

# HERITAGE IMPACT ASSESSMENT FOR

## Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario

April 1, 2015



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## 1.0 INTRODUCTION AND PURPOSE

Starward Homes (Scenic 2012) Ltd. is proposing to build a 4-storey, 144-unit condominium at the intersection of Sanatorium Drive and Redfern Avenue in the City of Hamilton, adjacent to the Chedoke Hospital site. Because this site has been identified as a Cultural Heritage Landscape and contains a number of buildings that are listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, a Heritage Impact Assessment is required as part of the development approval submission for the new building.

The purpose of this report is to evaluate the heritage impact of the proposed building on the adjacent heritage resources that collectively make up the Chedoke Hospital and ensure that the cultural heritage value of the property is conserved.

## 2.0 SITE LOCATION AND DESCRIPTION

The subject property is a 1.12 ha rectangular site located at the southwest corner of Sanatorium Dr. and Redfern Ave., approximately 1 km south of the brow of Hamilton Mountain. It has 151 m of frontage on Redfern Ave. and 59 m of flankage on Sanatorium Rd. Rising slightly from the intersection, the site features a grove of mixed coniferous trees – predominantly pine and spruce with the largest specimens located in the northeast portion of the site and a row of smaller pine and spruce trees - close to the westerly boundary. A very large willow tree stands alone in the south-central part of the site. It appears that many of the trees fell or were damaged by the ice storm of 2013.

Originally part of the (southerly) portion of the Chedoke lands referred to as the “Orchard” site, the subject property was severed from the hospital lands and acquired by Starward Homes (Scenic 2012) Ltd. This is part of a long-term divestment strategy whereby lands considered surplus to the needs of the hospital were identified to the west and south of Chedmac Drive and north of Redfern Ave.; they were subsequently sold off and developed for various uses including detached dwellings, townhouses, a retirement home, and an arena.

Surrounding land uses are as follows:

North - stormwater detention pond at the corner of Sanatorium Rd. and Redfern Ave., detached dwellings between the pond and Jewel St.

East - institutional (Columbia International College)

South - Chedoke Hospital lands (“Orchard” site)

West - detached homes fronting on Redfern Ave. and condominium townhouses to the south

### 3.0 HISTORY OF SITE

A comprehensive description of the history of the Chedoke Campus of the Hamilton Health Sciences Corporation was included in the Cultural Heritage Resource Assessment Report on the Bruce Memorial Building, Southam Pavilion, Evel Pavilion and Brow Site prepared in May 2006 by Unterman McPhail Associates. This report will summarize the Unterman McPhail research.

In response to the recognition in the late 1900's that effective treatment of tuberculosis emphasized the isolation of patients in a mountainous area with access to exercise and fresh air, the Hamilton Health Association was formed in 1905 with the goals of educating the public about tuberculosis and providing local care. In keeping with a national trend to create sanatoria in major cities around the turn of the century, the Association established a sanatorium on 96 acres of land in Lot 57, Concession 2, Ancaster Township. The Mountain site was located above the City of Hamilton with more than a half mile of brow front and included a brick house, a barn and outbuildings that had constituted the Macklem farm. The Hamilton Sanatorium was officially opened on May 28, 1906, with the first patients being housed in two tents.

After numerous buildings were erected on the southern part of the property, known as the "Orchard" site between 1906 and 1913, a new infirmary was built at the north end of the property (the "Brow" site) on December 5, 1916 housing 100 beds.

Several buildings were built on the Orchard site between 1920 and 1938, including Bruce Building (1923), Empire Pavilion (1926), Southam Pavilion (1928), Evel Pavilion (1932), Patterson Building (1932), Moreland Residence (1937) and Wilcox Pavilion (1938). Subsequently, a number of buildings were erected on the Brow site but eventually became redundant to the needs of the hospital, and today only one building remains.

By 1932 the Mountain Sanatorium had become the largest institution in Canada for the care of tuberculosis.

Beginning in the late 1950's, existing buildings were renovated to meet new uses rather than new facilities being constructed. The Wilcox Pavilion was adapted for use as a 226-bed general hospital and re-opened on December 6, 1960 as the Chedoke General and Children's Hospital. Later in that decade the Southam and Evel buildings were renovated to accommodate new mandates.

Several amalgamations and name changes occurred between 1971 and 1995 when the Hamilton Health Sciences Corporation was established, which included the following institutions: Chedoke Hospital, McMaster University Medical Centre, Henderson Hospital and Hamilton General Hospital.

Appendix 'A' (Chain of Title) traces the ownership of the property from the original Crown Patent of 1798 to the purchase of the subject site from the hospital in 2013.

## 4.0 DESCRIPTION AND EVALUATION OF CULTURAL HERITAGE RESOURCES

The subject property, although it has been severed from the adjoining hospital lands, forms part of a Cultural Heritage Landscape as identified in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest. Several built heritage resources on the "Orchard" site are included in the Inventory, including the Bruce Building (1922), the Wilcox Building (1938), the Central Building (1937) and the West Quarters (1934)/Service Building (1924). In addition, the Southam Building (1928) and the Evel Pavilion (1932) were also identified in the 2006 Unterman McPhail report as having cultural heritage significance.

As described in the above-noted report, "the Orchard site is a campus of institutional buildings set within a landscape of planned gardens, open space and woodlots. A curvilinear road (Sanatorium Rd.) connects the Orchard and Brow sites."

While that statement was undoubtedly accurate in the 1940's when the buildings on this site were indeed part of a cultural heritage landscape, most of the gardens, open spaces and woodlots have subsequently been replaced by building additions, new buildings (chiefly the Osler Building) and parking lots, as demonstrated in Figure 5a, a recent aerial photograph. While the historical significance of this site is obvious, it has essentially lost its campus-style character in that the substantial open spaces between the buildings have to a significant extent been covered by additions and parking lots. In addition, the Osler Building was inserted directly in front of the Evel Pavilion, thereby screening its rear elevation from Sanatorium Rd.

The "Brow" site, comprising a much smaller site bounded by Scenic Drive and Sanatorium Road at the brow of the escarpment, originally housed the Brow Infirmary which was opened on December 5, 1916 with 100 beds. In 1917 two 32-bed pavilions known as the East and West Pavilions were constructed on the site along with an Engineers' Double Cottage. In 1920 and 1921, respectively, the Long and Bisby Nurses' Residence and a duplex doctors' residence were built; sixteen years later the Moreland Residence, a dormitory building for male employees, was added to the Brow site. In 1952 the East Pavilion was renovated for a Rehabilitation Centre and the following year an illuminated cross known as the Cross of Lorraine was erected on the brow of the mountain to serve as a constant reminder of the campaign against tuberculosis. Finally, three residences for married doctors were built in 1953.

The 1960 Fire Insurance Plan for the Brow site depicted all of these buildings along with several others; however, today only the Long and Bisby building remains. From 1973 to 1983 it was used as an alternative high school and subsequently as a day care centre for employees' children, but now appears to be unoccupied. The Cross of Lorraine has been unlit since 2007.

In 2007 the Brow site was sold to a developer who subsequently obtained approval from the Ontario Municipal Board to develop up to 529 units on the site.

## 5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development is a four storey residential building to be constructed on the southwest corner of Redfern Avenue and Sanitorium Road.

The building is located on the east part of the site with outdoor parking to the west and one level of underground parking below the building.

The First Floor plan has perimeter residential units on the north, east and west sides, with internal courtyards and a common clubhouse on the south side. The upper levels 2 to 4 include perimeter residential units around all sides, with two central courtyards.

There will be 144 residential units and a building area (footprint) of 149,640 square feet with 216 parking spaces. Further details regarding a final design including internal floor layout will be provided and assessed at the time of Site Plan approval.

The exterior elevations are classical in design, with a base material, mid-level material and capital (top) material. The sides of the building recess and protrude for variety across the elevations, and include balconies.

