92 John Street North

Design Review Panel Presentation

Studio JCI

EMBLEM

adesso design inc
landscape architecture

GBCA
ARCHITECTS

v8.0

Contents

Site

Design

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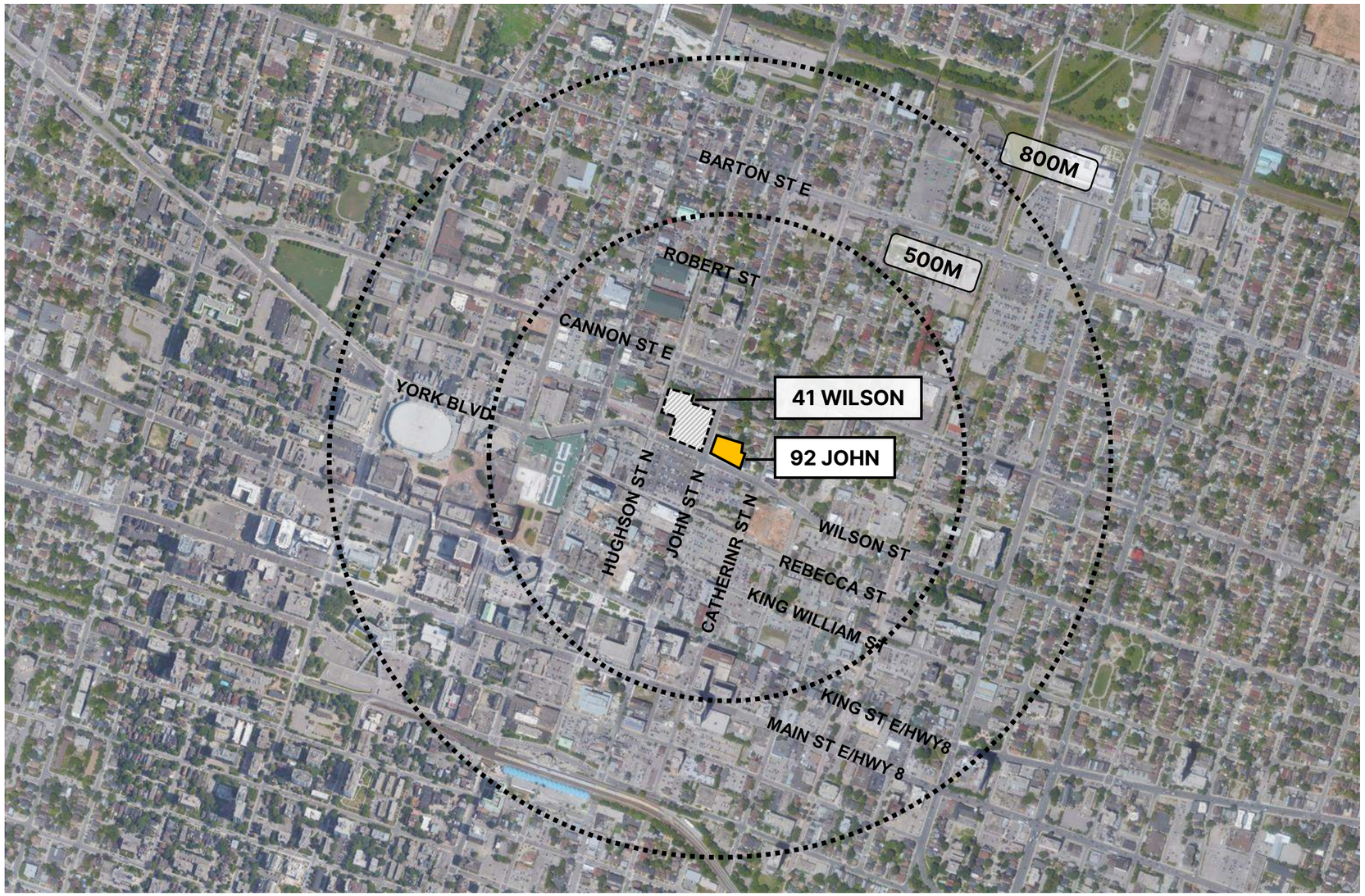
Introduction and Context: Intent of Document

Hamilton III GP Inc. c/o Emblem Developments has retained Studio JCI to design and prepare this presentation for the development proposed on the lands municipally known as 92-100 John St. North and 61-81 Wilson Street, Hamilton, ON. (92 John St).

The intent of this document is to:

1. Identify the existing site and planning principles
2. Describe the cultural heritage context of the site
3. Outline the project narrative and approach to the design of this development
4. Illustrate the Design Evolution of this building, clarifying revisions incorporated to address comments received from City Staff prior to and after the Formal Consultation
5. Describe the Architectural Vision and proposed materials palette



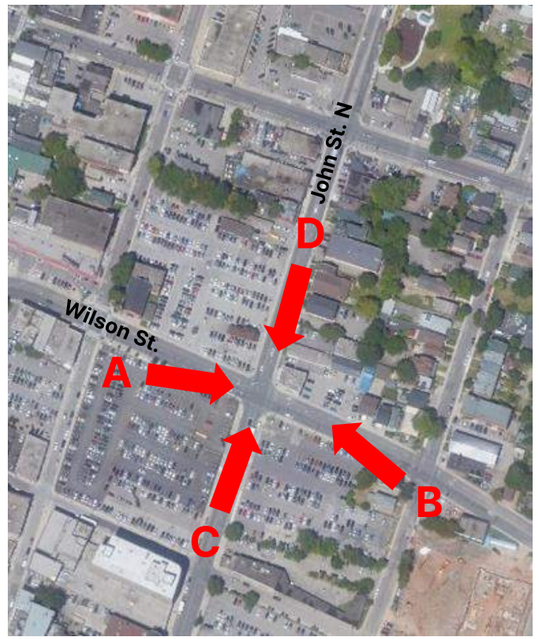
Site Photos

A. View on Wilson looking east

B. View on Wilson looking west

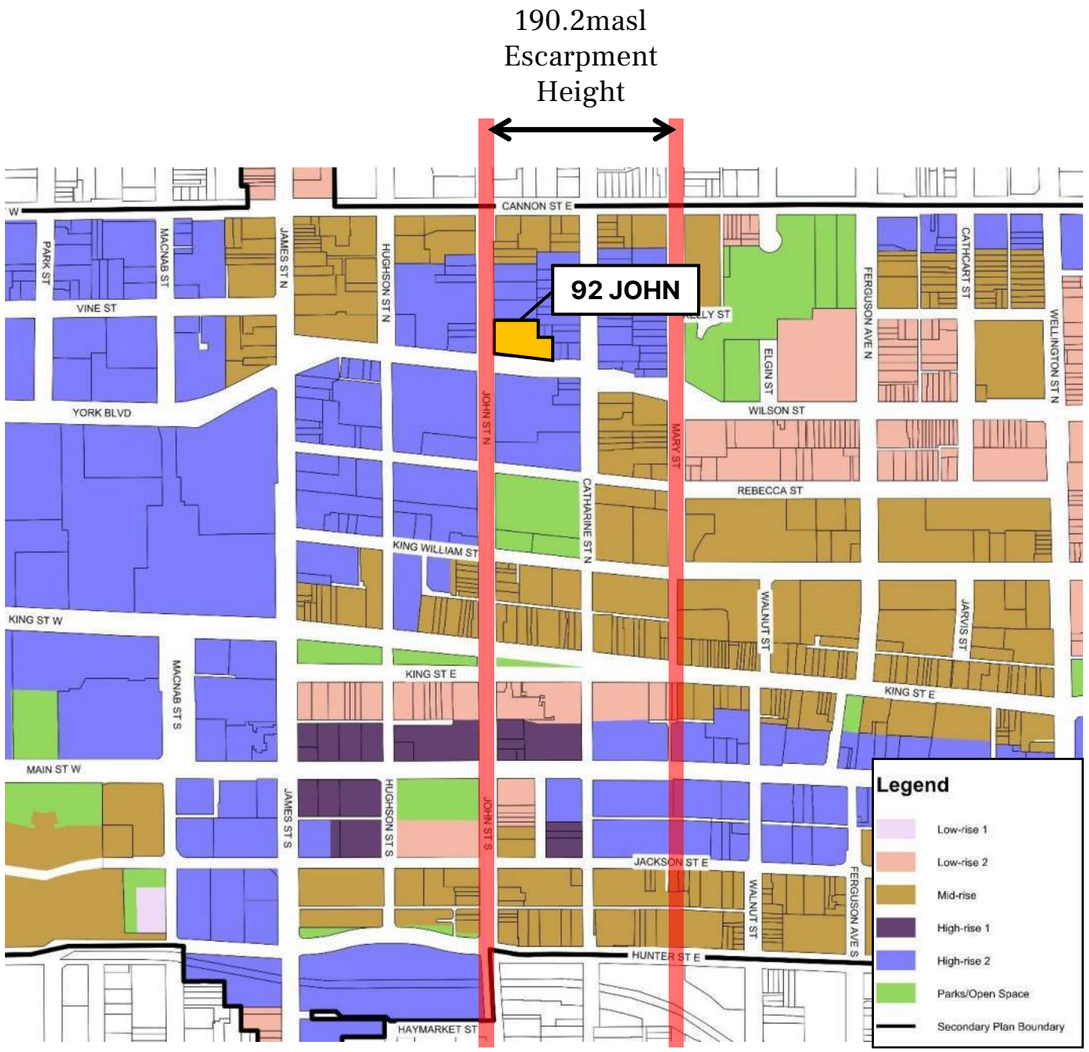
C. View on John St looking north

D. View on John St looking south

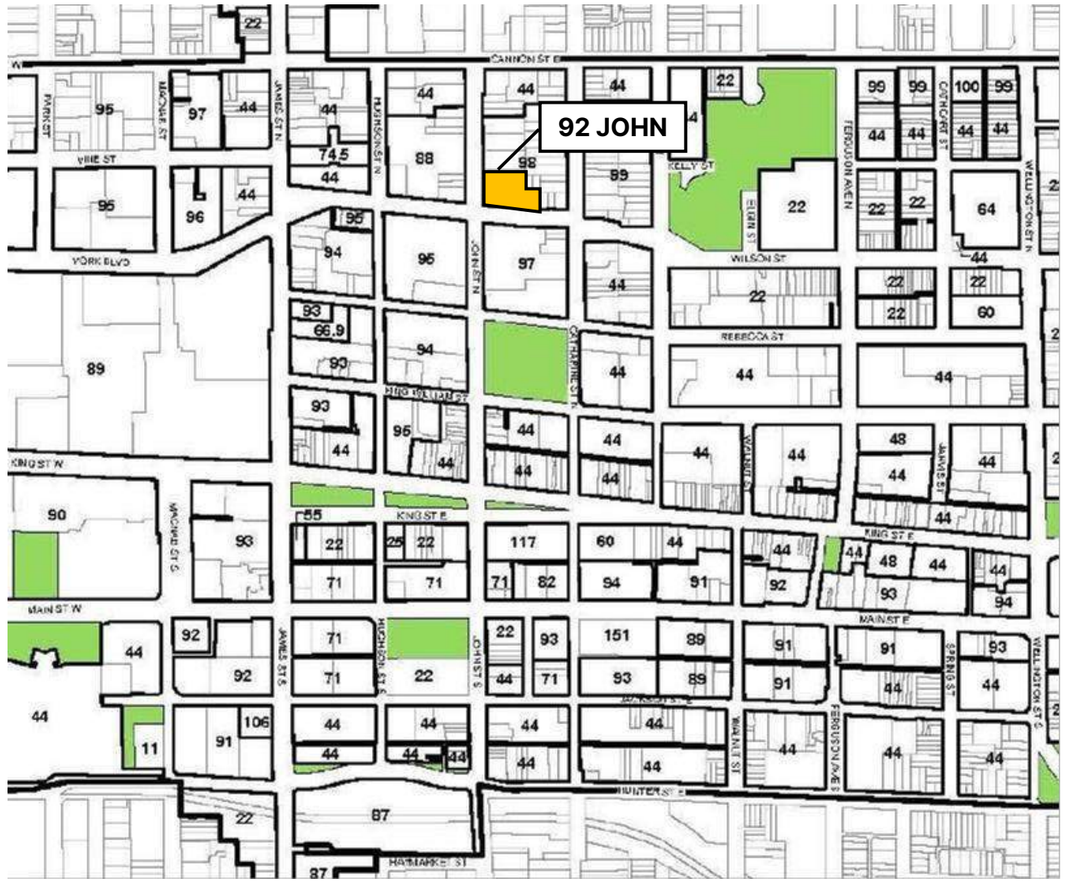


Location Map

Building Heights Across Surrounding Neighbourhood

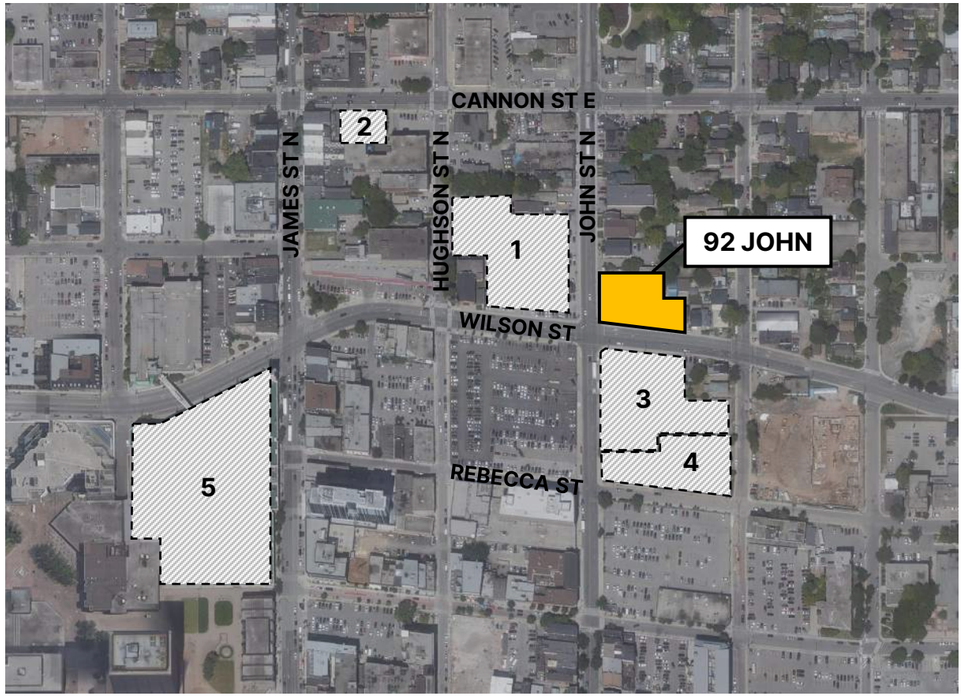


Downtown Hamilton Secondary Plan
Map B 6.1-2, Maximum Building Heights



Zoning By-law No. 05-200
Schedule F-Figure 1, Maximum Building Heights

Adjacent Developments



1

41 WILSON ST
Three 31 Storey towers
Application status: Approved

2

16 CANNON ST E
14 Storey Residential
Application status: Conditional approval

3

80 John St. N
Two 30 Storey Mixed Use Towers
Application status: Filed, no conditional approvals to date

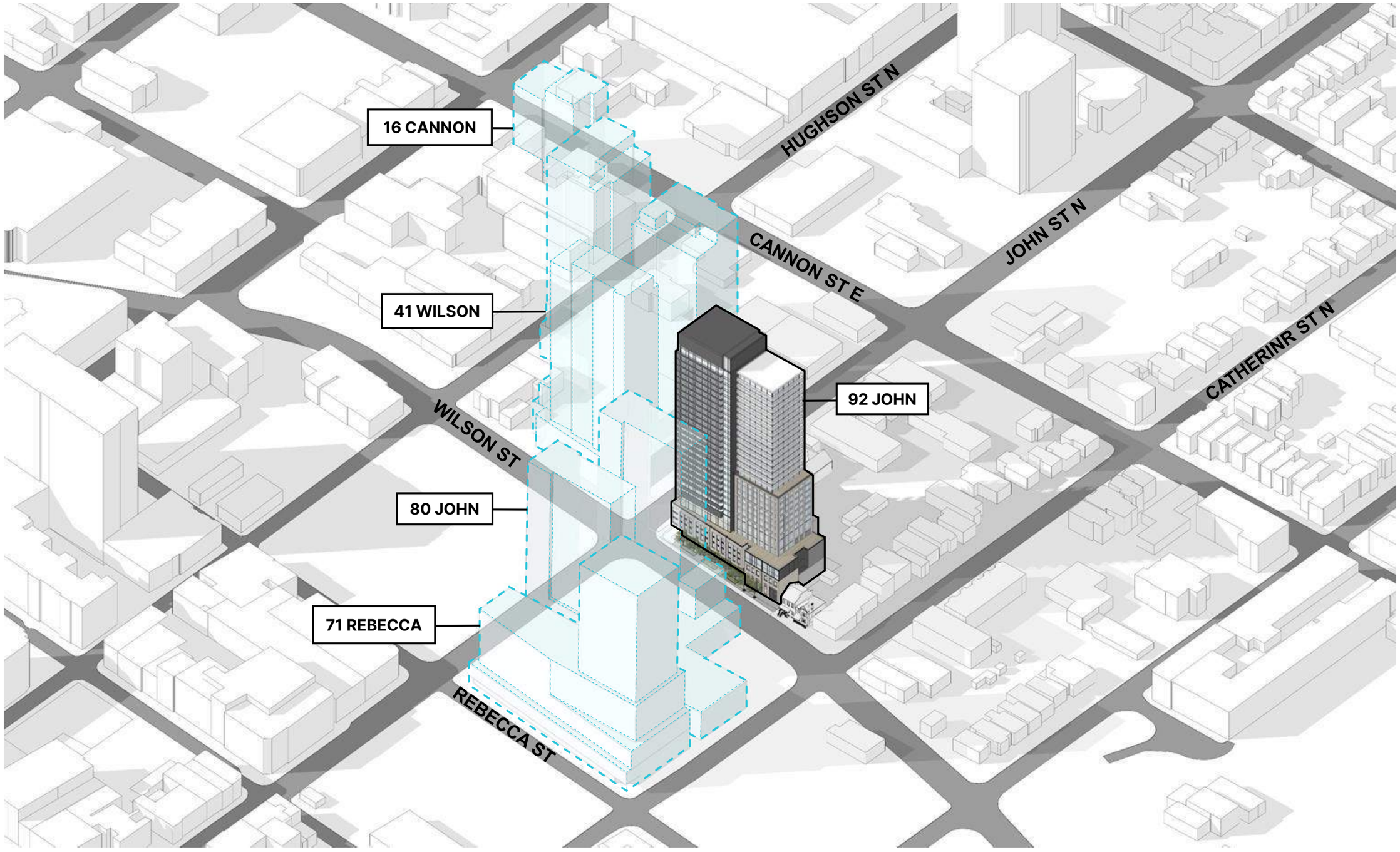
4

71 REBECCA
30 Storey Mixed Use tower
Application status: Conditional approval

5

77 JAMES ST N
Three 30 Storey Mixed Use towers & one 24 Storey tower
Application status: Conditional approval

Context (Current and Proposed)



Aerial view South-East

Heritage – CHIA Executive Summary

1. EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by Emblem Developments in 2022 to prepare a Cultural Heritage Impact Assessment (CHIA) for the development of a site located on a parcel of land in the downtown core of Hamilton, roughly bounded by Wilson Street, John Street North, and Catharine Street at the Southeast corner of John Street North and Wilson Street. For the purposes of this application, the site is referred to as 92 John Street. Our draft assessment has been scoped for the purpose of responding to comments arising from the formal Consultation with the City of Hamilton and in preparation of the Design Review Panel application, based on material made available to us at this phase of the design.

The development site comprises four extant structures - 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure) which will be removed to accommodate the proposed 31-storey (plus MPH) building with a contextually related 5-storey podium. All of the existing buildings are included in the Municipal Heritage Register and *inventoried* as a result of a recommendation from the 2014 Downtown Built Heritage Inventory Project. GBCA conducted an independent evaluation under Ontario Regulation 9/06 for these properties and concluded that they do not meet sufficient criteria for having cultural heritage value. As such, the buildings are not, in our opinion, heritage resources and are proposed to be demolished. Mitigation strategies are discussed in this scoped CHIA, which will provide a preliminary assessment of cultural heritage resources in advance of a refined development proposal that will consist of a new multi-storey and mixed-use commercial and residential building, with above-ground parking which will replace the current low-rise structures.

Throughout this CHIA, GBCA has reviewed the proposed development largely with respect to its adjacency to heritage resources (as defined in the City's Official Plan), and the overall "fit" of the development into the existing site and context.

As the development site is located in the downtown core of the City, it is adjacent to many heritage properties that are either listed or designated. Most notably, within the block of the site, there is one designated property: Stewart Memorial Church c. 1888 (114 John Street North) described through By-law 93-089, located in Appendix V. The proposed change for the site consists of a new mixed-use development with retail and residential uses, which will allow for the visibility and full expression of adjacent heritage resources.

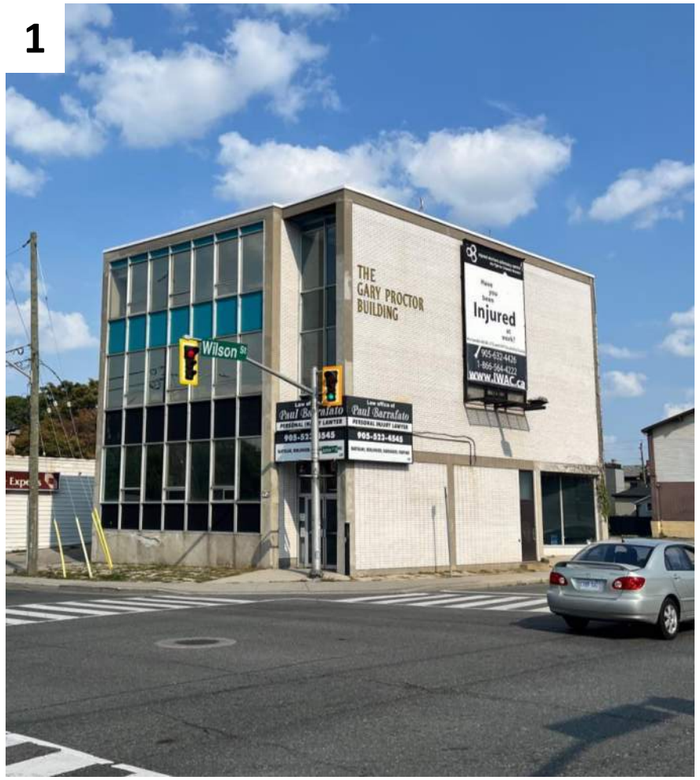
The proposed land assembly merging 92-100 John Street North and 61-81 Wilson Street into one structure will change the historical lotting patterns on the site which date back to 1840. Furthermore, the proposed development will involve the demolition of four inventoried buildings on the subject site and impact adjacent heritage resources by means of the introduction of new high-rise volumes in an area predominantly characterized by low-rise buildings.

In our view, and in light of mitigating strategies to reduce impacts to heritage properties, this proposal balances demands for *intensification* with those of *heritage preservation* in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

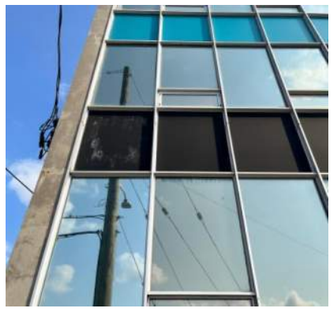
This CHIA has been prepared in accordance with the *InfoSheet: Cultural Heritage Impact Assessments* (last revised September 2014) as required by the City of Hamilton and evaluates the impact of the proposed development on existing heritage resources.

Heritage – Existing Structures

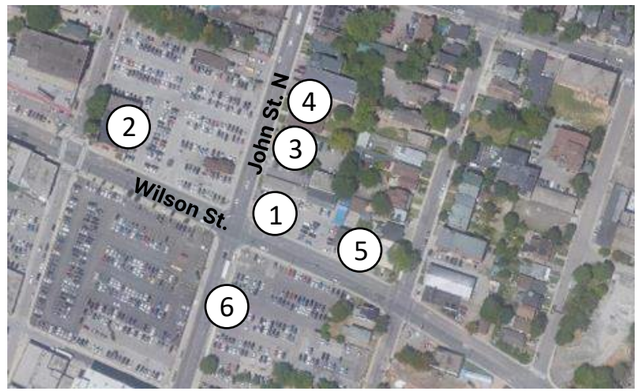
1



View on 92 John St (Gary Proctor Building)



Detailed photos of Gary Proctor Building



Context Map

6

80 John St. N

2

Trinity Lutheran Church
104 Hughson St. N

3

108 John St. N

4

Stewart Memorial Church
114 John St. N

5

85, 87 and 91 Wilson St.

Project Narrative

With the same developer at the NE and NW corners of Wilson and John St. N, there is an opportunity to define a gateway into the City's downtown core, "book ends" to the intersection of Wilson and John. Our starting point is: Can we create a sense of place as an urban art district? Looking to see what other global urban art districts have in common, they:

1. Activate the public realm, engage the public, create a sense of place, artistry, and identity
2. Consider materiality and architectural expression of exterior facades

Investigating the local Hamilton art scene, we've found a collection of artists receiving international recognition, as well as noting the weekly Art Crawls and annual Supercrawls. Hamilton is a city whose art scene is growing.

Hamilton Supercrawl

Art crawl on James St. North

Art Installation by Kapwani Kiwanga

Our approach to this project is 3-fold:

1. With developments at each corner, there is a unique opportunity to create a sense of place and to create an urban art district

2. A strong podium expression that reconciles:
   - Contextualization versus future development
   - Commemoration of the Gary Procter Building
   - Parking versus residential units

3. Expressing the tower floor plate to read as a collection of urban-scale volumes that reinforce the street corner at Wilson St and John St N

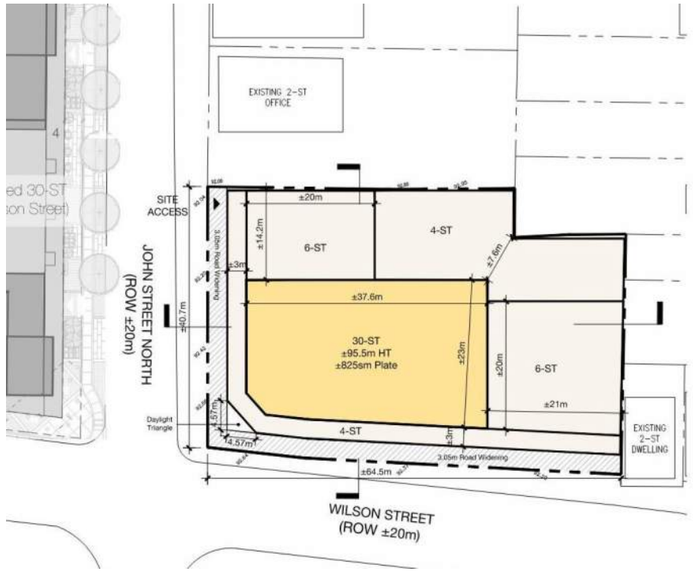
Sense of Place

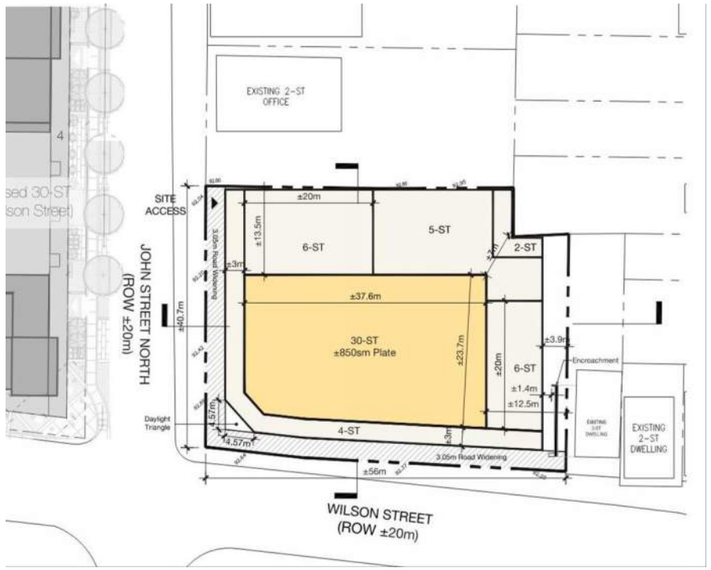
Corner expression

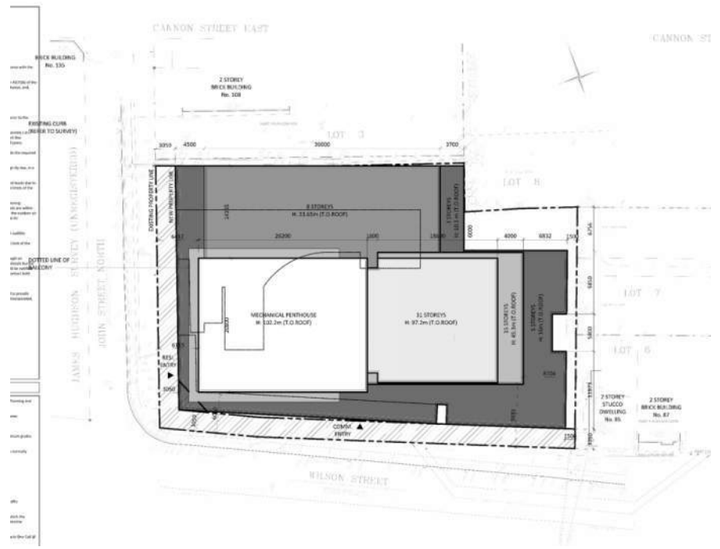
Urban-scale volumes

Design Evolution

Site Plan







Initial Site Plan (at Due Diligence)

- Site area consists of 92-100 John St. N and 61-81 Wilson St
- 825m2 tower footprint. Minimum tower setbacks exceeded on north and east sides.
- *Zero lot line setback at north-east corner and east property lines*
- *City feedback was to provide stepdown at north-east corner*

Revised Site Plan (Formal Consultation)

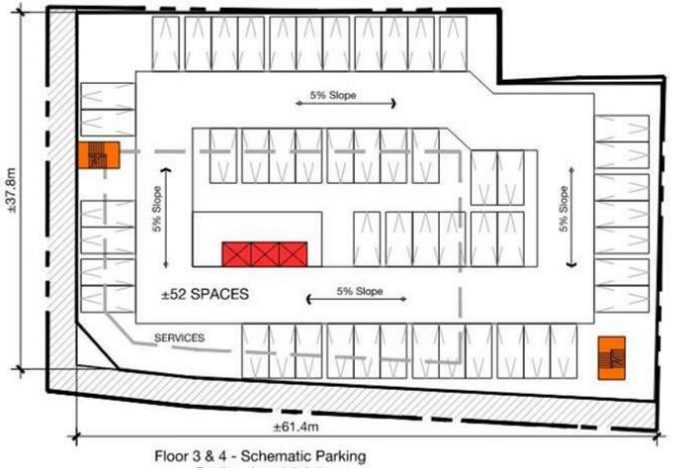
- Revised site area (excludes 81 Wilson St)
- 850m2 tower footprint. Minimum tower setbacks exceeded on north and east sides.
- *Zero lot line setback at north-east corner with 2-storey setback proposed. 3.9m setback proposed at east property line*
- *City feedback was to provide more setback at north-east corner*

Revised Site Plan (DRP)

- *Site area increased eastwardly to 81 Wilson Street*
- 850m2 tower footprint. Minimum tower and mid-rise setbacks exceeded on north and east sides (14.3m and 13.6m respectively) – no change in shadow impact to parks or public spaces
- Ground floor wall setback 3.0m and 2.4m (on Wilson and John respectively) to improve pedestrian realm at corner
- ***6m setback proposed at north east corner (from north property line), 1.5m setback proposed at east property line***

Design Evolution

Typical Podium Plan



Floor 3 & 4 - Schematic Parking
Podium Level 2 & 3

Floors 3 & 4 ±39 Parking Spaces/Level

Initial Podium Plan (at Due Diligence)

- Uses on Levels 2-4 comprised of parking only
- *City feedback was to provide high level material treatment of screen parking*

Revised Podium Plan (Formal Consultation)

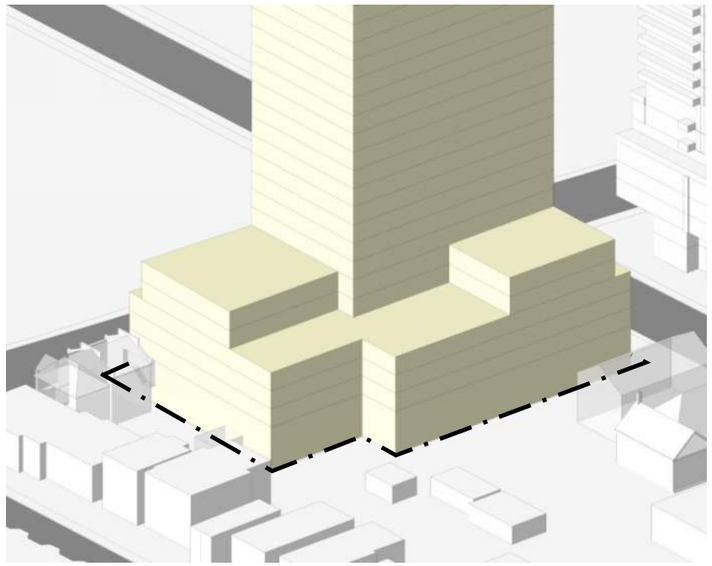
- Uses on Levels 2-5 comprised of parking only (due to additional setbacks)
- *Similar approach to podium exterior cladding required (high level material treatment)*

Revised Podium Plan (DRP)

- Parking located on levels 2-7 at the northern portion of the plan only, ***allowing southern and south-western portion of the podium to be used for residential units, animating the street wall***

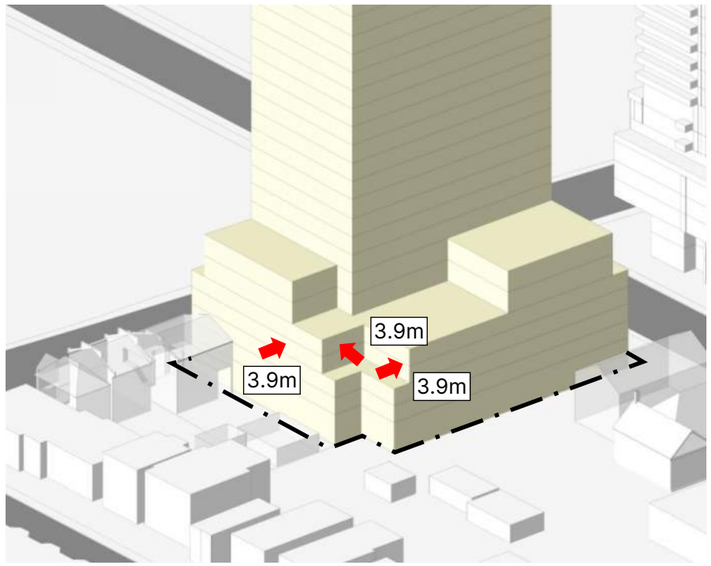
Design Evolution

North-East Corner Setbacks



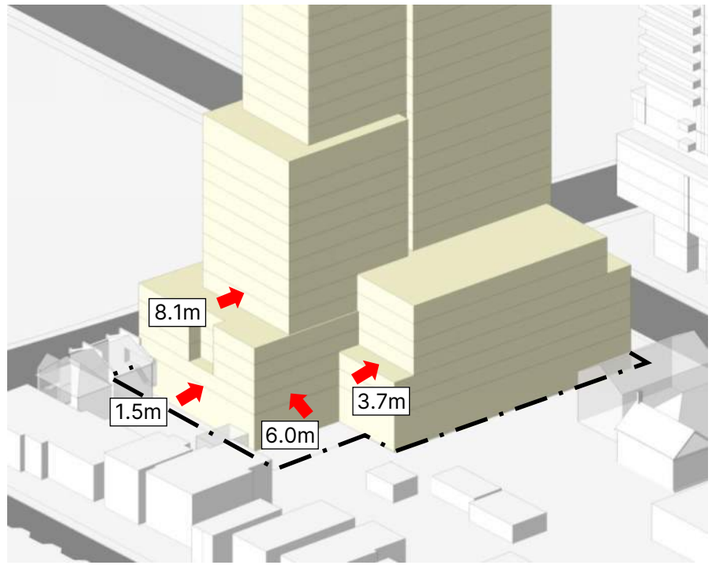
Initial NE Massing (at Due Diligence)

- Proposed massing of a 4-storey at zero lot line for north and east property lines
- *City feedback was to provide stepdown at north-east corner*



Revised NE Massing (Formal Consultation)

- Proposed massing of a 2 storey + Mezzanine (3 storey total) at north and corner property lines
- 3.9m setback proposed at east property line (due to existing encroachment of 81 Wilson onto subject lands)
- *City feedback was to provide more setback at north-east corner*



Revised NE Massing (DRP)

- Proposed massing of a 3-storey at north and corner property lines (technical requirement to provide sufficient parking ramp length)
- ***3.7m setback at east corner property line***
- ***6.0m setback from north property line at rear***
- ***1.5m setback from east property line with additional articulation of side wall***
- ***8.1m setback at 6th floor***

Design Evolution

Massing

REVISED

Initial Massing (at Due Diligence)

- 4 storey podium on Wilson and John St. N (16.0m high on both sides)
- Levels 5 & 6 setback 3m from street line
- Tower expression at corner
- East wall – 6 storeys facing adjacent building

Revised Massing (Formal Consultation)

- 5 storey podium on Wilson and John St. N (16.2m high on both sides)
- Levels 6 & 7 set back 3m from street line
- East wall extends as high as 23.2m high (next to adjacent property)
- Tower expression at corner
- East wall – 6 storeys facing adjacent building
- *City feedback was to reduce podium heights to be sensitive to adjacent buildings context and to meet 16.0m and 22.0m zoning by-law requirements on John and Wilson Streets respectively*

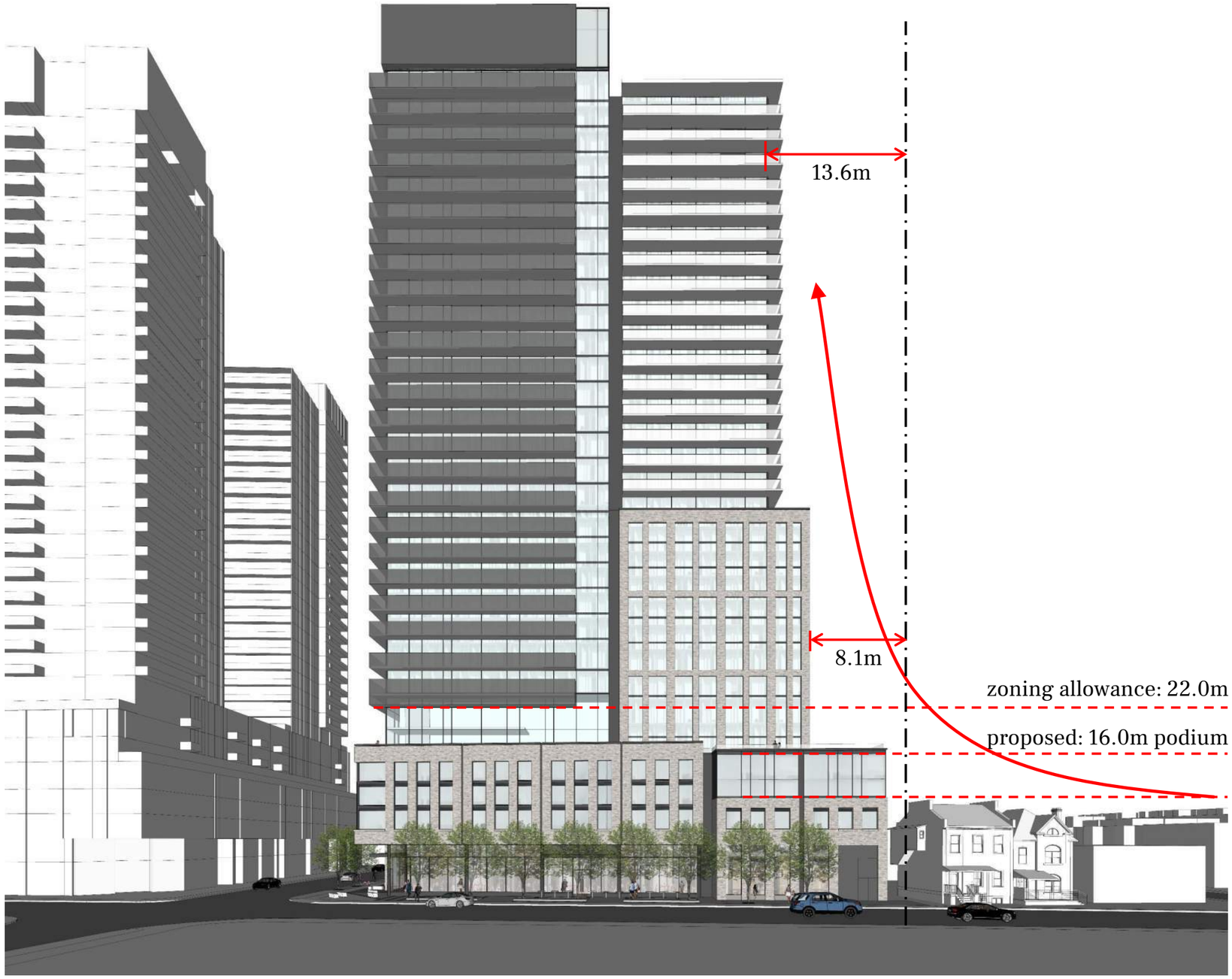
Revised Massing (DRP)

- ***5 storey podium on Wilson and John St. N (16.0m high on both sides)***
- Mid-rise form introduced on east side to transition from low-rise/podium level to tower
- ***East wall – 5 storeys facing adjacent building (16.0m high), with a change in materials and articulation to improve the architectural relationship with adjacent buildings***

