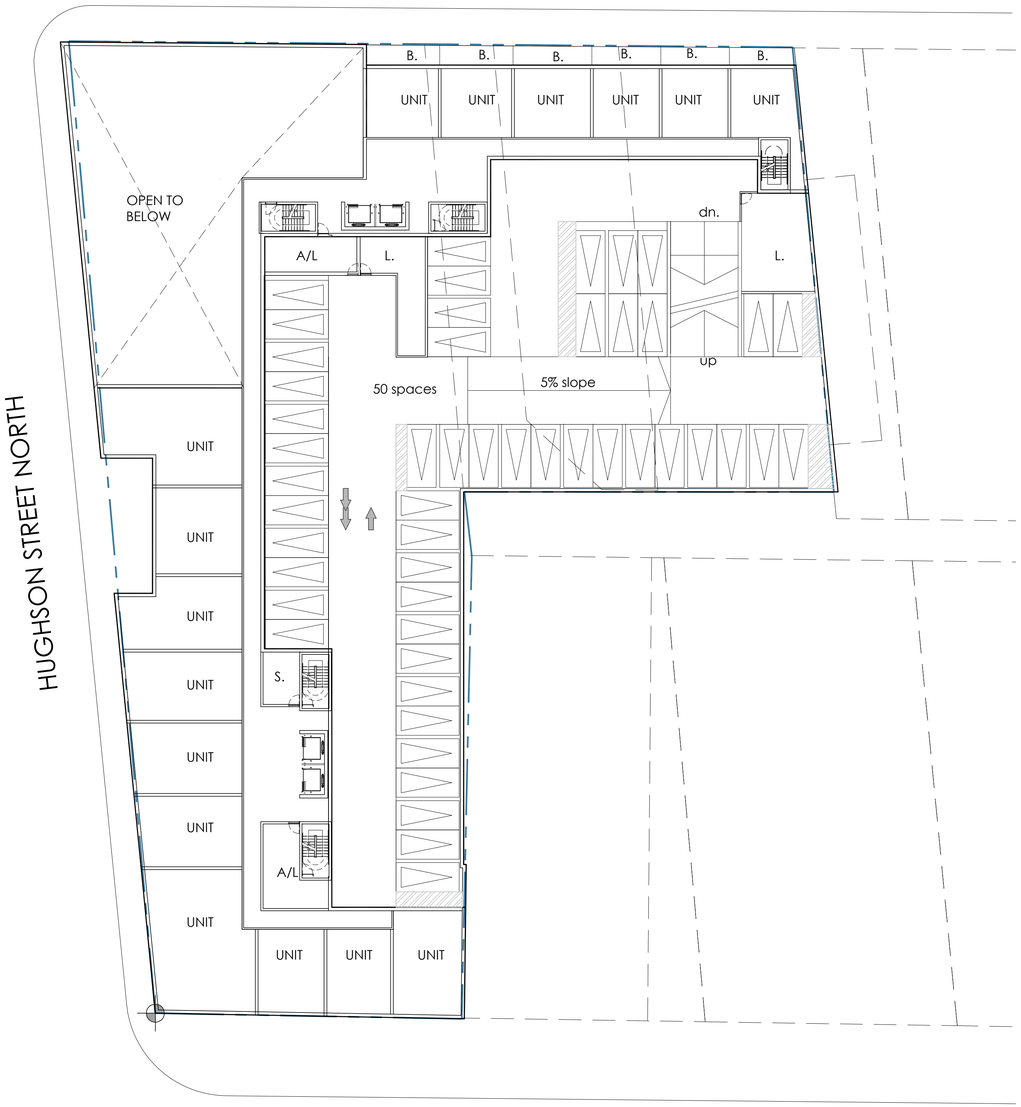
KING WILLIAM STREET



KING STREET

SECOND FLOOR

KING WILLIAM STREET



KING STREET

THIRD FLOOR

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RESIDENTIAL DEVELOPMENT

43 King Street

Hamilton ONTARIO

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Assistant Designer:	R.LINCOLN
Drawn By:	R.LINCOLN
Checked By:	D.BIASE
Plot Date:	Feb. 17, 2017
Job #	1388.16

TITLEBLOCK SIZE: 610 x 900

KING WILLIAM STREET

4TH - 5TH FLOORS

KING WILLIAM STREET

6TH FLOOR

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RESIDENTIAL DEVELOPMENT

43 King Street

Hamilton ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	R.LINCOLN
Checked By:	D.BIASE
Plot Date:	Feb. 17, 2017
Job #	1388.16