## 6.0 PLANNING CONTEXT

The subject property is designated “Institutional” on the Urban Hamilton Official Plan as well as the Chedmac Secondary Plan, which comprises the area bounded by Mohawk Rd. W. to the south, Sanatorium Rd. to the east, San Pedro Dr. to the north and Magnolia Dr. to the west. Most of the lands covered by the Plan were originally owned by the Chedoke-McMaster Hospital but only the core area north of Chedmac Dr. and west of Sanatorium Rd. remains in the hospital’s ownership.

Although the site was re-designated to “Medium Density Residential II” by O.P.A. No. 228 to the former Hamilton Official Plan, the new Official Plan has not yet recognized this Amendment; we understand that a housekeeping amendment has been initiated by the City to reflect the approved O.P.A. and it is anticipated that the site will be designated “Neighbourhoods” as part of this housekeeping exercise. An Official Plan Amendment will be required to increase the maximum permitted density on the site, which will also apply to the Chedmac Secondary Plan.

Starward Homes (Scenic 2012) Ltd. will be applying for a rezoning as well as the above-noted OP amendment; once those approvals are given an application for site plan approval will be submitted.



## 7.0 EVALUATION OF IMPACT ON HERITAGE RESOURCES

Considering the many changes that have occurred on the Orchard site since its origins, it is our opinion that the impact of the new condominium project on the heritage resources to the south will be minimal. As noted above, a number of the original buildings have been altered or added onto since their construction and the proportion of open space/landscaping has been significantly reduced with the insertion of parking lots between the buildings. The construction of the Osler Building directly in front of the Evel Pavilion, for example, severely diminished the view of the latter building from Sanatorium Road. In addition, a large number of the original buildings have been demolished over the years, in most cases replaced by larger, more permanent structures. Most of the remaining buildings have been re-purposed over the past few decades. The Orchard site, therefore, should be viewed as an evolving cultural landscape that has been continually modified to serve the medical, social and administrative needs of the hospital.

The major impact of the insertion of the apartment building will be the altered view from the north along Sanatorium Drive and Redfern Drive. However, this view is already quite restricted throughout the year due to the previously-described grove of coniferous trees located on the subject property. It should also be noted that most of the cultural heritage value of the building, according to the Unterman report, relates to the southeast elevation, with its setback verandahs and the building's orientation which was designed to maximize exposure to the sun. It is considered to be of local, rather than provincial or national heritage interest. To quote from the report, "the introduction of the Osler Building has severely compromised the integrity of the siting of the Evel Pavilion. It blocks views to and from the building, notably obscuring the distinctive stepped back profile of the verandahs." Accordingly, we would suggest that the removal of the view of the Evel Pavilion from the north is not significant and will not diminish the heritage attributes of the Pavilion in particular or the Orchard site in general.

## **8.0 MITIGATION OF HERITAGE IMPACT**

In the area south of the proposed development, there are coniferous trees which act as a buffer between the new residential building and the Chedoke Evel Building. However, it appears that most of the trees will be removed to make room for the new building.

We recommend adding more coniferous trees along the south part of the development site, in a dense staggered pattern, to maintain the historical privacy of the Chedoke site.

## 9.0 CONCLUSION AND RECOMMENDATIONS

As required by the terms of reference for cultural heritage impact assessments, we have identified the cultural heritage landscape within which the subject property is located (the “Orchard” site of the Chedoke Hospital lands) and evaluated the impact of the proposed 144-unit apartment building to be developed at the corner of Sanatorium Drive and Redfern Avenue.

We have not identified or evaluated alternative forms of development at this location since the concept of medium density residential in the form of a low-rise apartment building has already been endorsed by the City through the adoption of Amendment No. 228 to the former Hamilton Official Plan. The details of the development will be determined through the rezoning and site plan approval process.

Having reviewed the information readily available on the history of the Chedoke Hospital through various websites and the 2006 Unterman McPhail Associates Cultural Heritage Assessment Report, we have noted the physical evolution of the facility over the past century and the on-going process of redevelopment and replacement of buildings that has occurred, and is still occurring. This has had the effect of transforming a once-pastoral open space landscape outside the city interspersed with a few buildings into an intensively-developed site within the city that has seen a variety of new residential uses, along with a community centre, developed on surplus lands to the west, north and south of the original hospital campus.

We have suggested earlier in this report that an adequate landscape buffer strip should be incorporated along the southerly property line in keeping with the existing screening of the Evel Pavilion provided by the grove of coniferous trees.

We are satisfied from our examination of the site plan and elevations that the proposed building will not adversely affect the adjacent heritage resource, being the cultural heritage landscape known as the Orchard site of the Chedoke Hospital; more specifically, it will not disrupt the setting, context, landscape or layout of the site. Although it represents a different land use and a more contemporary architectural style, the low-rise form of the building will complement the two-to-four storey building typology that has been used throughout the site. It is therefore considered compatible with the adjacent building and sensitive to the surrounding cultural heritage landscape.

Respectfully submitted,

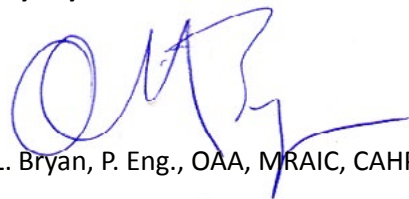
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**Barry Bryan Associates**



Robert A. Martindale, MCIP, RPP, CAHP



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP

## 10.0 LIST OF RESOURCES

Sources of information for this report included the following:

- » Plans and drawings provided by the applicant, Starward Homes (Scenic 2012) Ltd.;
- » City of Hamilton Official Plan;
- » Urban Hamilton Official Plan;
- » Chedmac Secondary Plan;
- » Unterman McPhail Associates: Cultural Heritage Resource Assessment Report of the Bruce Memorial Building, Southam Pavilion, Evel Pavilion and Brow Site, May 2006
- » Health Sciences Library, McMaster University
- » [www.hamiltonhealthsciences.ca](http://www.hamiltonhealthsciences.ca) website
- » [www.chedokebrow.ca](http://www.chedokebrow.ca) website
- » [www.wikipedia](http://www.wikipedia) website
- » [www.earthgoogle.com](http://www.earthgoogle.com)

## **APPENDICES**

**'A' - Chain of Title****1 REDFERN AVENUE, HAMILTON****CHAIN OF TITLE**

<b>Instrument No.</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
Letters patent	1 Dec. 1798	The Crown	Rymal, William
566 Ancaster	4 Apr. 1829	Rymal, William	Macklem, William
9056	4 Dec. 1983	Macklem, William	Marshall, James
9554	25 Nov. 1905	Marshall, James	Long, William A. Bisby, George Harvey
10195	13 Dec. 1907	Long, William A. Bisby, George Harvey	The Hamilton Health Association
		Chedoke Hospital	(by Letters Patent)
		Chedoke Health Corporation (change of name)	
		Chedoke Health Foundation (change of name)	
WE909684	12 July 2013	Chedoke Health Foundation	Starward Homes (Scenic 2012) Ltd.