Architectural Vision

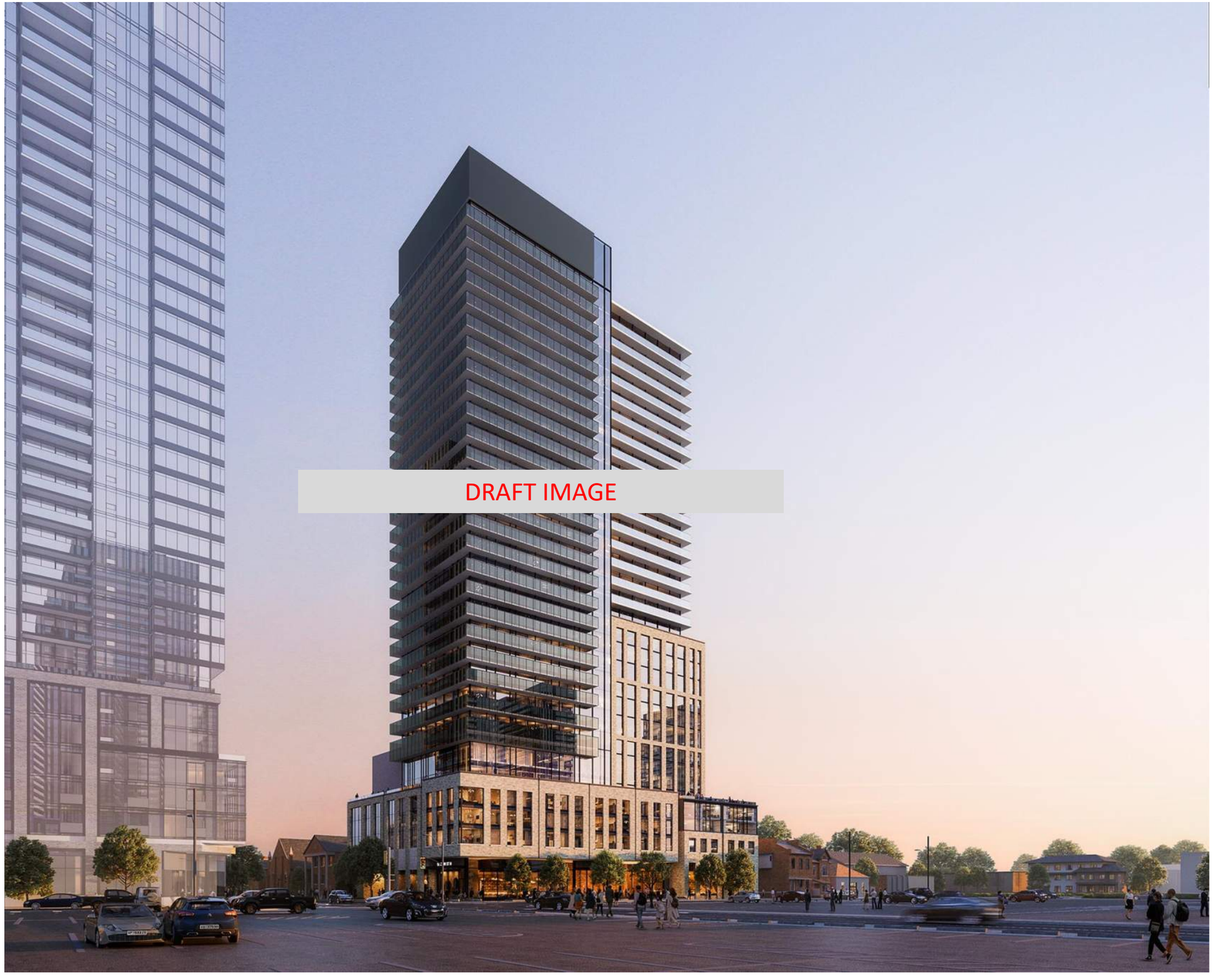
Perspective view of south elevation

Architectural Vision



Perspective view of south elevation

Perspective View 01



Perspective view of corner looking north-east

Perspective View 02

Perspective view from Wilson street looking north-west

Perspective View 03

Perspective view from the intersection at John Street and Wilson Street

Streetscape Corner View

Podium at corner view

Windham brick

Black metal panel

Glazing

Gary Proctor Building

Streetscape Elevation: Wilson Street

Transition to existing context along Wilson St

Windham brick

Black metal panel

Glazing

Existing Context

Streetscape Elevation: John Street North

Steven Holl/Vito Acconci, Storefront for Art and Architecture

New York University

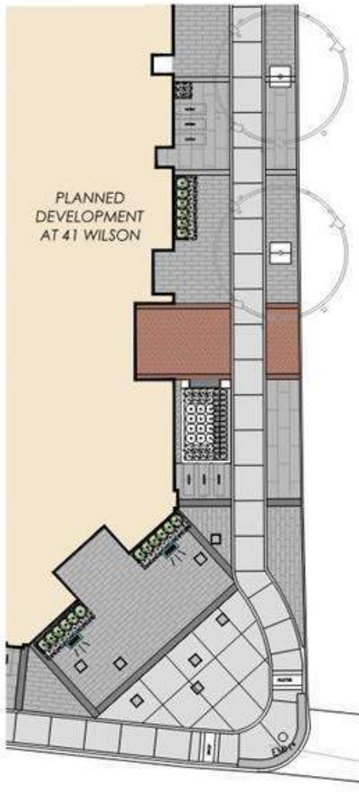
Anton Kern Gallery

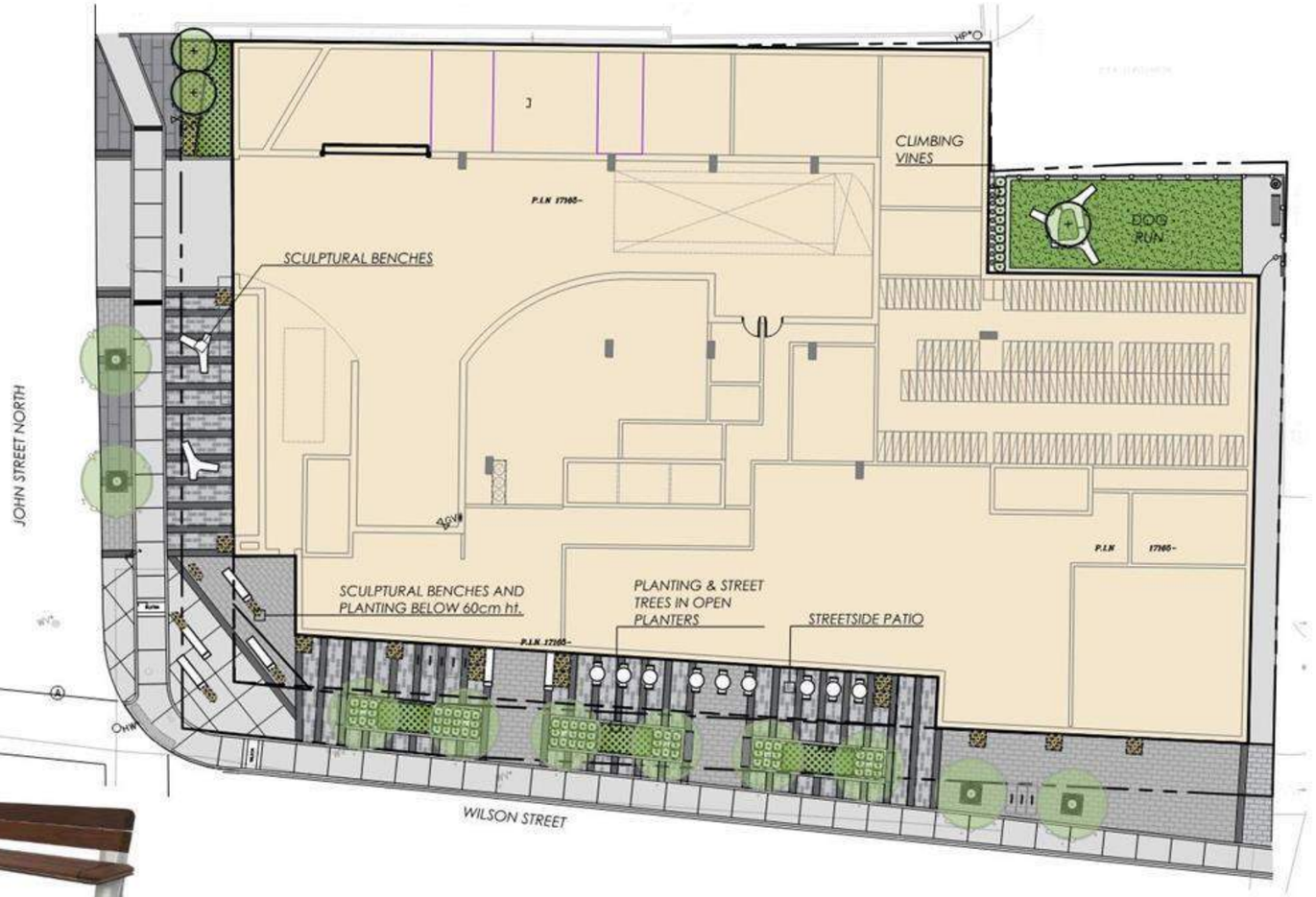
Sotheby's display, The Hamptons

Landscape Vision

The streetscape design for the proposed site aims to define the John Street North gateway into the downtown. The design combines street trees and planting, unique feature paving patterns and sculptural seating, reflective of the linear architectural form of the building, to create a visually interesting and pedestrian forward design.

Linear Paving Pattern





Linear Paving Pattern

Backless bench

Backed Bench

Sculptural Seating

Bike Racks

Sculptural Seating

Rear View

Aerial view looking south-west

Conclusion

Perspective view looking down John street north

Appendices

Planning: Information and Policy

Site Context

Subject Lands are situated at the northeast corner of John Street and Wilson Street within the Downtown Hamilton Secondary Plan.

James Street and Jackson Square are within walking distance to the subject lands.

North
Two and three storey existing buildings
Stewart Memorial Church (Heritage Designated)

South
Existing Parking Lot
Planned 30 Storey Residential Redevelopment

West
41 Wilson St - Development
Three Towers (31 Storeys) atop Eight Storey Podium

East
Existing two and three storey residential / commercial buildings

Downtown Hamilton Secondary Plan

Downtown Residential Designation (see map B.6.1-1)
- Residential and local commercial uses are permitted;
- Improved multi-modal connections are encouraged;

High-Rise 2 Designation (see map B.6.1-2)
- Maximum 30 storeys permitted, provided that no building shall be greater than the height of the top of the Escarpment.

Appendix D – Escarpment Heights
- No Building shall exceed 190.2m asl

Hamilton Tall Building Guidelines
Relevant Policies

4.2 – Building Base
- Designed to create a new street wall, coordinated with adjacent blocks (41 Wilson)
- 3.05m ROW conveyance at grade to grant additional space for pedestrians and street tree plantings
- 4.57m x 4.57m x 6.0m high daylight triangle

4.3 – Building Tower
- 850m2 Tower Floorplate, marginal incremental shadow impacts over the 750m2 guidelines and continues to not shadow any parks
- 3.0m step back from building base
- Additional setbacks
    - 13.6m from the east property line
    - 14.3m from the north property line

5.2 – Sidewalk Zone
- 1.8m minimum wide sidewalks adhering to City of Hamilton Urban Braille Guidelines
- City trees will follow to Forestry requirements to provide required soil volume through a combination of open planters and under pavement soil cells.
- The boulevard to include a street trees / furniture zone streetside on John Street North and between the sidewalk and development on Wilson Street.

City of Hamilton
Co-ordinated Street Furniture Guidelines

The proposed development will include street furniture within City owned property; such as benches and bike racks; that align to the City of Hamilton Street Furniture Guidelines. All public sidewalks will incorporate Urban Braille as well as street trees as per City of Hamilton standards. Within the private property the streetscape elements will include benches, bike racks, planters and sculptural seating. Sculptural seating will help to define the gate way into the City and create a sense of an urban art district.

Project Statistics

Site Area

Existing
2,653.5 sqm

After road widening (Ultimate)
2,341.5 sqm

Density

GCA
34,133.4 sqm

GFA
24,105.9 sqm

FSI
10.3

Floors
31

Height (exclude MPH.)
97.5 m

Height (to Mech. Penthouse)
104.5 m

Units

TOTAL
383

1-BEDROOM
267
70%

2-BEDROOM
103
27%

3-BEDROOM
9
2%

STUDIO
4
1%

Vehicle Parking

Required	Proposed
141	**143**

Proposed Parking Rate
0.37

Bicycle Parking

Required	Proposed
260	**332**

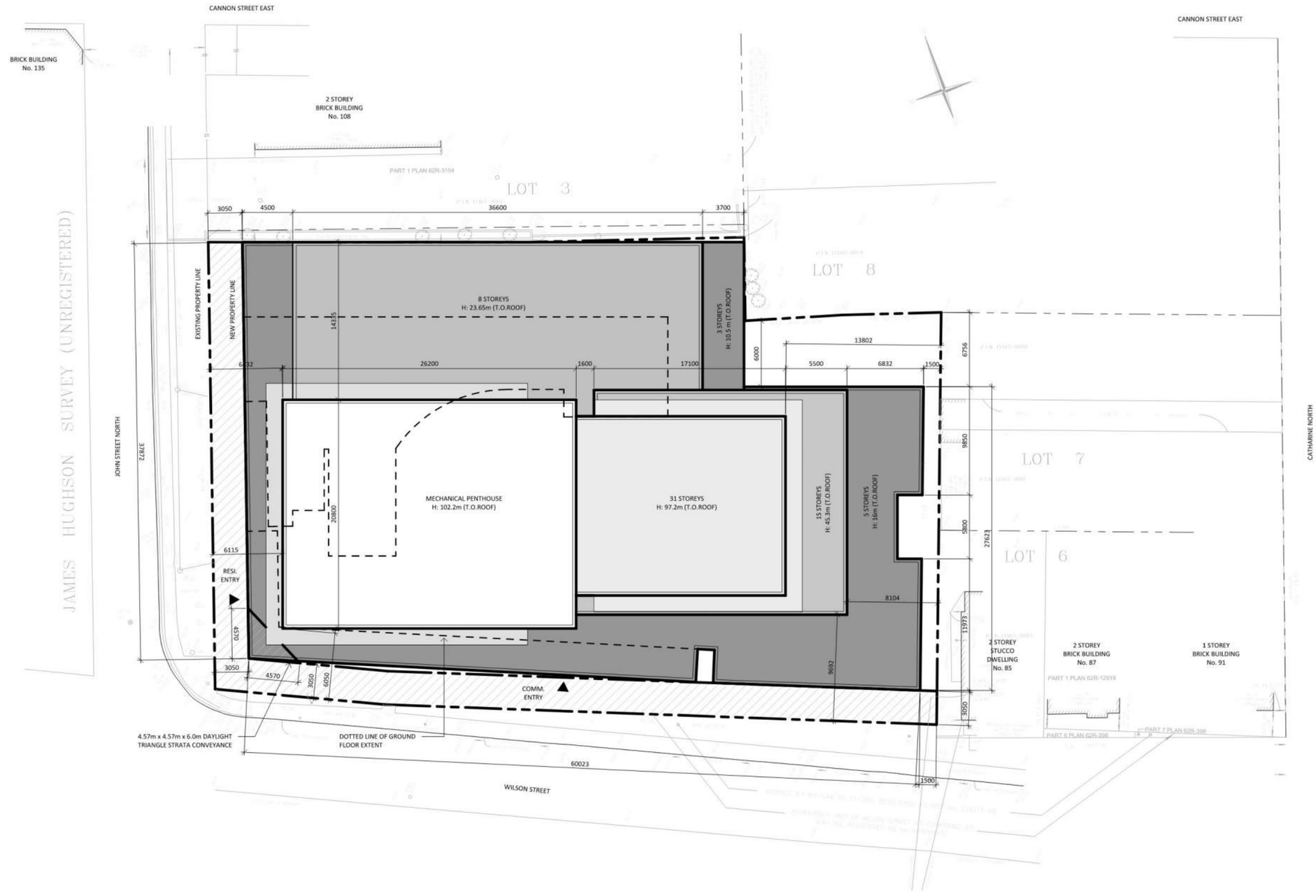
Amenity

Required	Proposed
1531 sqm	**5244 sqm**

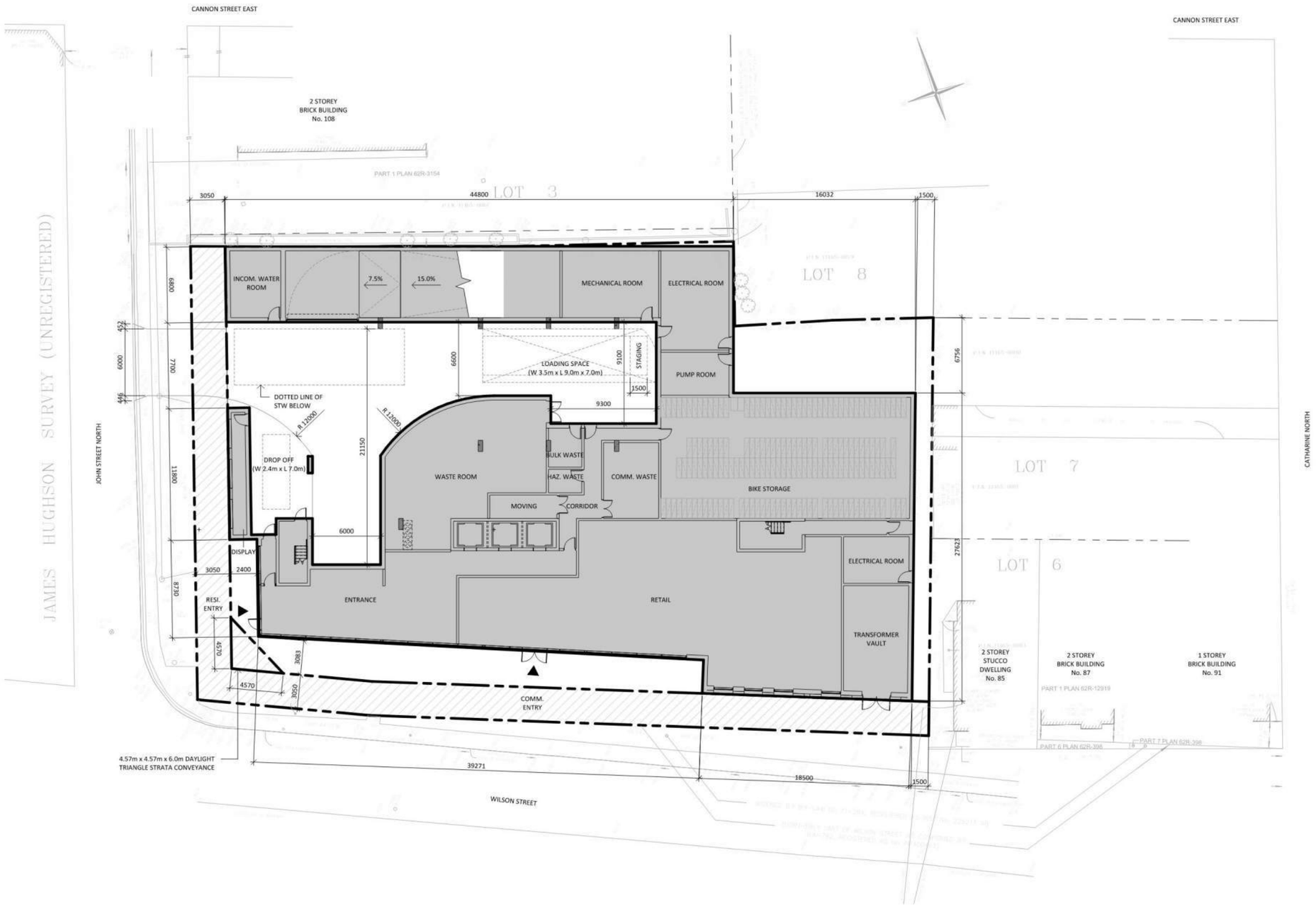
Landscape Area

Required	Proposed
234.2 sqm	**299 sqm**

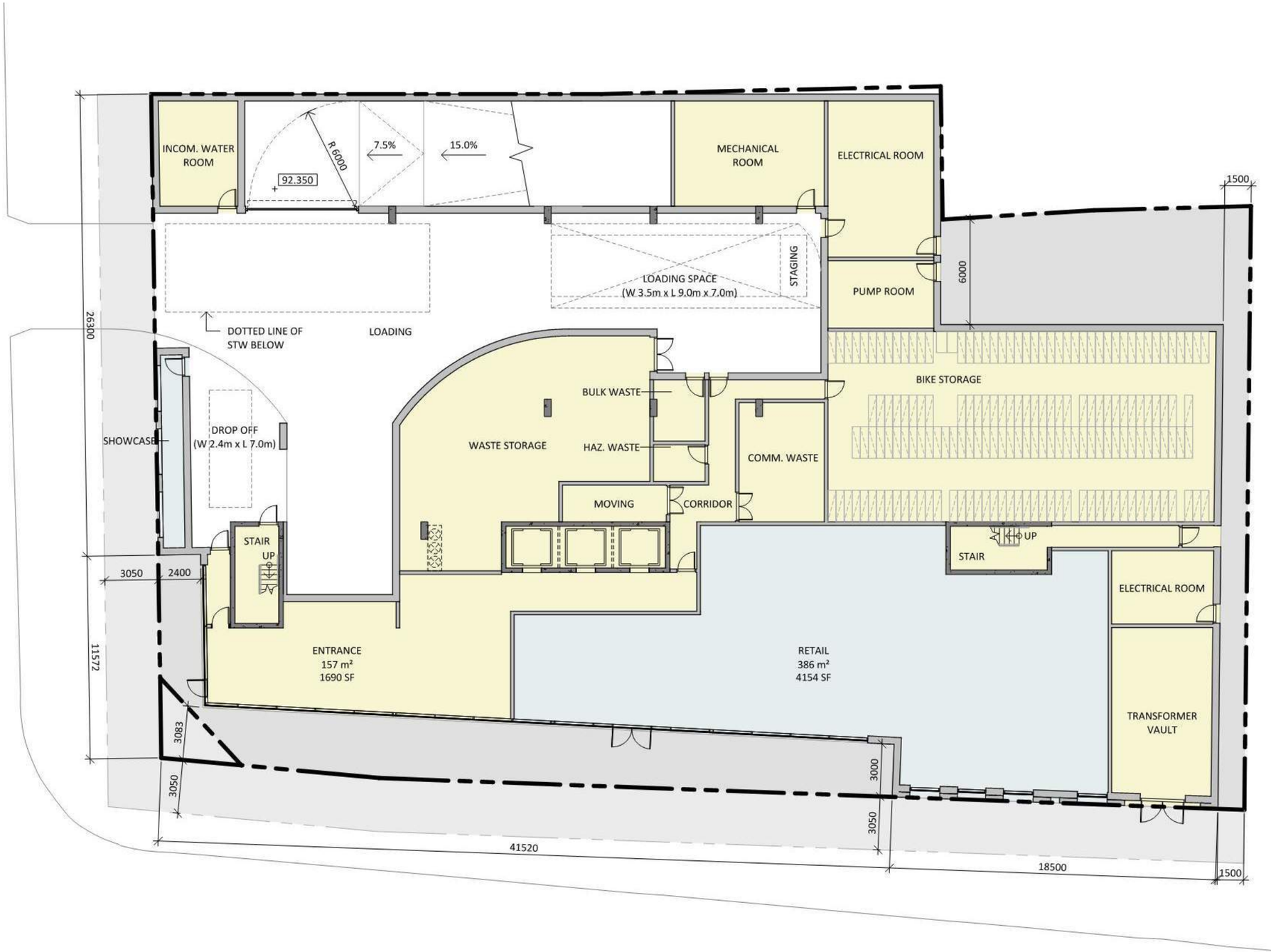
Architectural Drawings: Aerial Site Plan



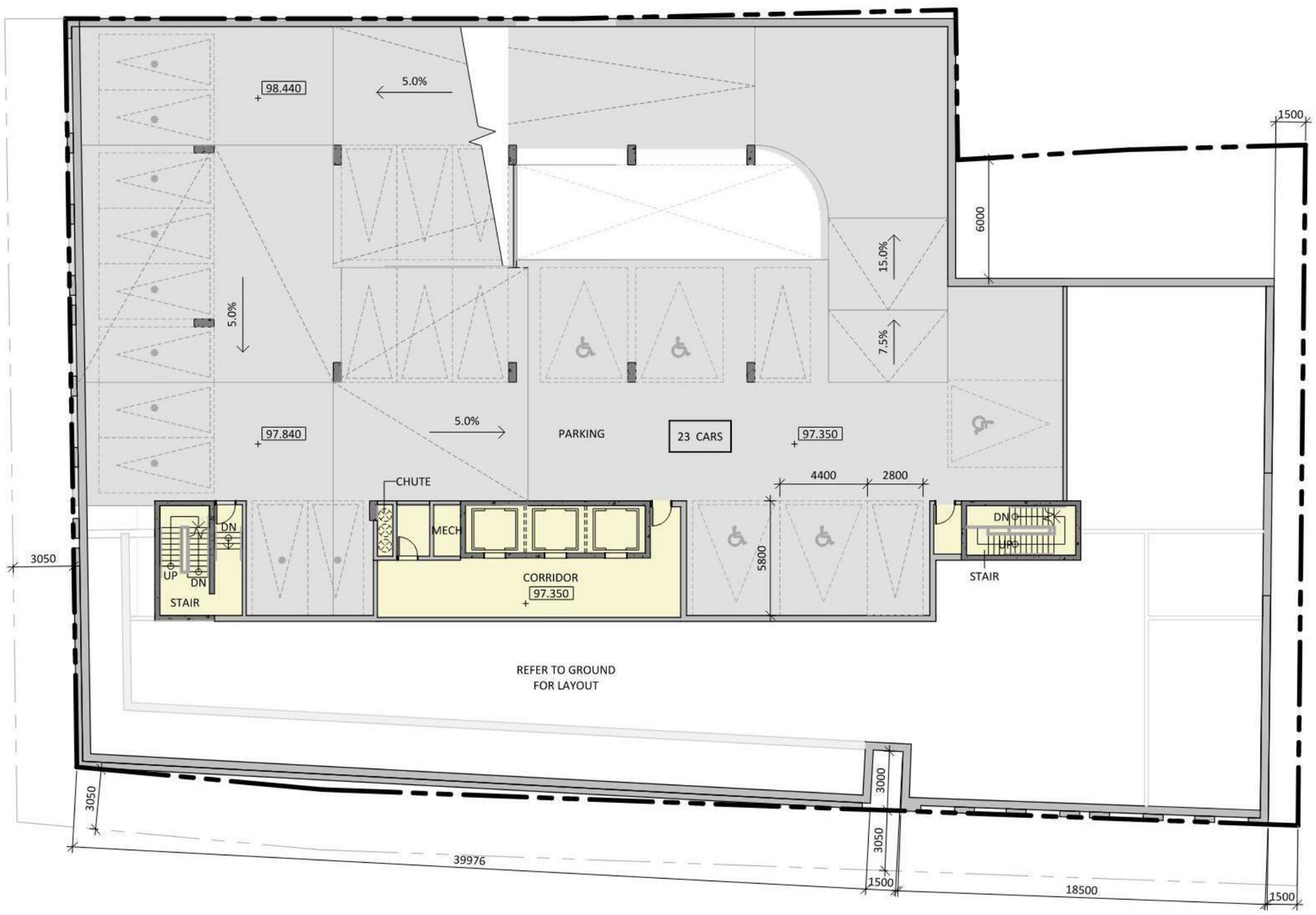
Architectural Drawings: Ground Floor Site Plan



Architectural Drawings: Ground Level Floor Plan

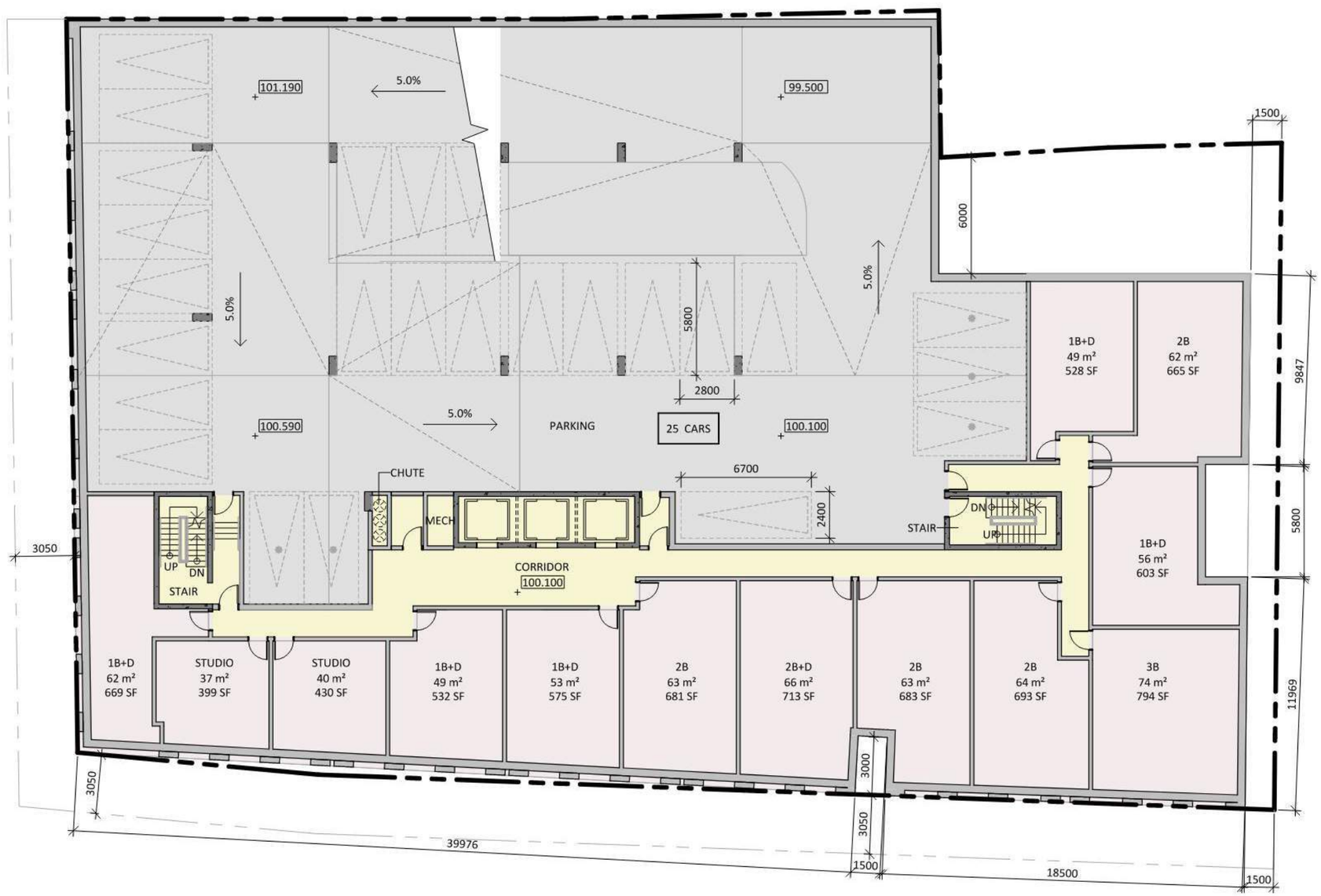


Architectural Drawings: Floor Plan Level 2



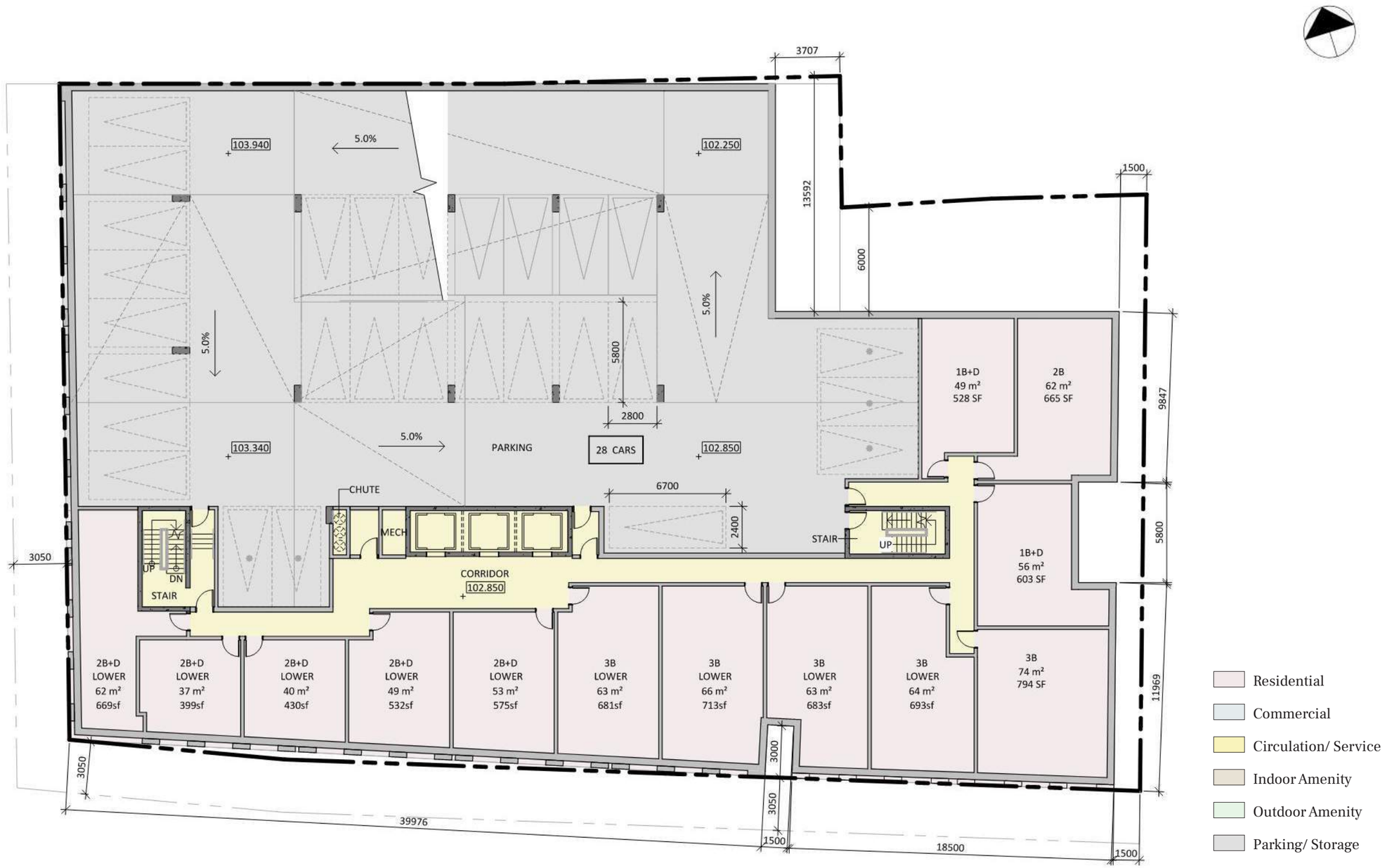
- Residential
- Commercial
- Circulation/ Service
- Indoor Amenity
- Outdoor Amenity
- Parking/ Storage

Architectural Drawings: Floor Plan Level 3

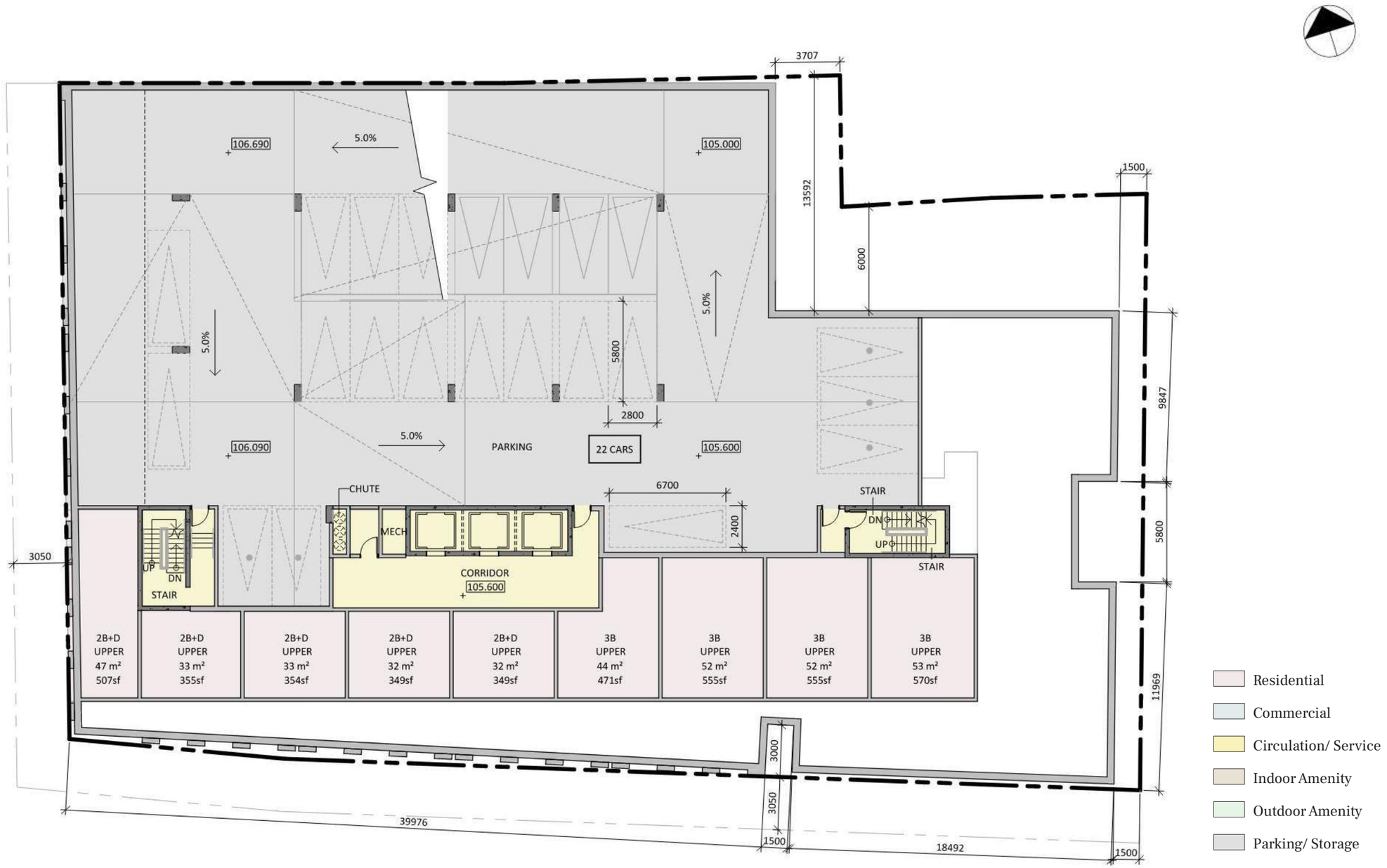


Residential
Commercial
Circulation/ Service
Indoor Amenity
Outdoor Amenity
Parking/ Storage

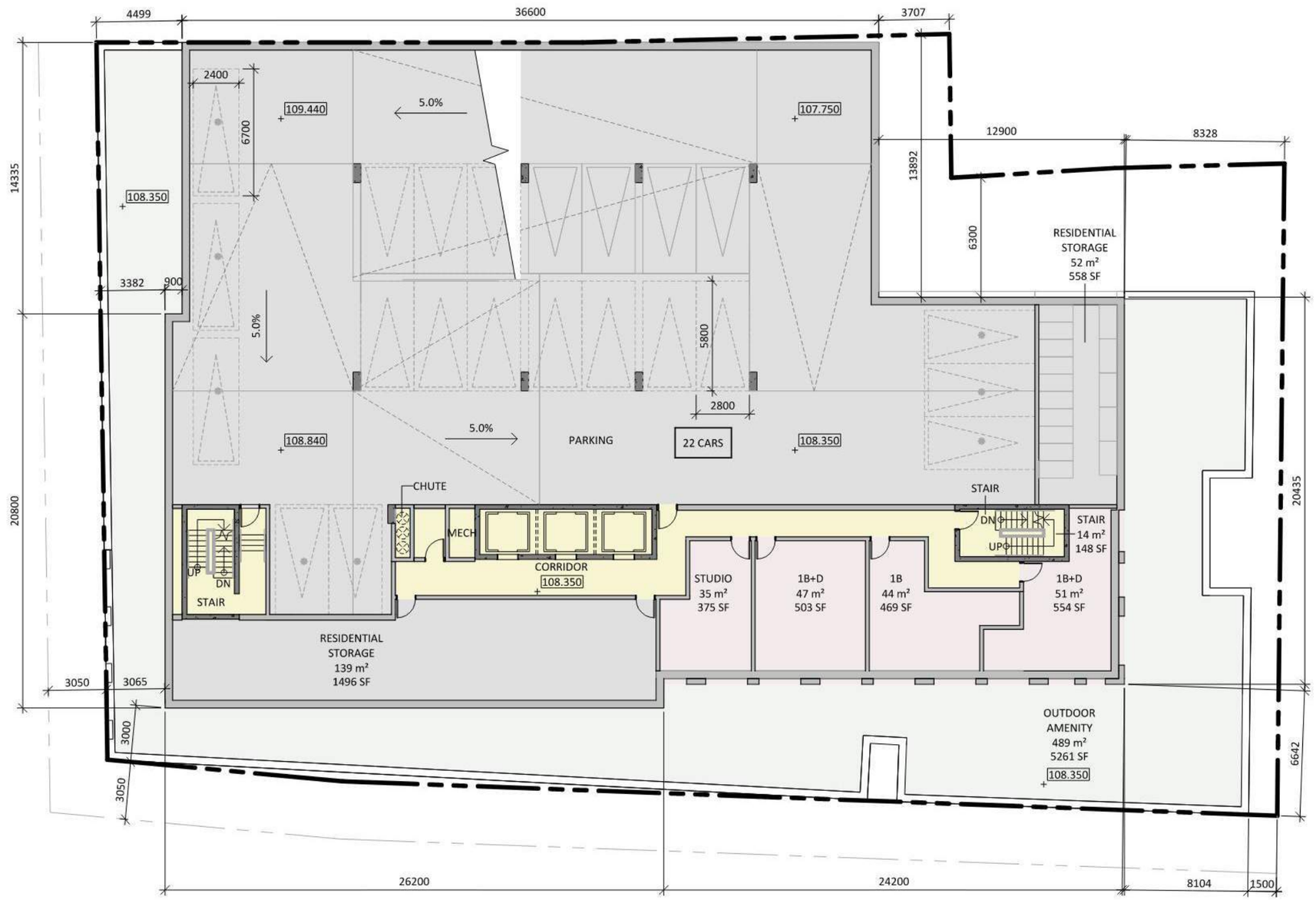
Architectural Drawings: Floor Plan Level 4