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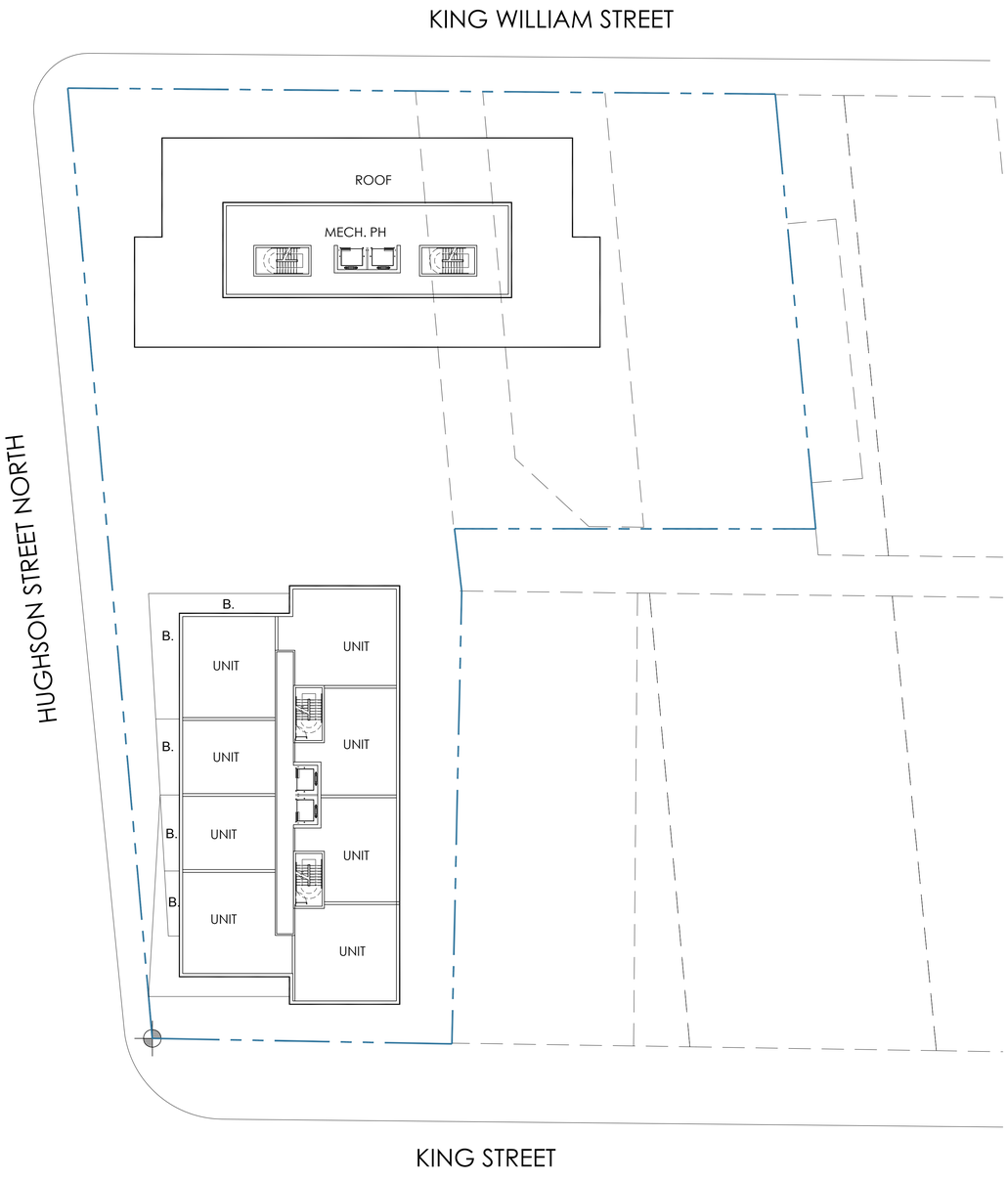
7TH-25TH FLOOR



26TH-34TH FLOOR

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RESIDENTIAL DEVELOPMENT

43 King Street

Hamilton ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	R.LINCOLN
Checked By:	D.BIASE
Plot Date:	Feb. 17, 2017
Job #	1388.16

TITLEBLOCK SIZE: 610 x 900

PODIUM VIEW LOOKING NORTH

GRAZIANI + CORAZZA ARCHITECTS INC.

PODIUM VIEW LOOKING NORTHEAST

GRAZIANI + CORAZZA ARCHITECTS INC.

PODIUM VIEW LOOKING SOUTHEAST