## FIGURES

HERITAGE IMPACT ASSESSMENT FOR  
Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue  
Hamilton, Ontario

1 - Location Map - Overall Google City Map



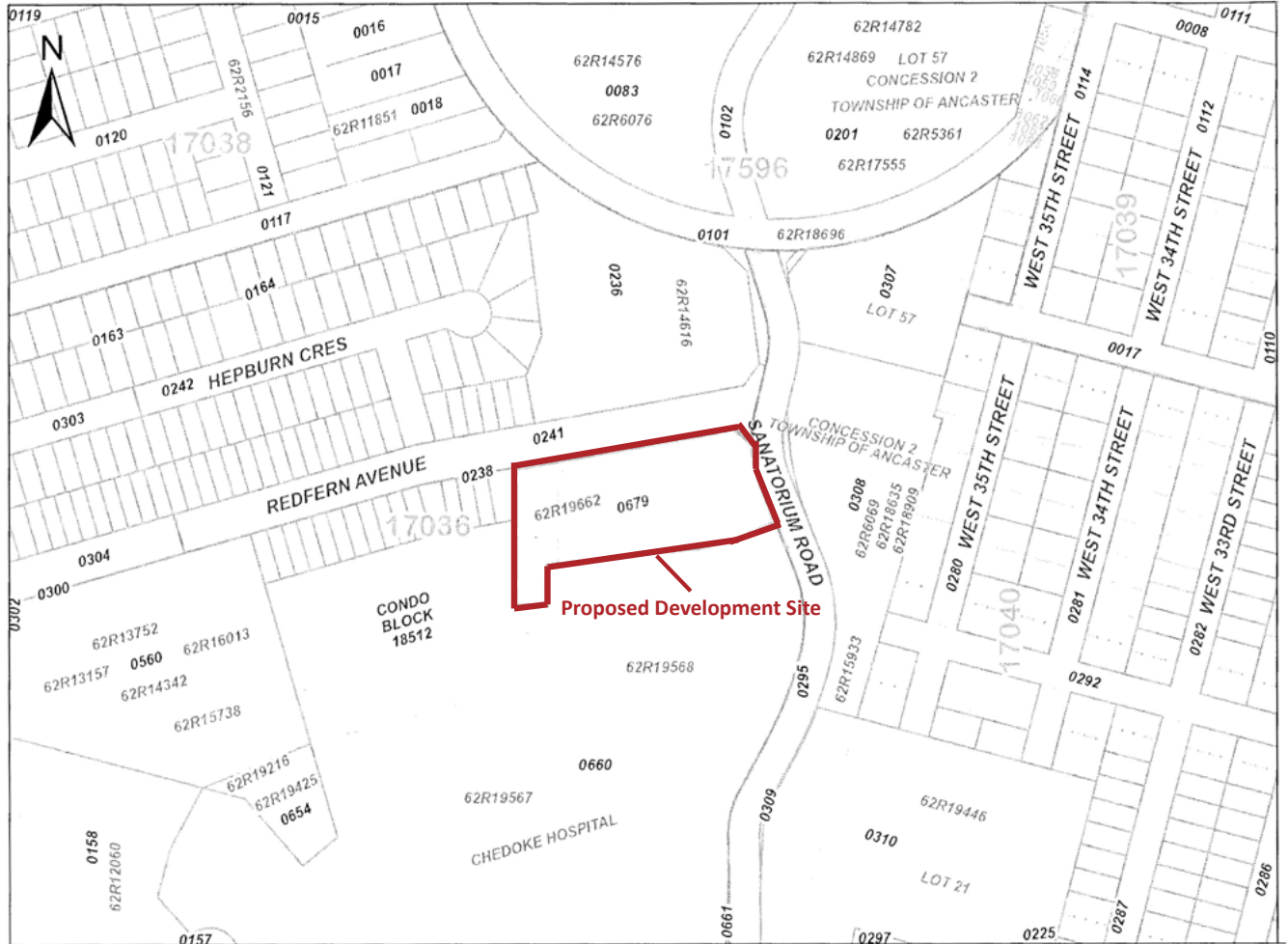


HERITAGE IMPACT ASSESSMENT FOR

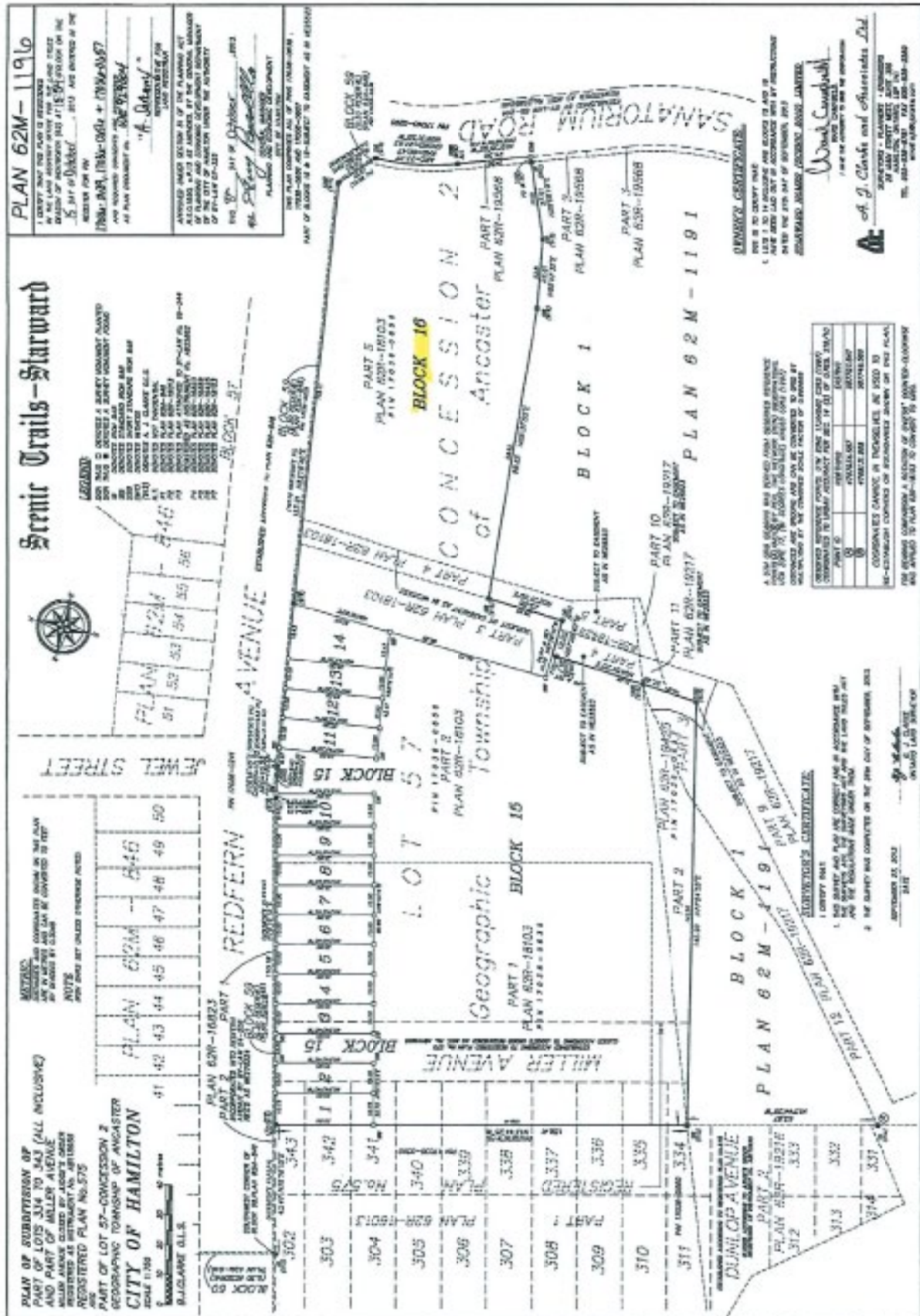
Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario

2 - Context Map (Service Ontario)



3 - Extract of Plan of Subdivision



4 - Architectural Drawings (11 x 17)



NORTH ELEVATION

SCENIC TRAILS RESIDENTIAL

STARWARD HOMES (SCENIC 2012) LTD.