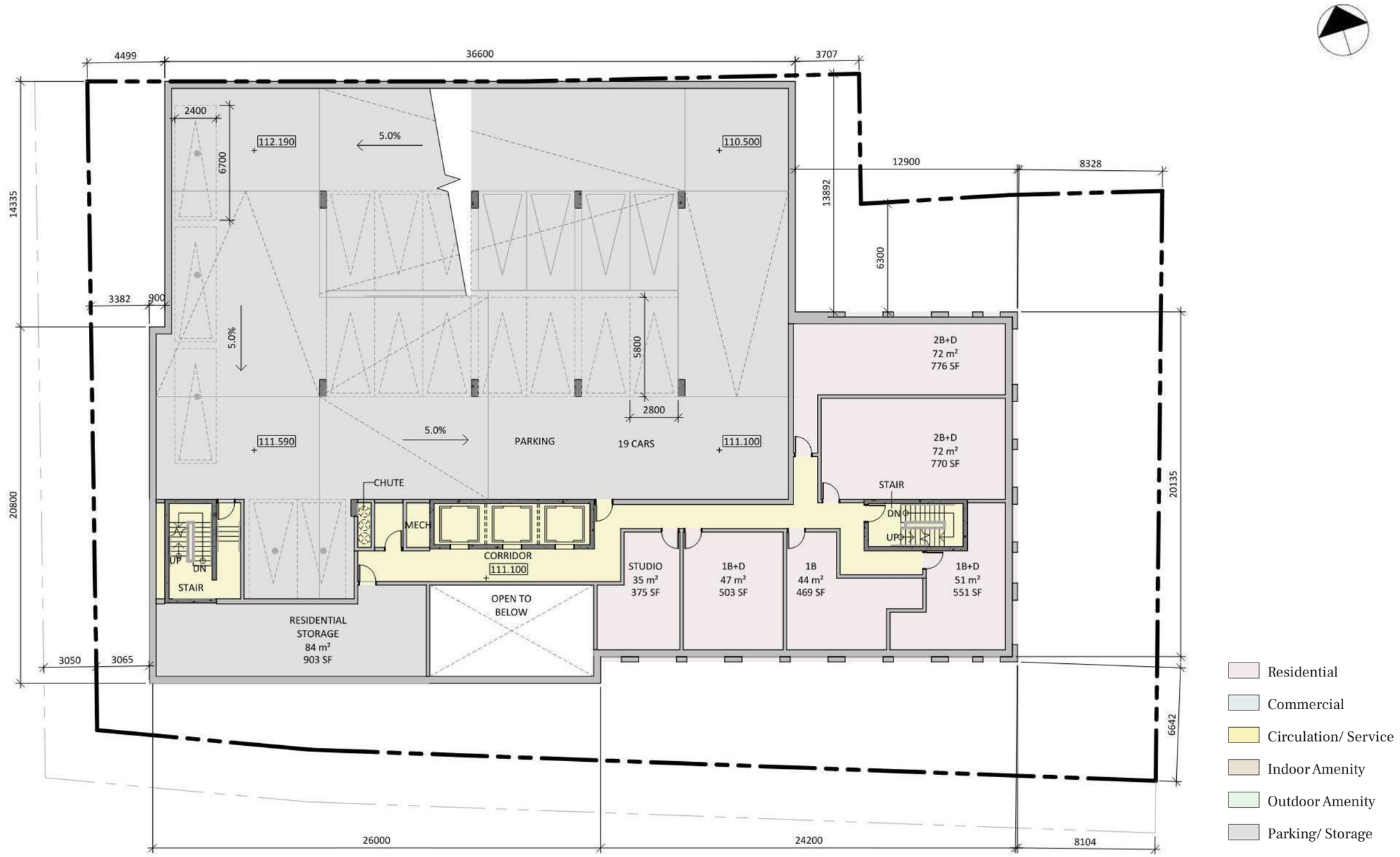
Architectural Drawings: Floor Plan Level 5



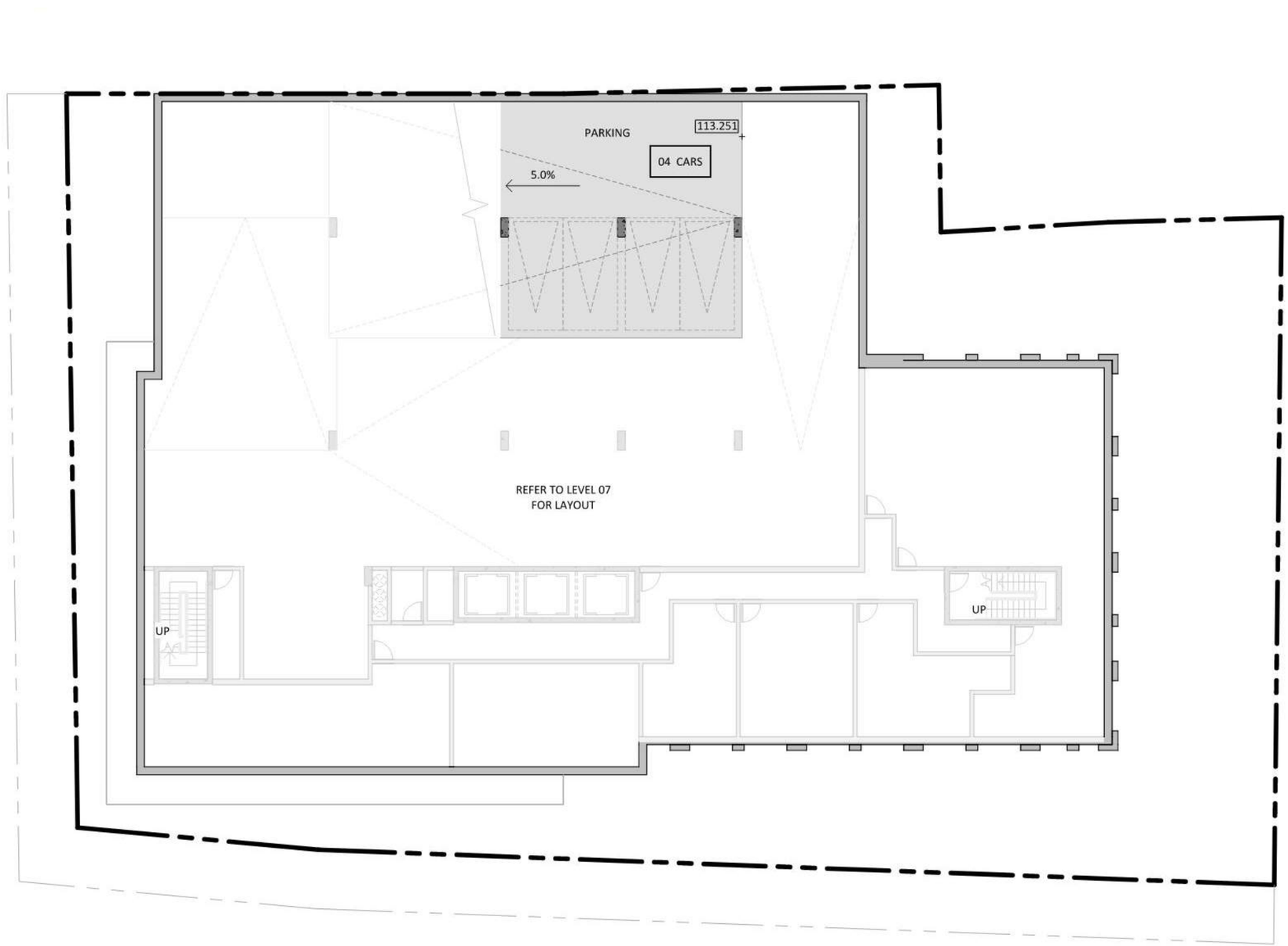
Architectural Drawings: Floor Plan Level 6



Architectural Drawings: Floor Plan Level 7



Architectural Drawings: Floor Plan Level 7 (Upper)

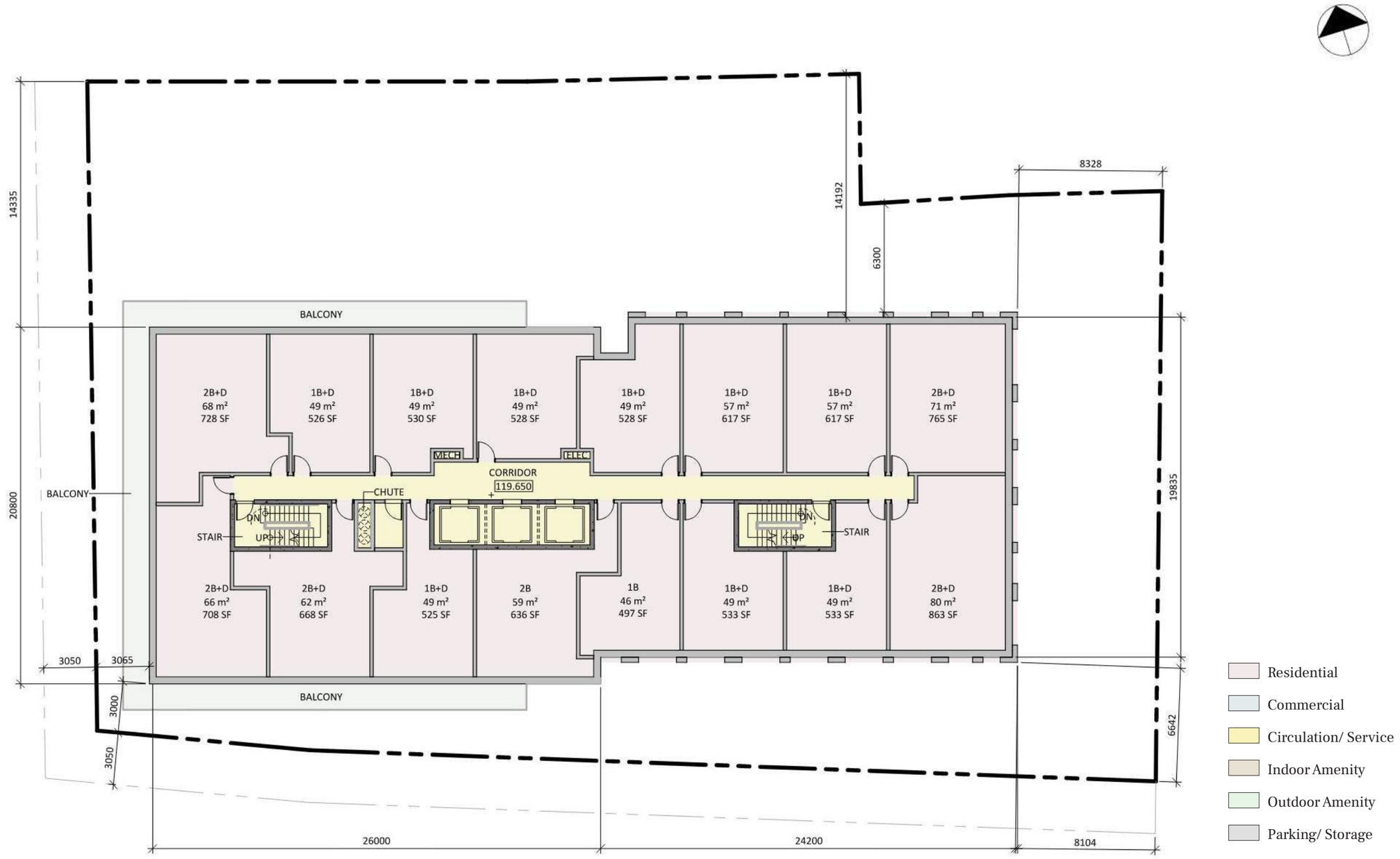


Residential
Commercial
Circulation/ Service
Indoor Amenity
Outdoor Amenity
Parking/ Storage

Architectural Drawings: Floor Plan Level 8

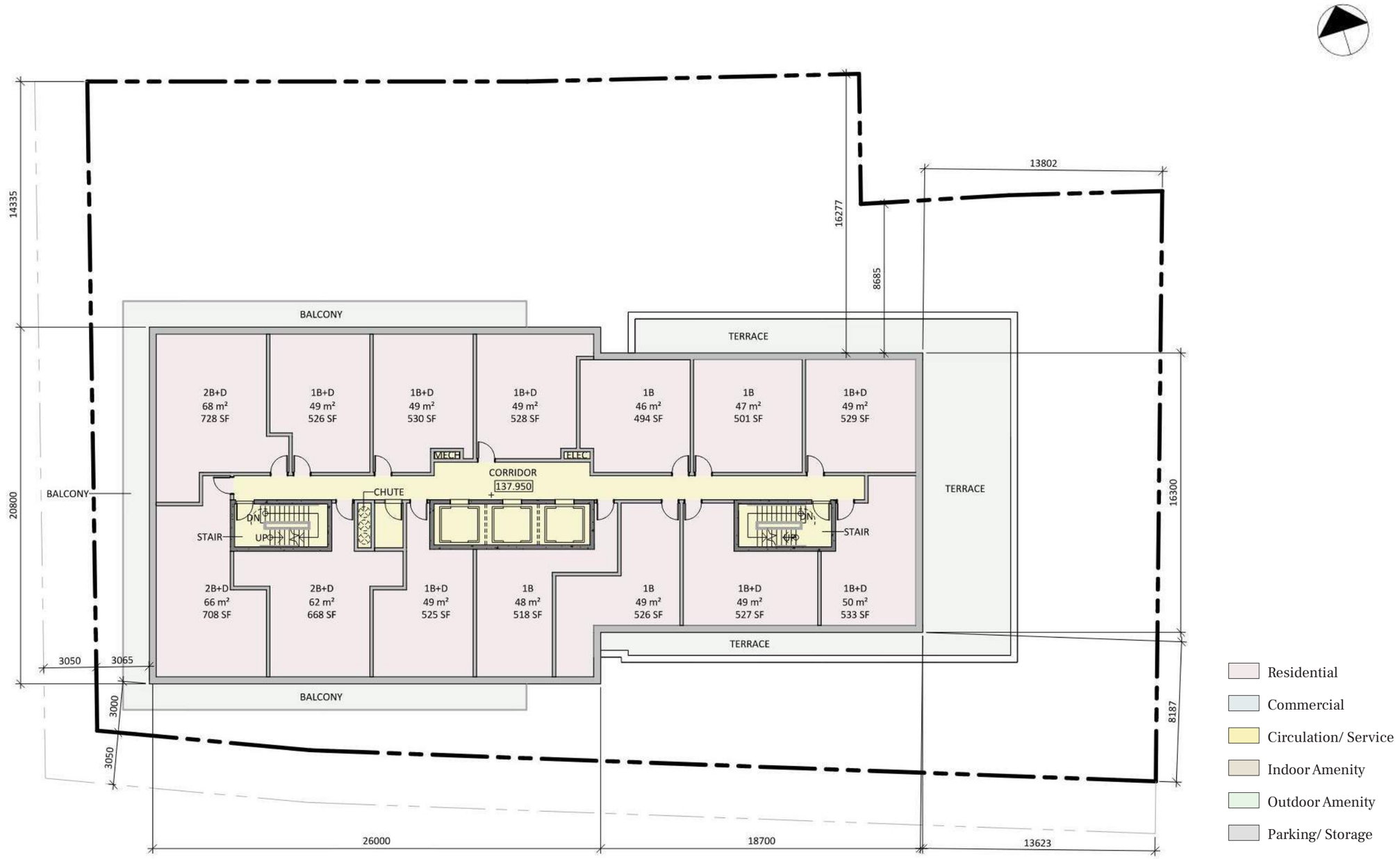
- Residential
- Commercial
- Circulation/ Service
- Indoor Amenity
- Outdoor Amenity
- Parking/ Storage

Architectural Drawings: Floor Plan Level 9-13

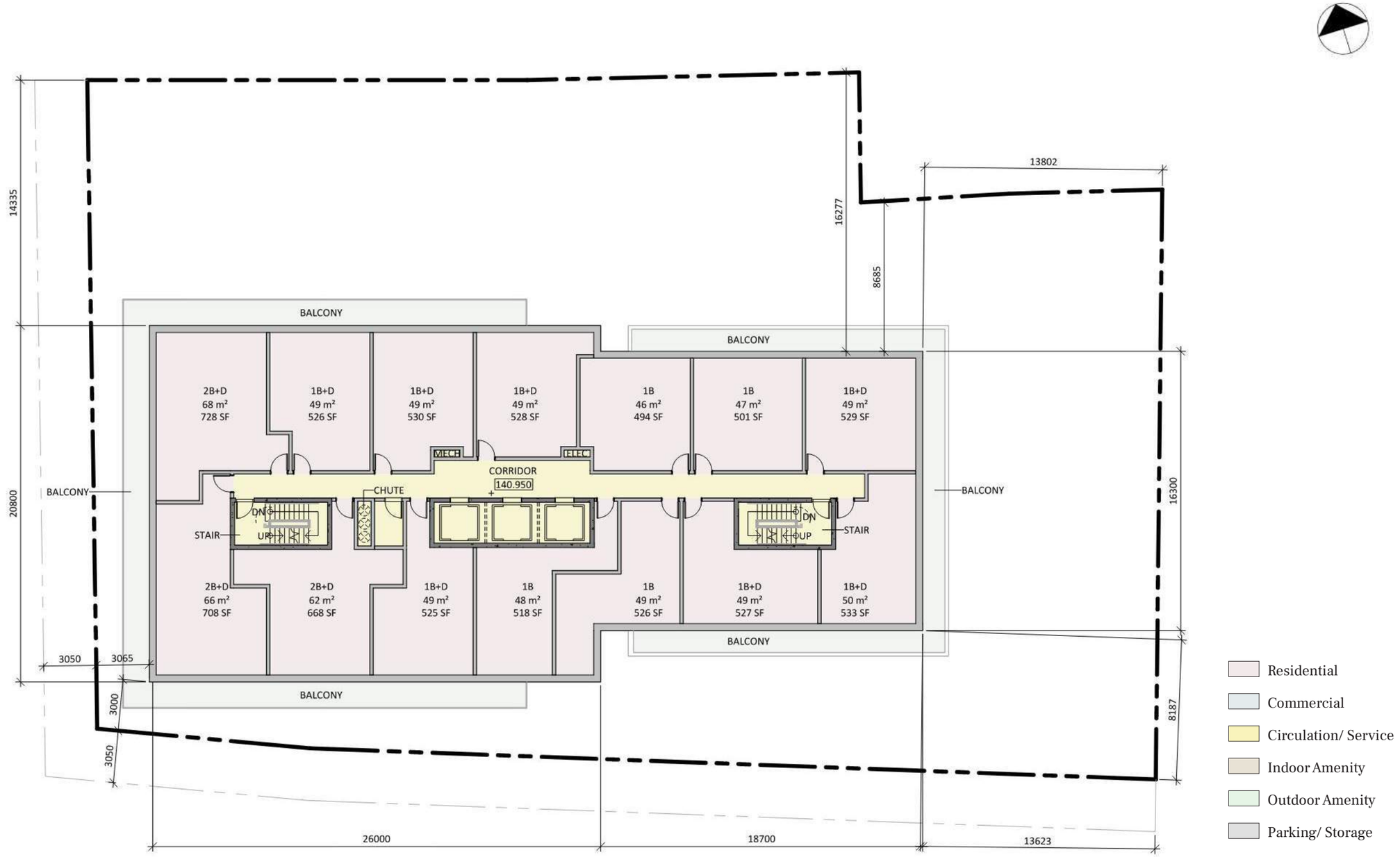


Architectural Drawings: Floor Plan Level 14

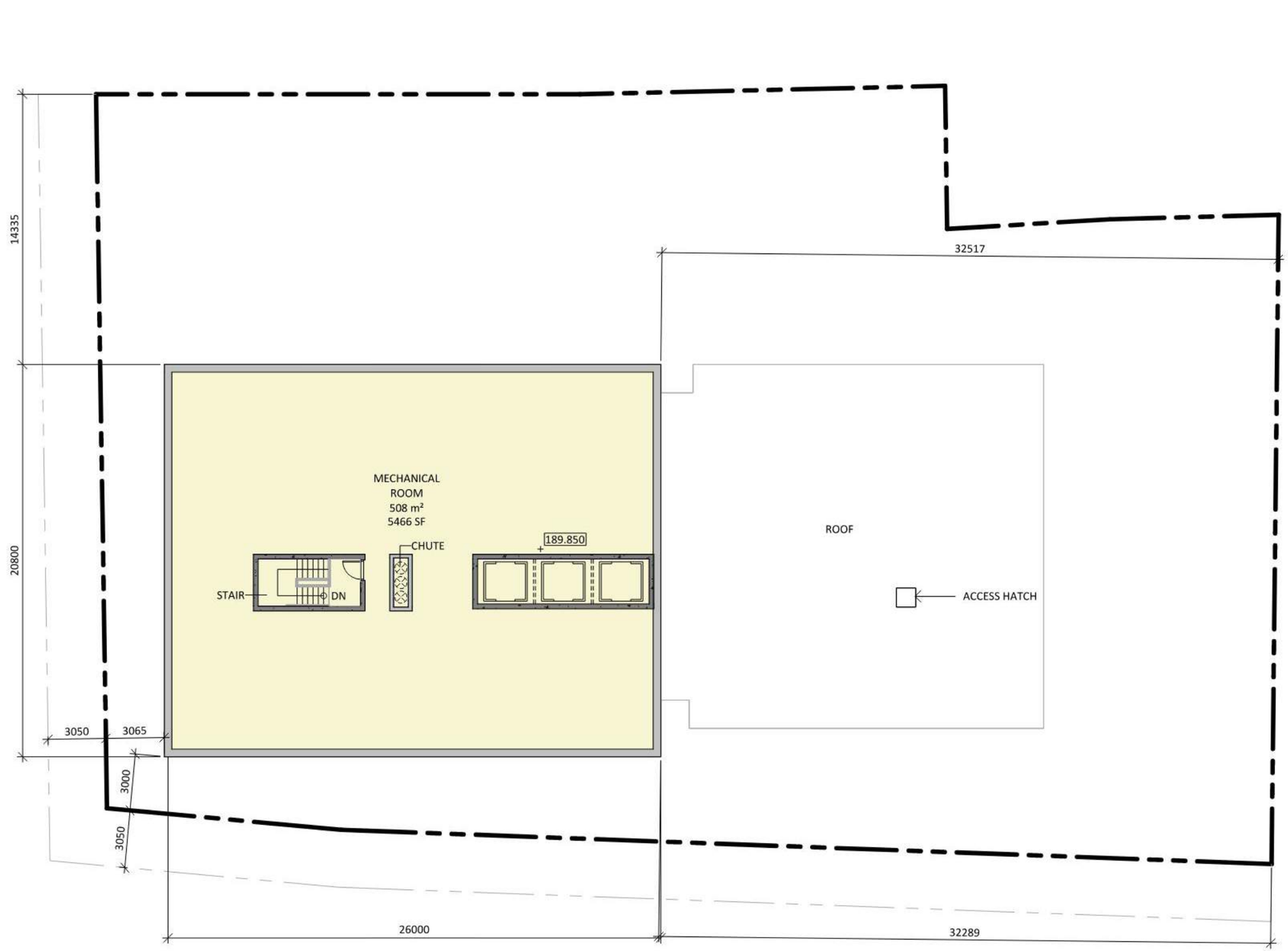
Architectural Drawings: Floor Plan Level 15



Architectural Drawings: Floor Plan Level 16-31

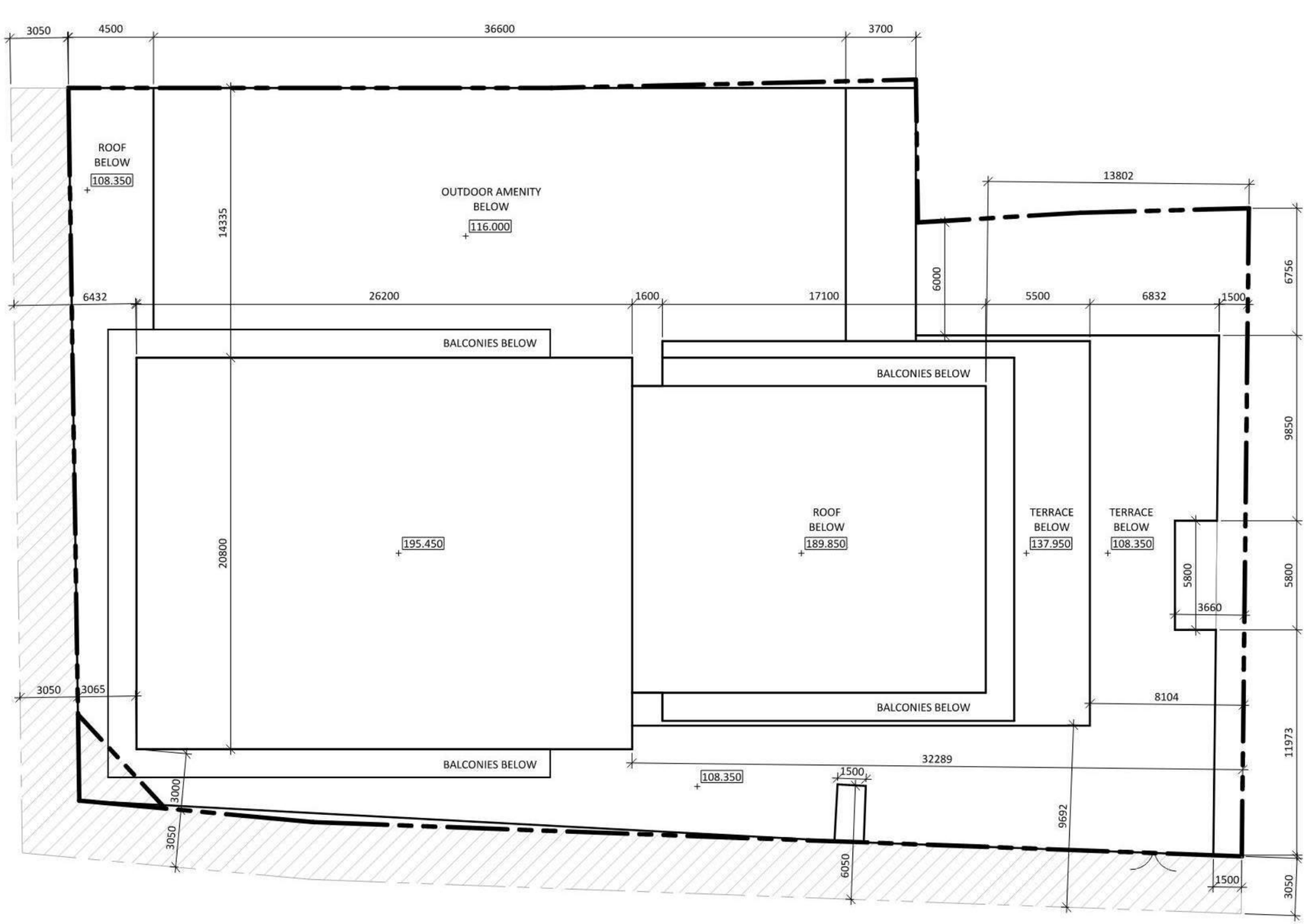


Architectural Drawings: Floor Plan MECH.

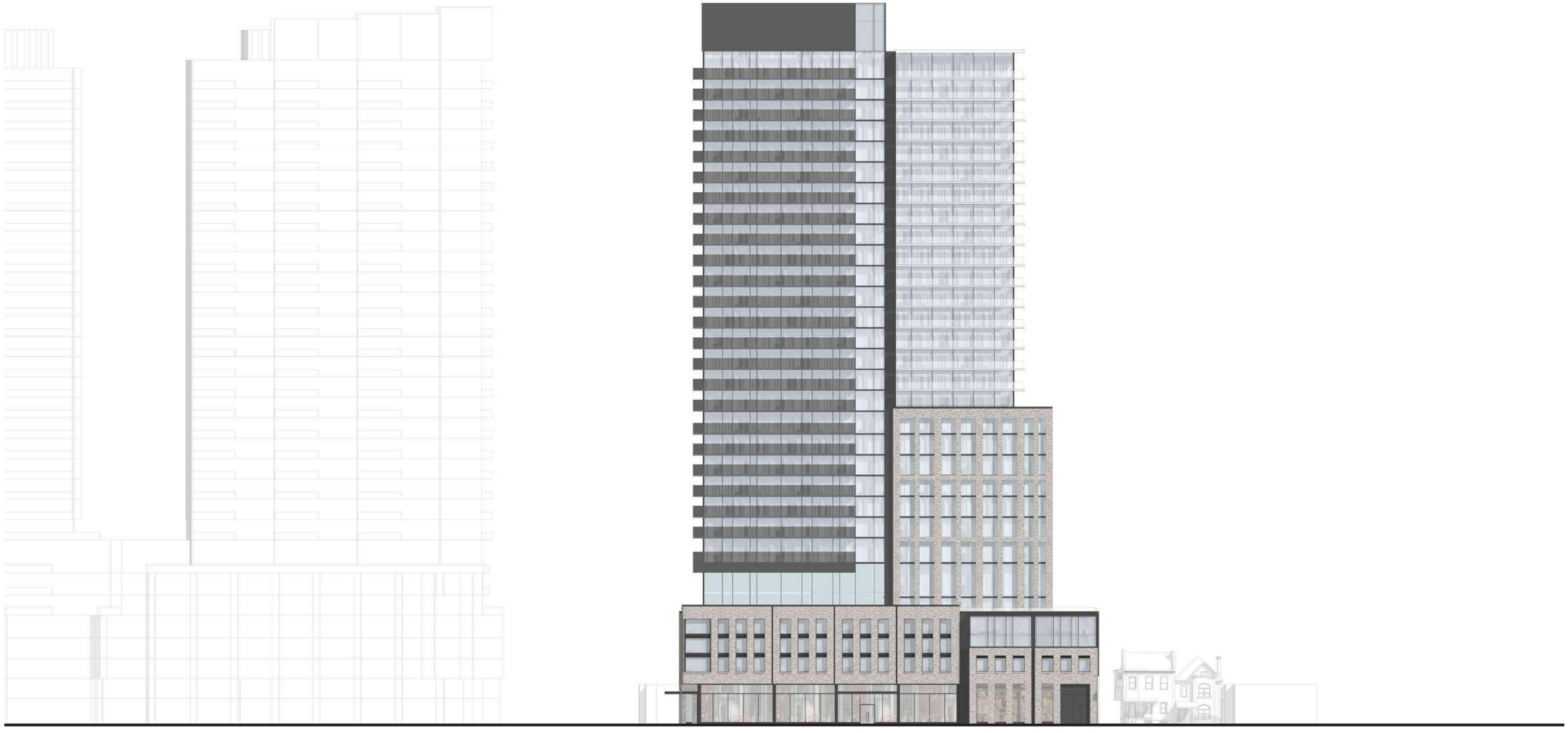


Residential
Commercial
Circulation/ Service
Indoor Amenity
Outdoor Amenity
Parking/ Storage

Architectural Drawings: Roof Plan



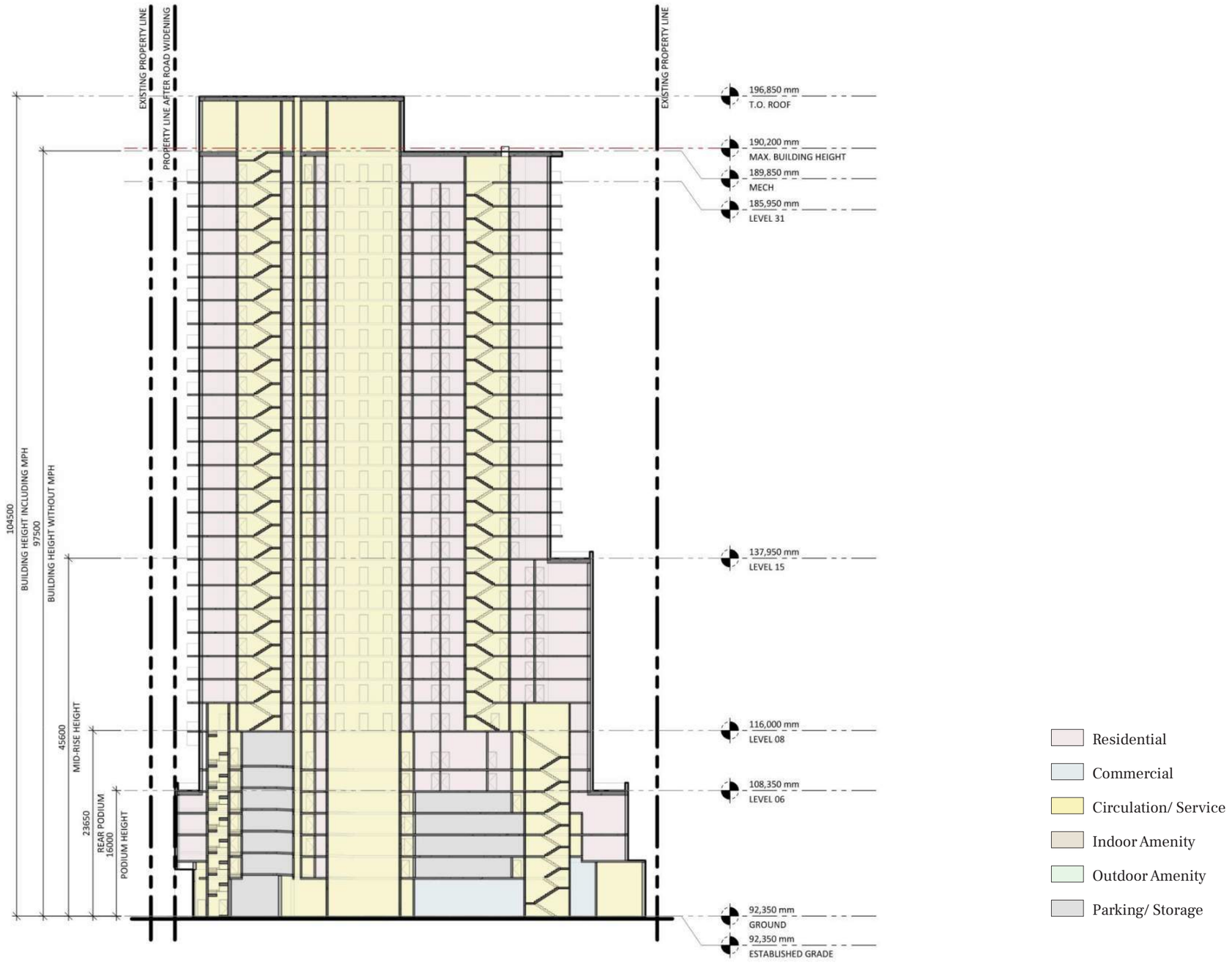
Coloured Elevation



Wilson Street Elevation

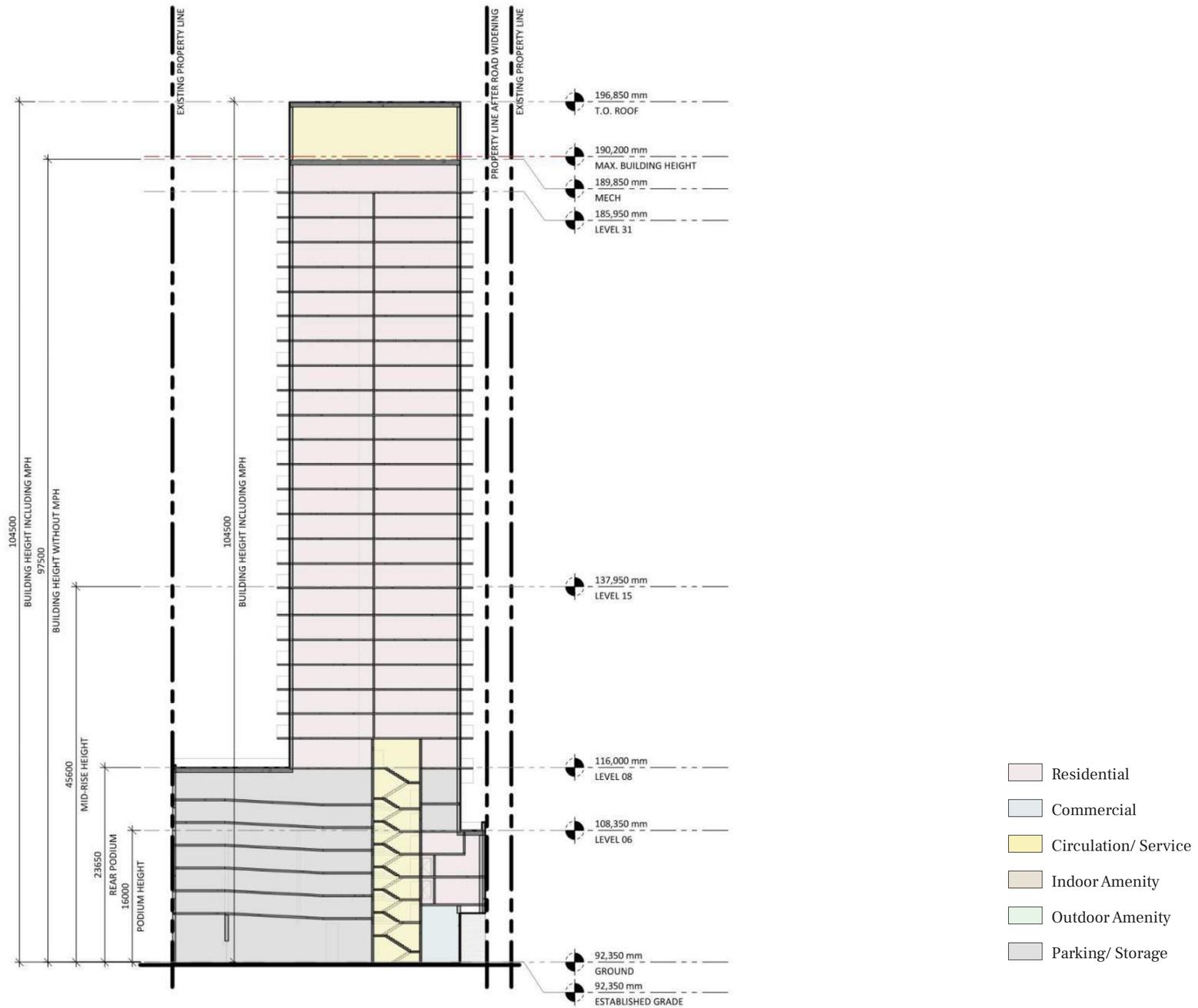
Coloured Elevation

Section 01



Longitudinal Section

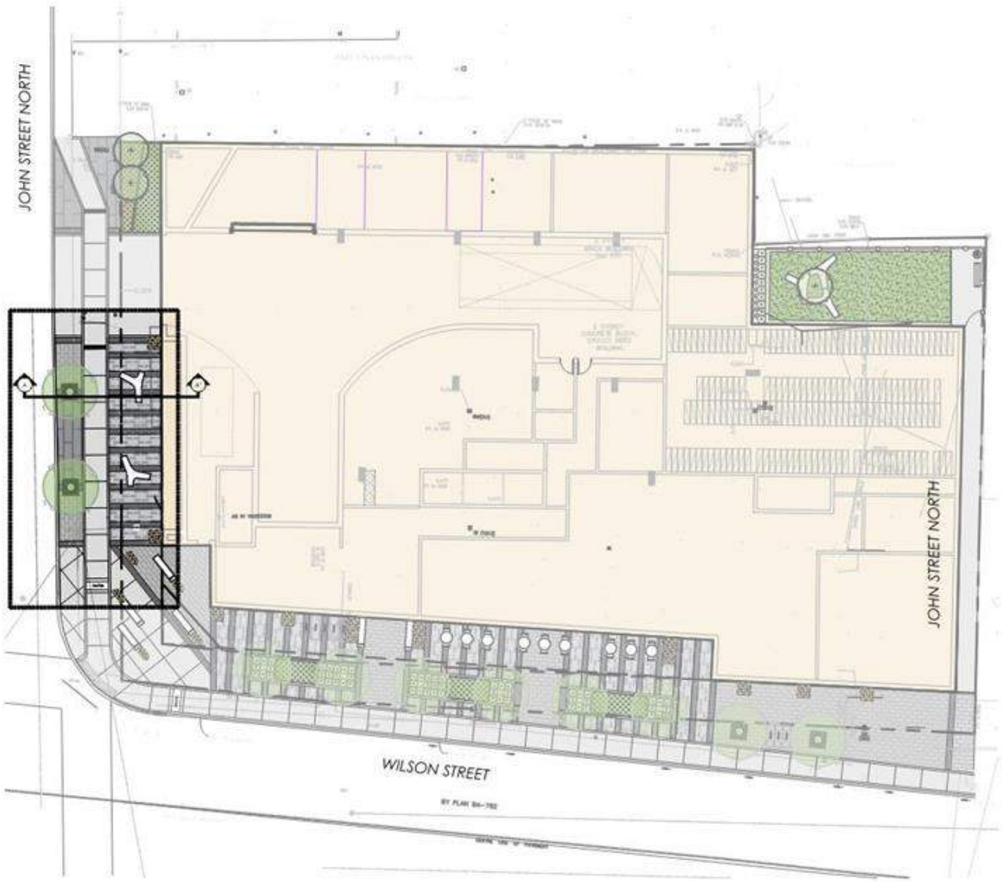
Section 02

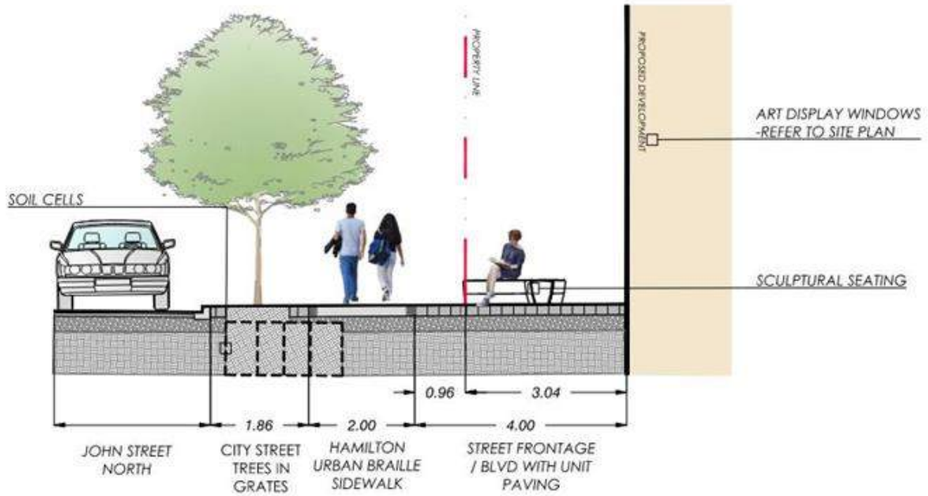


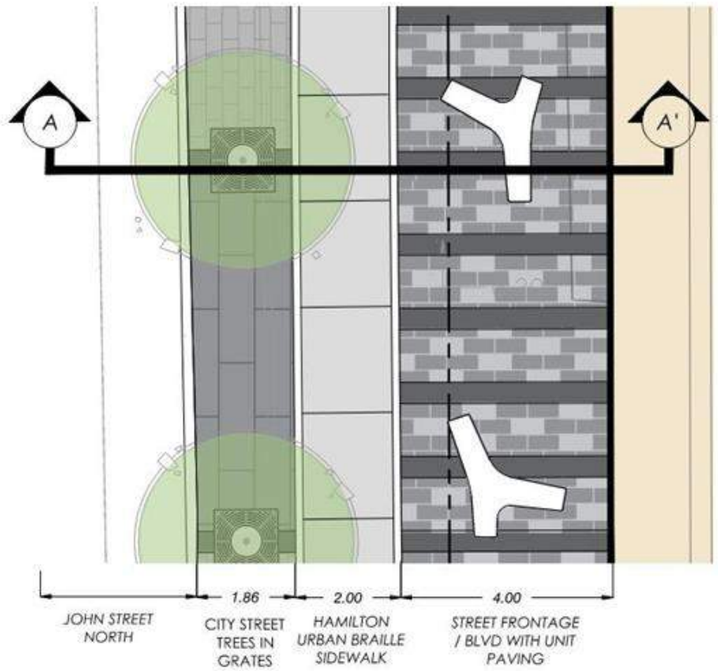
Transverse Section

Streetscape Sections

Streetscape Frontage A-A': John Street North

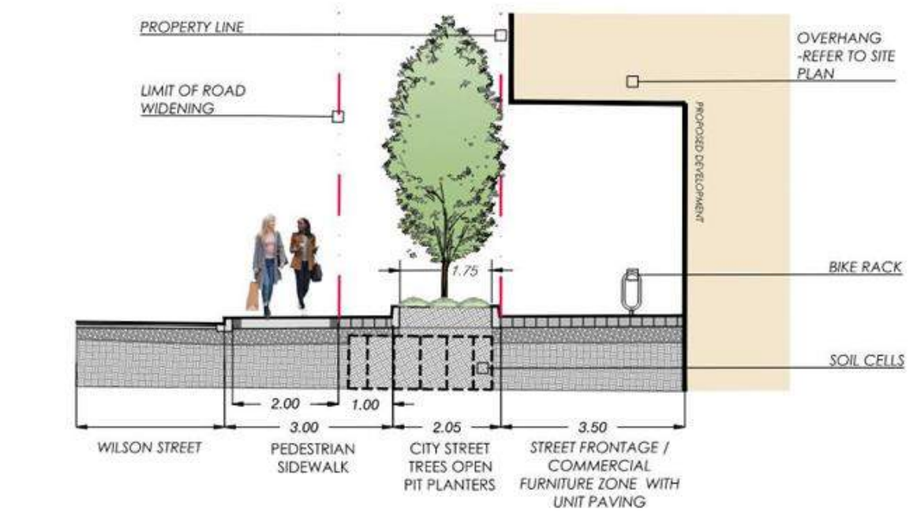






Streetscape Sections

Streetscape Frontage B-B': Wilson Street

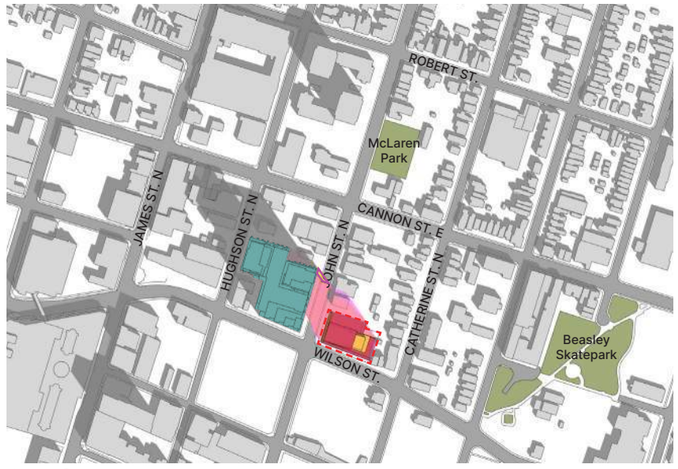


Sun Shadow Studies: March 21

8:48 am. (1.5hr after sunrise)

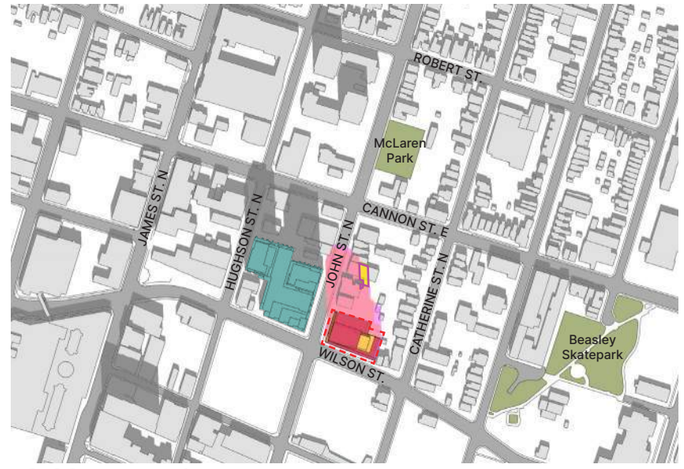
9:48 am.

10:48 am.

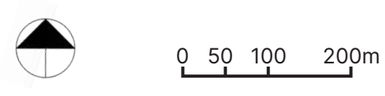


11:48 am.

12:48 am.



13:23 pm. (solar noon)



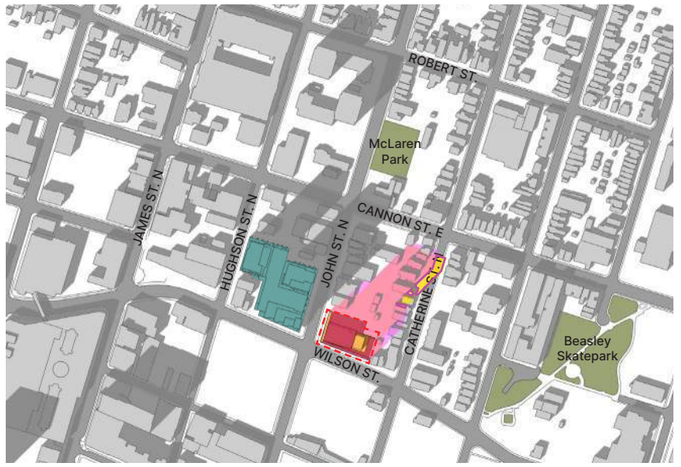
- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal (850 m2 floor plate)
- Existing Massing
- Shadow of Existing Massing
- Parks

- Approved/Not Yet Constructed
- As-of-Right Massing
- Shadow of As-of-Right Massing (750 m2 floor plate)
  **As per City of Hamilton Tall Buildings guideline
- Outline of New Net Shadow
- Overlapping Shadow of Proposal and As-of-Right Massing

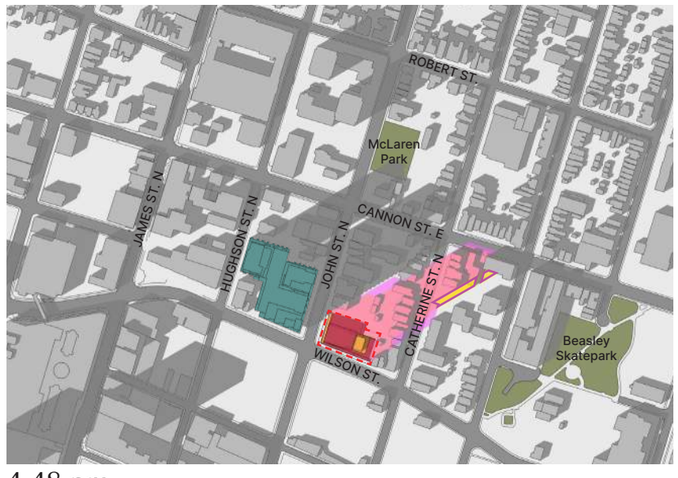
Sun Shadow Studies: March 21

1:48 pm.

2:48 pm.

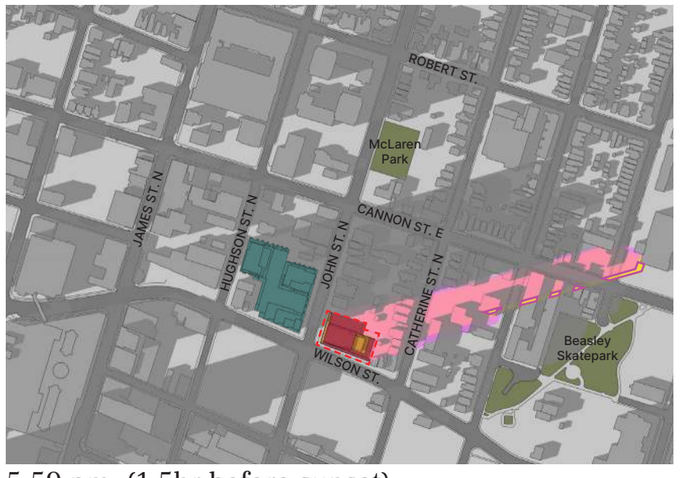


3:48 pm.

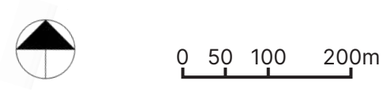


4:48 pm.

5:48 pm.



5:59 pm. (1.5hr before sunset)



- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal (850 m2 floor plate)
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- Parks

- Approved/Not Yet Constructed
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- Shadow of As-of-Right Massing (750 m2 floor plate)
  **As per City of Hamilton Tall Buildings guideline
- Outline of New Net Shadow
- Overlapping Shadow of Proposal and As-of-Right Massing

Visual Impact Assessment

Before

After

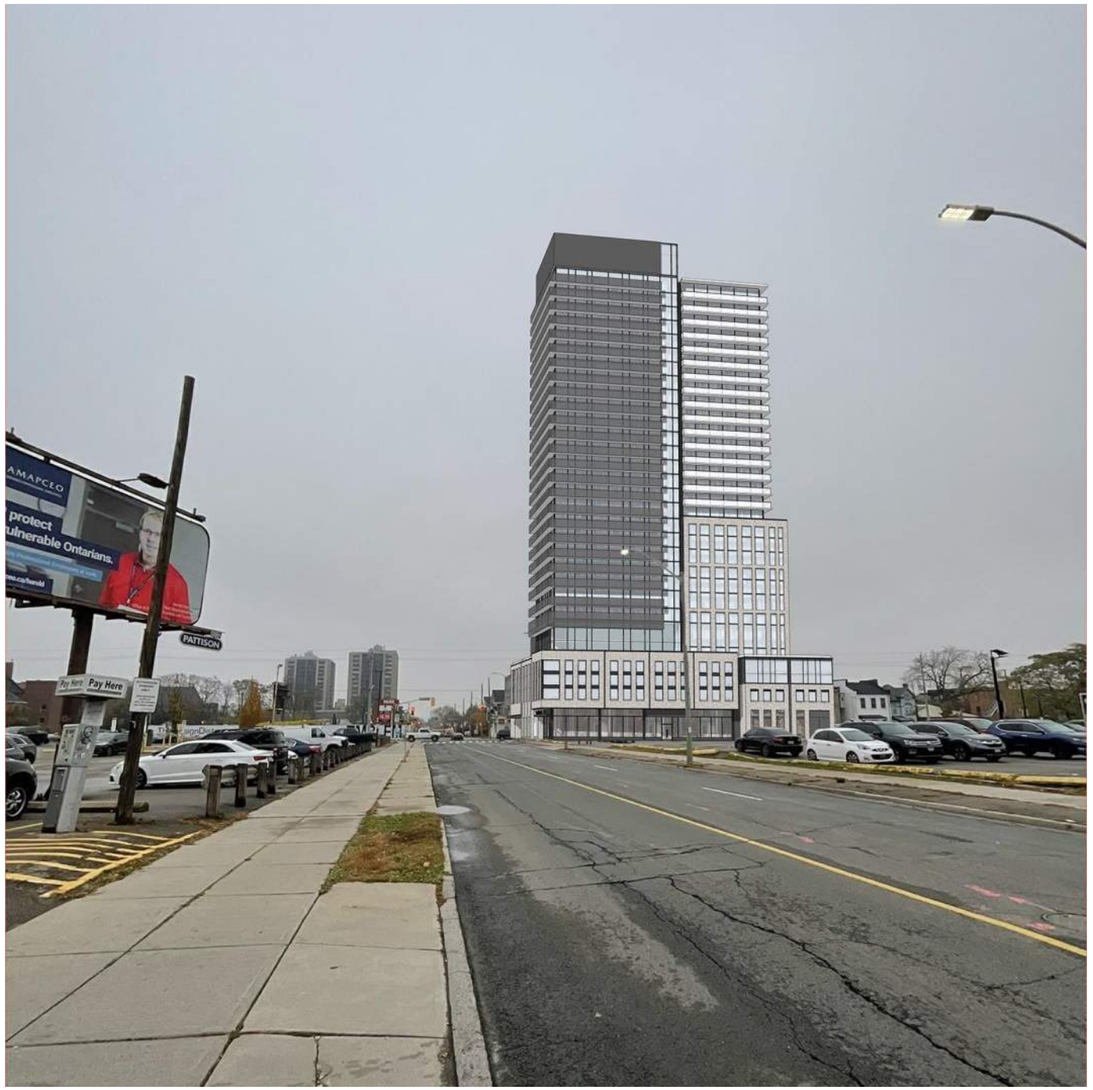
Visual Impact Assessment

Before

After

Visual Impact Assessment

Before



After

Visual Impact Assessment

Before

After

DESIGN BRIEF

92 John Street North
Hamilton, ON

Prepared for:

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Toronto, ON M5K 1E7

Prepared by:

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Hamilton, ON L8N2B9
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PART 1 - DESCRIPTION AND ANALYSIS

1.1 INTENT OF DOCUMENT

This Design Brief has been prepared on behalf of Emblem Developments as a component of the planning approval process for their subject lands at 92 John Street, located on the North East Corner of John Street N at the intersection of Wilson Street.

The Design Brief provides direction for the implementation of the development vision identified for the subject lands within the Downtown Hamilton Secondary Plan. The brief describes the design principles and objectives that will guide the built form of major structuring elements in the development including the building, streetscape and residential and commercial interface. The brief identifies aspects of the design that will establish the feel of the public realm and set the tone for the balance of the neighbourhood.

Based on the Urban Hamilton Official Plan (UHOP) and the Hamilton Downtown Streetscape Master Plan, the site has been carefully designed with the following urban design principles (Sections B.6.1.8.8 & B.6.1.10 of the Downtown Hamilton Secondary Plan) in mind:

- Create mixed-use developments
- Introduce pedestrian amenities along the length of the street including generous sidewalks, special paving and street trees
- Provide main entrances and windows on the street-facing walls of buildings, with entrances at grade;
- Ensure barrier-free access at grade level in commercial mixed use development
- Locate buildings along the street line, with the heights to be consistent with existing buildings and per the Building Heights map B.6. 1-4.
- Enhance the streetscape and public realm.

These points are further described in Parts 2 & 3 of this brief.

The Design Brief provides landscape and built-form guidelines which address both public and private realm elements to create a pedestrian scaled development and demonstrate how the design of the subject lands complies with the goals of the Vision 2020, the Urban Hamilton Official Plan, the Downtown Hamilton Secondary Plan and the Hamilton Downtown Streetscape Master Plan regarding Wilson Street and John Street North.

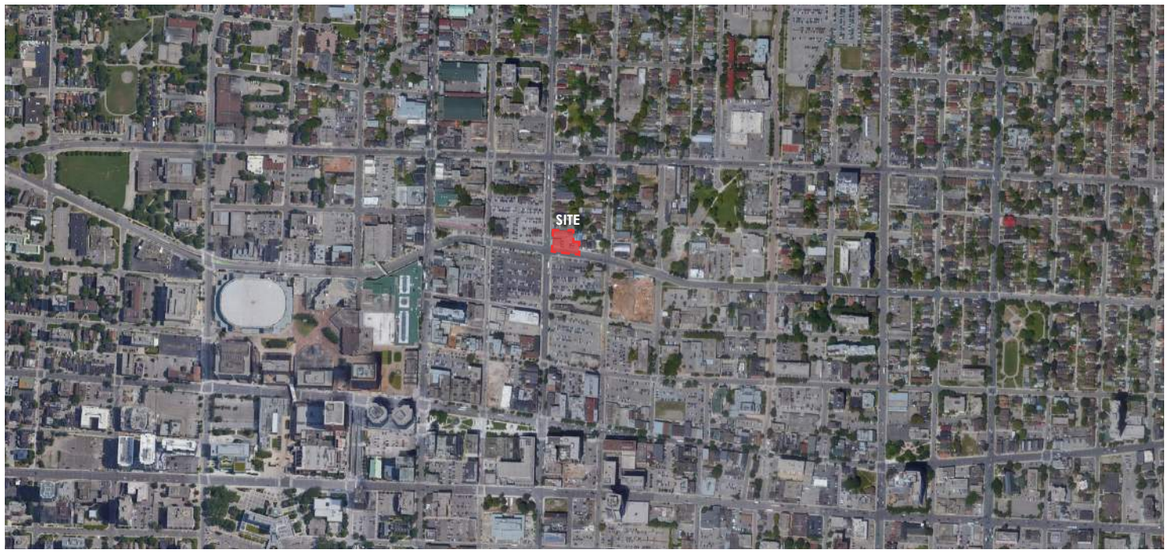


Fig 1. KEY MAP: 92 John Street North

1.2 Site Context

The subject site is located at 92 John Street North, within the Downtown Hamilton area, with frontages on John Street North and Wilson Street. The property consists of approximately 2,653.5m^2 of land and has frontages as follows:

Wilson Street:	61.5m (ultimate), 64.5m (prior to road widening)
John Street North	37.9m (ultimate), 40.6m (prior to road widening)

The property is bounded by:

- North: Existing mid rise commercial units, a church, and single family dwellings
- East: Low Density residential units
- South: Wilson Street
- West: John Street North adjacent to the 41 Wilson Development by Emblem

The existing site is currently split between a low-mid rise commercial building(Gary Proctor Bldg.) and a parking lot as well as a Health Centre and Picture framing business. The proposed development will adhere to the Downtown Hamilton Secondary Plan including but not limited to having mixed uses, promoting downtown living (6.1.2 (c)) and enhance street and public spaces (6.1.3.4).

The subject site is surrounded by local streets on two sides; John Street North to the west, and Wilson Street to the south. The site is zoned as the Downtown Residential (D5).

Per the Downtown Residential Zone (D5), and surrounding property's as part of the Central Business District (D1) zone, there are varied uses of the surrounding properties. These include commercial entertainment, office, restaurants and multiple dwelling residential. See the context map and images of surrounding properties and notable sites within a one kilometre radius.
Per the D5 zone, the minimum facade height is 7.5m with the maximum height to be 98m (30 storeys as per the Downtown Hamilton Secondary Plan Building Heights Map B.6 1-2. The directly surrounding existing building heights vary including;

- One to two story residential/commercial buildings to the north.
- Three story Trinity Lutheran Church to the west.
- One to two story Stewart Memorial Church to the north.
- Ground Floor open parking lot south of Wilson Street.

There is no on-street parking along John Street N. and the majority of parking in the area is at grade private pay parking lots. There is currently very little landscaping surrounding the subject site, other than the residential trees in the neighbouring lots. Very few street frontages have street trees or landscaping along the boulevard or street edge.

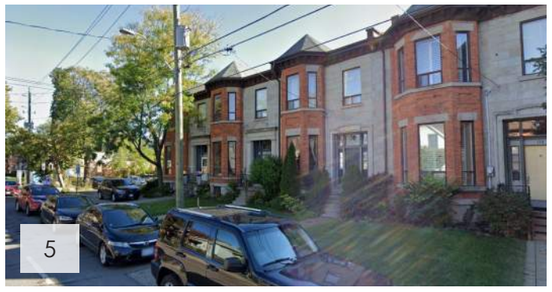
The existing neighbourhood is a vibrant mixed use area offering a wide range of opportunities for work, dining, entertainment and everyday essential needs within walking distance. The context map on page 4 notes a handful of the surrounding sites within a 0.5m km radius and a 1.0 km radius of the subject site.

Existing site at 92 John St.

Proposed development at 41 Wilson St.

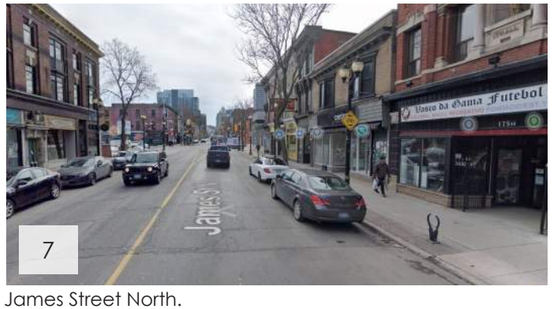
Restaurants, retail and Tivoli Theatre

John - Rebecca Park



Existing low density residential

Hamilton Light Infantry



James Street North.

Beasley Park

Refer to Fig 2. for Context Map

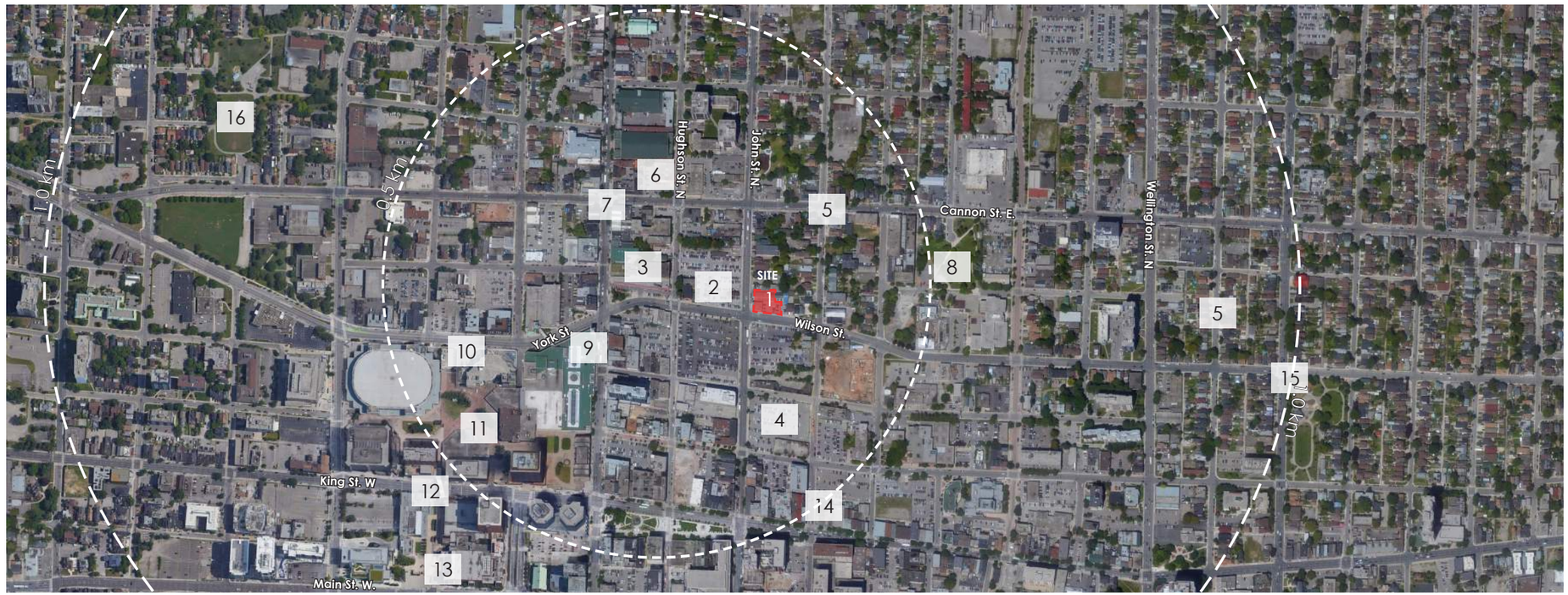


Fig 2. Context Map

Hamilton City Centre

Hamilton Central Library & Farmer's Market

Jackson Square

Art Gallery of Hamilton

Hamilton City Hall

King William St. restaurants/commercial

Tweedsmuir Park

Central Park

2.1 KEY POLICIES & MASTER PLANS

2.1.1 URBAN HAMILTON OFFICIAL PLAN

The development follows the latest Urban Hamilton Official Plan (UHOP) which came into effect on August 16th, 2013 and touches on the following key principles of the Official Plan as part of Hamilton's Vision 2020 directions to guide development:

- Encourage a compatible mix of uses in neighbourhoods that provide opportunities to live, work and play. (Direction #1)
- Concentrate new development within existing built-up areas and within a firm urban boundary (Direction #2)
- Design neighbourhoods to improve access to community Life (Direction #4)
- Expand transportation options that encourage travel by foot, bike and transit and enhance efficient inter-regional transportation connections (Direction #6)

(source: urban Hamilton Official Plan, A2.1)

As stated by the UHOP, quality spaces physically and visually connect the public and private realms. The proposed development adheres to following Urban Design Principles (as per section 3.3.2.4) in its proposed form and program. organizing space in a logical manner through the design, placement, and construction of new buildings, streets,

a) structures, and landscaping;
b) recognizing that every new building or structure is part of a greater whole that contributes to the overall appearance and visual cohesiveness of the urban fabric;
c) using materials that are consistent and compatible with the surrounding context in the design of new buildings;
d) creating streets as public spaces that are accessible to all;
e) including transitional areas between the public and private spaces where possible through use of features such as landscaping, planters, porches, canopies, and/or stairs;
f) creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing.

The proposal at 92 John Street is compatible with the surrounding mixed uses, as it proposes a building which has comparable materials of muted tones and textures which provides mixed commercial and residential use. The streetscape proposes a comfortable and defined pedestrian zone including hardscapes that adhere to and match the on-site Urban Braille standard. The development is designed to create an active streetfront and improves the public space by adding street trees and furniture. The street tree and furniture zone and additional buffer zone enhance safety by separating pedestrians from vehicular traffic while providing shaded public spaces. Ground level entrances and glazing provide a strong visual and physical connection between the public and private spaces and provide a high level of pedestrian comfort and amenities.

2.1.2 DOWNTOWN HAMILTON SECONDARY PLAN

The applicable designation for the subject property is 'Downtown Residential" on Map B.6 1-1 -Downtown Hamilton Land Use Plan. The proposed development adheres to the following Downtown Hamilton Secondary Plan Principals:

b) Strengthen the connection to neighbourhoods, the Waterfront, the Escarpment and other surrounding features or attractions. The Downtown shall be reconnected to its neighbourhoods by developing vacant land and parking lots, and by re-balancing Downtown Streets as attractive pedestrian places...
c.) Promote Downtown living.
e.) Downtown is healthy and safe.
h.) The Niagara Escarpment is an essential part of the character and appearance of the City: views to the Escarpment are important assets to protect. ...The Downtown Hamilton Secondary Plan recognizes the importance of the relationship between topography and building height and the impacts on significant views to and of the Niagara Escarpment.

(source: UHOP, Vol 2 B.6.1.2)

The proposed development at 92 John Street adheres to the Vision, Principles and Objectives of the Hamilton Downtown Secondary Plan. The proposed development provides a unique living opportunity in the heart of the City as well as providing a mixed use development with ground floor commercial space. The proposal respects the design and features of the surrounding area.

The proposed development will be compatible with the design of the surrounding buildings and will implement urban design features compatible with its Downtown location. Overall the proposal will create a quality residential development that will enhance Wilson Street and John Street North.

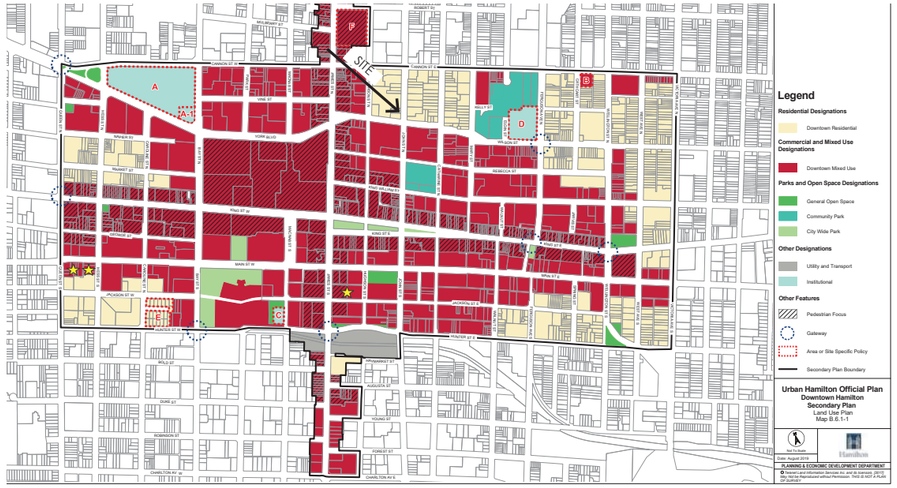


Fig 3. Downtown Hamilton Land Use Plan
(source: Urban Hamilton Official Plan, Volume 2, Map B.6.1-1, August 2019

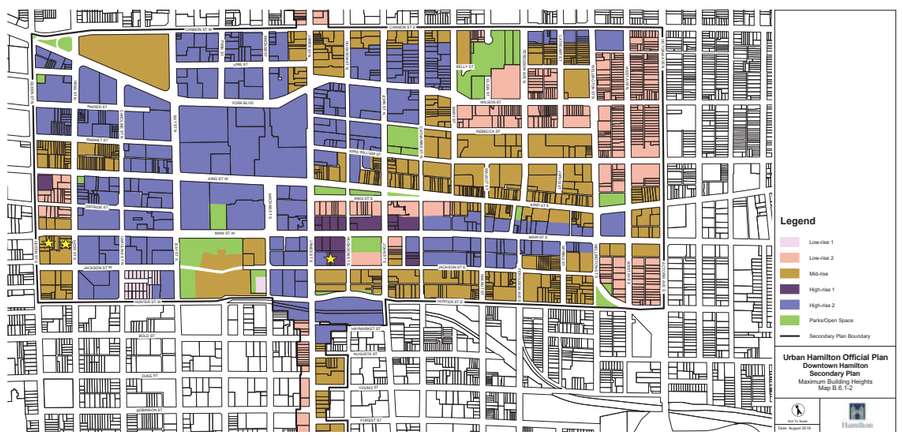


Fig 4. Downtown Hamilton Building Heights Plan
(source: Urban Hamilton Official Plan, Volume 2, Map B.6.1-4, August 2019)

2.2 URBAN DESIGN POLICIES & GUIDELINES

2.2.1 SITE PLAN GUIDELINES

The site plan has been guided by Section 6.4 of the City's Site Plan Guidelines, design considerations for multiple unit residential developments.

2.2.2 HAMILTON DOWNTOWN MOBILITY STREET MASTER PLAN

The Downtown Mobility Street Master plan (DMSMP) notes John Street as a Mobility street, a very important pedestrian linkage to open spaces through the downtown area. Wilson Street is noted as a pedestrian priority area. For all streets this includes creating a strong and attractive pedestrian-orientated areas with City of Hamilton standard treatments.
(source: DMSMP Page 3 & 5)

Per the master plan the following principles for movement and pedestrian priority apply to John Street.

- Create an 'Urban' Streetscape Profile
- Create an Organized and Legible Pedestrian Environment
- Incorporate urban Braille at key Pedestrian intersections and within Pedestrian Priority Areas.

(source: DMSMP Page 6, Movement & Pedestrian Priority)

2.2.3 CITY OF HAMILTON CO-ORDINATED STREET FURNITURE GUIDELINES

The City of Hamilton Co-ordinated Street Furniture Guidelines was developed to improve the image and identity of the City's streetscape and provide visual coherence contributing to a high quality public realm.

The subject site will adhere to the Street Furniture Guidelines and to the Urban Braille system of tactile markings and pavement types and providing benches and bicycle racks within the street tree/ furniture zone of the streetscape.

The streetscape on John Street North will follow prescribed four pedestrian zone system configuration 1 including a buffer zone, street tree/furniture zone, walkway zone and frontage zone. Wilson Street does not have enough room to provide a boulevard with tree planting. In these cases the City of Hamilton Urban Braille standards will be followed and street trees and furniture provided where space allows.

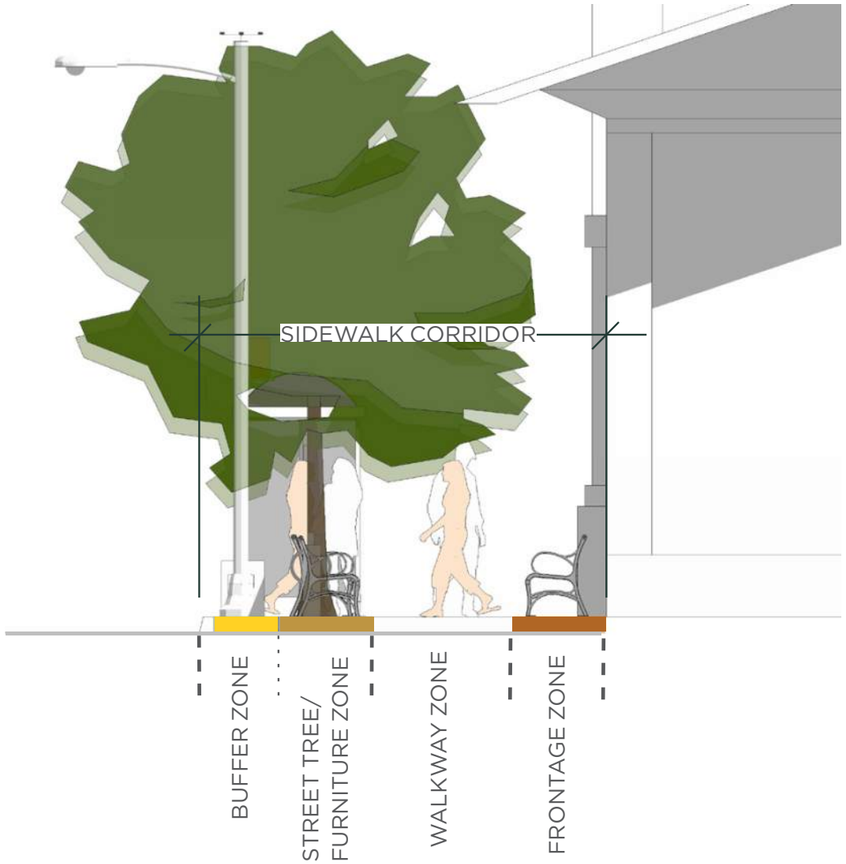


Fig 5. Pedestrian Zone Configuration 1.
(source: City of Hamilton Co-Ordinated Street Furniture Guidelines. 2.3

PART 3.0 - SITE DESIGN & ANALYSIS

The site plan design has been guided by Section 6.4 of the City's Site Plan Guidelines, design consideration for multiple unit residential developments.

The general design goal is to achieve an appropriate mixed use building that:

- Faces the building towards the street
- Respects the ground level pedestrian scale and access
- Provides an enhanced streetscape and public interface.

3.1 SITE DESIGN

The subject site at 92 John Street proposes a single tower, 31 storey mixed use building including 383 residential units and 418m^2 of ground level retail space. There is a total of 24,077m^2 of GFA above grade. The ground floor combines commercial/retail space, parking, back of house rooms and residential lobby. Commercial/retail units face Wilson Street frontages.

The main lobby entrance faces the corner of John Street North and Wilson Street. It features enhanced paving, furniture and planting. John Street North accommodates street trees in a blvd, a standard sidewalk, and pedestrian orientated spaces to accommodate both retail customers and residents. Wilson Street and John Street North allows for a standard sidewalk street side with street trees provided where space allows. Wilson Street also includes enhanced pedestrian spaces adjacent to the building for the retail tenants.

Another highlighting feature incorporated into the overall site design is the daylight triangle strata conveyance. Measuring 4.57m x 4.57m x 6.0m high, the daylight triangle is located on the corner of John and Wilson directly in front of the main lobby. This component ensures the visual safety of both pedestrian and vehicular users at the intersection.

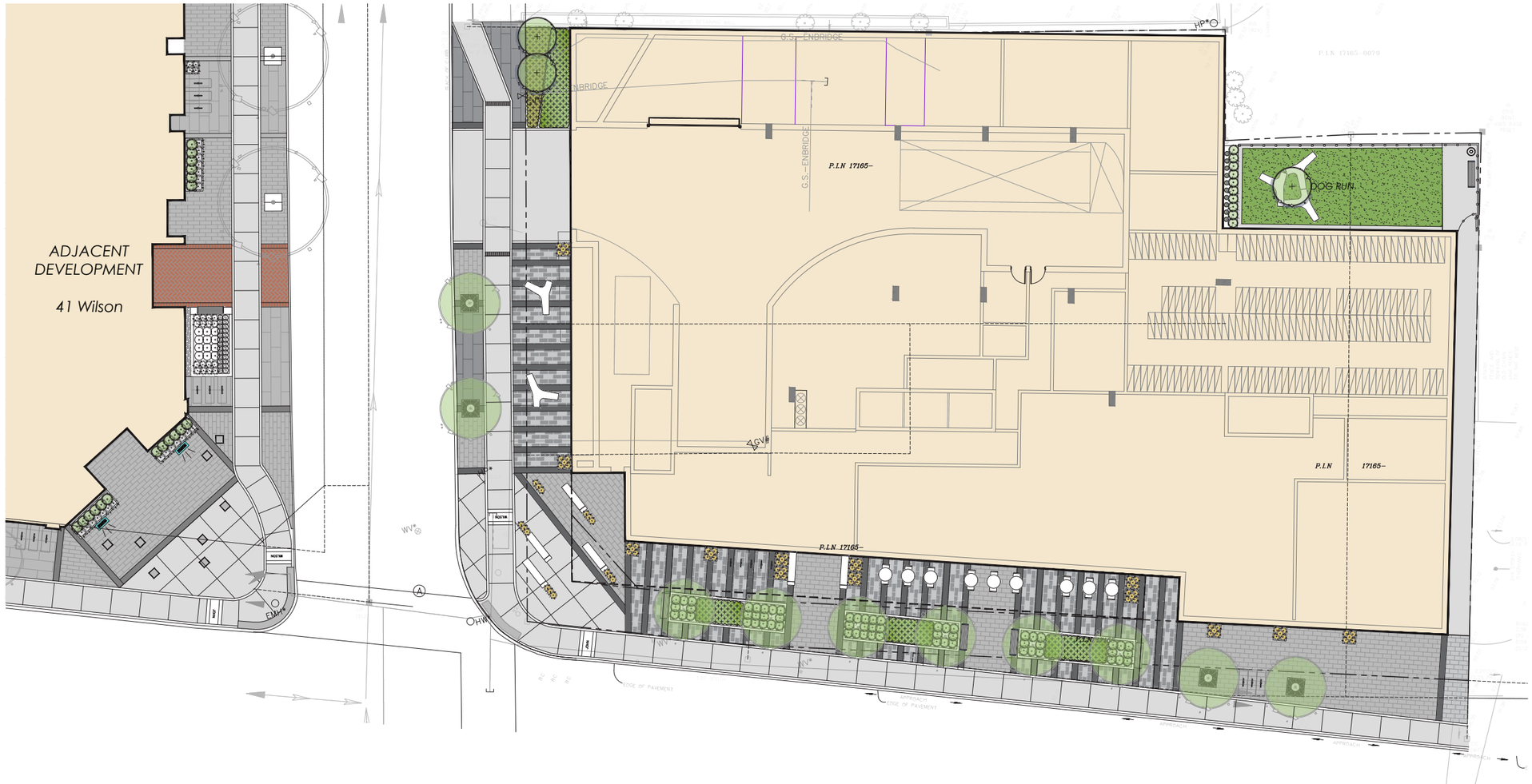


Fig 6. Site Plan

3.2 Architectural Vision and Building Design

The additional land assembly of 81 Wilson provides a unique opportunity to reimagine an appropriate built form for the site. With a combined lot frontage now of 64.5m, a mid rise massing is introduced, providing an appropriate transition from the easterly existing lots to the tower.

In order to address cultural heritage comments of lowering the podium to contextualize with the adjacent buildings, a 5 storey/16m tall podium expression that wraps both on Wilson St and John St. N is proposed. This is substantially lower than the 22.0m podium height allowable on Wilson. It is important to ensure there is a careful balance of being mindful of the existing context and the possibility of a future development east of the site. The remainder of the block, should it be developed, is not big enough to be a tower form it would be a mid rise, presumably with a 3-5 storey podium and 8-10 storeys total height. The massing proposal is sensitive to both the existing and potential future contexts.

The 14 storey midrise portion is set back 8.1m from the eastern property line, while the tower is set back 13.5m from the eastern and 14.3m from the north property lines, both of which exceed typical setbacks for mid rise and tower design guidelines. The tower massing is broken up by a strong vertical reveal, and combined with a change in massing, setbacks, balcony treatment, exterior cladding; they reinforce a visual perception of a collection of smaller towers instead of one large one.

The Ground floor area facing Wilson is comprised of retail and residential entries. Levels 2-5 contain residential units facing Wilson and a portion of John Street as well. The tower is broken up into three sections: a major vertical element at the corner, a mid rise segment to the east and a smaller tower situated on top.

The treatment and application of balconies vary with each section. A darker balcony expression and location of the Mechanical Penthouse is proposed at the major vertical element to visually reinforce the corner. The mid rise section introduces a rationalized grid pattern, mediating a visual transition from the solid masonry base to the window wall tower above. The smaller tower proposed a lighter balcony expression, differentiating this volume from the boldness of the corner.