11-20-13

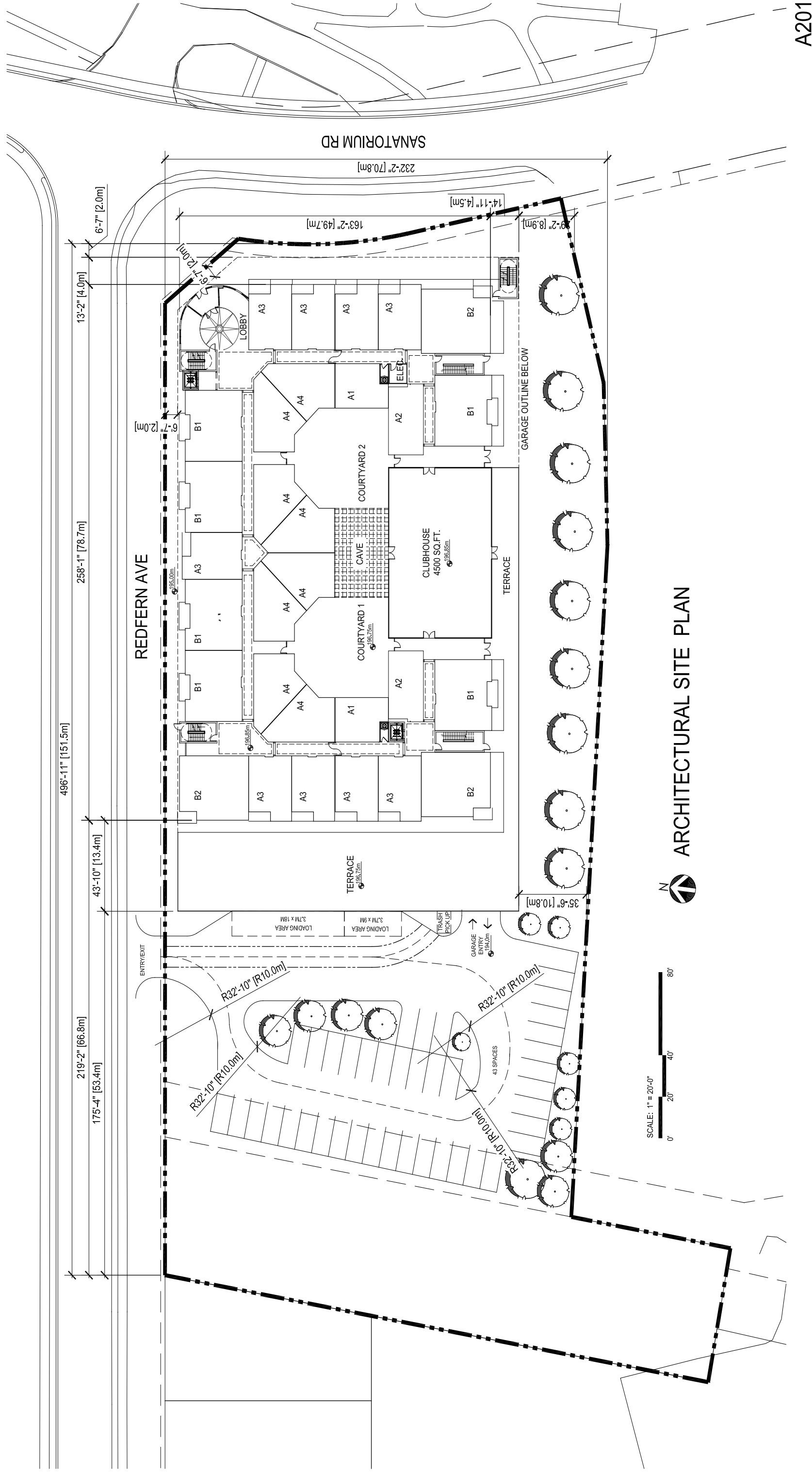
HAMILTON, ON

HPA# 2013150



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ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'-0"  
0 20 40 80

A201

SCENIC TRAILS RESIDENTIAL  
STARWARD HOMES (SCENIC 2012) LTD.

FEBRUARY 27 2015 HAMILTON, ON.

HPA #13150

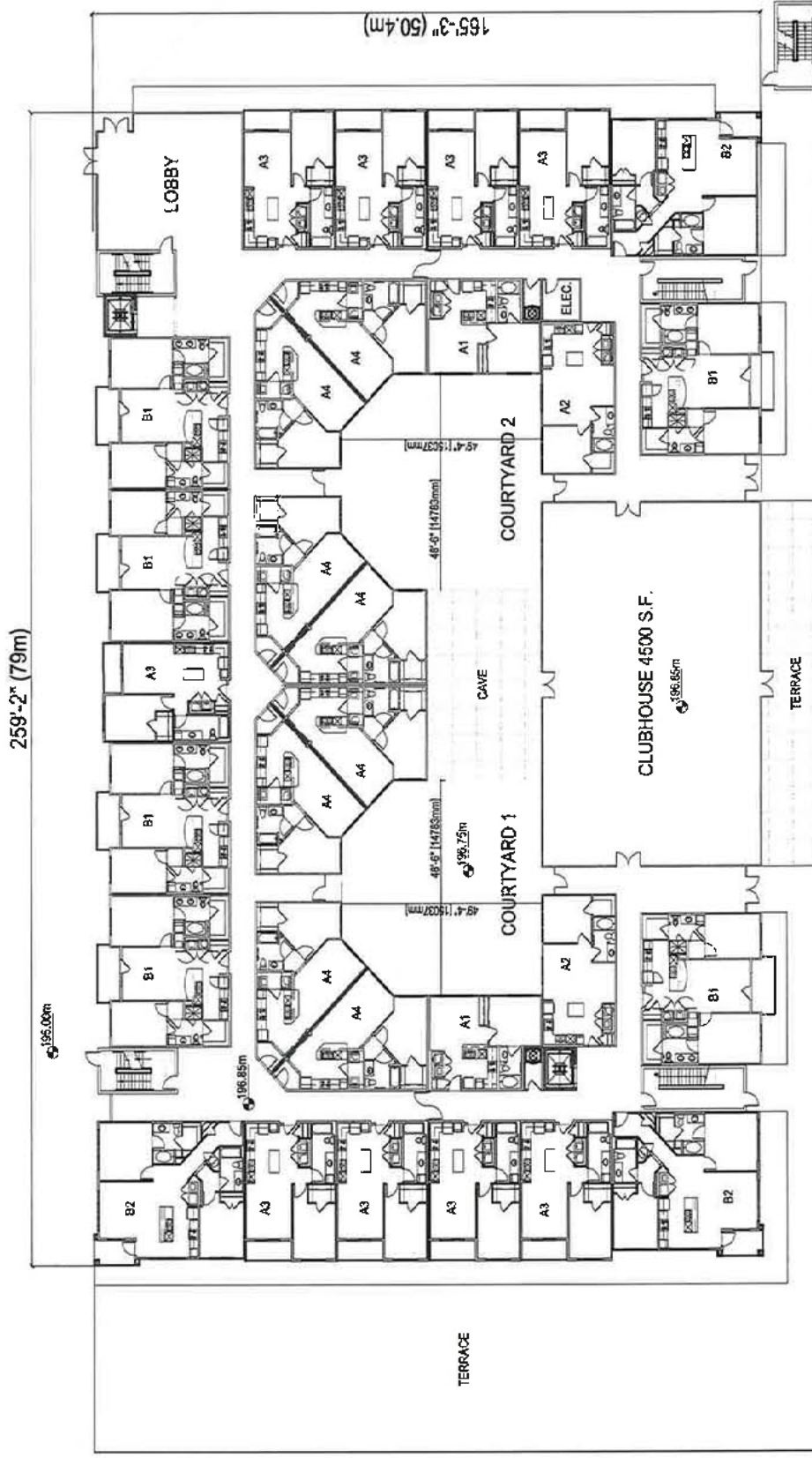


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GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