Given that this is a corner site, we have elected to consider the John Street North face as the front lot line; however, a traditional 7.5m rear yard setback would not be appropriate on Wilson Street as it would leave too wide of a gap. Understanding that the rationale for the rear yard setback is to mitigate any built form directly against another neighbour's backyard, the following has been provided:

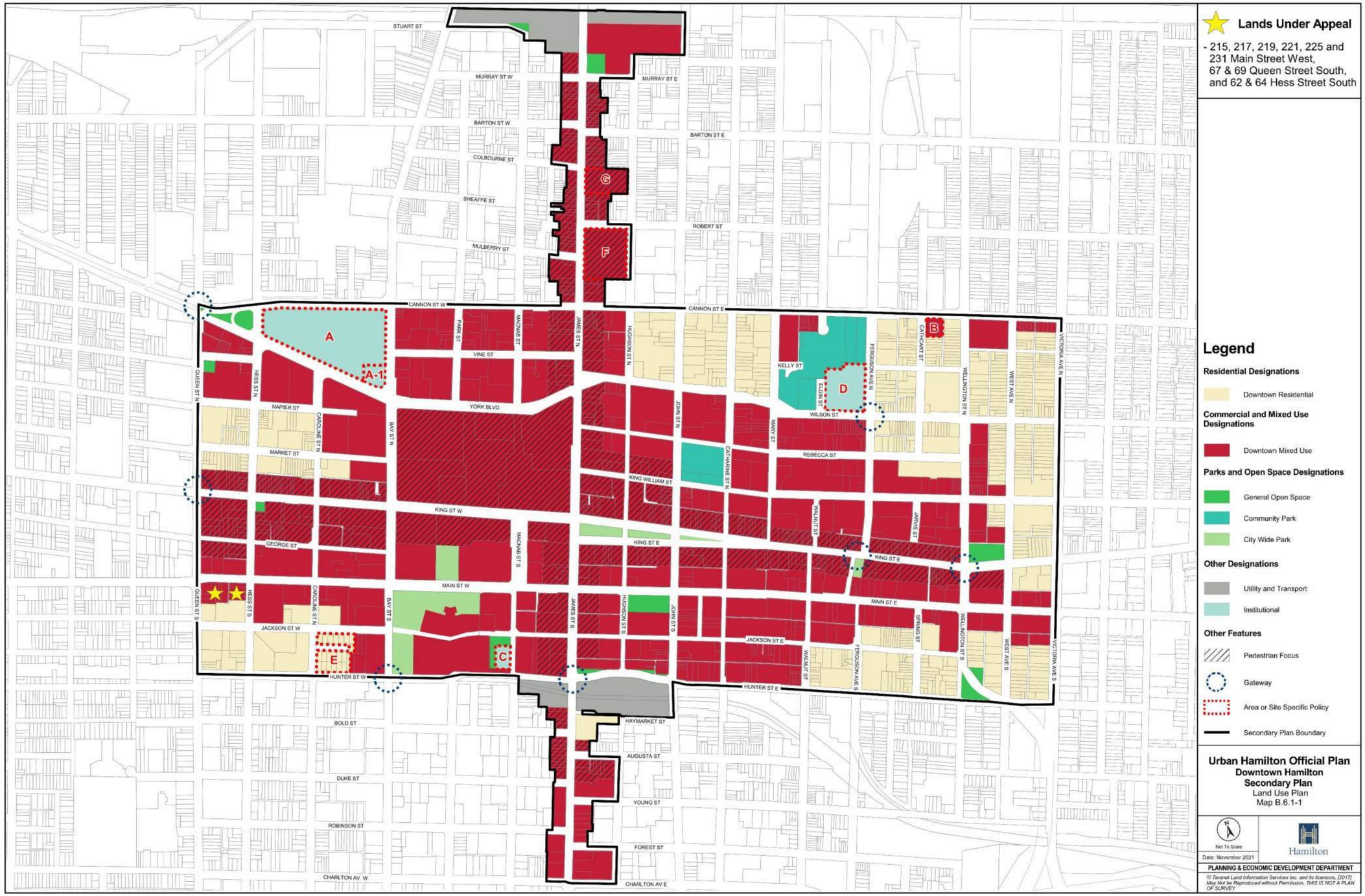
- Proposed massing of 3-storeys at the north and corner inset property lines (technical requirement to provide sufficient parking ramp length)
- At the same corner, levels 4-7 will be setback 3.7m from the east inset property line
- Proposed 6.3m setback from the north inset property line
- Proposed 1.5m setback from the east property line for levels 1-5, above which is an 8.1m setback for the mid-rise form

Fig 7. Building Renderings: North and East Edge

Fig 8. Building Renderings

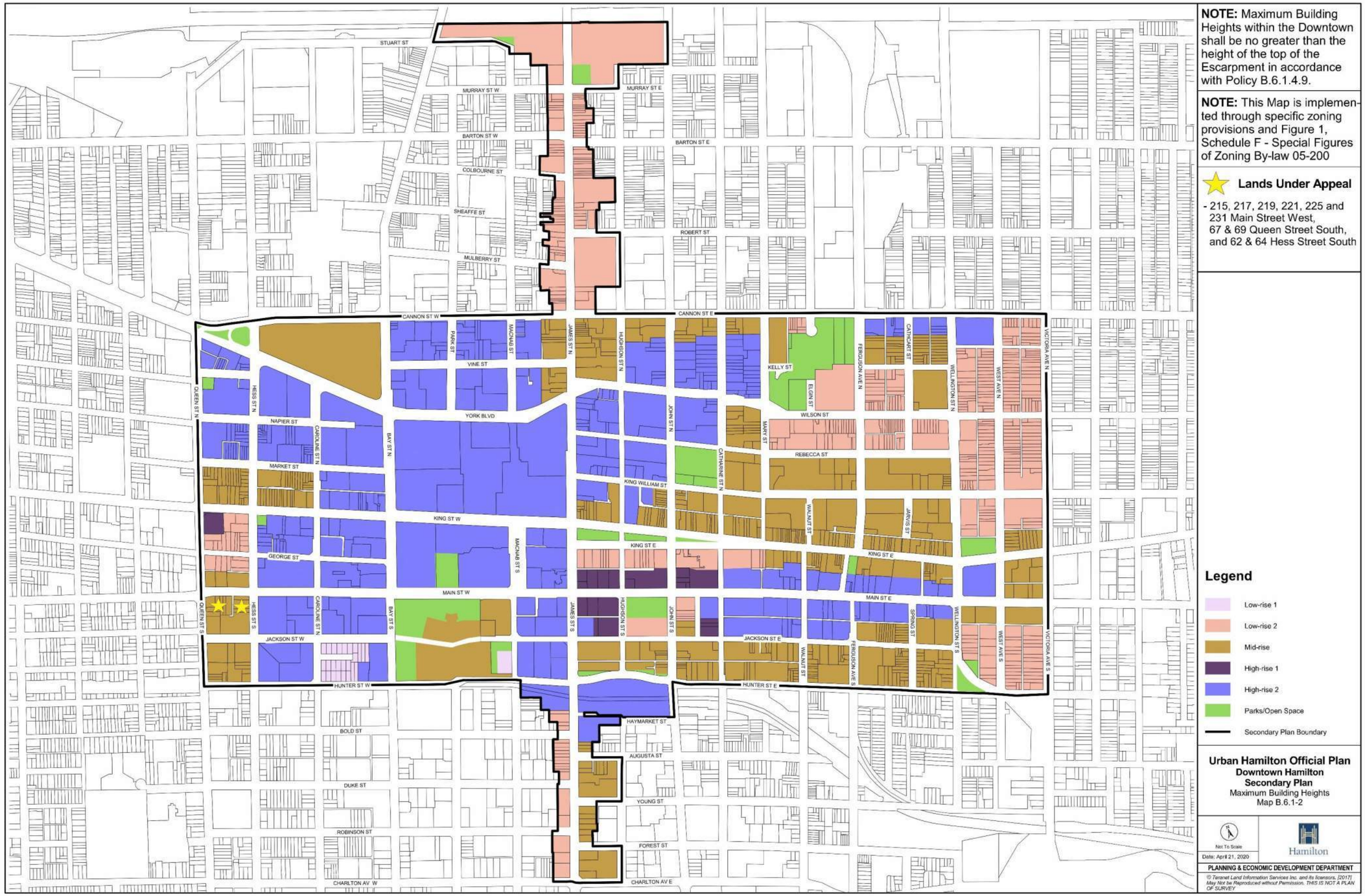
3.3 Landscape Design and Vision

The streetscape design for the proposed site aims to define the John Street North gateway into the downtown. The design combines street trees and planting, unique feature paving patterns and sculptural seating, reflective of the linear architectural form of the building, to create a visually interesting and pedestrian forward design.



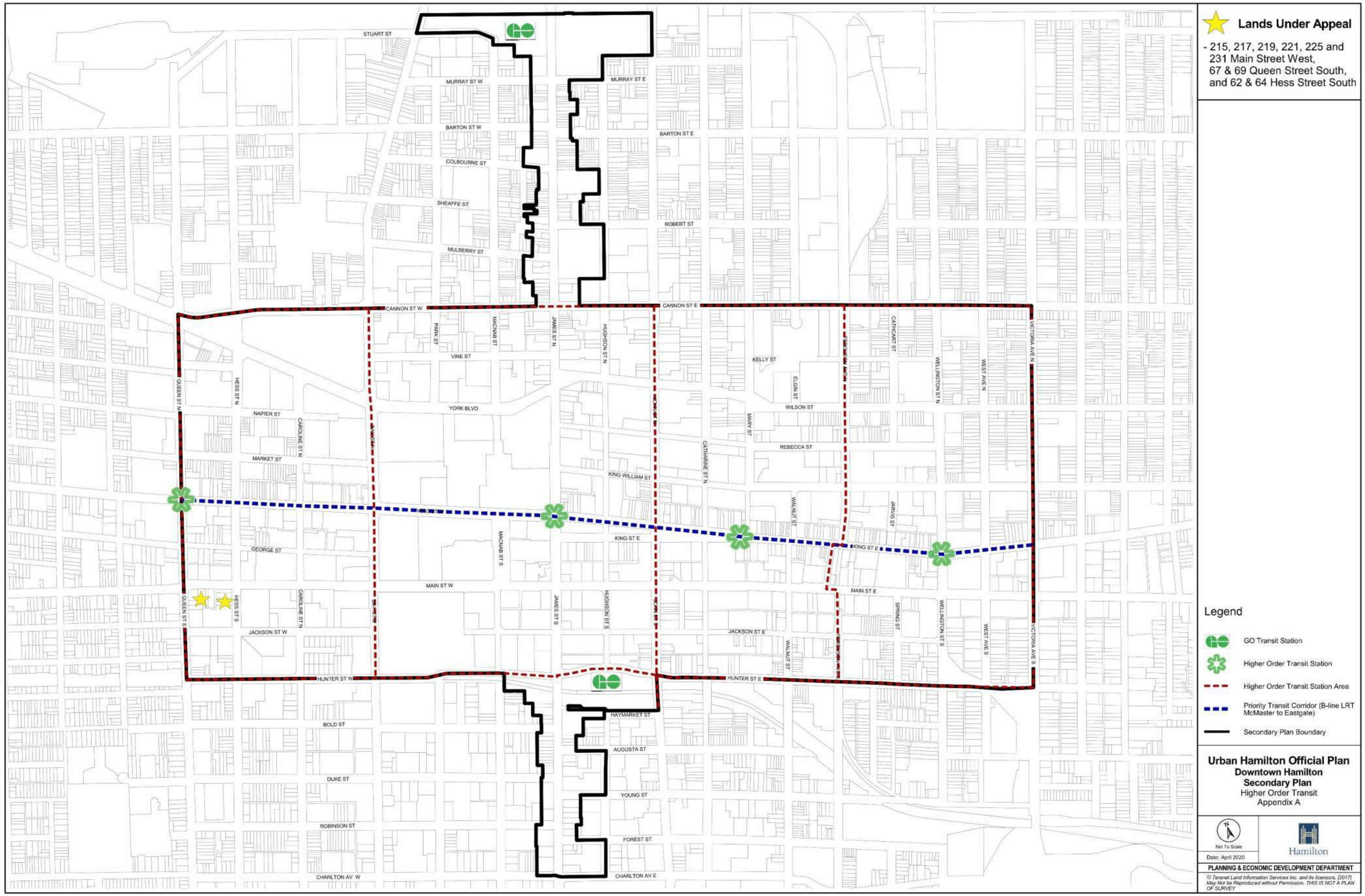
Urban Hamilton Official Plan Downtown Hamilton Secondary Plan
Land Use Plan Map B.6.1-1

Planning Supporting Documents



Urban Hamilton Official Plan Downtown Hamilton Secondary Plan
Maximum Building Heights Map B.6.1-2

Planning Supporting Documents



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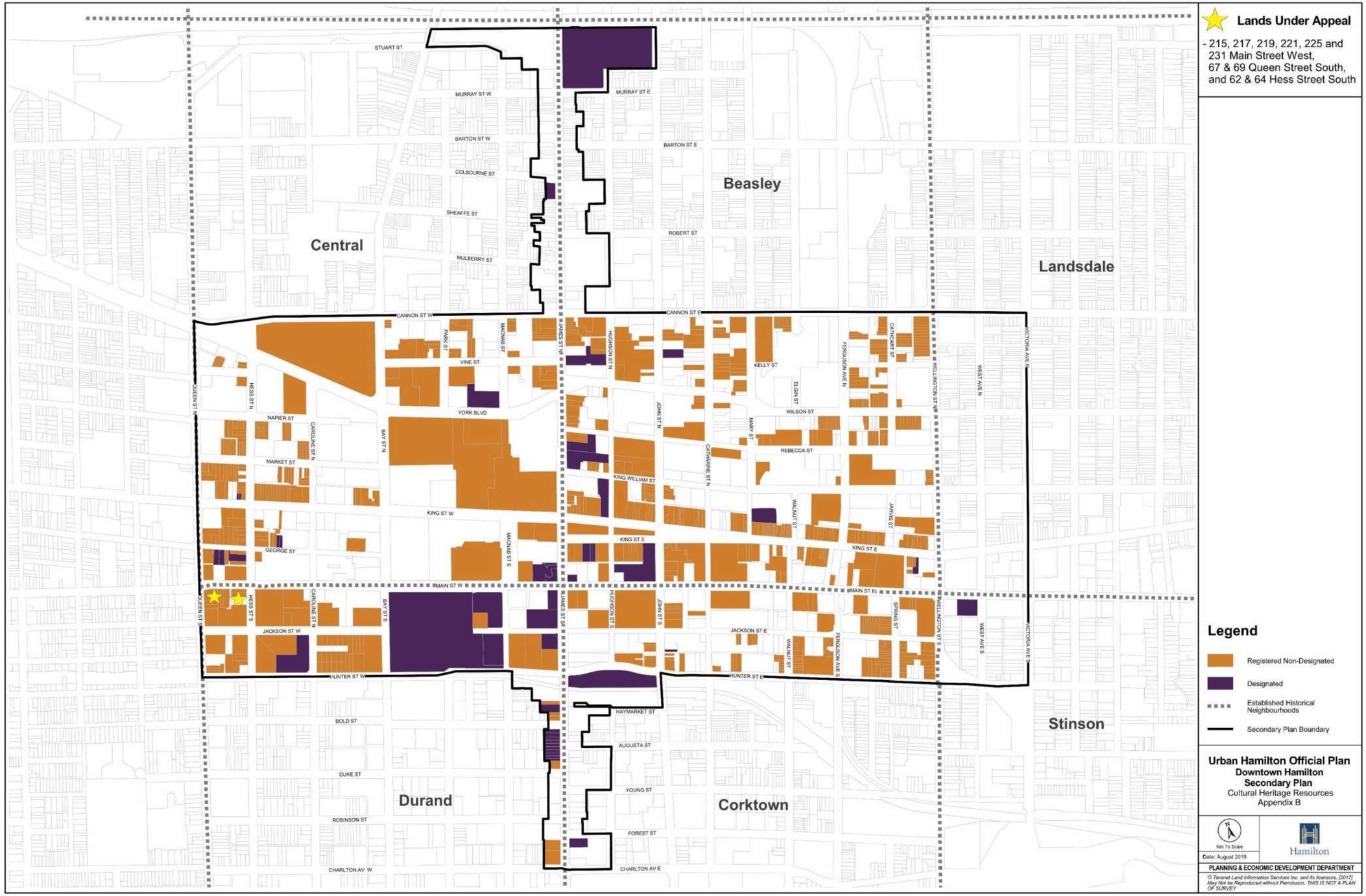

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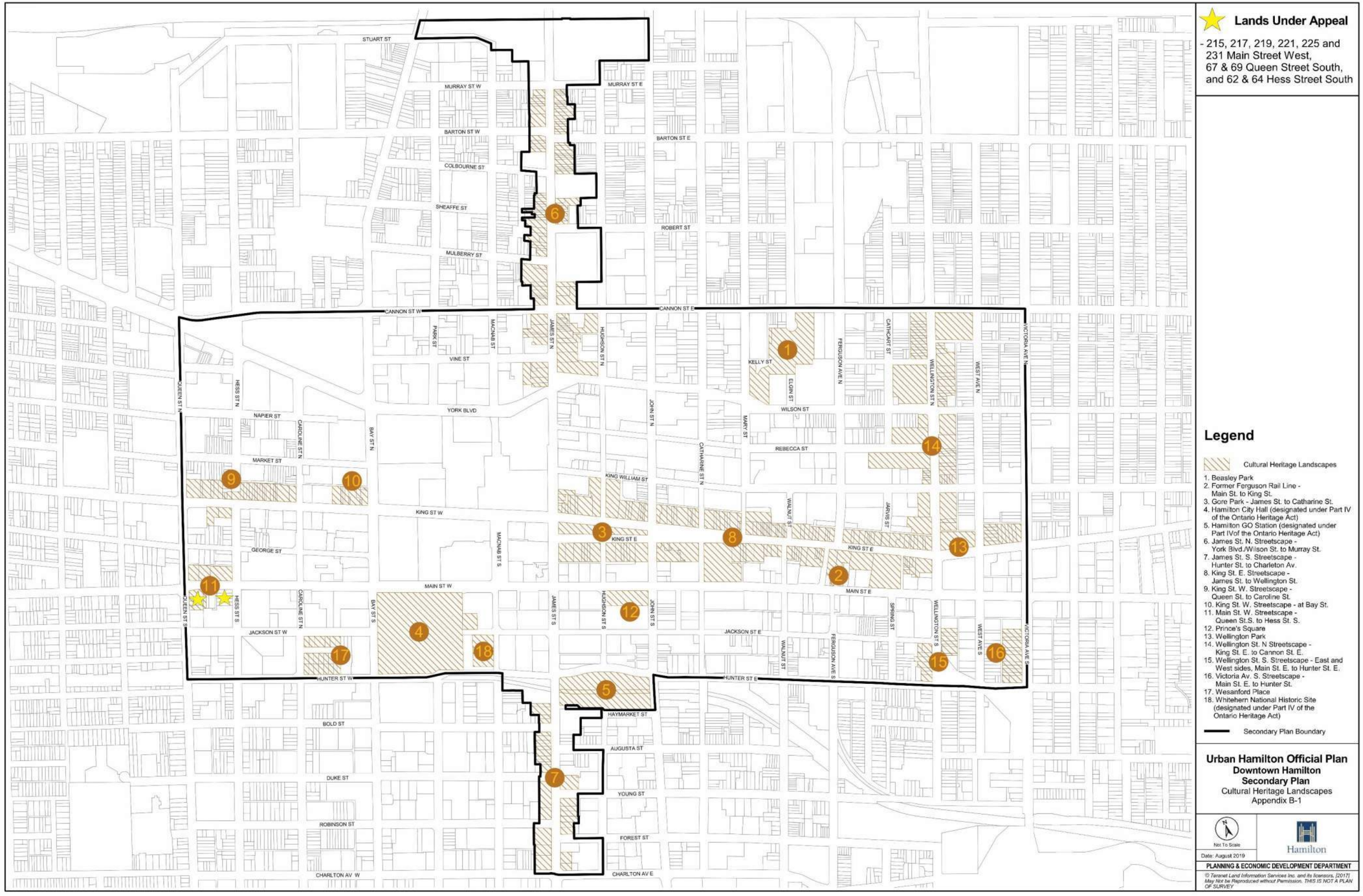
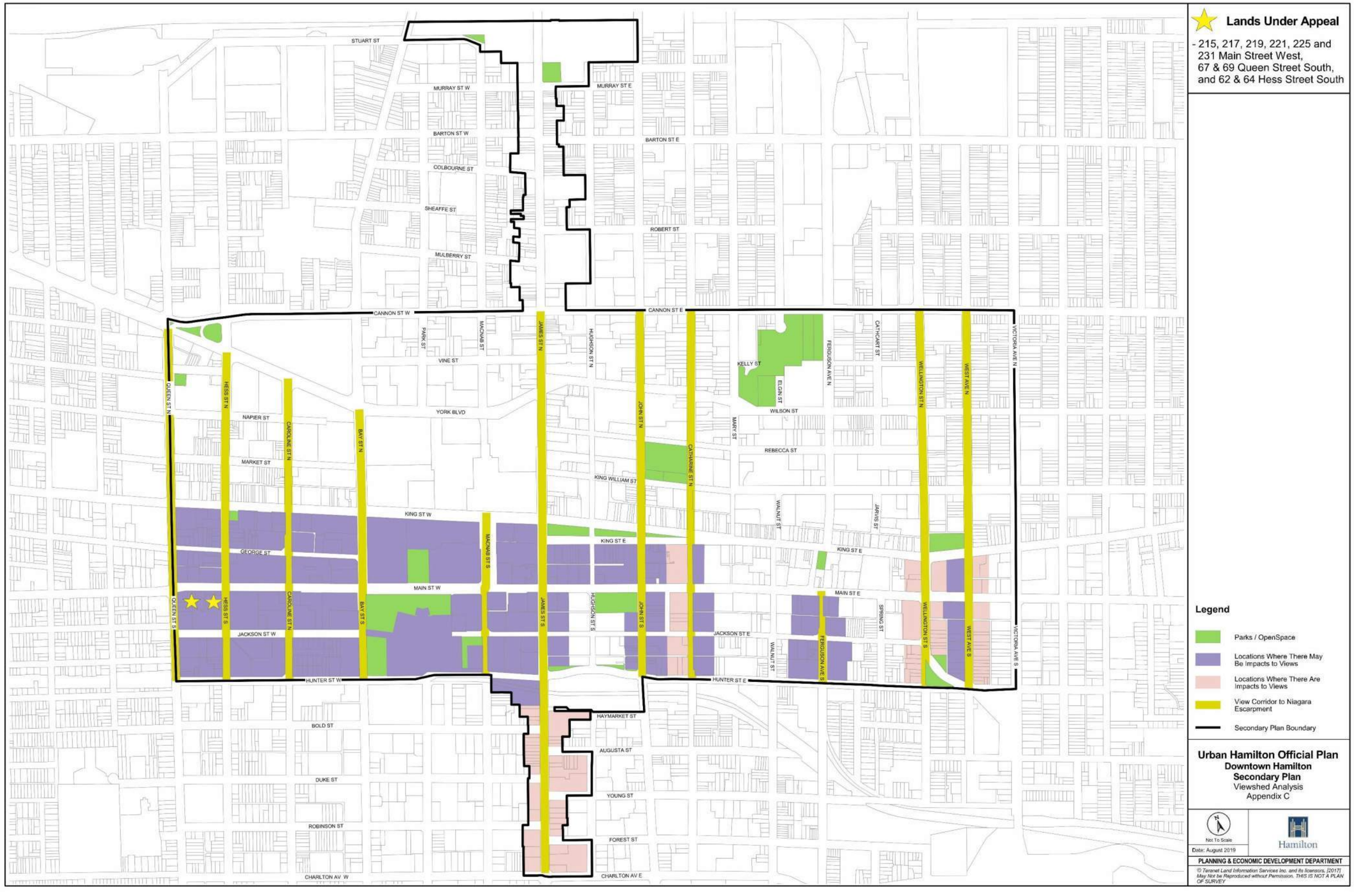
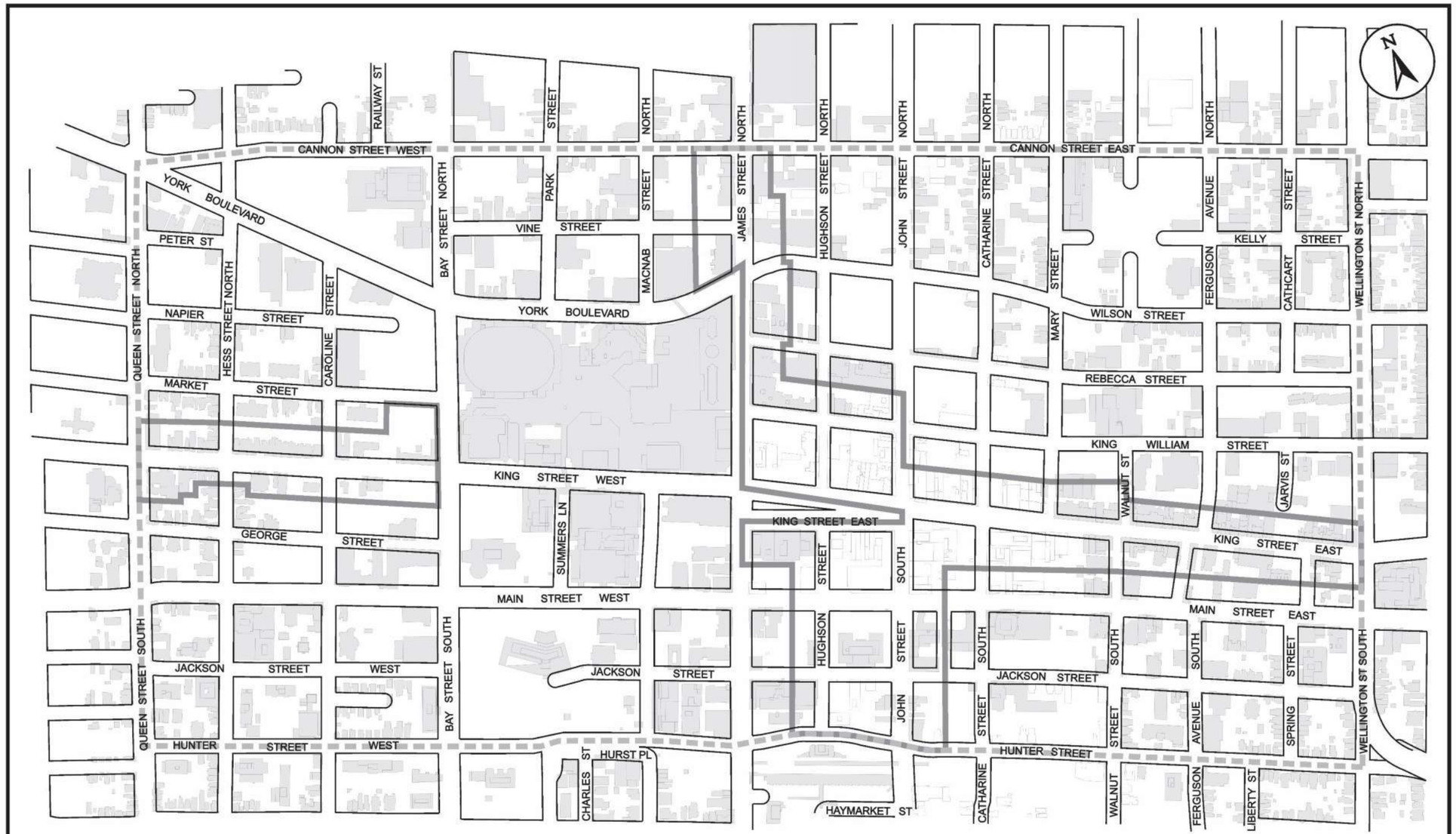


Planning Supporting Documents



Planning Supporting Documents

Schedule F-Figure 1 Zoning By-law No. 05-200
Maximum Building Heights



Legend

Planning Boundary

Heritage Character Zone

Note: The blocks shown represents the Right of Way and does not illustrate the actual road width

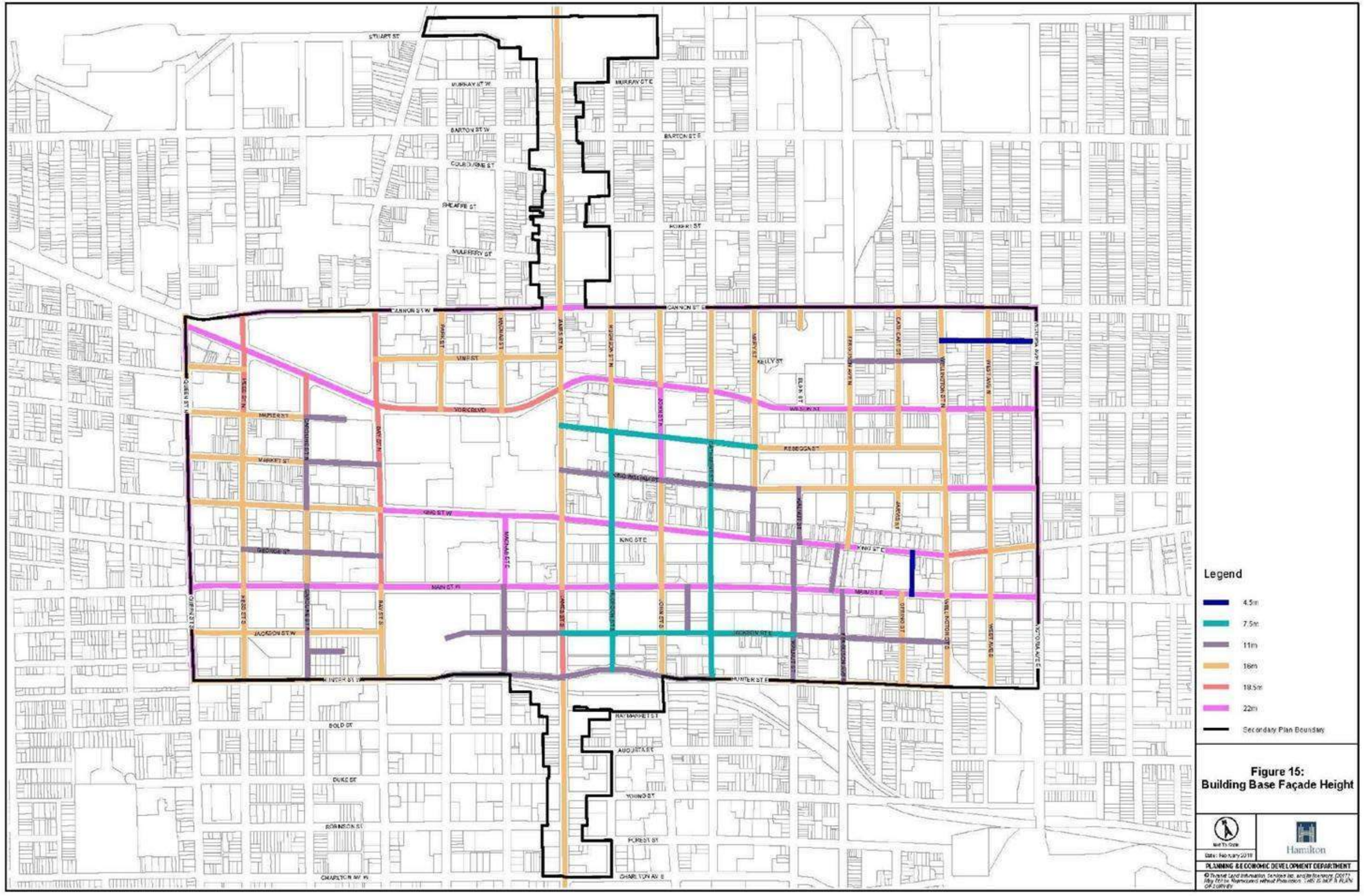
Figure 2:
Heritage Character Figure

Hamilton
Planning & Economic Development Department

N:\1T&c\1.Downtown_Renewal_Division\Downtown zoning by-law\Heritage Character Figure.cdr

Schedule F-Figure 2 Zoning By-law No. 05-200
Heritage Character Figure

Planning Supporting Documents



Schedule F-Figure 15 Zoning By-law No. 05-200
Building Base Façade Height

GRADIENTWIND
ENGINEERS & SCIENTISTS

March 7, 2023

Hamilton III GP Inc. c/o Hamilton III LP
77 King Street West, Suite 4230
Toronto, ON M5K1E7

Attn: Ryan Millar
rmillar@Emblemdevcorp.com

Dear Mr. Millar:

Re: Pedestrian Level Wind Study – Opinion Letter
92-100 John Street and 61-81 Wilson Street, Hamilton
Gradient Wind File 22-287

This letter confirms that Gradient Wind Engineering Inc. (Gradient Wind) has been retained to perform a pedestrian level wind (PLW) study to satisfy Site Plan Application requirements as per the City's provided Terms of Reference for the proposed development located at 92-100 John Street and 61-81 Wilson Street in Hamilton, Ontario.

The detailed PLW study will assess pedestrian wind conditions within and surrounding the subject site. Specifically, the PLW study will involve wind tunnel measurements of pedestrian wind speeds using a physical scale model, combined with meteorological data integration, to assess pedestrian wind comfort at grade and over common elevated amenity terraces of the study building. The study will assess both existing and future conditions (i.e., with and without the proposed development present). The results of the PLW study will be summarized in a technical report. In the interim, the following paragraphs provide a high-level opinion of the anticipated pedestrian wind conditions for the site based on knowledge of wind flows in an urban environment and previous wind tunnel studies of high-rise developments in Hamilton.

The proposed development, at the northeast corner of the intersection of John Street North and Wilson Street, comprises a rectangular 31-storey tower including a stepped five-storey podium and a 14-storey mid-rise portion on the east side. The ground floor contains retail space and an entrance lobby along the south elevation, with a loading area and parkade ramp along the west elevation from John Street North. Levels 2 through 5 provide parking and storage areas to the north and residential units to the south with

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a northeast corner setback at Level 4. A setback from the east, south, and west at Level 6 provides a wraparound outdoor amenity space, while another setback from the north at Level 8 provides additional terrace space. Levels 8 to 31 contain residential occupancy and rise with a uniform offset rectangular floorplate, except for a setback on the east portion of the tower at Level 15. The tower is topped by a mechanical penthouse.

For prominent westerly / southwesterly wind directions, the immediate upwind exposure is primarily surface parking, followed by the downtown Hamilton core. The built-up massing of the downtown area will tend to reduce grade-level winds at approaching the study site. Higher-level winds will approach the study building with less upwind resistance, although downwashing flows will be mitigated by the podium setback at Level 6. The recessed ground floor along the south elevation will also benefit pedestrian wind comfort, providing shelter from any downwash flows. Accelerated wind flows along the John Street North corridor, between the study building and future 41 Wilson Street building to the west, may result in periodic windier conditions more suitable for walking along sidewalk areas, which is nevertheless considered acceptable.

Regarding the Level 6 amenity terrace, the majority of the space is expected to be comfortable for sitting during the summer months without the need for mitigation. Along the west side of the building, the terrace may benefit from typical mitigation measures, including vertical wind screening and/or overhead protection (e.g. canopies, pergolas). For the Level 8 terrace, The eastern portion is expected to be comfortable for sitting, while windier conditions are expected over the western segment. Similarly, from vertical wind screening and/or overhead protection may be required. The need for and extent of such mitigation will be confirmed as part of the forthcoming detailed PLW study.

Please advise the undersigned of any questions or comments.

Sincerely,

Gradient Wind Engineering Inc.

Andrew Sliasas, M.A.Sc., P.Eng.,
Principal

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

February 27, 2023

City of Hamilton
Growth Management Division
City Hall, 71 Main Street W., 6th Floor
Hamilton, ON L8P 4Y5

attn: *Monir Moniruzzaman, P.Eng*

Re: 92-100 John Street & 61-81 Wilson Street – Functional Servicing Memo
City of Hamilton

A.J. Clarke and Associates Ltd. (AJC) have been retained by Emblem Property Development Inc. to prepare a *Functional Servicing Memo* in support of the proposed re-development of 92-100 John Street and 61-81 Wilson Street in the City of Hamilton for your consideration and approval.

This brief will investigate the existing services located along the frontage of the development to provide sufficient sanitary, water and stormwater quantity and quality control to meet the City criteria for the redevelopment Plan.

A copy of the Site Plan for the project, prepared by Architect Studio JCI, is attached in **Appendix A**.

1. General

The proposed re-development site consists of a thirty-one-storey tower with a two-storey base with commercial units on the first floor and 383 residential units above. This development is bound by John Street North to the west, Catherine Street North to the east and Wilson Street to the south. The proposed site is comprised of 0.235 ha. It is described as Lots 1, and part of Lot 2 fronting John Street and Lot 3 fronting Wilson Street North, all bounded by Wilson, John, Cannon and Catherine Streets (Nathaniel Hughson Survey). The location is depicted in **Figure 1**.

25 Main Street West, Suite 300, Hamilton, Ontario, L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
Toronto Line: 905 845-0606
e-mail: ajc@ajclarke.com

Figure 1 - Site Location Plan

There are two 2-storey, one 3-storey, and one 1-storey residential and commercial buildings currently built on the property. The existing garage and paved parking area cover the rest of the property. The topography is characterized as having a gradual slope draining towards John Street to the west and Wilson Street to the south. The drainage area is almost equally split between John and Wilson Street North.

The proposed site plan for this development is contained within **Appendix A** for reference. The objective of this report is to illustrate how the proposed development can be serviced for water, sanitary and stormwater using existing infrastructure and to make recommendations on the requirements of stormwater management.

2. Existing Services

The subject lands are fully developed and there is existing mainline infrastructure on John Street North and Wilson Street that service the existing buildings and area.

The following services exists on **John Street North**:

- 200mm watermain.
- 450mm combined sewer for sanitary connection draining northerly.
- 1220mm x 1334mm storm sewer draining northerly.

Functional Servicing Memo

The following services exists on **Wilson Street**:

- 450mm watermain.
- 300mm combined sewer for sanitary connection draining easterly.

Currently, 61-81 Wilson Street is being serviced by the infrastructure on Wilson Street and 92-100 John Street are being serviced by the infrastructure on John Street.

The proposed redevelopment is designed to be serviced by the existing John Street North services.

3. Watermain

The existing 200mm watermain on John Street North will be utilized for this site.

There is an existing municipal watermain along John Street North which will be used to service the subject site. Details of the proposed watermain layout are shown on the Preliminary Plan of Services contained within **Appendix A**. It should be noted that the proposed watermain connections are 200mm in diameter.

Hydrant testing was recently completed by L & D Waterworks on the hydrant nearest the site (114 John Street North) was completed on April 20, 2021 and yielded a theoretical flow available at 20 psi of 6553 igpm (~496 L/s). These results would suggest adequate capacity in the existing system to service this development. These results have been included in **Appendix C** for reference.

The site can be serviced for water in accordance with the requirements of the City of Hamilton based on connections to the existing municipal watermains adjacent to the site.

4. Sanitary Sewers

The residential dwellings along with the commercial building will be serviced for sanitary flows through an existing 450mm combined sewer on John Street North. The proposed 250mm sanitary lateral will connect to the combined sewer system. Below shows the wastewater assessment from the site based on preliminary site information provided by the Architect.

Wastewater Assessment:

Apartments, Condominiums, Other Multi-family Dwellings – per person = 275 volume, L/d

From section 3.1.17.1 'Occupant Load Determination' clause (b), "two persons per sleeping room or sleeping area in a *dwelling unit or suite*",

81 studio and one bedroom units = 162 people
190 one bedroom + den = 760 people
12 two bedroom units = 48 people
91 two bedroom + den = 546 people
9 three bedroom units = 54 people
Total = 1570 people

= 431,750 litres/day = 5.0 L/s (0.005m^3/s)

Converting this population to a density, and given the site area of 0.235 ha, a population density of 6682 pp/ha has been assigned for the development. Through discussions with City staff a peaking factor of 2 was to be used for this development. Based on the population per area hectares and a peaking factor of 2, the sanitary design flow from the site was calculated to be 13.22 L/s (0.013m^3/s). The sanitary sewer design sheet is contained within **Appendix C** for reference.

5. Stormwater Assessment

Recent topographic survey of the subject lands is contained within **Appendix A;** completed by A.J. Clarke and Associates Ltd. signed November 24, 2022. The topography of the existing site is characterized as having gradual slopes draining outwards towards John Street North and Wilson Street. The site is almost entirely impervious in the pre-development conditions. As mentioned above the drainage area is split for the site fronting John Street North and Wilson Street. However, under proposed conditions most of the site will drain towards John Street North. As such, the 2-year pre-development rate was determined using the drainage areas directed to John Street North and ultimately the allotted capacity to this mainline sewer. Pre-development drainage rates for John Street North was calculated using MIDUSS v2 – the results can be seen in **Table 1** below; as well, output files for this analysis can be found in **Appendix B**. The Chicago 3-hour storm with Mount Hope IDF parameters was used for analysis and the results of these simulations are contained below. The model has been run for a 2-year storm event.

Table 1: Pre- Development Hydrologic Simulation Summary – John Street North

Return Period (year)	**2**
Peak Flow Rate (m^3/s)	**0.021**

Under the proposed conditions, the site will be entirely impervious, thus keeping the post-development condition the same as the pre-development condition. A 1220 x 1334mm storm overflow sewer within John Street North can be used to service the site for storm connection. Although the percent imperviousness for the drainage areas will not change from pre to post development conditions, the site is located within the combined sewershed and therefore

quantity control is required to control the post development peak flows for the 100-year post development event to the 2-year pre-development flow rate less the anticipated increase in sanitary flows prior to discharging from the site.

The Preliminary Plan of Services, in **Appendix A**, shows the existing storm sewers along the frontage of the site and the proposed connection for the development.

Underground storage has been proposed on site in the form of a cistern within the building foundation beneath the ramp on northwest corner of the site. Orifice control will be used in the form of 60mm orifice plate and will be placed at the downstream outlet of cistern, to provide the required stormwater quantity control. The storm event under proposed conditions has been modeled in MIDUSSv2_ to estimate the required storage to achieve 2 year pre-development peak flow rates less the anticipated increase in sanitary flows as a target outflow during a 100-year storm event, in the post-development condition. The Chicago 3-hour storm with Mount Hope IDF parameters for a 100-year storm event was used for analysis and the results of these simulations are contained in **Table 2,** below. The MIDUSSv2_ results are attached in **Appendix B**.

Table 2: Post- Development Hydrologic Simulation Summary – John Street North

Inflow to Storage (m^3/s)	Outflow from Storage (m^3/s)	Target Flow (m^3/s)	Required Underground storage (m^3)	Orifice diam. (mm)
0.112	0.008	0.008	140	60

Per the Sanitary Design Calculation Sheet (**Appendix C**) and Wastewater Assessment, the anticipated sanitary flows for the site equals 13.22 L/s (0.013 m^3/s) outletting to John Street North. This has been determined using a population based off the Architectural unit counts in the tower as well as a peaking factor of 2. The target rate was then determined to be 0.008 m^3/s. This was determined by subtracting the post development sanitary flows from the 2-year pre-development target rate for each catchment area.

Pre-dev (0.021 m^3/s) – post-dev. san. flows (0.013 m^3/s) = **0.008 m^3/s as a Target Rate.**

For the tower outletting to John Street North, proposing a 60mm outlet control orifice will restrict the flows to 0.008m^3/s and in combination with the anticipated sanitary flows does not exceed the total allowable release rate of 0.021m^3/s. A storage requirement of 140 m^3 will be required on site which will be provided by the noted Cistern.

Minor storm flows will be captured by roof drainage prior to outletting to the above cistern within the building and ultimately to the existing 1220 x 1334mm storm overflow sewer within

John Street North. A storm sewer design calculation sheet for the proposed underground network has been attached in **Appendix C**.

Prior to discharging of post-development storm run-off from the site into the existing system, quality control is required in order to comply with the Hamilton Conservation Authority's requirements. The suitably sized quality control techniques in this area shall be capable of providing 'Enhanced' or Level 1 treatment, i.e. minimum 80% TSS removal and 90% run-off volume treatment. However, all stormwater runoff on site besides a small area that drain towards Wilson Street will be collected through roof drainage resulting in no quality control measure being required as there is no opportunity for contamination to enter the system.

6. Erosion and Sediment Control Procedures

Siltation from surface runoff from the site can be prevented with the use of silt fences, placed along the boundaries, where runoff will accumulate. Other localized areas may also require sedimentation control fencing; which would be determined at the construction stage. It will also be necessary to prevent silt from entering the storm sewer system via street catch basins. A silt sack or equivalent can be inserted under the grate of each street catch basin.

In order to reduce the amount of sediment reaching the street, it is suggested that the grade at the property line be left approximately 200mm below the top of the curb until such time as ground cover is about to be established. This will aid in the settlement of sediment, thus reducing sediment flow to the streets. Should building activity over the entire site not commence soon after the underground servicing and the roadworks are complete, arrangements should be made to temporarily seed those areas not covered with vegetation.

Regular monitoring of the site controls and periodic maintenance will be required to ensure that the erosion and sediment controls remain effective. All practices shall be in accordance with the "Erosion and Sediment Control Guidelines for Urban Construction", GGHA CAs, December 2006.

7. Recommendations and Conclusions

The recommendations and conclusions of this report concerning the ability to service this development for storm, sanitary and water are as follows:

a. Grading will be carried out in accordance with the City of Hamilton engineering design standards.

b. A 450mm combined sewer and a 1220 x 1343mm storm overflow sewer within John Street North exist with the capacity to service the proposed development's stormwater and sanitary flow. Stormwater management will be required to control 100-year post-development peak flows to match 2-year pre-development conditions less the anticipated

increase in sanitary flows for each catchment area. The required stormwater quantity control can be provided by the cistern storage unit; with orifice plate size proposed on the cistern outlet. Cistern storage was proposed due to constraints with insufficient subsurface space. Quality control will not be required on site as there are no opportunities for contamination to enter the system from the proposed building footprints.

c. An existing 200mm watermain exists within John Street North to service the development. Hydrant flow testing was recently completed yielding sufficient flow within the system to provide both domestic and fire flow requirements.

d. Erosion and sediment control measures are proposed to ensure that the amount of silt eroded from the subject development during rainfall events is kept to a minimum.

All of which is respectfully submitted.

Brad Clarke, P.Eng.

APPENDICES:

Appendix A:

Site Plan A1.01 by Studio JCI.
A. J. Clarke and Associates Ltd. Drawings:
Topographic Survey
AJC Drawing 228252 Sheets 1: Preliminary Plan of Services

Appendix B:

MIDUSS v2 Output Files

Appendix C:

Storm Design Calculation Sheet-Minor Storm Flows
Sanitary Design Calculation Sheet
Hydrant Flow Test Results

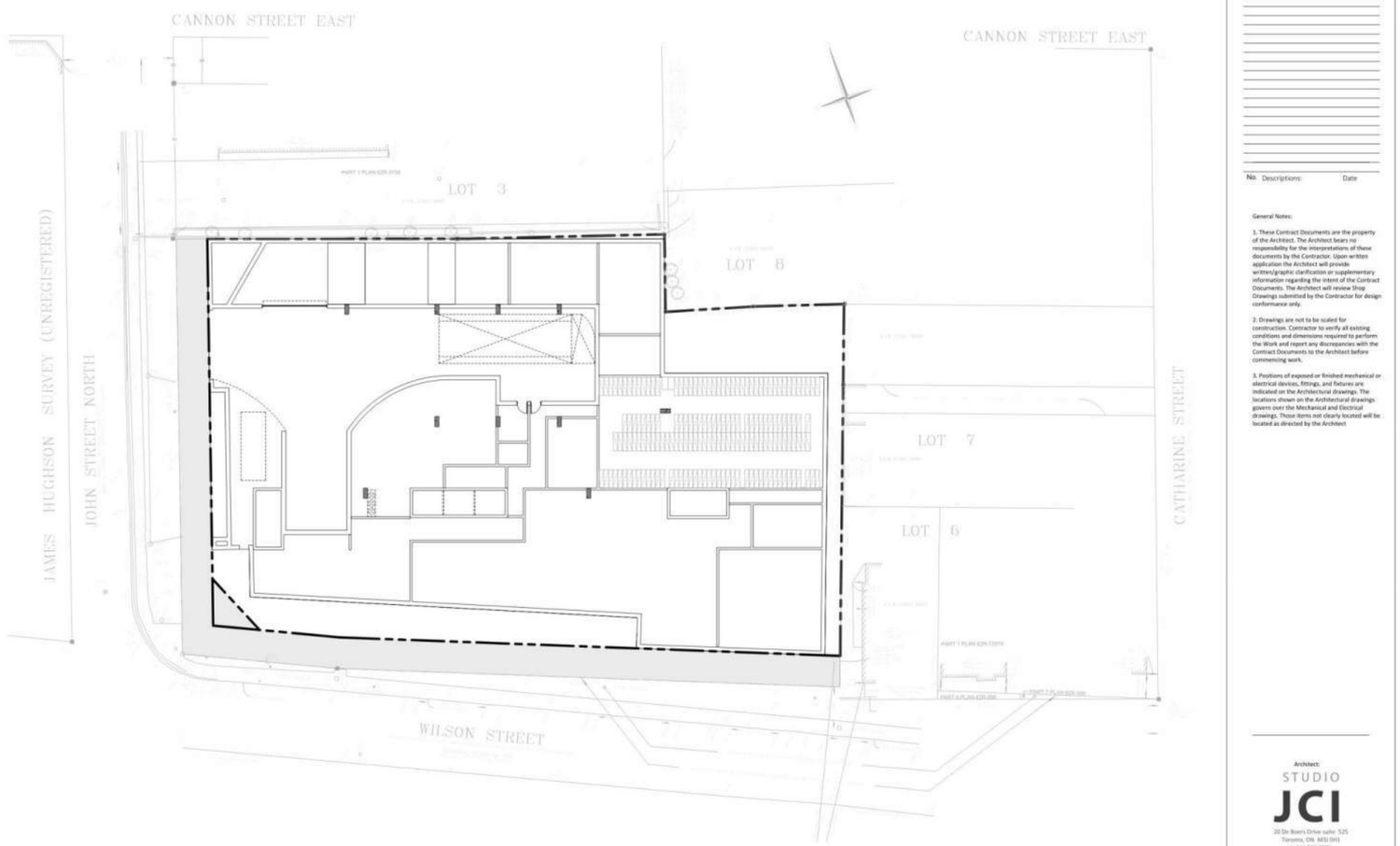
APPENDIX A:

Site Plan

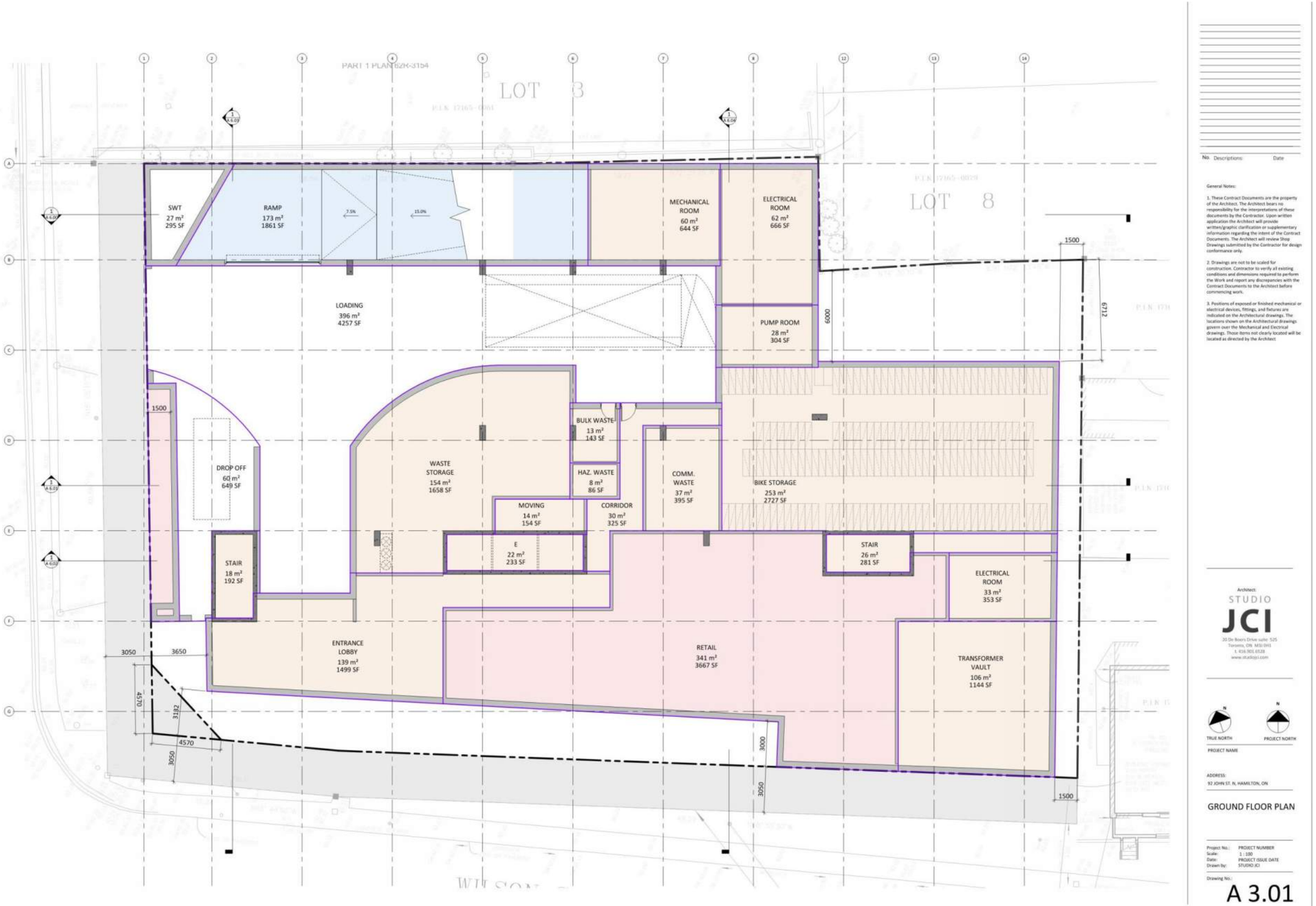
Topographic Survey

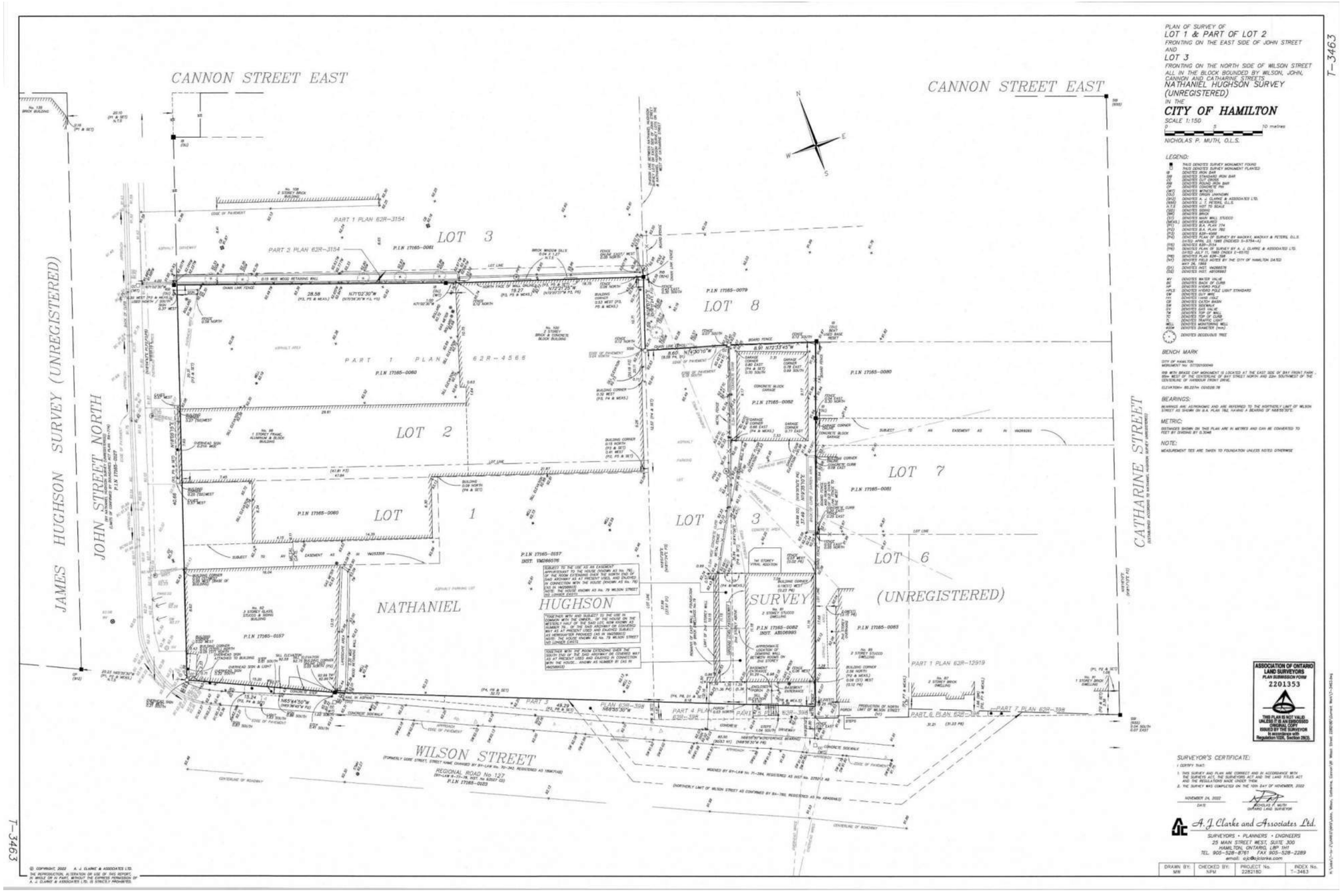
Preliminary Plan of Services (Sheet 1)

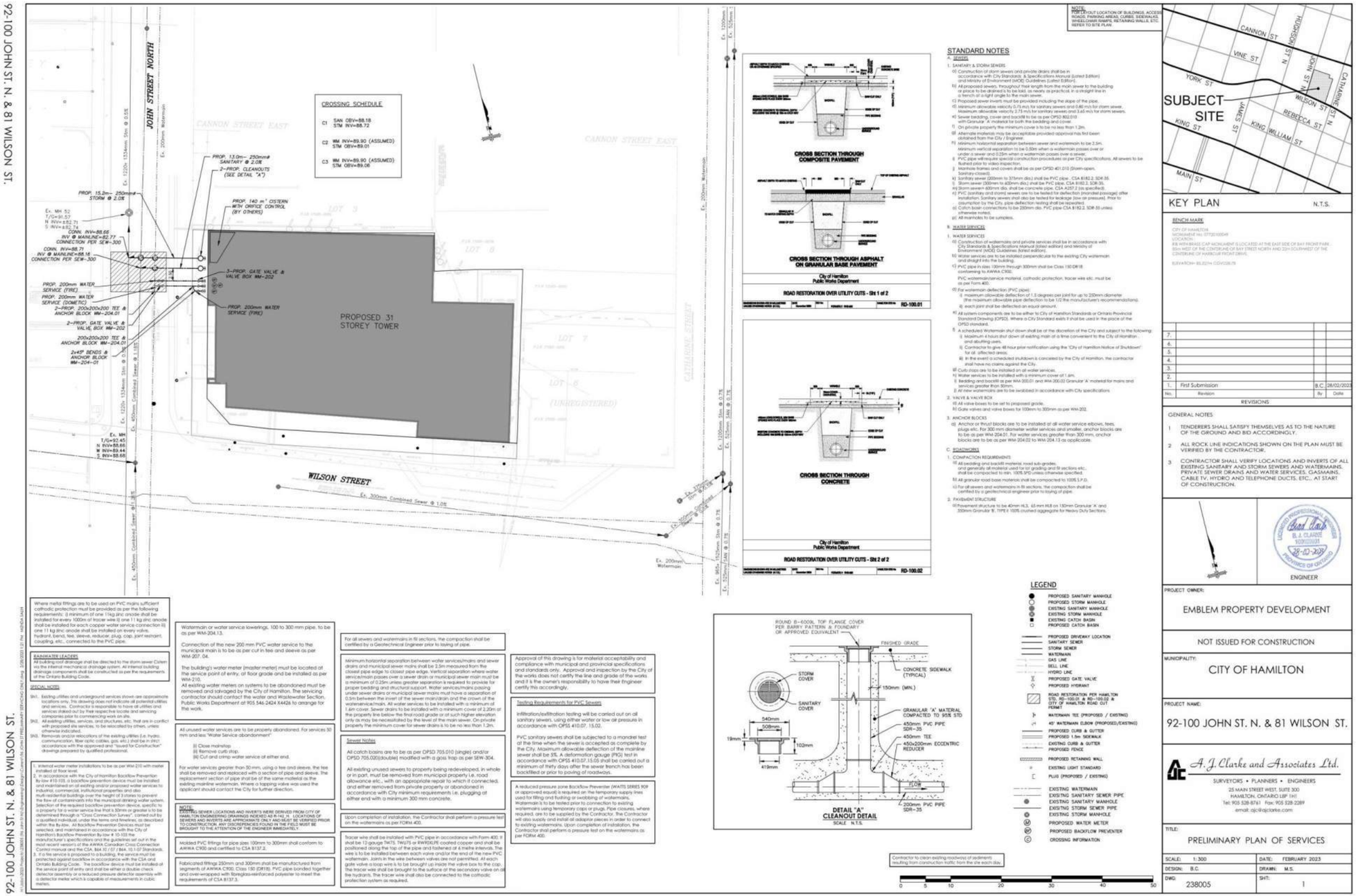
Functional Servicing Memo



Functional Servicing Memo




CANNON STREET EAST
CANNON STREET EAST
JAMES HUGHSON SURVEY (UNREGISTERED)
JOHN STREET NORTH
CATHARINE STREET
WILSON STREET
REGIONAL ROAD No.127
LOT 1
LOT 2
LOT 3
LOT 6
LOT 7
LOT 8
NATHANIEL HUGHSON SURVEY
(UNREGISTERED)
PART 1 PLAN 62R-3154
PART 2 PLAN 62R-3154
PART 1 PLAN 62R-4566
PART 1 PLAN 62R-12919
PART 3 PLAN 62R-398
PART 4 PLAN 62R-398
PART 5 PLAN 62R-398
PART 6 PLAN 62R-398
PART 7 PLAN 62R-398
P.I.N 17165-0060
P.I.N 17165-0061
P.I.N 17165-0079
P.I.N 17165-0080
P.I.N 17165-0081
P.I.N 17165-0082
P.I.N 17165-0083
P.I.N 17165-0157
P.I.N 17165-0123
PLAN OF SURVEY OF
LOT 1 & PART OF LOT 2
FRONTING ON THE EAST SIDE OF JOHN STREET
AND
LOT 3
FRONTING ON THE NORTH SIDE OF WILSON STREET
ALL IN THE BLOCK BOUNDED BY WILSON, JOHN, CANNON AND CATHARINE STREETS
NATHANIEL HUGHSON SURVEY
(UNREGISTERED)
IN THE
CITY OF HAMILTON
SCALE 1:150
0 5 10 metres
NICHOLAS P. MUTH, O.L.S.
LEGEND:
BENCH MARK
BEARINGS:
METRIC:
NOTE:
SURVEYOR'S CERTIFICATE:
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2201353
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
O. Reg. 216/96 as amended
Regulation 1026, Section 29(3).
A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com
DRAWN BY: MW
CHECKED BY: NPM
PROJECT No. 22B218D
INDEX No. T-3463
T-3463



Where metal fittings are to be used on PVC mains sufficient cathodic protection must be provided as per the following requirements: i) minimum of one 11kg zinc anode shall be installed for every 1000m of tracer wire ii) one 11 kg zinc anode shall be installed for each copper water service connection iii) one 11 kg zinc anode shall be installed on every valve, hydrant, bend, tee, sleeve, reducer, plug, cap, joint restraint, coupling, etc., connected to the PVC pipe.

RAINWATER LEADERS
All building roof drainage shall be directed to the storm sewer System via the internal mechanical drainage system. All internal building drainage components shall be constructed as per the requirements of the Ontario Building Code.

SPECIAL NOTES
SN1. Existing utilities and underground services shown are approximate locations only. This drawing does not indicate all potential utilities and services. Contractor is responsible to have all utilities and services staked out by their respective locate and servicing companies prior to commencing work on site.
SN2. All existing utilities, services, and structures, etc. that are in conflict with proposed site services, to be relocated by others, unless otherwise indicated.
SN3. Removals and/or relocations of the existing utilities (i.e. hydro, communication, fiber optic cables, gas, etc.) shall be in strict accordance with the approved and "Issued for Construction" drawings prepared by qualified professional.

1. Internal water meter installations to be as per WM-210 with meter installed at floor level.
2. In accordance with the City of Hamilton Backflow Prevention By-law #10-103, a backflow prevention device must be installed and maintained on all existing and/or proposed water services to industrial, commercial, institutional properties and also multi-residential buildings over the height of 3 stories to prevent the flow of contaminants into the municipal drinking water system. Selection of the required backflow prevention device, specific to a property for a water service line that is 50mm or greater is to be determined through a "Cross Connection Survey", carried out by a qualified individual, under the terms and timelines, as described within the By-law. All Backflow Prevention Devices must be selected, and maintained in accordance with the City of Hamilton's Backflow Prevention By-law # 10-103 the manufacturer's specifications and the guidelines set out in the most recent version's of the AWWA Canadian Cross Connection Control manual and the CSA. B64.10 / 07 / B64. 10.1-07 Standards.
3. If a fire service is proposed to a building, the service must be protected against backflow in accordance with the CSA and Ontario Building Code. The backflow device must be installed at the service point of entry and shall be either a double check detector assembly or a reduced pressure detector assembly with a detector meter which is capable of measurements in cubic meters.

Watermain or water service lowerings, 100 to 300 mm pipe, to be as per WM-204.13.

Connection of the new 200 mm PVC water service to the municipal main is to be as per cut in tee and sleeve as per WM-207. 04.

The building's water meter (master meter) must be located at the service point of entry, at floor grade and be installed as per WM-210.
All existing water meters on systems to be abandoned must be removed and salvaged by the City of Hamilton. The servicing contractor should contact the water and Wastewater Section, Public Works Department at 905 546-2424 X4426 to arrange for the work.

All unused water services are to be properly abandoned. For services 50 mm and less "Water Service abandonment"

(i) Close mainstop
(ii) Remove curb stop.
(iii) Cut and crimp water service at either end.

For water services greater than 50 mm, using a tee and sleeve, the tee shall be removed and replaced with a section of pipe and sleeve. The replacement section of pipe shall be of the same material as the existing mainline watermain. Where a tapping valve was used the applicant should contact the City for further direction.

NOTE:
EXISTING SEWER LOCATIONS AND INVERTS WERE DERIVED FROM CITY OF HAMILTON ENGINEERING DRAWINGS INDEXED AS R-142 19. LOCATIONS OF SEWERS AND INVERTS ARE APPROXIMATE ONLY AND MUST BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THE FIELD MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

Molded PVC fittings for pipe sizes 100mm to 300mm shall conform to AWWA C900 and certified to CSA B137.2.

Fabricated fittings 350mm and 300mm shall be manufactured from segments of AWWA C900, Class 150 (DR18), PVC pipe bonded together and over-wrapped with fibreglass-reinforced polyester to meet the requirements of CSA B137.3.

For all sewers and watermains in fill sections, the compaction shall be certified by a Geotechnical Engineer prior to laying of pipe.

Minimum horizontal separation between water services/mains and sewer drains and municipal sewer mains shall be 2.5m measured from the closest pipe edge to closest pipe edge. Vertical separation where water service/main passes over a sewer drain or municipal sewer main must be a minimum of 0.25m unless greater separation is required to provide for proper bedding and structural support. Water services/mains passing under sewer drains or municipal sewer mains must have a separation of 0.5m between the invert of the sewer main/drain and the crown of the watersevice/main. All water services to be installed with a minimum of 1.6m cover. Sewer drains to be installed with a minimum cover of 2.20m at the property line below the final road grade or at such higher elevation only as may be necessitated by the level of the main sewer. On private property the minimum cover for sewer drains is to be no less than 1.2m.

Sewer Notes
All catch basins are to be as per OPSD 705.010 (single) and/or OPSD 705.020(double) modified with a goss trap as per SEW-304.

All existing unused sewers to property being redeveloped, in whole or in part, must be removed from municipal property i.e. road allowance etc., with an appropriate repair to which it connected, and either removed from private property or abandoned in accordance with City minimum requirements i.e. plugging at either end with a minimum 300 mm concrete.

Upon completion of installation, the Contractor shall perform a pressure test on the watermains as per FORM 400.

Tracer wire shall be installed with PVC pipe in accordance with Form 400. It shall be 12 gauge TWTS, TWUTS or RWRXLPE-coated copper and shall be positioned along the top of the pipe and fastened at 6 metre intervals. The wire is to be installed between each valve and/or the end of the new PVC watermain. Joints in the wire between valves are not permitted. At each gate valve a loop wire is to be brought up inside the valve box to the cap. The tracer wire shall be brought to the surface at the secondary valve on all fire hydrants. The tracer wire shall also be connected to the cathodic protection system as required.

Approval of this drawing is for material acceptability and compliance with municipal and provincial specifications and standards only. Approval and inspection by the City of the works does not certify the line and grade of the works and it is the owner's responsibility to have their Engineer certify this accordingly.

Testing Requirements for PVC Sewers
Infiltration/exfiltration testing will be carried out on all sanitary sewers, using either water or low air pressure in accordance with OPSS 410.07, 15.02.

PVC sanitary sewers shall be subjected to a mandrel test at the time when the sewer is accepted as complete by the City. Maximum allowable deflection of the mainline sewer shall be 5%. A deformation gauge (PSG) test in accordance with OPSS 410.07.15.05 shall be carried out a minimum of thirty days after the sewer trench has been backfilled or prior to paving of roadways.

A reduced pressure zone Backflow Preventer (WATTS SERIES 909 or approved equal) is required on the temporary supply lines used for filling and flushing or swabbing of watermains. Watermain is to be tested prior to connection to existing watermains using temporary caps or plugs. Pipe closures, where required, are to be supplied by the Contractor. The Contractor will also supply and install all adaptor pieces in order to connect to existing watermains. Upon completion of installation, the Contractor shall perform a pressure test on the watermains as per FORM 400.

NOTE:
FOR LAYOUT LOCATION OF BUILDINGS, ACCESS ROAD, PARKING AREAS, CURBS, SIDEWALKS, WHEELCHAIR RAMPS, RETAINING WALLS, ETC. REFER TO SITE PLAN

STANDARD NOTES

A. SEWERS

1. SANITARY & STORM SEWERS
a) Construction of storm sewers and private drains shall be in accordance with City Standards & Specifications Manual (Latest Edition) and Ministry of Environment (MOE) Guidelines (Latest Edition).
b) All proposed sewers, throughout their length from the main sewer to the building or place to be drained is to be laid, as nearly as practical, in a straight line in a trench at a right angle to the main sewer.
c) Proposed sewer inverts must be provided including the slope of the pipe.
d) Minimum allowable velocity 0.75 m/s for sanitary sewers and 0.80 m/s for storm sewer. Maximum allowable velocity 2.75 m/s for sanitary sewers and 3.65 m/s for storm sewers.
e) Sewer bedding, cover and backfill to be as per OPSD 802.010 with Granular 'A' material for both the bedding and cover.
f) On private property the minimum cover is to be no less than 1.2m.
g) Alternate material may be acceptable provided approval has first been obtained from the City / Engineer.
h) Minimum horizontal separation between sewer and watermain to be 2.5m. Minimum vertical separation to be 0.50m when a watermain passes over or under a sewer and 0.25m when a watermain passes over a sewer.
i) PVC pipe will require special construction procedures as per City specifications. All sewers to be flushed prior to video inspection.
j) Manhole frames and covers shall be as per OPSD 401.010 (Storm-open, Sanitary-closed).
k) Sanitary sewer (200mm to 375mm dia.) shall be PVC pipe. CSA B182.2, SDR-35.
l) Storm sewer (300mm to 600mm dia.) shall be PVC pipe, CSA B182.2, SDR-35.
m) Storm sewers 600mm dia. shall be concrete pipe, CSA A257.2 (as specified).
n) PVC (sanitary and storm) sewers are to be tested for deflection (mandrel passage) after installation. Sanitary sewers shall also be tested for leakage (low air pressure). Prior to assumption by the City, pipe deflection testing shall be repeated.
o) Catch basin connections to be 250mm dia. PVC pipe CSA B182.2, SDR-35 unless otherwise noted.
p) All manholes to be sumpless.

B. WATER SERVICES

1. WATER SERVICES
a) Construction of watermains and private services shall be in accordance with City Standards & Specifications Manual (latest edition) and Ministry of Environment (MOE) Guidelines (latest edition).
b) Water services are to be installed perpendicular to the existing City watermain and straight into the building.
c) PVC pipe in sizes 100mm through 300mm shall be Class 150 DR18 conforming to AWWA C900.
PVC watermain/service material, cathodic protection, tracer wire etc. must be as per Form 400.
d) For watermain deflection (PVC pipe):
i) maximum allowable deflection of 1.5 degrees per joint for up to 250mm diameter (the maximum allowable pipe deflection to be 1/2 the manufacturer's recommendations).
ii) each joint shall be deflected in an equal amount.
e) All system components are to be either to City of Hamilton Standards or Ontario Provincial Standard Drawing (OPSD). Where a City Standard exists it shall be used in the place of the OPSD standard.
f) A scheduled Watermain shut down shall be at the discretion of the City and subject to the following:
i) Maximum 4 hours shut down of existing main at a time convenient to the City of Hamilton and abutting users.
ii) Contractor to give 48 hour prior notification using the "City of Hamilton Notice of Shutdown" for all affected areas.
iii) In the event a scheduled shutdown is canceled by the City of Hamilton, the contractor shall have no claims against the City.
g) Curb stops are to be installed on all water services.
h) Water services to be installed with a minimum cover of 1.6m.
i) Bedding and backfill as per WM-300.01 and WM-300.02 Granular 'A' material for mains and services greater than 50mm.
j) All new watermains are to be swabbed in accordance with City specifications.

2. VALVE & VALVE BOX
a) All valve boxes to be set to proposed grade.
b) Gate valves and valve boxes for 100mm to 300mm as per WM-202.

3. ANCHOR BLOCKS
a) Anchor or thrust blocks are to be installed at all water service elbows, tees, plugs etc. For 300 mm diameter water services and smaller, anchor blocks are to be as per WM-204.01. For water services greater than 300 mm, anchor blocks are to be as per WM-204.02 to WM-204.13 as applicable.

C. ROADWORKS

1. COMPACTION REQUIREMENTS
a) All bedding and backfill material, road sub-grades, and generally all material used for lot grading and fill sections etc., shall be compacted to min. 100% SPD unless otherwise specified.
b) All granular road base materials shall be compacted to 100% S.P.D.
c) For all sewers and watermains in fill sections, the compaction shall be certified by a geotechnical engineer prior to laying of pipe.

2. PAVEMENT STRUCTURE
a) Pavement structure to be 40mm HL3, 65 mm HL8 on 150mm Granular 'A' and 350mm Granular 'B', TYPE II 100% crushed aggregate for Heavy Duty Sections.

Contractor to clean existing roadways of sediments resulting from construction traffic from the site each day.

KEY PLAN N.T.S.

BENCH MARK
CITY OF HAMILTON
MONUMENT No. 07720100049
LOCATION:
#18 WITH BRASS CAP MONUMENT IS LOCATED AT THE EAST SIDE OF BAY FRONT PARK, 50m WEST OF THE CENTERLINE OF BAY STREET NORTH AND 33m SOUTHWEST OF THE CENTERLINE OF HARBOUR FRONT DRIVE.
ELEVATION= 85.202m CGVD28/78

No.	Revision	By	Date
7.			
6.			
5.			
4.			
3.			
2.			
1.	First Submission	B.C.	28/02/2023

REVISIONS

GENERAL NOTES
1. TENDERERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE SEWER DRAINS AND WATER SERVICES, GASMAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.

PROJECT OWNER:
EMBLEM PROPERTY DEVELOPMENT

NOT ISSUED FOR CONSTRUCTION

MUNICIPALITY:
CITY OF HAMILTON

PROJECT NAME:
92-100 JOHN ST. N. & 81 WILSON ST.

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
email: ajc@ajclarke.com

TITLE:
PRELIMINARY PLAN OF SERVICES

SCALE: 1:300	DATE: FEBRUARY 2023
DESIGN: B.C.	DRAWN: M.S.
DWG: 238005	SHT: 1

APPENDIX B:

MIDUSS v2 Output Files

Drainage split of the Site provided by the City of Hamilton

John Street Drainage Area (Main drainage area):

Pre-development
Area: 0.135 C:0.8
Assumed CN :80
L:25
S:2%
% imp: → c:0.8→ 78.5% ~ used : 80%
Flow @ 2y :0.021 cms

Post development:
Area: 0.235 (conservative) C:0.9
% imp-→ C:0.9→% Imp: 92.8%--> used 95%
Flow @ 100yr: 0.112 cms
Sanitary flow:0.013
Target: 0.021-0.013=0.008 cms

John Street Drainage Area	
2yr Pre-dev (0.135 ha)	0.021 cms
100 post-dev (0.235 ha)	0.008 cms
Volume Required	140 m^3

2-yr predevelopment Flow to John Street (0.135 ha)

" MIDUSS Output ----------->"
" MIDUSS version Version 2.25 rev. 473"
" MIDUSS created Thursday, September 12, 2013"
" 10 Units used: ie METRIC"
" Job folder: I:\misc\Sara\Brad\MIDUSS_RUN\"
" 96 John Street N"
" Output filename: 96_John_Street_2yr_pre_C0.8.out"
" Licensee name: Sara Rastgou"
" Company A J Clarke & Associates"
" Date & Time last used: 1/17/2023 at 2:29:09 PM"
" 31 TIME PARAMETERS"
" 5.000 Time Step"
" 180.000 Max. Storm length"
" 1500.000 Max. Hydrograph"
" 32 STORM Chicago storm"
" 1 Chicago storm"
" 646.000 Coefficient A"
" 6.000 Constant B"
" 0.781 Exponent C"
" 0.500 Fraction R"
" 180.000 Duration"
" 1.000 Time step multiplier"
" Maximum intensity 74.099 mm/hr"
" Total depth 32.724 mm"
" 6 005hyd Hydrograph extension used in this file"
" 33 CATCHMENT 101"
" 1 Triangular SCS"
" 1 Equal length"
" 1 SCS method"
" 101 No description"
" 78.500 % Impervious"
" 0.135 Total Area"
" 25.000 Flow length"
" 2.000 Overland Slope"
" 0.029 Pervious Area"
" 25.000 Pervious length"
" 2.000 Pervious slope"
" 0.106 Impervious Area"
" 25.000 Impervious length"
" 2.000 Impervious slope"
" 0.250 Pervious Manning 'n'"
" 80.000 Pervious SCS Curve No."
" 0.242 Pervious Runoff coefficient"
" 0.094 Pervious Ia/S coefficient"
" 5.969 Pervious Initial abstraction"
" 0.015 Impervious Manning 'n'"
" 98.000 Impervious SCS Curve No."
" 0.837 Impervious Runoff coefficient"
" 0.097 Impervious Ia/S coefficient"
" 0.503 Impervious Initial abstraction"
" 0.021 0.000 0.000 0.000 c.m/sec"
" Catchment 101 Pervious Impervious Total Area "
" Surface Area 0.029 0.106 0.135 hectare"
" Time of concentration 19.164 2.285 3.523 minutes"
" Time to Centroid 135.984 102.318 104.787 minutes"
" Rainfall depth 32.724 32.724 32.724 mm"
" Rainfall volume 9.50 34.68 44.18 c.m"
" Rainfall losses 24.810 5.340 9.526 mm"
" Runoff depth 7.913 27.384 23.198 mm"
" Runoff volume 2.30 29.02 31.32 c.m"
" Runoff coefficient 0.242 0.837 0.709 "
" Maximum flow 0.001 0.020 0.021 c.m/sec"
" 40 HYDROGRAPH Add Runoff "
" 4 Add Runoff "
" 0.021 **0.021** 0.000 0.000"

100-yr Post-development Flow to John Street (0.235 ha)

"
" MIDUSS Output ----------->"
" MIDUSS version Version 2.25 rev. 473"
" MIDUSS created Thursday, September 12, 2013"
" 10 Units used: ie METRIC"
" Job folder: C:\Users\Hazara\Desktop\Jobs\"
" 96 John Street N"
" Output filename: 96_John_Street_100yr_post_Storage_T0.008.out"
" Licensee name: Shahrbano Hazara"
" Company A J Clarke and Associates"
" Date & Time last used: 3/1/2023 at 1:13:32 PM"
" 31 TIME PARAMETERS"
" 5.000 Time Step"
" 180.000 Max. Storm length"
" 1500.000 Max. Hydrograph"
" 31 TIME PARAMETERS"
" 5.000 Time Step"
" 180.000 Max. Storm length"
" 1500.000 Max. Hydrograph"
" 32 STORM Chicago storm"
" 1 Chicago storm"
" 2317.400 Coefficient A"
" 11.000 Constant B"
" 0.836 Exponent C"
" 0.500 Fraction R"
" 180.000 Duration"
" 1.000 Time step multiplier"
" Maximum intensity 181.813 mm/hr"
" Total depth 86.135 mm"
" 6 005hyd Hydrograph extension used in this file"
" 33 CATCHMENT 101"
" 1 Triangular SCS"
" 1 Equal length"
" 1 SCS method"
" 101 No description"
" 95.000 % Impervious"
" 0.235 Total Area"
" 25.000 Flow length"
" 2.000 Overland Slope"
" 0.012 Pervious Area"
" 25.000 Pervious length"
" 2.000 Pervious slope"
" 0.223 Impervious Area"
" 25.000 Impervious length"
" 2.000 Impervious slope"
" 0.250 Pervious Manning 'n'"
" 80.000 Pervious SCS Curve No."
" 0.516 Pervious Runoff coefficient"
" 0.094 Pervious Ia/S coefficient"
" 5.969 Pervious Initial abstraction"
" 0.015 Impervious Manning 'n'"
" 98.000 Impervious SCS Curve No."
" 0.923 Impervious Runoff coefficient"
" 0.097 Impervious Ia/S coefficient"
" 0.503 Impervious Initial abstraction"
" 0.112 0.000 0.000 0.000 c.m/sec"
" Catchment 101 Pervious Impervious Total Area "
" Surface Area 0.012 0.223 0.235 hectare"
" Time of concentration 10.038 1.571 1.813 minutes"
" Time to Centroid 118.289 98.326 98.897 minutes"
" Rainfall depth 86.135 86.135 86.135 mm"
" Rainfall volume 10.12 192.30 202.42 c.m"
" Rainfall losses 41.673 6.609 8.362 mm"
" Runoff depth 44.462 79.526 77.773 mm"
" Runoff volume 5.22 177.54 182.77 c.m"
" Runoff coefficient 0.516 0.923 0.903 "
" Maximum flow 0.003 0.110 0.112 c.m/sec"
" 40 HYDROGRAPH Add Runoff "
" 4 Add Runoff "
" 0.112 0.112 0.000 0.000"
" 54 POND DESIGN"
" 0.112 Current peak flow c.m/sec"
" 0.008 Target outflow c.m/sec"
" 182.8 Hydrograph volume c.m"
" 21. Number of stages"
" 0.000 Minimum water level metre"
" 2.500 Maximum water level metre"
" 0.000 Starting water level metre"
" 0 Keep Design Data: 1 = True; 0 = False"
" Level Discharge Volume"
" 0.000 0.000 0.000"
" 0.1250 0.00230 17.500"
" 0.2500 0.00362 35.000"
" 0.3750 0.00457 52.500"
" 0.5000 0.00535 70.000"
" 0.6250 0.00603 87.500"
" 0.7500 0.00665 105.000"
" 0.8750 0.00721 122.500"
" 1.000 0.00773 140.000"
" 1.125 0.01122 157.500"
" 1.250 0.01352 175.000"
" 1.375 0.01527 192.500"
" 1.500 0.01676 210.000"
" 1.625 0.01810 227.500"
" 1.750 0.01932 245.000"
" 1.875 0.02046 262.500"
" 2.000 0.02153 280.000"
" 2.125 0.02255 297.500"
" 2.250 0.02351 315.000"
" 2.375 0.02443 332.500"
" 2.500 0.02532 350.000"
" 2. ORIFICES"
" Orifice Orifice Orifice Number of"
" invert coefficie diameter orifices"
" 0.000 0.630 0.0600 1.000"
" 1.000 0.630 0.0700 1.000"
" 1. LAYERS"
" Bottom Aspect Bottom Top Average"
" area ratio elevation elevation sideslope"
" 140.000 2.000 0.000 2.500 0.000"
" Peak outflow 0.008 c.m/sec"
" Maximum level 0.998 metre"
" **Maximum storage 139.745 c.m**"
" Centroidal lag 5.427 hours"
" 0.112 0.112 **0.008** 0.000 c.m/sec"