A402

# SCENIC TRAILS RESIDENTIAL

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8-28-2013

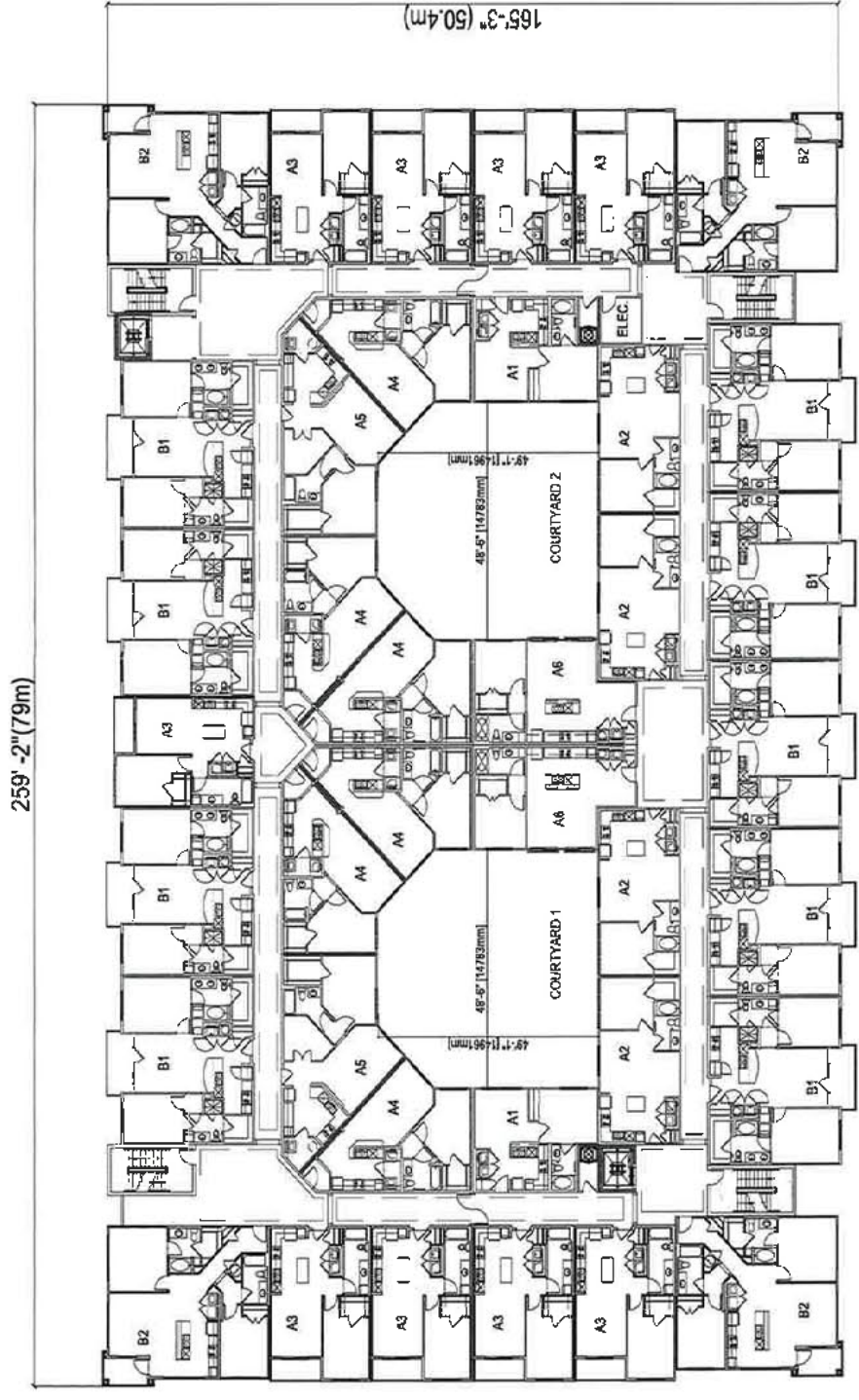
HAMILTON, ON

HPA# 2013150



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2ND-4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



A403

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8-28-2013

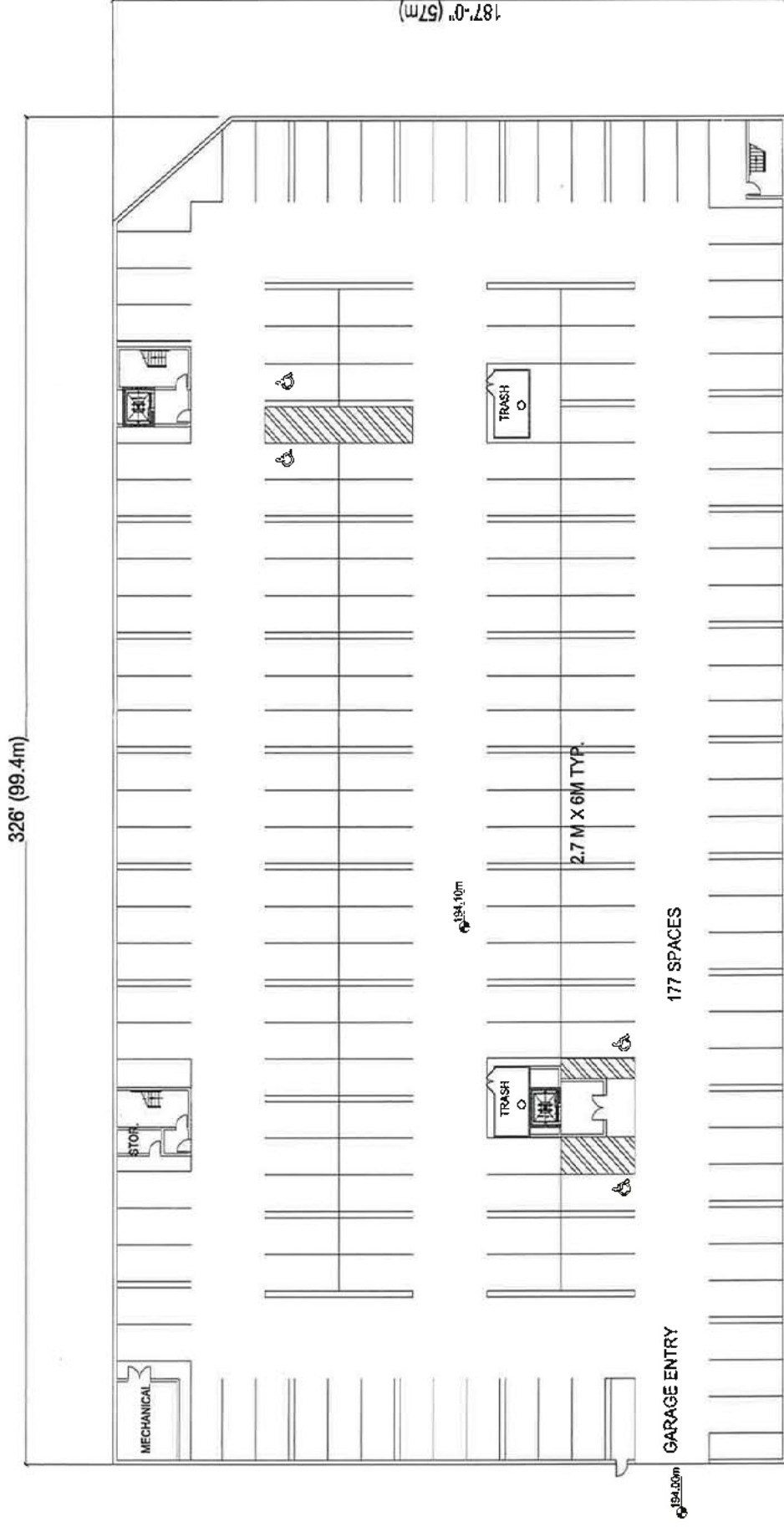
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### GARAGE FLOOR PLAN

57,973 S.F.  
(5386 S.M.)