Wilson Street Drainage Area	
2yr Pre-dev (0.098ha)	0.015 cms
100 post-dev (0.031ha)	0.015 cms
Volume Required	NA

2-yr Pre-development Flow to Wilson Street (0.098 ha)

```
"          MIDUSS Output ------------------------------------------->"
"          MIDUSS version                  Version 2.25  rev. 473"
"          MIDUSS created                  Thursday, September 12,
2013"
"       10  Units used:                        ie METRIC"
"          Job folder:                C:\Users\Hazara\Desktop\Jobs\"
"                                        96 John Street N"
"          Output filename:
96_John_Street_2yr_pre_C0.8.out"
"          Licensee name:                  Shahrbano Hazara"
"          Company                    A J Clarke and Associates"
"          Date & Time last used:          2/24/2023 at 9:56:26
AM"
" 31       TIME PARAMETERS"
"      5.000  Time Step"
"    180.000  Max. Storm length"
"   1500.000  Max. Hydrograph"
" 32       STORM Chicago storm"
"          1  Chicago storm"
"    646.000  Coefficient A"
"      6.000  Constant B"
"      0.781  Exponent C"
"      0.500  Fraction R"
"    180.000  Duration"
"      1.000  Time step multiplier"
"          Maximum intensity        74.099   mm/hr"
"          Total depth              32.724   mm"
"          6  002hyd  Hydrograph extension used in this file"
" 33       CATCHMENT 101"
"          1  Triangular SCS"
"          1  Equal length"
"          1  SCS method"
"        101  Wilson Street "
"     80.000  % Impervious"
"      0.098  Total Area"
"     20.000  Flow length"
"      2.000  Overland Slope"
"      0.020  Pervious Area"
"     20.000  Pervious length"
"      2.000  Pervious slope"
"      0.078  Impervious Area"
"     20.000  Impervious length"
"      2.000  Impervious slope"
"      0.250  Pervious Manning 'n'"
"     80.000  Pervious SCS Curve No."
"      0.236  Pervious Runoff coefficient"
"      0.100  Pervious Ia/S coefficient"
"      6.350  Pervious Initial abstraction"
"      0.015  Impervious Manning 'n'"
"     98.000  Impervious SCS Curve No."
"      0.837  Impervious Runoff coefficient"
"      0.100  Impervious Ia/S coefficient"
"      0.518  Impervious Initial abstraction"
"             0.015    0.000    0.000    0.000 c.m/sec"
"          Catchment 101        Pervious   Impervious Total Area "
"          Surface Area         0.020    0.078    0.098    hectare"

"          Time of concentration  16.908    1.999    2.982
minutes"
"          Time to Centroid      133.396   101.885   103.963
minutes"
"          Rainfall depth         32.724   32.724   32.724   mm"
"          Rainfall volume         6.41    25.66    32.07    c.m"
"          Rainfall losses        24.992    5.348    9.277   mm"
"          Runoff depth            7.732   27.375   23.447   mm"
"          Runoff volume           1.52    21.46    22.98    c.m"
"          Runoff coefficient      0.236    0.837    0.717   "
"          Maximum flow            0.001    0.015    0.015    c.m/sec"
" 40       HYDROGRAPH Add Runoff "
"          4  Add Runoff "
"             0.015   0.015    0.000    0.000"
" 38       START/RE-START TOTALS 101"
"          3  Runoff Totals on EXIT"
"          Total Catchment area                 0.098   hectare"
"          Total Impervious area                0.078   hectare"
"          Total % impervious                  80.000"
" 19       EXIT"
```

100-yr Post-development Flow to Wilson Street (0.0031 ha)

```
"          MIDUSS Output ------------------------------------------->"
"          MIDUSS version                  Version 2.25  rev. 473"
"          MIDUSS created                  Thursday, September 12,
2013"
"       10  Units used:                        ie METRIC"
"          Job folder:                C:\Users\Hazara\Desktop\Jobs\"
"                                        96 John Street N"
"          Output filename:
96_John_Street_100yr_post_C0.8.out"
"          Licensee name:                  Shahrbano Hazara"
"          Company                    A J Clarke and Associates"
"          Date & Time last used:          2/24/2023 at 10:24:05
AM"
" 31       TIME PARAMETERS"
"      5.000  Time Step"
"    180.000  Max. Storm length"
"   1500.000  Max. Hydrograph"
" 32       STORM Chicago storm"
"          1  Chicago storm"
"   2317.400  Coefficient A"
"     11.000  Constant B"
"      0.836  Exponent C"
"      0.500  Fraction R"
"    180.000  Duration"
"      1.000  Time step multiplier"
"          Maximum intensity       181.813   mm/hr"
"          Total depth             86.135   mm"
"          6  100hyd  Hydrograph extension used in this file"
" 33       CATCHMENT 101"
"          1  Triangular SCS"
"          1  Equal length"
"          1  SCS method"
"        101  No description"
"     95.000  % Impervious"
"      0.031  Total Area"
"     20.000  Flow length"
"      2.000  Overland Slope"
"      0.002  Pervious Area"
"     20.000  Pervious length"
"      2.000  Pervious slope"
"      0.029  Impervious Area"
"     20.000  Impervious length"
"      2.000  Impervious slope"
"      0.250  Pervious Manning 'n'"
"     80.000  Pervious SCS Curve No."
"      0.514  Pervious Runoff coefficient"
"      0.100  Pervious Ia/S coefficient"
"      6.350  Pervious Initial abstraction"
"      0.015  Impervious Manning 'n'"
"     98.000  Impervious SCS Curve No."
"      0.919  Impervious Runoff coefficient"
"      0.100  Impervious Ia/S coefficient"
"      0.518  Impervious Initial abstraction"
"             0.015    0.000    0.000    0.000 c.m/sec"
"          Catchment 101        Pervious   Impervious Total Area "
"          Surface Area         0.002    0.029    0.031    hectare"
"          Time of concentration  8.793    1.374    1.586
minutes"
"          Time to Centroid      116.832   98.054   98.590
minutes"
"          Rainfall depth         86.135   86.135   86.135   mm"
"          Rainfall volume         1.34    25.37    26.70    c.m"
"          Rainfall losses        41.883    6.968    8.714   mm"
"          Runoff depth           44.252   79.167   77.421   mm"
"          Runoff volume           0.69    23.31    24.00    c.m"
"          Runoff coefficient      0.514    0.919    0.899   "
"          Maximum flow            0.000    0.014    0.015    c.m/sec"
" 40       HYDROGRAPH Add Runoff "
"          4  Add Runoff "
"             0.015   0.015    0.000    0.000"
```

APPENDIX C:

Storm Design Calculation Sheet – Minor Storm Flows

Sanitary Design Calculation Sheet

Hydrant Flow Test Results

Hydrant Flow Test Report

SITE NAME:

SITE ADDRESS / MUNICIPALITY: John Street North in Hamilton, ON

TEST HYDRANT LOCATION : Front Of #114 John Street North (Hydrant ID:HA17H035)

BASE HYDRANT LOCATION: 1st Fire Hydrant Southwest Corner of Cannon Street East on John Street North

TEST BY: Luzia Wood

TEST DATE: April 20,2021

TEST TIME: 11:00Am

TEST DATA

FLOW HYDRANT — Pipe Diam. (in / mm): 8"

	PITOT 1	PITOT 2
SIZE OPENING (inches):	2.5	2.5
COEFFICIENT (**note 1**):	0.90	0.90
PITOT READING (psi):	60	42 / 42
FLOW (usgpm):	**1300**	**2175**

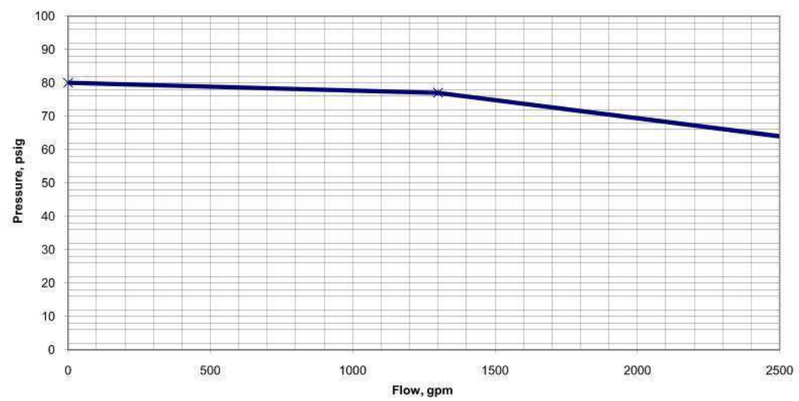
THEORETICAL FLOW @ 20 PSI 6553

BASE HYDRANT — Pipe Diam. (in / mm): 8"

STATIC READING (psi): 80 RESIDUAL 1 (psi): 77 RESIDUAL 2 (psi): 72

REMARKS:

NOTE 1: Conversion factor of .90 used for flow calculation based on rounded and flush internal nozzle configuration. No appreciable difference in pipe invert between flow and base hydrants.



491 Port Maitland Rd

A. J. Clarke and Associates Ltd.
25 Main Street West Suite 300, Hamilton, ON L8P 1H1
T: (905) 528-8761 F:(905) 528-2289

Municipality: CITY OF HAMILTON
Project : 92-100 John Street
Job No. : 238005
Date : February 27, 2023
Date Print: March 1, 2023
Design By : SR
Review By: BC

Storm Sewer Design Calculations

Manning's n = 0.013

DESCRIPTION	FROM MH	To MH	STORM EVENT	ADD AREA (ha)	CUMM AREA (ha)	C	AxC	CUMM. CxA	INITIAL TIME (min)	TIME IN PIPE (min)	CUMM. TIME (min)	INTENSITY (mm/hr)	EVENT FLOW (m^3/s)	ENTRE ADDITIONAL FLOW (If any)	DESIGN FLOW Q (m^3/s)	LENGTH (m)	DIAMETER (mm)	GRADE %	CAPACITY (m^3/s)	VELOCITY (m/s)	Design vs Capacity
1	1	2	2-yr	0.135	0.135	0.80	0.108	0.108	10.00	0.59	10.59	74.10	0.022		0.022	61.00	250	2.00	0.088	1.73	0.25

J:\2023 Projects\238005 (96 John St N)\Engineering\Design\Report\February 2023\Appendix C\[2023-02 Storm Sewer Design Sheet (96 John St.) .xls]storm
3-1-23 2:30 PM

A. J. Clarke and Associates Ltd.
25 Main Street West Suite 300, Hamilton, ON L8P 1H1
T: (905) 528-8761 F:(905) 528-2289

Municipality: CITY OF HAMILTON
Project : 92-100 John Street
Job No. : 208190
Date : March 1, 2023
Date Print: March 1, 2023
Design By : MS
Review By: BC

SANITARY SEWER DESIGN CALCULATIONS

Per Capita Consumption = 360 L/CAP/D
Infiltration = 0.60 L/S/HA
D<600 0.015
D>=600 0.013

DESCRIPTION	FROM MH	TO MH	DENSITY DESCRIPTION	ADD AREA (ha)	CUMM. AREA (ha)	POPULATION DENSITY (people/ha)	POP.	CUMM. POP.	PEAK FACTOR	Q AVERAGE (L/s)	Q PEAK (L/s)	INFILTRATION (L/s)	TOTAL DESIGN FLOW (L/s)	LENGTH (m)	PIPE DIAMETER (mm)	GRADE %	MANNING 'n'	CAPACITY (L/s)	DESIGN vs CAPACITY	FULL VELOCITY (m/s)
TOWER	BUILDING	A1	HIGH DENSITY	0.235	0.235	6682	1570	1570	2.00	6.54	13.08	0.14	13.22	15.00	250	2.00	0.0150	72.89	0.18	1.48
	A1	MAINLINE	HIGH DENSITY	0.000	0.235	6682	0	1570	2.00	6.54	13.08	0.14	13.22	13.00	250	2.00	0.0150	72.89	0.18	1.48

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LICENSED PROFESSIONAL ENGINEER
B. J. CLARKE
100189931
PROVINCE OF ONTARIO

GBCA
ARCHITECTS

CULTURAL HERITAGE IMPACT ASSESSMENT

for

92-100 John Street and 61-81 Wilson Street

Hamilton, ON

DRAFT

prepared for:

EMBLEM Developments Inc. on behalf of Hamilton III GP Inc.
77 King Street West, Suite 4230
Toronto, ON M5K 1E7

prepared by:

Goldsmith Borgal & Company Ltd. Architects
362 Davenport Road, Suite 200
Toronto, Ontario
M5R 1K6

GBCA Project No: 22050

Date of issue: 7 March 2023

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by Emblem Developments in 2022 to prepare a Cultural Heritage Impact Assessment (CHIA) for the development of a site located on a parcel of land in the downtown core of Hamilton, roughly bounded by Wilson Street, John Street North, and Catharine Street at the Southeast corner of John Street North and Wilson Street. For the purposes of this application, the site is referred to as 92 John Street. Our draft assessment has been scoped for the purpose of responding to comments arising from the formal Consultation with the City of Hamilton and in preparation of the Design Review Panel application, based on material made available to us at this phase of the design.

The development site comprises four extant structures - 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure) which will be removed to accommodate the proposed 31-storey (plus MPH) building with a contextually related 5-storey podium. All of the existing buildings are included in the Municipal Heritage Register and *inventoried* as a result of a recommendation from the 2014 Downtown Built Heritage Inventory Project. GBCA conducted an independent evaluation under Ontario Regulation 9/06 for these properties and concluded that they do not meet sufficient criteria for having cultural heritage value. As such, the buildings are not, in our opinion, heritage resources and are proposed to be demolished. Mitigation strategies are discussed in this scoped CHIA, which will provide a preliminary assessment of cultural heritage resources in advance of a refined development proposal that will consist of a new multi-storey and mixed-use commercial and residential building, with above-ground parking which will replace the current low-rise structures.

Throughout this CHIA, GBCA has reviewed the proposed development largely with respect to its adjacency to heritage resources (as defined in the City's Official Plan), and the overall "fit" of the development into the existing site and context.

As the development site is located in the downtown core of the City, it is adjacent to many heritage properties that are either listed or designated. Most notably, within the block of the site, there is one designated property: Stewart Memorial Church c. 1888 (114 John Street North) described through By-law 93-089, located in Appendix V. The proposed change for the site consists of a new mixed-use development with retail and residential uses, which will allow for the visibility and full expression of adjacent heritage resources.

The proposed land assembly merging 92-100 John Street North and 61-81 Wilson Street into one structure will change the historical lotting patterns on the site which date back to 1840. Furthermore, the proposed development will involve the demolition of four inventoried buildings on the subject site and impact adjacent heritage resources by means of the introduction of new high-rise volumes in an area predominantly characterized by low-rise buildings.

In our view, and in light of mitigating strategies to reduce impacts to heritage properties, this proposal balances demands for *intensification* with those of *heritage preservation* in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

This CHIA has been prepared in accordance with the *InfoSheet: Cultural Heritage Impact Assessments* (last revised September 2014) as required by the City of Hamilton and evaluates the impact of the proposed development on existing heritage resources.

2. INTRODUCTION

2.1 Property Description

The subject site is located in the downtown core of the City of Hamilton. The site is of irregular shape and located on the southern edge of the block bounded by John Street North (to the west), Wilson Street (to the south), Catherine Street (to the east) and Cannon Street East (to the north), as indicated on the map at right.

The site is a largely a vacant surface parking lot with three buildings located on the east side of John Street North, and north of Wilson Street.

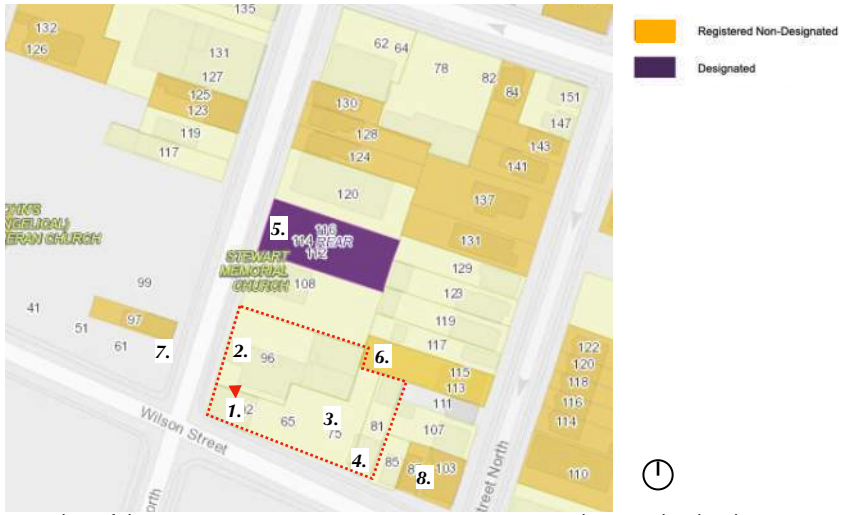
Across Wilson Street to the south is an open area of parking lots. To the west of the site is a proposed development of a mixed-use development consisting of three multi-storey towers over a podium with retail uses.

2.2 Present Owner and Contact Information

Owner: EMBLEM Developments Inc. on behalf of Hamilton III GP Inc.
77 King Street West, Suite 4230
Toronto, ON M5K 1E7

Contact: Ryan Millar
rmillar@emblemdevcorp.com

2.3 Location Plan



Snapshot of the City's Interactive Heritage Property Mapping, showing the development site (red arrow) in its context.

Properties highlighted in a purple colour are Designated, those in orange are Registered and those in yellow are Inventoried. Those that have no colour have no heritage status.

Properties on site:

1. ***92 John Street North, "Gary Procter Building" —*** *(c. 1959). Inventoried on City's Heritage Register in 2014 (character supporting).*

2. ***96 John Street North —*** *(c. 1890). Inventoried on City's Heritage Register in 2014 (character supporting).*

3. ***100 John Street North —*** *(c. 1900). Inventoried on City's Heritage Register in 2014 (character supporting).*

4. ***81 Wilson Street —*** *(c. 1880). Inventoried on City's Heritage Register in 2014 (character supporting).*

Adjacent:

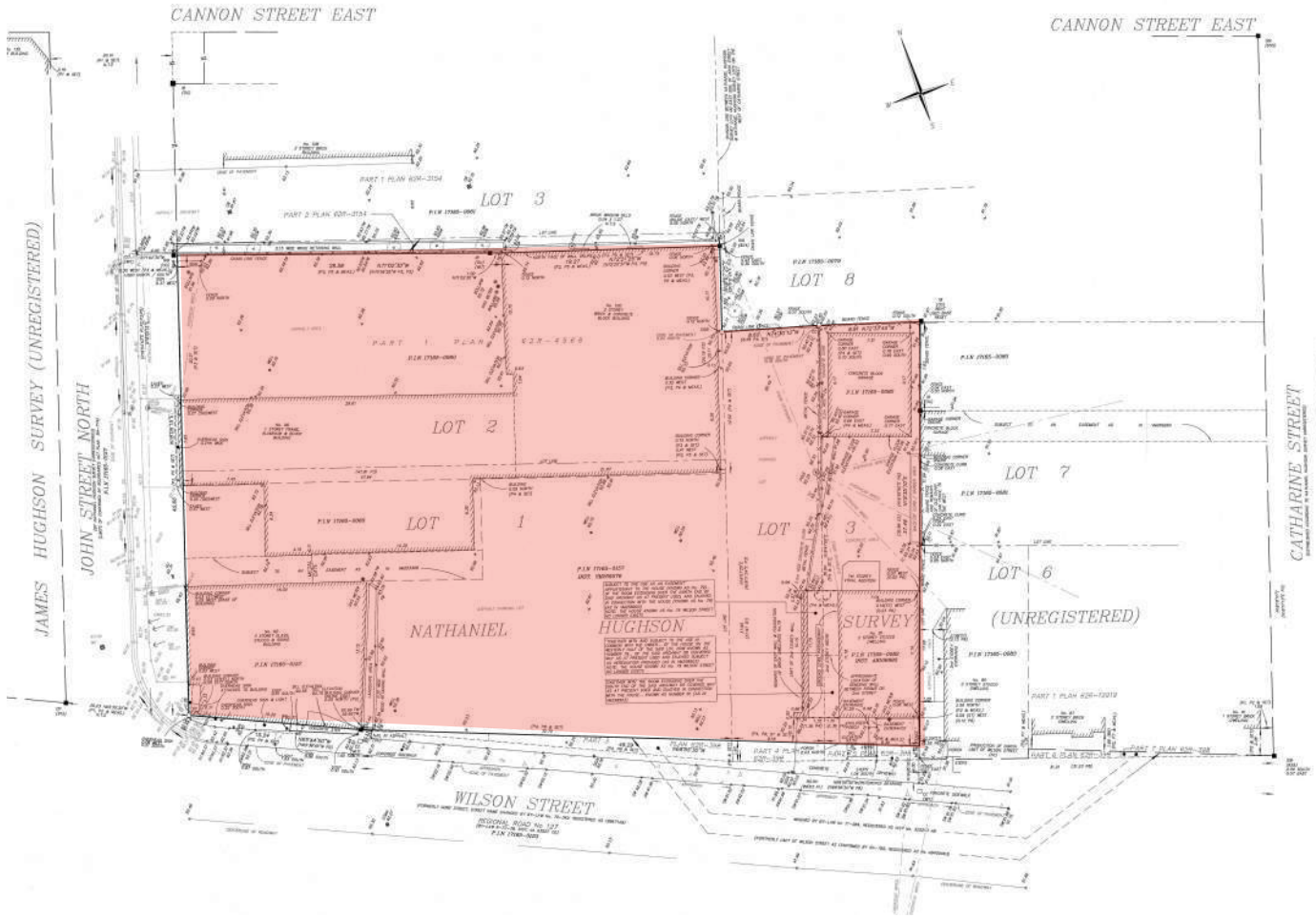
5. 114 John Street North, Stewart Memorial Church—*(c. 1848/1905). Designated on City's Heritage Register in 1993 under OHA.*

6. 115-113 Catherine Street — *(c. 1900). Registered on City's Heritage Register in 2014.*

7. 97 John Street North — *(c. 1898). Chinese Community Centre Association of Canada. Registered on City's Heritage Register in 2014. (Demolished in 2022).*

8. 87 Wilson Street — *(c. 1890). Registered on City's Heritage Register in 2014.*

2.4 Property Survey

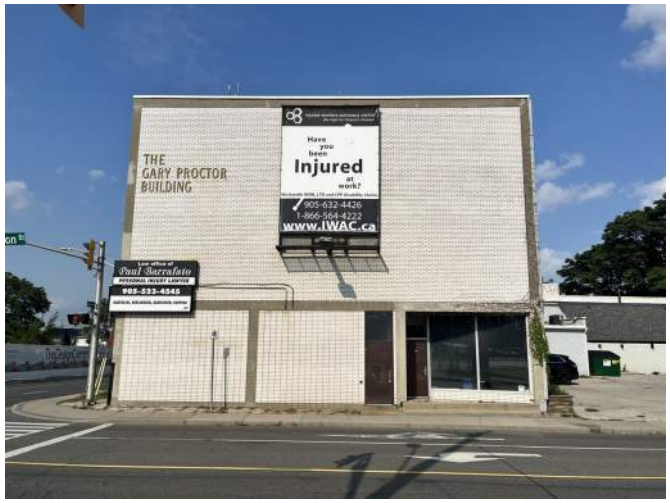


Survey of part of lot 1 & Part of Lot 2 fronting on the east side of John Street and Lot 3 fronting on the north side of Wilson Street.
A.J Clarke and Associated Ltd.

2.5 Site Context

All photos were taken by GBCA Architects on January 2022.

View of development site looking east from the west side of John Street North at the intersection of Wilson Street. The curtain wall of 92 John is visible here, and a portion of 96 John Street to the north.



View of 92 John Street North from the south side of Wilson Street, showing the glazed ceramic brick on this restrained elevation. The building was originally built for the A.R.C. School of Welding.

View of 100 John Street, looking east from John Street. The original building is set back from the street by approximately 30 metres with a linear addition clad in vinyl visible to the south, both of which were most recently occupied by a framing studio.

View of 81 Wilson Street at the far left, from the south side of Wilson Street. The two-and-a-half storey residential brick dwelling was constructed in the late-19th century.

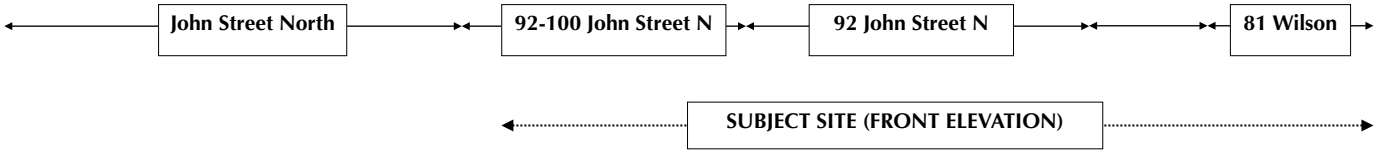
Looking north on John Street N from the intersection at Wilson Street. The development site is on the right of the image. Two buildings beyond this is the Stewart Memorial Church, with its prominent gabled roof and modest spire partially visible. To the left, hoarding for a development at 41 Wilson Street is visible. Three multi-storey towers with podium recreating the street wall have been proposed here.

Looking south on Wilson Street, from the development site. The area east and west of John Street North is mostly characterized by parking lots, which are a result of demolition during the late 20th century.

Looking northwest on the current development site towards the rear of the property at 96 John Street North.

View of 92 John Street North (Gary Procter building) and adjacent parking lot, at the southwest corner of John Street North and Wilson Street. The adjacent development site at 41 Wilson Street is visible to the west, as is 37 Wilson Street - St. John's Evangelical Lutheran Church.

Looking north from the south side of John Street N at Wilson Street towards the subject site, as annotated below.



3. BACKGROUND

3.1 Site and Context:

The subject property is located within an area of Hamilton that was historically one of mixed-use, whereby workers and middle-class housing was found on the same blocks as places of worship and/or institutional buildings. The block bounded by John Street, Wilson Street (then Gore Street), Catherine Street and Cannon Street was part of one of the earliest neighbourhoods in Hamilton and is a small portion of what was historically surveyed as Concession 2, Lot 14. Through Nathaniel Hughson's Survey, the block was further subdivided into multiple building lots. The subject property includes parts of 1 and 2 of Nathaniel Hughson's survey.

In 1791, land surveyor Augustus Jones laid out the area in a formal grid of lots and concessions. The Crown awarded the first lots as grants to United Empire Loyalist settlers, with most of these properties given to incoming settlers between 1796 and 1802. Concession 2, Lot 14 was one of several lots originally granted to Captain Ralph Clinch (Clench) and then to the merchant and government official John Askin. In 1805, Askin sold the Lot 14 to Nathaniel Hughson. Through Nathaniel Hughson's Survey, the block that now contains the subject property, bounded by Catherine Street, Wilson Street (then Gore Street), John Street and Cannon Street, was subdivided into 12 building lots. The subject property includes all or part of 8 of those 12 lots – primarily the southern portion of the block.

While the Legislative Council of Upper Canada had incorporated Hamilton as a Town in 1833, it was during the 1840s that the town embarked upon a period of economic growth and experienced a population explosion – it was during this time that the first buildings were erected on the block north of Wilson Street (then Gore Street) – none of those early buildings remain.

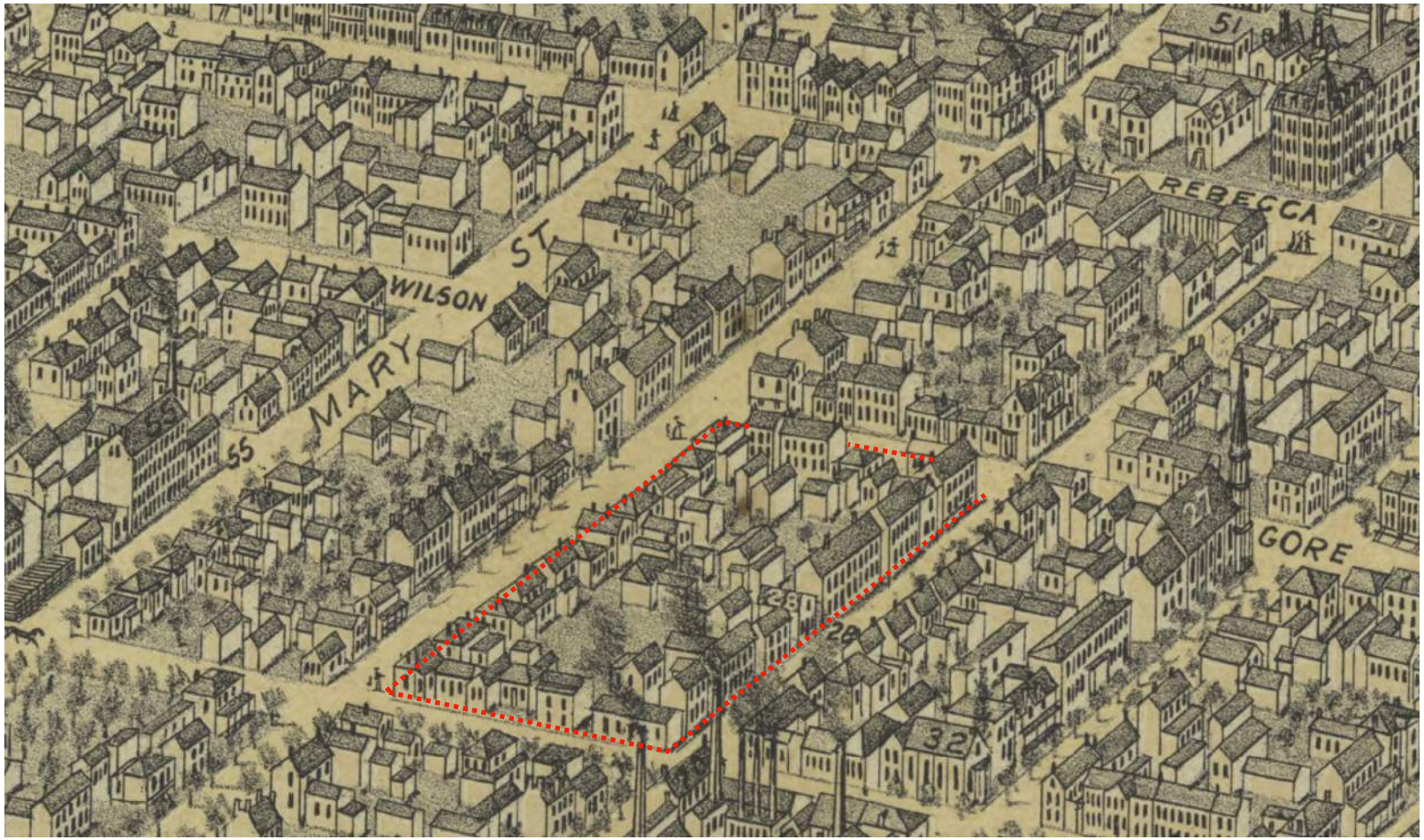
Hamilton was in a position for incorporation as a city in 1846. A major economic upswing transformed the frontier town into a regional urban centre and during the ten years following the incorporation of the City in 1846, the population jumped from 6,832 to 27,500 – an increase of over 400%.

The block on which the subject property is located was quick to develop due to its close proximity to the important civic and commercial areas, notably the major thoroughfare of James Street located a block to the west. Both a City Hall and a Market Building were erected at the point where the road from Toronto (York) joined the road from the waterfront (James), more or less opposite to King William Street.

The lots on the block were sold to various landowners and speculators who constructed houses of various types, including detached and semi-detached houses - either brick or wood frame. A Methodist Church was erected on lots 4 and 5 of the block in 1848 at 112-114 John Street North - the former John Street Methodist Episcopal Church (later St. Paul's African Methodist Episcopal Church and now Stewart memorial Church). In the early twentieth century, St. Paul's African Methodist Episcopal Church c. 1905 (now Stewart Memorial Church) formed part of a continuous streetscape comprising a mix of houses, industrial buildings and churches (including the Methodist Episcopal Church built in 1878 at the south-west corner of John and Wilson).

By the end of the nineteenth century, the block containing the subject property was almost entirely developed and subsequent changes came about following demolitions of the earliest residential structures - as was the case at the subject property, whereby an earlier nineteenth century semi-detached brick dwelling was demolished in the 1930s and the current structure was erected in the late 1950s/early 1960s.

Additionally, a pair of semi-detached houses at 79-81 Gore Street (as it was referred to before Wilson Street) were constructed around 1880. In the early 20th century, 79 Wilson Street was removed - likely in the 1930s. The residence features a Porte-cochère which would have been used to shelter for carriages at the entrance of the building. To the north of these structures are wagon sheds, which are associated with properties along John Street North. These structures still remain on the subject development site.



***Detail from the Bird's Eye View of City of Hamilton*, 1876**

This bird's eye view (which is not oriented to the north, but rather looks to the south) shows the extent of the development on the subject property and its block, as well as on the neighbouring blocks. The Methodist Episcopal Church at is denoted as building 28 at 114 John Street North and the Primitivist Methodist Church is denoted as building 27 (at the corner of Gore Street - as Wilson Street was known at that time).

***Insurance Plan of the City of Hamilton, Charles E. Goad*, 1898**

By the turn of the nineteenth century, all building lots were developed. The last to be developed were the semi-detached houses at the corner of John Street North and Gore Street (now Wilson Street). The remainder of John Street was occupied with detached and semi-detached housing, some wood frame, but most brick. The Methodist Episcopal Church is shown in its early form as a wood frame structure.

***Insurance Plan of City of Hamilton, Charles E. Goad*, 1911**

At this time, the Methodist Episcopal Church is shown with brick. One half of the semi-detached house at 79-81 Gore Street, and the street facing structure a portion of the rear shed at 96/100 John Street are the only remaining structures on the site today. The structures at 65 and 75 Wilson Street and 92 John Street North were later removed to accommodate the Gary Procter Building, constructed around 1959.

3.2 92 John Street North: "Gary Procter Building" (c. 1959). (see Appendix IV)

The exact date of construction of the current structure at 92 John Street North has not been confirmed, however the following was determined. Architectural drawings (found at the City of Hamilton Building Department) for an office building for A.R.C. School of Welding at John and Gore Street are dated January/February 1958, however these drawings have several references to "existing" conditions, which would suggest that the drawings were for an addition to an already existing structure (see Appendix IV). Yet, City Directories have no references to a building on the site until 1958 when the A.R.C. School of Welding first appears in the Directory. (The original nineteenth century semi-detached brick buildings had been demolished in the 1930s).

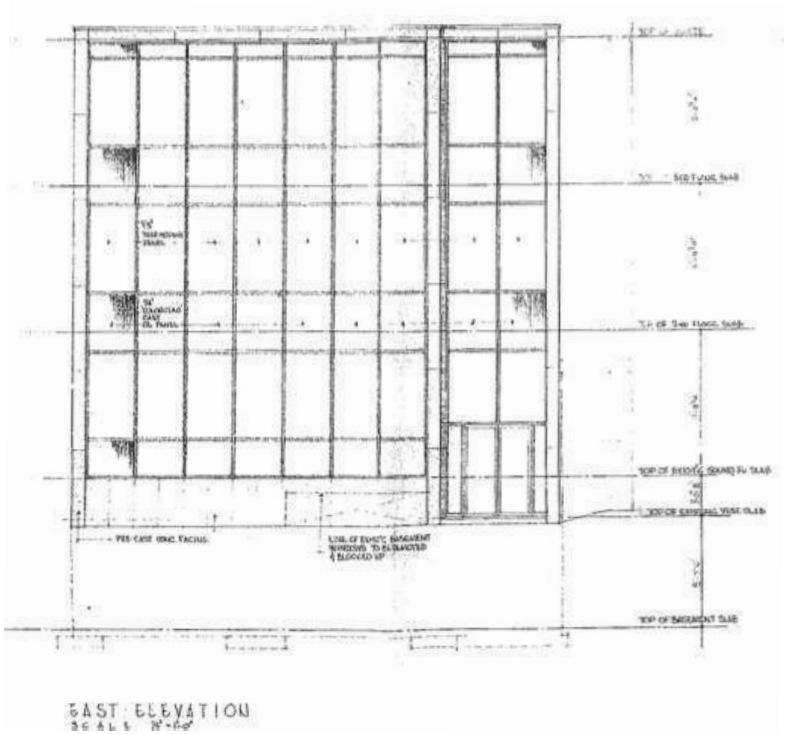
Although the above information would suggest that the building (or major alterations to an existing building), dates 1958, a Building Permit (Permit #18027), dated 22 May 1964, was issued for the construction of a three-storey addition (50' x 37') to an existing office building, which corresponds to the drawings dated 1958. Another Building Permit (Permit #42376), also dated 22 May 1964, was issued for interior alterations of second and third floor of a building at 92 John Street North. And, a set of blueprints at the City of Hamilton Building Department for a "proposed Building" also date 1964. Without conclusive evidence, we date the building 1958-1964.

At some point in its history (as appearing on Building Department records in a drawing dated 1969), the building was called The Gary Proctor Building (the name was mounted on the south elevation and remains there today). Gary Proctor (1945-1967) was the son of Wilfred Proctor, who was the owner/operator of the A.R.C. School of Welding. According to a reporter in the Hamilton Spectator (October 10, 2012), Wilfred Proctor erected and named the building after Proctor's son died in 1967 at the age of 22. The source of information is not provided, but the reporter surmises that the building was erected shortly after the death - thus the Spectator article dates the building to the early 1970s. But given the information gleaned from the Building Records provided above, it is more likely that the building dates between 1958 and 1964, and perhaps the naming of the building as The Gary Proctor Building only came about in 1969. Little information could be found about the A.R.C. School of Welding.

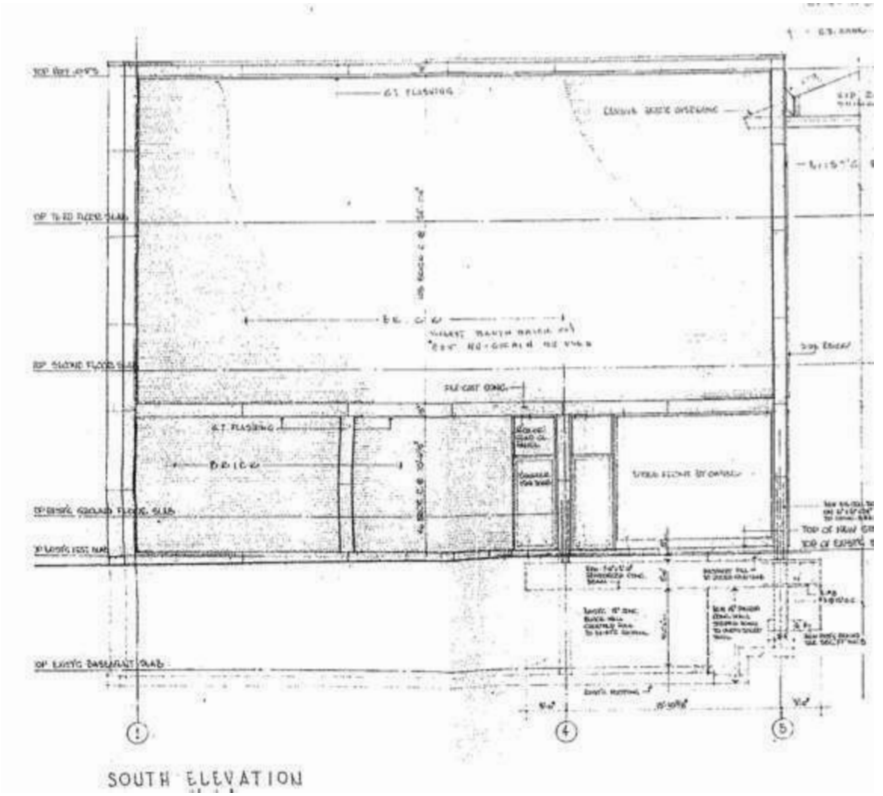
The architects of the building (or of a major addition to an existing building) were a firm based out of Burlington, Ontario. Wall, Yamamoto and Matthews was founded in 1957 by William E. Wall and Robert S. Yamamoto (1924-2012), with David H. Matthews joining the firm a year later. According to secondary sources, the firm designed civic and cultural facilities, schools, churches, along with medical and commercial facilities, but little documentation can be found on the early work of this firm. One project advertised in the Ottawa Citizen was the Hampton Park Plaza, Ottawa, 1960-1961 and there is a reference to Wall and Yamamoto's work at the Canada Centre for Inland Waters, Burlington, 1968-1973. (The firm continues today as KNYMH Architects and remains headquartered in Burlington).

The three-storey building with basement consists of an irregularly shaped plan, angled to follow the line of Wilson (original Gore) Street. There are two entrances to the building - the entrance on the front/west facade leads to the stairwell that provides access to the office spaces on the ground, second and third floors - the stairs also led to the basement which was the original welding shop. Another entrance is on the side/south facade, which was originally designated for a storefront on the ground floor.

The building is primarily constructed of concrete block with a steel framing system. The front/west elevation is comprised mainly of a curtain wall system of aluminum fame with glazing and opaque spandrel panels. The concrete block along the base of this facade has been covered with a styrofoam insulation system. The side/south facade is clad in a white glazed brick - organized in two panels on the ground floor and a single expansive area of brick on the upper levels of the facade. This white brick continues for a few feet around the corner to the rear/east elevation but the majority of the east facade is comprised of concrete block (now covered partially with aluminum siding). This elevation was, when built, abutting a neighbouring house and was not visible. The north/side facade is similarly concrete block with a new cladding of aluminum siding.



The east elevation was originally constructed with commercially available products of the time including Thermopile panels and Colorclad cast glass with pre-cast concrete facing with steel deck roof. The original offices/classroom space would have been constructed with vinyl Asbestos tile, and acoustic t-bar ceiling ceilings. In the basement, the welding ship for the A.R.C. School of Welding would be located.



The south elevation features a one-storey section of glazed white brick at grade, surrounded by pre-cast concrete band and two storeys of matte white brick above. An 'unfinished storefront' was originally included in plans, and remains under-utilized currently.

The use of commercially available materials for the curtain wall and south elevations allowed for a more expressive although economic facade at John Street North and Wilson Streets, while the remaining construction have been of 18" concrete block back-up with styrofoam insulation with lathe and plaster.