A401

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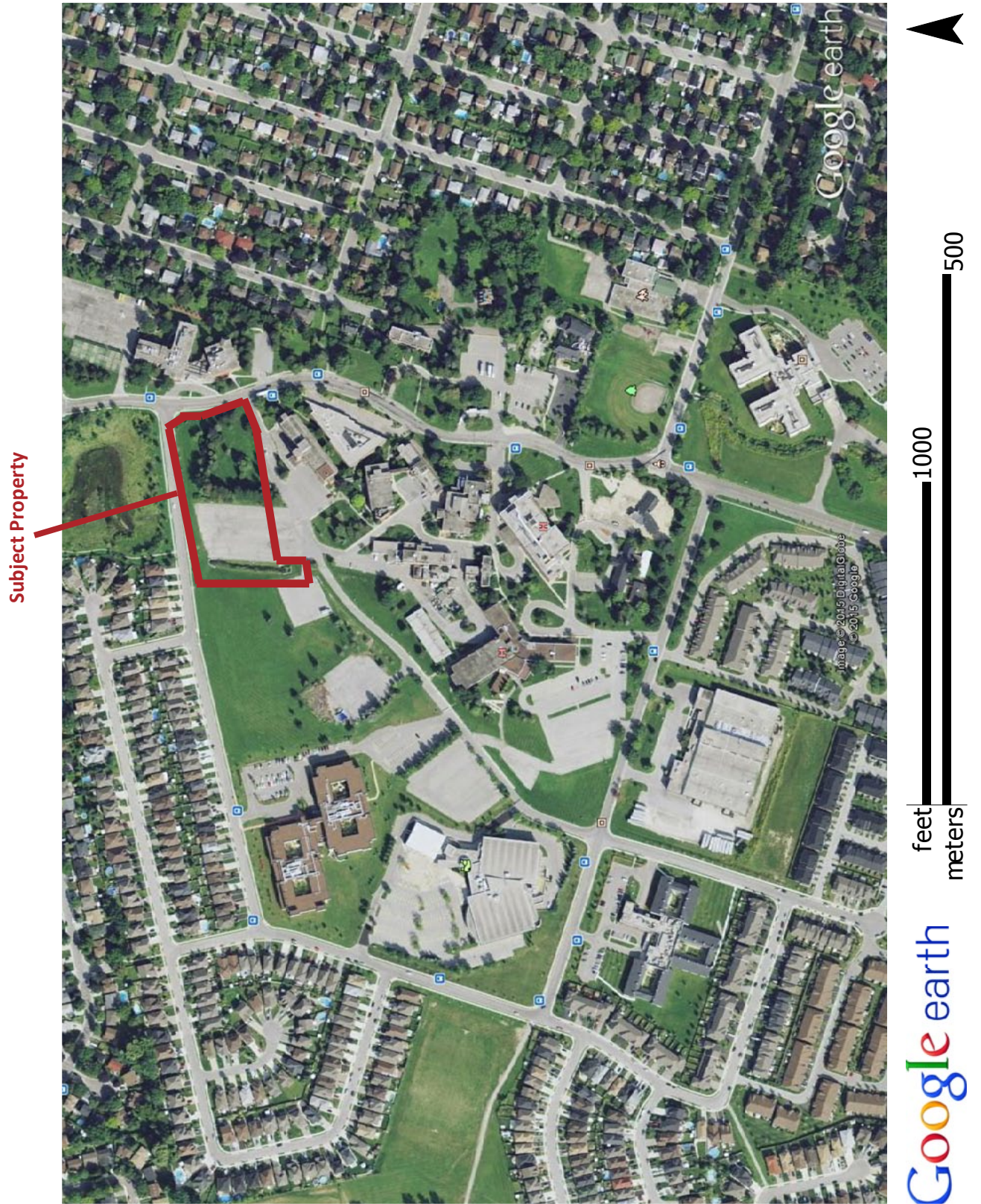


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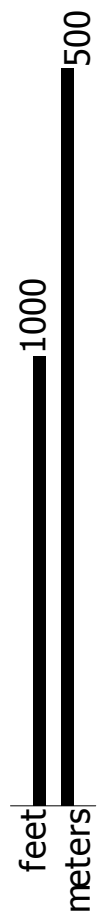
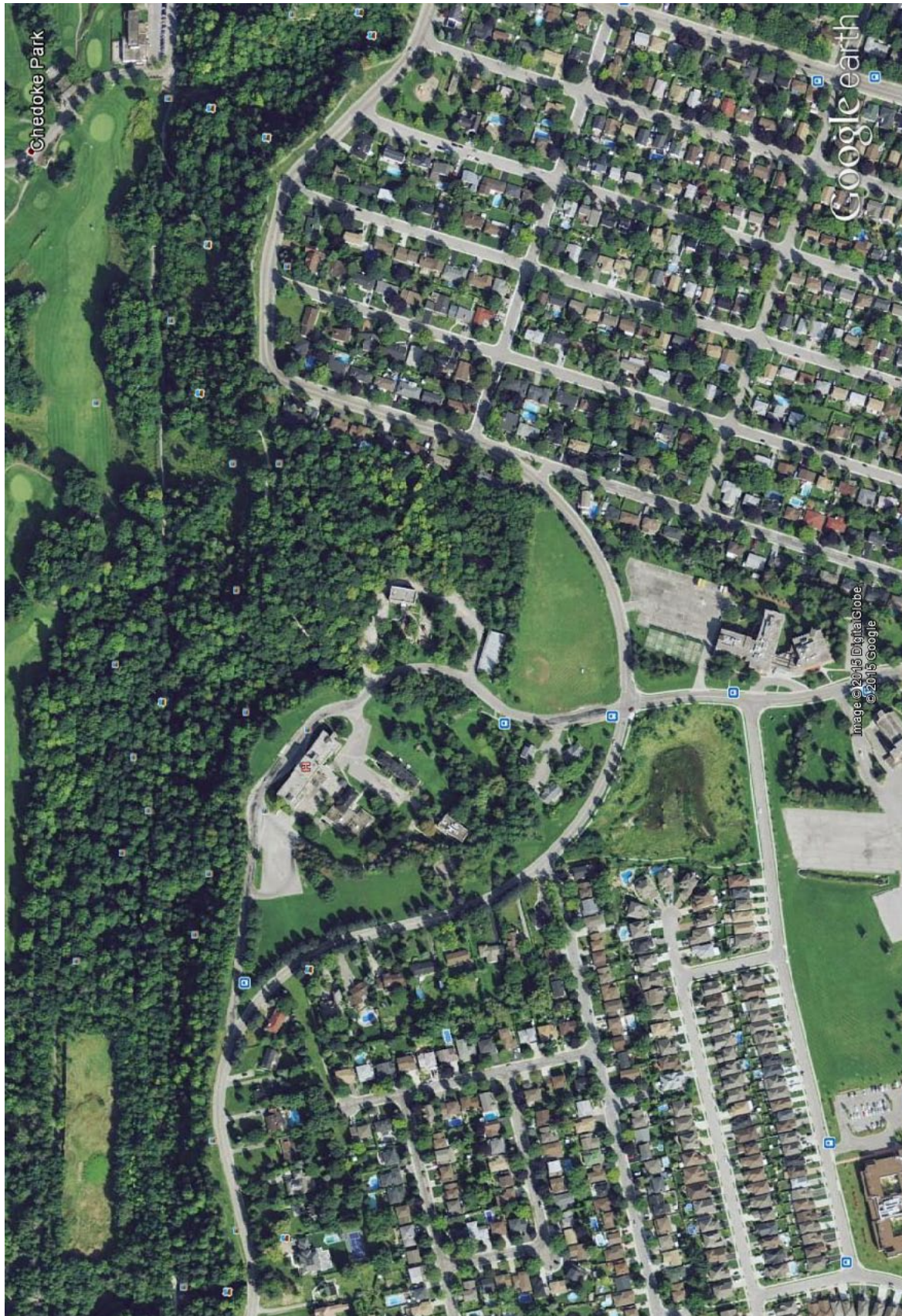




5a - Aerial (Google) - Orchard Site



5b - Aerial - Brow Site



**6 - Historical Photographs of Chedoke Buildings**



HERITAGE IMPACT ASSESSMENT FOR

Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario



Main Kitchen.

HERITAGE IMPACT ASSESSMENT FOR

Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario



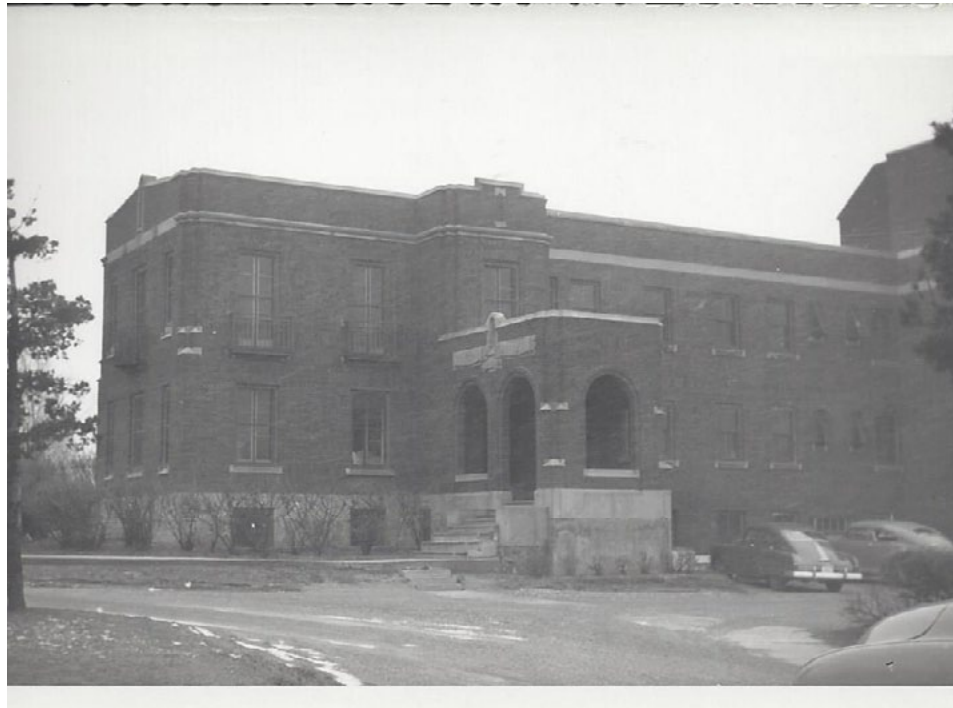
**HERITAGE IMPACT ASSESSMENT FOR**  
**Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue**  
Hamilton, Ontario



HERITAGE IMPACT ASSESSMENT FOR

Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

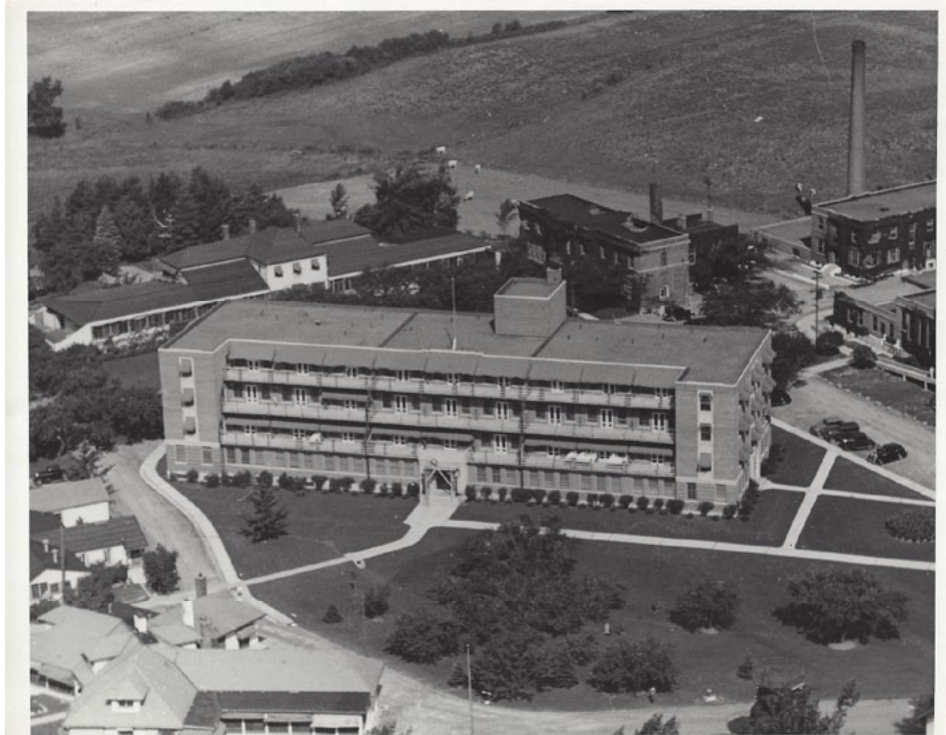
Hamilton, Ontario



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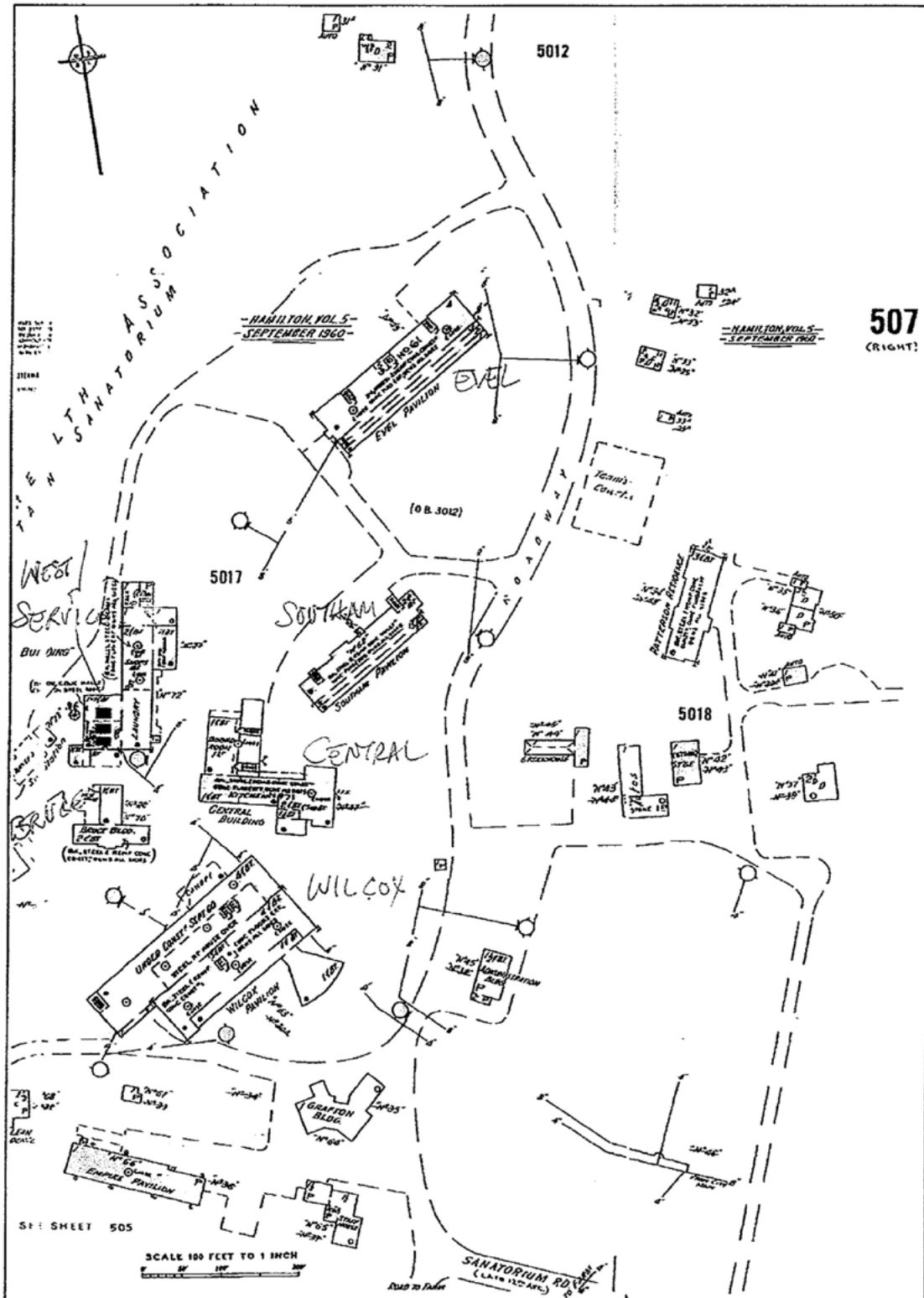
Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario





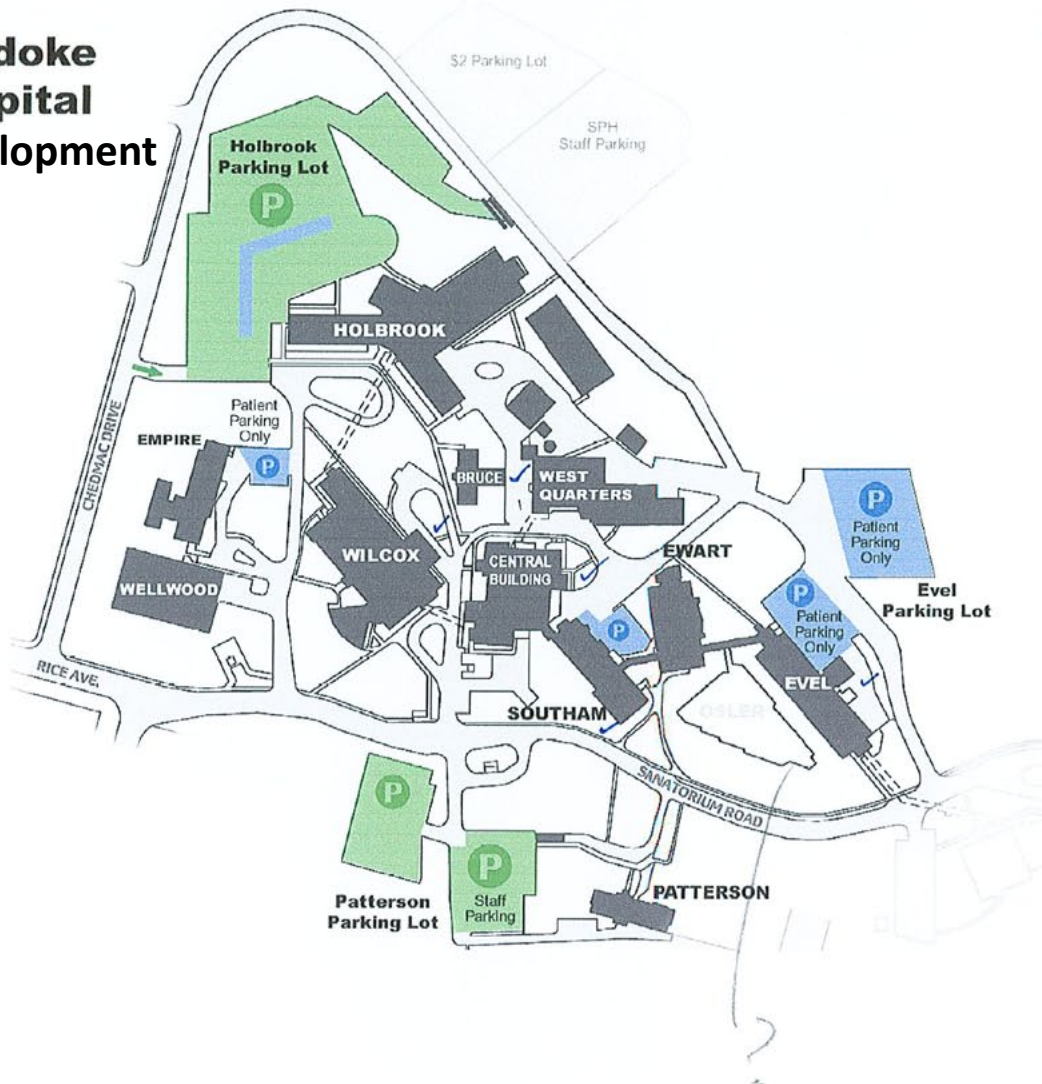
7 - Chedoke Campus, 1960



Brow Site. Underwriters' Survey Bureau, Hamilton, Volume 5, Sheet 506 (September 1960).

8 - Chedoke Hospital Current Site Plan and Background Information

**Chedoke  
Hospital  
Development**



## ACCESS TO THE BEST CARE

# The new landscape at Chedoke

Located in a picturesque setting near the Niagara Escarpment in Hamilton, Chedoke opened in 1906 as a sanatorium for patients suffering from tuberculosis. Much has changed since then, and today, Chedoke is home to a number of health care related specialty programs and services including a leading Prosthetics & Orthotics Department and several McMaster Children's Hospital (MCH) outpatient services. Also located at Chedoke is hospital administration support such as Human Resources, Finance, Organizational Development and the Customer Support Service Response Centre.

As redevelopment continues at many of Hamilton Health Sciences' hospital locations, Chedoke will become a major support site for non-acute care programs and hospital administration. This will allow for further consolidation of specialized services across all of HHS' sites.

One example of this consolidation is the move in September 2009 of the rehabilitation and acquired brain injury services previously located in 14 different buildings across the city, including Chedoke, into the brand new Regional Rehabilitation Centre located at the Hamilton General site. Other moves include the Geriatric Medicine & Psychiatry program to St. Peter's Hospital and the Autism Spectrum Disorder Services' Regional Intervention Program and School Support Services to the Empire Building.

The following is an overview of the outpatient programs located at Chedoke.

### Wilcox Building

Currently located in

Wilcox Building

- Regional Joint Assessment Centre
- Moving to Wilcox Building
- Chronic Pain Management Program



Wilcox Building

### Holbrook Pavilion

Currently located in

Holbrook Pavilion

- Prosthetics & Orthotics Program
- Infant-Parent Program
- Independence Technologies Services
- Moving to Holbrook Pavilion
- Autism Spectrum Disorder Services:
  - Autism Intervention Program
  - Autism Pathway Services
- Developmental Pediatrics & Rehabilitation Services including:
  - Technology Access Clinic
  - Children's Developmental Rehabilitation Program
  - Special Needs Services



Holbrook Pavilion



### Evel Building

Currently located in Evel Building

- Ontario Breast Screening Program
- Developmental Pediatrics & Rehabilitation Services including:
  - Audiology Program
  - Specialized Developmental & Behavioural Services
  - Cleft Lip & Palate Program
- Child & Youth Mental Health Program
  - Outpatient Ambulatory Services
- Moving into Evel Building
- Child & Youth Mental Health Program
  - Community Education Services



Evel Building



Proposed McMaster Children's Hospital Ambulatory Centre

### Proposed MCH Ambulatory Services Centre for Autism, Child & Youth Mental Health, and Developmental Pediatrics & Rehabilitation

Upon approval from the Ministry of Health & Long-Term Care, future redevelopment plans for the Chedoke site will include significant renovation and expansion of existing buildings as well as the construction of a new Ambulatory Services Centre for Autism, Child & Youth Mental Health and Developmental Pediatrics & Rehabilitation, and a Prosthetics & Orthotics Department. If approved, this new purpose-built facility is proposed for occupation in 2014.



**9 - Photographs of Site and Adjacent Properties**



**Photo 1** View of proposed site looking south west from Redfern Avenue



**Photo 2** View of proposed site looking south from Redfern Avenue



**Photo 3** View of proposed site looking south west from Redfern Avenue



**Photo 4** View of proposed site looking southeast from Redfern Avenue



**Photo 5** View of proposed northern part of site looking west



**Photo 6** Proposed site looking west from Sanatorium Drive



**Photo 7** Proposed site looking west from Sanatorium Dr. near Evel Building



**Photo 8** View of proposed site looking north from Evel Building



**Photo 9** View from Evel Building looking northeast to existing institutional building



**Photo 10** View of existing stormwater retention pond at north side of Redfern Avenue



HERITAGE IMPACT ASSESSMENT FOR

Proposed Scenic Trails Apartment Lands, 1 Redfern Avenue

Hamilton, Ontario



**Photo 11** View from Sanatorium Drive west to Evel Building



**Photo 12** View of Chedoke Evel Building looking southeast

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