3.3 Stewart Memorial: Hamilton By-law 93-089 (see Appendix V)

The building now occupied by Stewart Memorial was erected in 1848 to serve as the Methodist Episcopal Church. Originally a simple frame structure with clapboard siding and a front-gabled roof, the building was substantially altered in the first decade of this century. According to available documentation, the original structure was reclad with brick masonry and the facade remodelled in the Gothic Revival style (circa 1905). Characteristic features include the pointed-arched window and door openings, the blind oculus in the gable front, and the flanking buttresses with tall pinnacles. Extensive interior renovations completed in 1908 included the installation of semi-circular pews, chandeliers (since removed) and an attractive, pressed-metal ceiling with Gothic-inspired, patterned tiles. Further renovations in the 1950s resulted in the removal of the original altar, certain elements of which have been preserved by the congregation.

Stewart Memorial Church on John Street North has become a landmark for Hamilton's Black community, a distinguished history as the city's oldest surviving Black congregation. With the influx of fugitive slaves into Upper Canada from the 1820s onward, emerged distinctive Black communities. For these early settlers, the church became a central focus, fulfilling both religious and social needs. By the late 1830s, Hamilton's Black population was large enough to support the establishment of both a Baptist and a Methodist church (the only denominations to establish churches specifically for Blacks). The earliest is believed to be St. Paul's African Methodist Episcopal (AME) Church, founded in 1835 under the authority of the (American) African Methodist Episcopal Body and situated in the north-east section of town, where the highest concentration of Blacks lived. According to the historical account passed on orally from generation to generation, the congregation was first housed on Rebecca Street in a small log structure, which was later replaced by a larger building. This location was, however, abandoned in 1879 when the structure was badly damaged by fire and the present church building, formerly occupied by the Methodist Episcopal congregation, was acquired. Faced with financial difficulties during the Depression years, St. Paul's AME Church was saved from closure through the efforts of its congregation and Reverend J.C. Holland. The decision made in 1937 to sever ties with the Mother Body resulted in the formation of a nondenominational Black church named Stewart Memorial Church in honour of Reverend C.A. Stewart, whose death in 1936 ended many years of dedicated service to the congregation of St. Paul's. His successor Reverend Holland was voted Hamilton's "Citizen of the Year" in 1953, in recognition of his instrumental role in keeping the church open and long service to the church and community (1936-54).

Today, Stewart Memorial has the longest surviving predominately black congregation in Hamilton.

Designated Features Important to the preservation of Stewart Memorial Church are the original features of:

• the west (front), north and south facades, including the brick masonry with its decorative arches and detailing, the buttresses and pinnacles, and the door and window openings (excluding the modern doorway and windows).

• the sanctuary space, including the decorative pressed-metal ceiling and curved wood pews.

Stewart Memorial Church (CBC)

4. HERITAGE STATUS

4.1 Current status

The development assembly comprises several structures. None of the properties assembled for the development site are designated on the City of Hamilton's Heritage Register, however the proposed development is adjacent to several listed heritage properties, and includes several inventoried properties. Properties noted below with a red arrow are Designated or registered on the heritage register.

The James Street North Streetscape is recognized as a Cultural Heritage Landscape, under the City of Hamilton's Official Plan. This Streetscape runs from York Boulevard/Wilson Street to the south towards Murray Street to the north and is located west of the development site, including parcels of lands that are considered adjacent to the development site (along Hughson Street North).

4.2 Adjacencies

There are a number of properties adjacent to the development site that have heritage status, as shown on the map at right. These adjacent properties either share a property line with the development site, or are situated across the street from the development site. These adjacent properties (that include a building) are:

Properties on site:

1. ***92 John Street North "Gary Procter Building" —*** *(c. 1959). Inventoried on City's Heritage Register in 2014.*
2. ***96 John Street North —*** *(c. 1890). Inventoried on City's Heritage Register in 2014.*
3. ***100 John Street North —*** *(c. 1900). Inventoried on City's Heritage Register in 2014.*
4. ***81 Wilson Street —*** *(c. 1880). Inventoried on City's Heritage Register in 2014.*

Adjacent:

5. 114 John Street North, Stewart Memorial Church —*(c. 1848/1905). Designated on City's Heritage Register in 1993 under OHA.*

6. 115-113 Catharine Street — *(c. 1900). Registered on City's Heritage Register in 2014.*

7. 97 John Street North — *(c. 1898). Chinese Community Centre Association of Canada. Registered on City's Heritage Register in 2014. (Demolished in 2022).*

8. 87 Wilson Street — *(c. 1890). Registered on City's Heritage Register in 2014.*

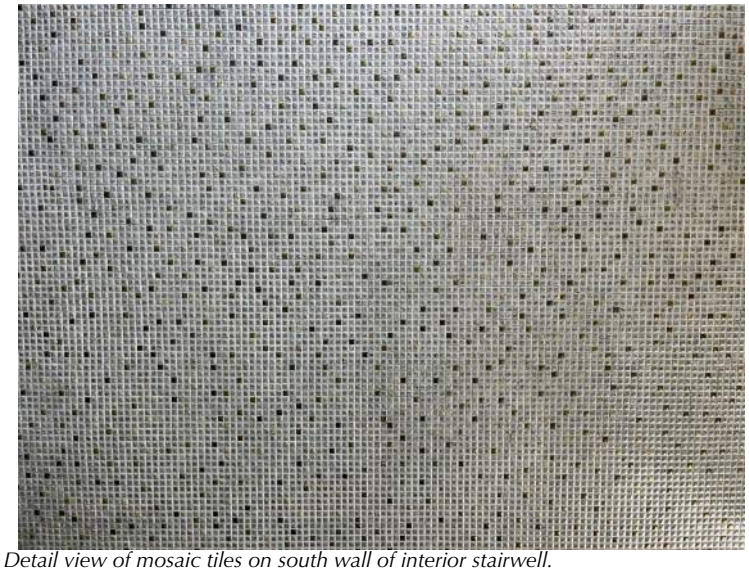
Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of **92 John Street North** (*See Appendix IV for detailed CHER)
The property has **Design or Physical Value** because it,	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	*The building at 92 John Street North, which dates to the late-1950s/early 1960s, is a representative example of the International Style of architecture that was popular after the 1950s. It has a curtain wall with aluminum framing on the front/west facade, while the other major facade (the side/south facade) is clad in an expanse of white brick with no architectural ornamentation as typical of the International Style. However, the building does not display a high degree of craftsmanship or artistic merit (primarily being built of concrete block, with external styrofoam insulation system or aluminum siding), nor does it represent a high degree of technical achievement in its construction as some International Style buildings did when architects were experimenting with new modern technologies.*
ii. Displays a high degree of craftsmanship or artistic merit.	
iii. Demonstrates a high degree of technical or scientific achievement.	
The property has **Historical or Associative Value** because it,	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	*The building at 92 John Street North is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of a community or culture. It was built for the A.R.C. School of Welding and owned by Wilfred Proctor, who named the building "The Gary Proctor Building" after his deceased son.* *The subject building was designed or altered by the architects Wall, Yamamoto and Matthews of Burlington, Ontario. During research for this report, little information could be found on the careers and output of Wall, Yamamoto and Matthews and this building's design could not be evaluated in relation to other works by the same architects.*
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
The property has **Contextual Value** because it,	
i. Is important in defining, maintaining, or supporting the character of an area.	*The building at 92 John Street North is not a landmark - although it appears quite prominent since it is on a corner in an area of the downtown that has seen much demolition and therefore is primarily surrounded in surface parking lots. It does not define, maintain or support the character of the Beasley neighbourhood, which was primarily nineteenth century residential, industrial, and institutional (church) buildings. Given its office/commercial use, the building is not functionally linked to its surroundings.* *An analysis of the data contained in the the Downtown Built Heritage Inventory Project reveals that the Beasley neighbourhood includes only ten properties from the 1950s, and therefore the period does not mark a significant one in the neighbourhood's historical development.*
ii. Is physically, functionally, visually or historically linked to its surroundings.	
iii. Is a landmark.	

View of 92 John Street North, looking northeast from the south side of Wilson Street.

Looking south towards north elevation of The Gary Procter building. Aluminum siding has been applied to this elevation.

View of stairwell, with terrazzo runners and an elaborate mosaic tiles applied to each wall.

View of renovated 2nd floor office space. View looking west to adjacent development site at 41 Wilson Street with St. John's Evangelical Lutheran Church in the background.

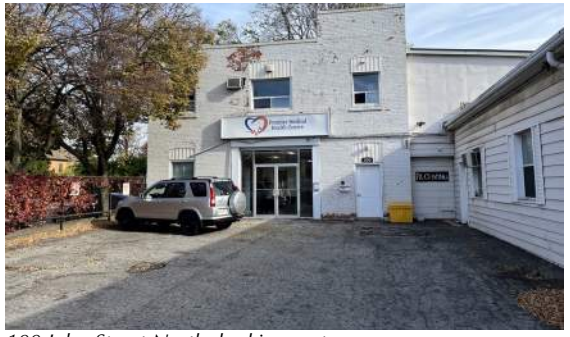


Detail view of mosaic tiles on south wall of interior stairwell.

Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of **98/100 John Street North**	Meets Criteria:
The property has **Design or Physical Value** because it,		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The structures were constructed around 1900. The structure was built as part of a wagon shed, with an addition to the south. This is not particularly rare for the City of Hamilton.	No
ii. Displays a high degree of craftsmanship or artistic merit.	The craftsmanship is representative of the period, however it is not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No
The property has **Historical or Associative Value** because it,		
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a	The building has been heavily altered and while it illustrates a portion of the original character of the area, it does not define or maintain that character.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The existing building itself has the potential to contribute to an understanding of the out buildings associated with John Streets mixed character with both commercial uses mixed with residential but this attribution is minor due to changes.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The designer or builder has not been identified and the integrity of the original design has been lost through numerous alterations, in any event.	No
The property has **Contextual Value** because it,		
i. Is important in defining, maintaining, or supporting the character of an area.	The building itself is not critical to defining the character of John Street North, and have been set back from the street in order to function as service structures.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	Land clearing in the late 20th century and recent large scale commercial developments both proposed and under development along John and Wilson Streets have altered the scale of commercial activity on the thoroughfare, the building is historically linked to its surroundings as an early commercial artery. However, changes to the building have considerably reduced this link.	No
iii. Is a landmark.	The building is not a landmark.	No

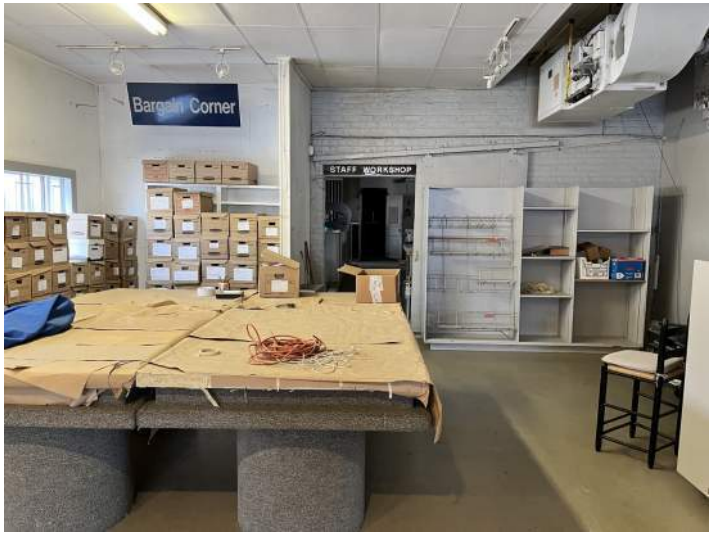
Eastern addition of 98/100 John Street North, looking north.

Eastern addition of 98/100 John Street North, looking west. The presence of imperial sized cinder blocks suggests that alterations were undertaken on the rear wall before the 1960s.



100 John Street North, looking east.

View first level modified work/storage space, looking west.



View first level modified work/storage space, looking east.

View first level modified work/storage space, looking east.

View unfinished first level work/storage space, looking east towards end of structure.

View of ground level of modified commercial space at 100 John Street N, looking west.

View first level modified commercial space at 100 John Street N, looking west. Historic timber framing elements are combined with the renovated space.

View second level modified commercial space at 100 John Street N, looking west. Original wood columns and beams are visible.

View second level modified commercial space at 100 John Street N, looking west. Original wood columns and beams are visible.

Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of **81 Wilson Street**	Meets Criteria:
The property has **Design or Physical Value** because it,		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The original semi-detached houses at 79-81 Gore Street (earlier name) were constructed around 1880. In the early 20th century, the adjoining semi at 79 Wilson Street was removed - likely in the 1930s. The residence features a Porte-cochère which would have been used to shelter for carriages at the entrance of the building. This is a unique characteristic, but not particularly rare for the City of Hamilton.	No
ii. Displays a high degree of craftsmanship or artistic merit.	The craftsmanship is representative of the period, however it is not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No
The property has **Historical or Associative Value** because it,		
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The building has been heavily altered and while it illustrates a portion of the original character of the area, it does not define or maintain that character. Better examples can be found to the east of the subject site.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The existing building itself has the potential to contribute to an understanding of the out buildings associated with John Streets mixed character with both commercial uses mixed with residential but this attribution is minor due to changes.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The designer or builder has not been identified and the integrity of the original design has been lost through numerous alterations, in any event.	No
The property has **Contextual Value** because it,		
i. Is important in defining, maintaining, or supporting the character of an area.	The building itself is not critical to defining the character of Wilson Street. Its scale and mass is, however, a consistent feature for residences of this period.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	Land clearing in the late 20th century and recent large scale commercial developments both proposed and under development along John and Wilson Street's have altered the scale of commercial activity on the thoroughfare. The building is historically linked to its surroundings as an early commercial artery, however, changes to the building have considerably reduced this link.	No
iii. Is a landmark.	The building is not a landmark.	No

81 Wilson Street, looking north from the south side of Wilson Street.

81 Wilson Street, looking east from 92 John Street North.

View of 81 Wilson Street, looking south from rear property. The Porte-cochère is visible at right. All evidence of original materials has been removed, and original brick has been re-clad with modern stucco, likely damaging the original face brick irreparably.

View of 81 Wilson Street, looking east towards the front porch. This small window frame, in poor condition, is likely an original.

View of 81 Wilson Street, 2nd level interior. Both interior levels have been extensively altered for residential use. Pictured above is a bedroom on the second level.

View of 81 Wilson Street, 2nd level interior. Both interior levels have been extensively altered for residential use. Pictured above is a bedroom on the second level.

5. DEVELOPMENT PROPOSAL

5.1 Proposed Development Strategy

The owner has assembled six-properties on the south-west corner of John Street North and Wilson Street for the proposed development. The preliminary development scenario, at the time of the Design Review Panel application, will require the following:

1) In order to clear the land for construction, 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure) will be removed from the site.

2) The 2342 sq. metre site will not be excavated below grade. Retail and lobby uses will be located at grade, and seven levels above for parking. Access to parking will be located off of John Street North.

3) A 31-storey (plus MPH) tower will occupy the site. Details of the development and massing will follow on subsequent pages of this HIA.

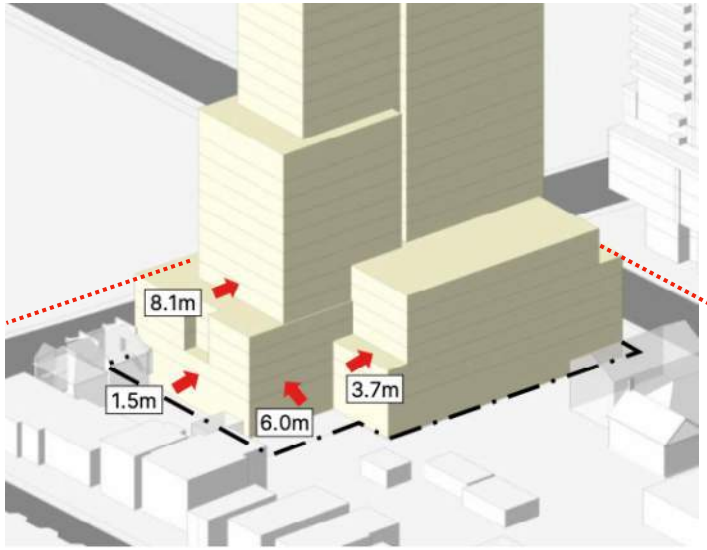
A view of the proposed lobby entrance, with glazed ground floor level and masonry above.

5.2 Description of Proposed Development:

The owner is proposing to develop a total GFA of 24,105 square metres to include a 31-storey mixed-use residential building (plus mechanical) with 383 suites.

Designed by Studio JCI, the building is conceived to include lobby off of John Street North with residential uses beginning at the third storey. At the podium level, the building will respond to the existing and proposed character of John Street through a series of setbacks and stepbacks while adding additional density in line with the planned character of the area.

Along Wilson Street, at-grade retail will extend west from the current location of 81 Wilson Street. Above grade parking is located at the northern portion of the floor plate on levels 2-7, which are accessible via elevators located at the lobby.



Where the massing relates to the surrounding neighbourhood context, there have been efforts to establish suitable setbacks in order to provide congruency between the existing context and the proposed development. This has been exercised through the following:

- *Proposed massing of a 3-storey at north and corner property lines (technical requirement to provide sufficient parking ramp length)*
- *3.7m setback at east corner property line;*
- *6.0m setback from north property line at rear;*
- *1.5m setback from east property line with additional articulation articulation of side wall;*
- *8.1m setback at 6th floor.*

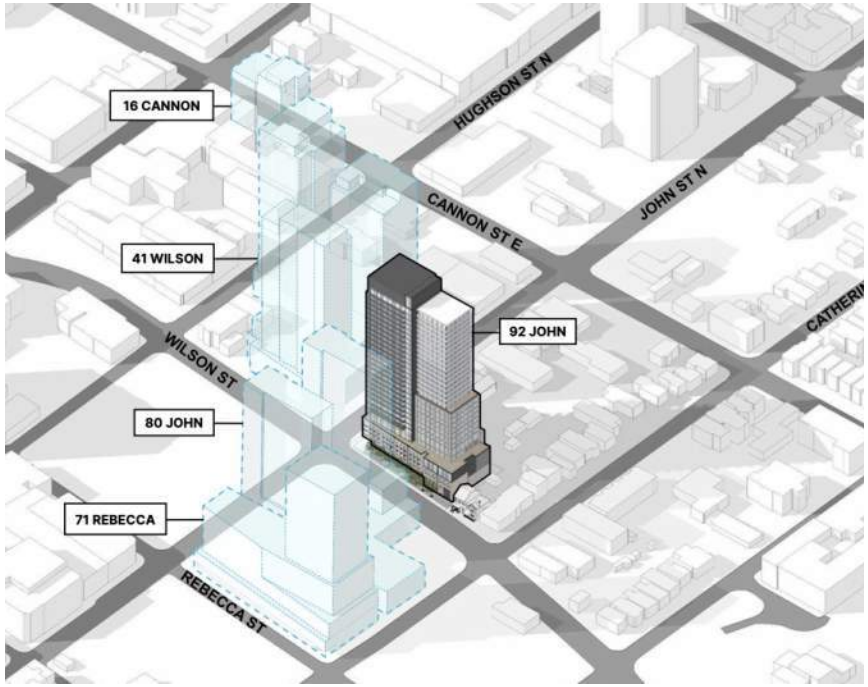
South Elevation *- Facing Wilson Street. Retail will extend north from the adjacent row of housing to John Street North. A lobby and retail uses are proposed along Wilson Street. The massing is broken down into essentially four volumes, ranging from low-rise, mid-rise, to tower. The singular tower appears to be split visually with two separate volumes.*

East Elevation *- Looking north-east towards the subject development site. Numerous set-back and stepbacks have been added to the massing of the tower, supplanting the 5 storey podium on Wilson and John St. N (16.0m high on both sides, below the permitted 22m height). This includes the introduction of a mid-rise form on east side to transition from low-rise/podium level to tower. On the east wall a 5-storey podium faces adjacent building (16.0m high), with a change in materials and articulation to improve the relation-ship with the existing context. The modest height increase between the adjacent heritage buildings to the north (144 John Street) and to the east (87 Wilson Street) is sympathetic to the heritage resources, and will exemplify human scale development in light of the addition of a large tower above into the historic context.*

5.3 Assessment of Design

The proposed change to the site consists of removing the existing buildings at 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure) in order to make way for a new development. The building design integrates various setbacks and stepbacks in order to respond to the scale of the area, with four main volumes comprised of 3, 5, 8, 15 and 31 storeys. The subject site is adjacent to two-Designated heritage properties to the north and and east. A number of high-rise condominiums to the north-east and proposed developments to the south and west have been proposed, or are currently under development. The proposed structure will consist of 31-storeys, plus a 1-storey mechanical penthouse.

The proposed development will stitch together the street-wall along Wilson Street that is currently occupied by a large parking space. The street-wall along John Street North will also be enhanced, in order to complement a proposed development opposite the street which has a 5-storey podium level planned. The proposed demolitions will enable that road widening and daylight triangle here. Although there are low-rise buildings in the area, the planned character consists of high-rise structures and therefore any notion of transition will need to be considered in light of the planned character and existing approvals.



Current and proposed development situation in the general area surrounding 92 John Street North.

The proposed massing features a proposed 16m podium, which is 6m below the current zoning allowance. This allows for legibility of the heritage properties and visual continuity between the adjacent massing. Furthermore, on Wilson Street the podium volume features a full storey glazed unit at the third level which lightens the solidity of the massing visible here. Existing buildings on Wilson Street and John Street North will not be affected by the development and will retain their heritage value and presence

The proposed massing introduces uses and heights that are compatible with the surrounding context. The integrity of Stewart Memorial Church, located two properties north, will not be impacted.

6. HERITAGE IMPACT ASSESSMENT

6.1 Impact on Heritage Resources

Heritage resources have been identified and described under Section 4 of this CHIA. Impacts to these resources range from demolition of inventoried properties at 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure) — to suitable streetscape connection of adjacent properties with a proposed large scale development. As such, the main impact foreseen will be related to the heritage resources' adjacency to the new development and the general 'fit' within the existing scale of the surrounding environs. Visual impacts will be inevitable as a result of the introduction of a new scale of development within an existing area featuring low-rise buildings. Mitigating strategies have been introduced in order to reduce impacts to adjacent heritage properties.

Properties on Development site:

1. 92 John Street North "Gary Procter Building" — (c. 1959). Inventoried on City's Heritage Register in 2014.

   The property is proposed to be demolished. It is not a heritage resource as its evaluation revealed it does not meet any criteria for cultural heritage value as determined in the attached CHER (see Appendix IV). As a result, its demolition will not be considered a negative heritage impact. A commemorative plaque is therefore not warranted given the absence of any heritage interest. Exterior photography can be taken as a means to record the existing building, and existing photographs highlighting remaining building elements has been included in Section 4 of this report. The work required to adequately salvage remaining materials (glazed brick, mosaic tiles) with the proposed new development does not appear to be justified by the significance of the property. As such, its proposed to be demolished. The proposed demolition will therefore not constitute, in our view, a negative impact on cultural heritage value. Existing materials on the building can be removed and properly sorted by a contractor for later re-use or repurpose on other projects, such as the brick masonry or for recycling (such as tile and concrete).

   A Documentation and Salvage Report will be made available under a separate cover.

2. 96 John Street North — (c. 1890). Inventoried on City's Heritage Register in 2014.

   The property is proposed to be demolished. It is not a heritage resource as its evaluation revealed it does not meet any criteria for cultural heritage value. As a result, its demolition will not be considered a negative heritage impact. Exterior photography can be taken as a means to record the existing building, and existing photographs highlighting remaining building elements has been included in Section 4 of this report. A Documentation and Salvage Report will be available under a separate cover.

3. 100 John Street North — (c. 1900). Inventoried on City's Heritage Register in 2014.

   The property is proposed to be demolished. It is not a heritage resource as its evaluation revealed it does not meet any criteria for cultural heritage value.As a result, its demolition will not be considered a negative heritage impact. Exterior photography can be taken as a means to record the existing building, and existing photographs highlighting remaining building elements has been included in Section 4 of this report. Existing materials such as original wood beams, can be removed and properly sorted by a contractor and have good potential for for later re-use. A Documentation and Salvage Report will be available under a separate cover

4. 81 Wilson Street — (c. 1880). Inventoried on City's Heritage Register in 2014.

This 2 1/2 storey brick structure (with stucco cladding, and Porte-cochère) is the remaining half of a semi-detached dwelling, removed from the site in the early 20th century. A collection of remaining 2 1/2 storey brick residences of the same vintage, in better repair, are located immediately to the east of the development site. The property is proposed to be demolished. It is not a heritage resource as its evaluation revealed it does not meet any criteria for cultural heritage value. As a result, its demolition will not be considered a negative heritage impact. Exterior photography can be taken as a means to record the existing building, and existing photographs highlighting remaining building elements has been included in Section 4 of this report.

Adjacent:

5. 114 John Street North, Stewart Memorial Church—(c. 1848/1905). Designated on City's Heritage Register in 1993 under OHA.

The proposed height of the podium along John Street North is compatible with the heights of the Church. The podium volume has taken into consideration the existing height context along this street, and does not reduce the integrity of Stewart Memorial Church which is located two properties north. While the introduction of a new massing in the vicinity will create a visual impact, 114 John Street North will not be negatively impacted or loose its presence on John Street North. This existing building, along with the new proposed massing, will establish a new context to the street in a manner that respects the presence of the existing church. There will be shadows cast toward the property at various times of the day, but given their transient nature, will not negate the residences' physical attributes.

6. 113-115 Catherine Street — (c. 1900). Registered on City's Heritage Register in 2014.

This semi-detached structure backs onto the proposed development and will not be affected by the development. It will retain its heritage value and presence along Catherine Street. There will be shadows cast on the rear yard of 113-115 Catherine Street at various times of the day. Shadows cast will not negate the residences' physical attributes.

7. 97 John Street North — (c. 1898). Chinese Community Centre Association of Canada. Registered on City's Heritage Register in 2014.

The former structure, located across John Street North, was demolished in 2022 with a permit and approval by heritage staff.

8. 87 Wilson Street — (c. 1890). Registered on City's Heritage Register in 2014.

A collection of remaining 2 1/2 storey brick residences are located immediately to the east of the development site. A walkway and generous tower setback will provide clearance and a visual buffer between the adjacent heritage properties and the new proposed 16m massing to mitigate visual impacts on the existing buildings. The height of the new base building along Wilson Street will read as a five-storey building. As the proposed development is physically separate from the brick residences and setback generously from them (with separation provided by a walkway), there will be no heritage impacts on 87 Wilson Street, and properties to the east of this.

Shadow impacts

The introduction of a new development with tall buildings will cast new shadows in the vicinity, as well as the James Street North Streetscape, identified as a Cultural Heritage Landscape in the City of Hamilton's Official Plan. Shadows typically travel in a transitory manner and generally do not impact on the appearance of heritage features on a building. For the case of the James Street North Streetscape, shadows will be cast in the morning time, for a short period of time. In our view, this shadowing impact will not negate the heritage value of this streetscape.

Complete shadow studies have been prepared by StudioJCI for the proposed development and are included in Appendix IIO. To the right is an example for March 21, for the times noted below. In yellow are net new shadows arising from the proposed development, and in pink are shadow impacts from an as-of-right development.

The most significant shadowing will occur on March 21 between 12:48 pm and 4:48pm, covering the rear portion of 114 John Street North, Stewart Memorial Church and a portion of 113-115 Catherine Street. Heritage attributes for both of these properties will not be unduly impacted.

In consideration of the above, the proposed location and massing of the development adequately limits shadow impact on the adjacent buildings. These shadows will be transient, and heritage attributes of these buildings will not be unduly impacted.

12:48 am.

13:23 pm. (solar noon)

4:48 pm.

Massing and material impacts

The insertion of a new high-rise development into an area of predominantly low to mid-rise buildings will create visual impacts, compounded by the fact that the subject site is a large assembly with a majority occupied by a surface parking lot. The proposed massing is broken down to address the streetscape by creating a low-rise podium, and a mid-rise volume that is visually separate from the high-rise towers. The podium design and height varies according to the street elevation.

The proposed podium volume on the east side of John Street North reads as a five-storey tall building(encompassing the ground level being a double height space), which is higher than, yet comparable to, the brick buildings on the east side of John Street North and the south side of Wilson Street. It is designed with a solid (brick) to void (glass) ratio that is comparable to existing buildings, while allowing more glazing in line with contemporary design to showcase retail areas. The proposed brick masonry materiality is consistent with the current materials of all buildings along Wilson Street and John Street North. The proposed brick colour (Wyndham) is a light beige and white tone. While this colour is different from the standard reds, brown and burgundy found on John Street North, the proposed new colour aims to connect with the existing Gary Procter Building at 92 John Street North, adding both a contemporary and distinguishable touch to the streetscape while being consistent in materiality.

There is currently no context along the south side of Wilson Street in the vicinity of the subject site as both sides of the street are surface parking lots. The existing church building provides the only point of reference along the street.. The difference in materiality between the brick church and the proposed light beige bricks with metal framing and glass will visually distinguish between the various eras.

John Street North is a three-lane street where both sides are at some distance from each other. The west streetwall consists of a variety of building types, of various heights (from one to three storeys) and of various materials. The proposed new massing on the is separate and distinguishable from the context on the east side and will not impact the heritage resources located along John Street North and Wilson Street.

The proposed streetscape at Wilson Street showing the introduction of a new material template, and scale adjustments to provide legible connections to the existing context.

The proposed streetscape at John Street North showing the introduction of a new material template, and a number of options to treat the storefront.

7. CONCLUSION

The proposed development intensifies a currently under-utilized site to include a mix of uses. The development is adjacent to a number of heritage resources, and its location within the southern portion of the Wilson / Catherine / Cannon and John Street North block and will remove a number of inventoried resources within that block, including 92 John Street North (3-storey masonry structure), 96 John Street North (1-storey structure), 100 John Street North (2-storey structure), and 81 Wilson Street (2-1/2 storey structure). GBCA prepared an independent evaluation, and it is our opinion that based on this evaluation, the properties do not meet the criteria for cultural heritage value and is not proposed for retention in the project.

The addition of a new mixed-use and multi-storey development will have a visual impact within the surroundings. Based on drawings reviews at this time by GBCA, mitigation strategies have been applied to the proposed design as a means to conserve the heritage value of adjacent heritage resources. Adjacent buildings that are registered or designated in the City's Municipal Heritage Register will maintain their integrity.

The proposed development at 92 John Street will be clearly of its own time and place, adapting a compatible material template, and the introduction of setbacks and transitions to respond to the addition of 31-storeys into a commercial area that has a range of heights and uses, both currently and planned. The podium responds to the established heights in the area and will recreate a consistent street wall along both John Street North and Wilson Street.

Shadow impacts have been identified 114 John Street North, Stewart Memorial Church and a portion of 113-115 Catherine Street. These will be transitory in nature and will not materially affect the heritage attributes of these properties.

In our view, and in light of consideration of mitigating strategies to reduce impacts to adjacent heritage properties, this proposal balances demands for *intensification* with respect for *heritage adjacencies* in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

8. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Goldsmith Borgal & Company Ltd. Architects

DRAFT

6. SOURCES/LIST OF CITED MATERIALS

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APPENDIX I

Standards and Guidelines for the Conservation of Historic Places in Canada

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

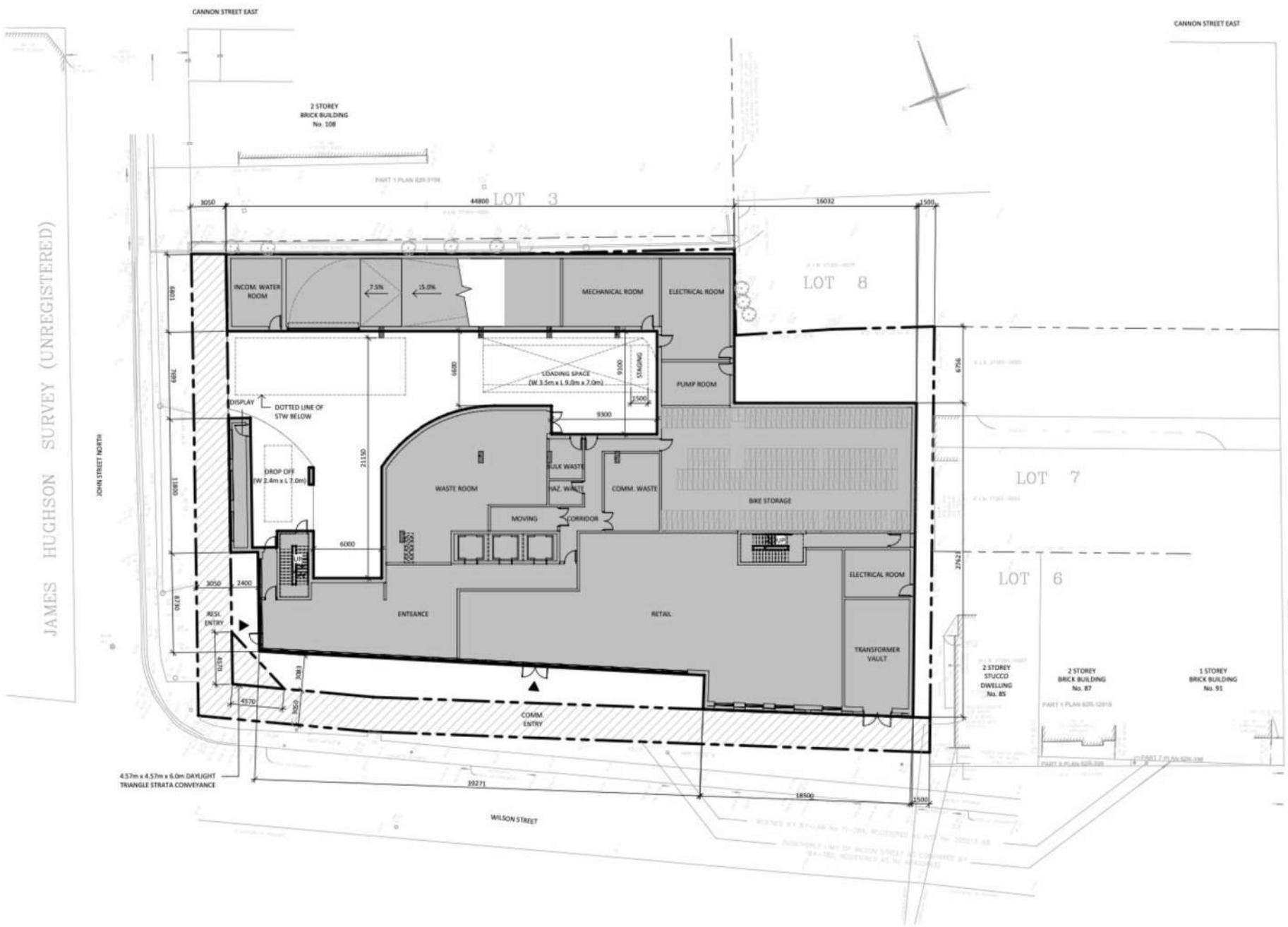
10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

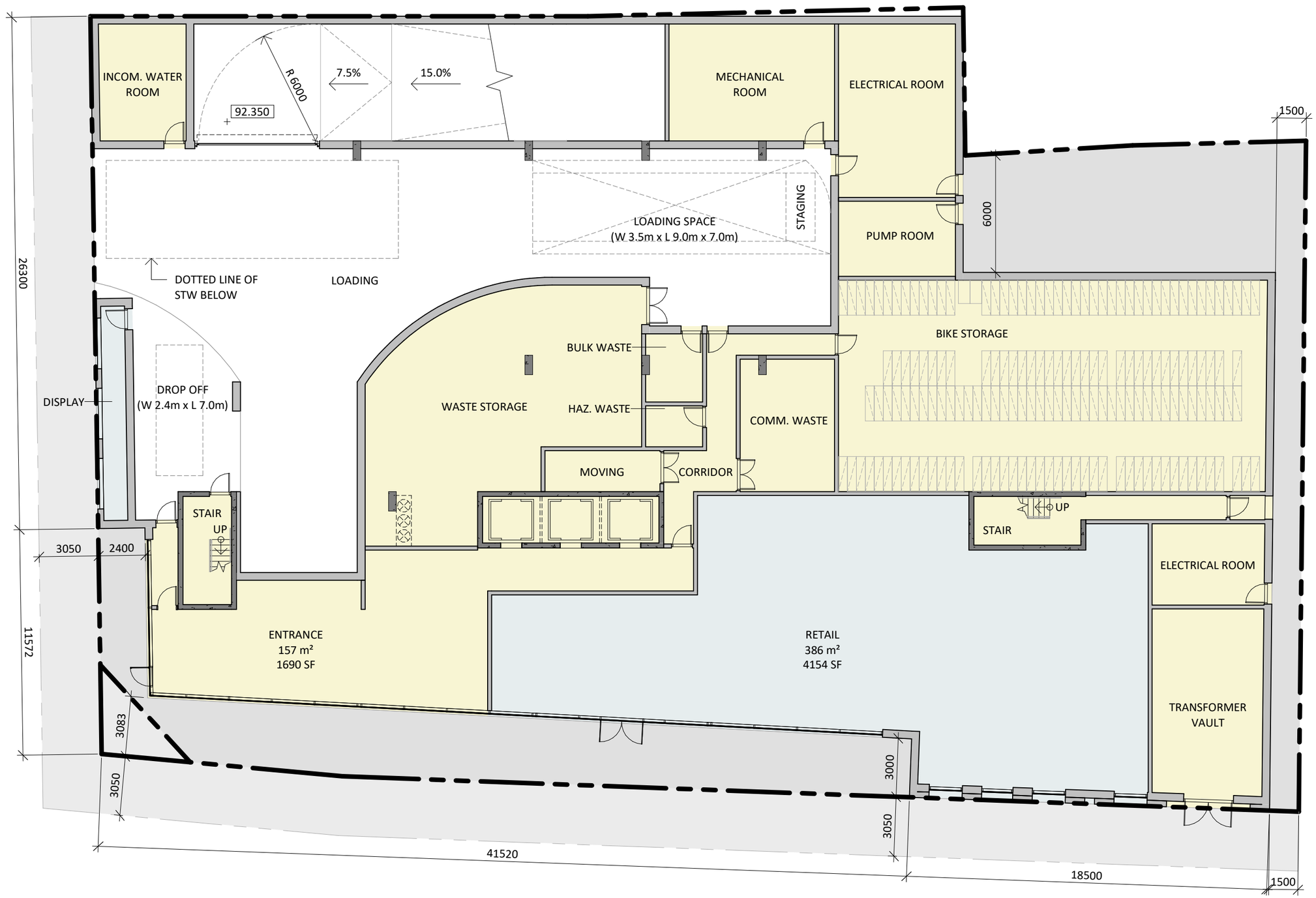
13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II

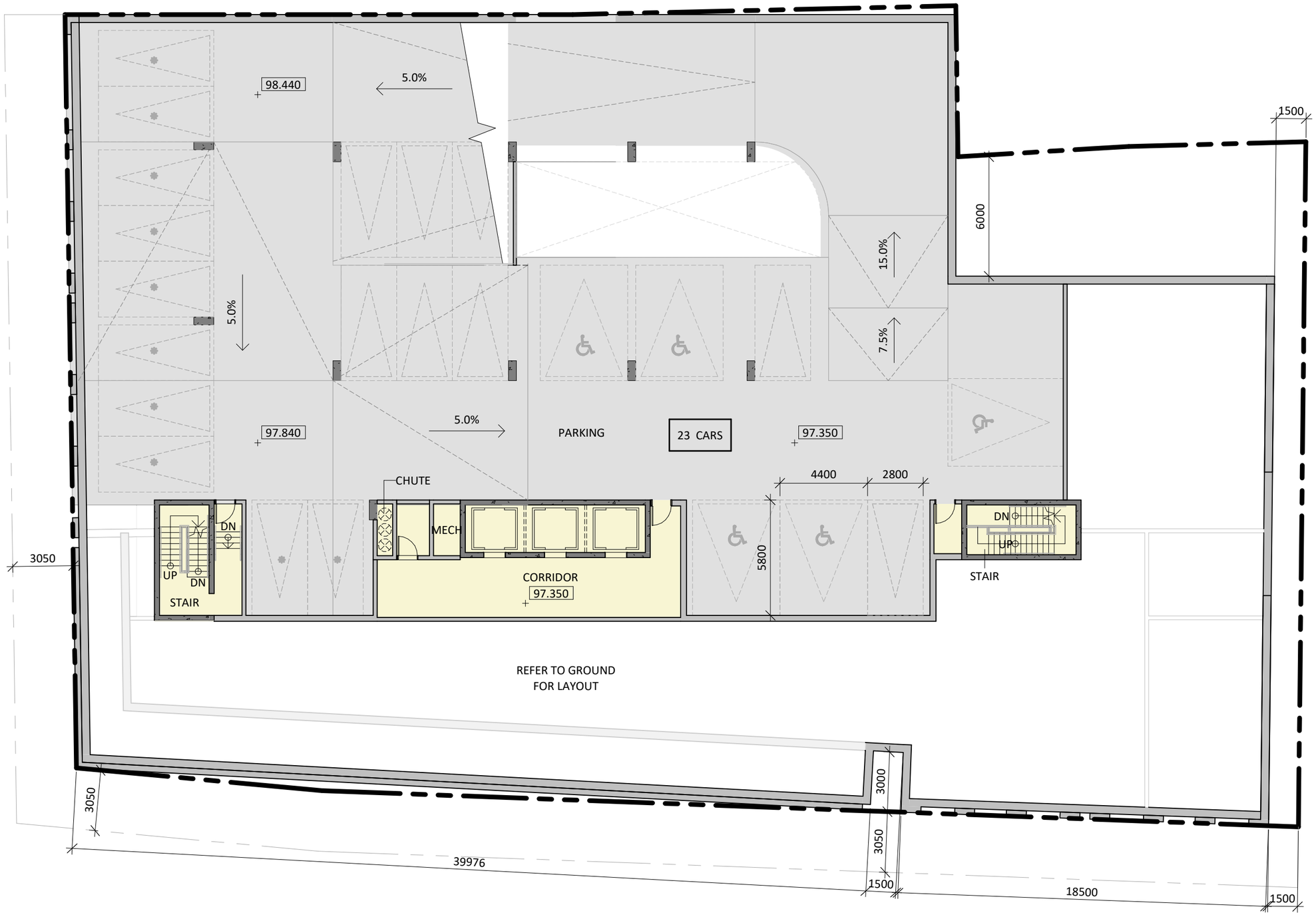
Development Drawings
as prepared by StudioJCI



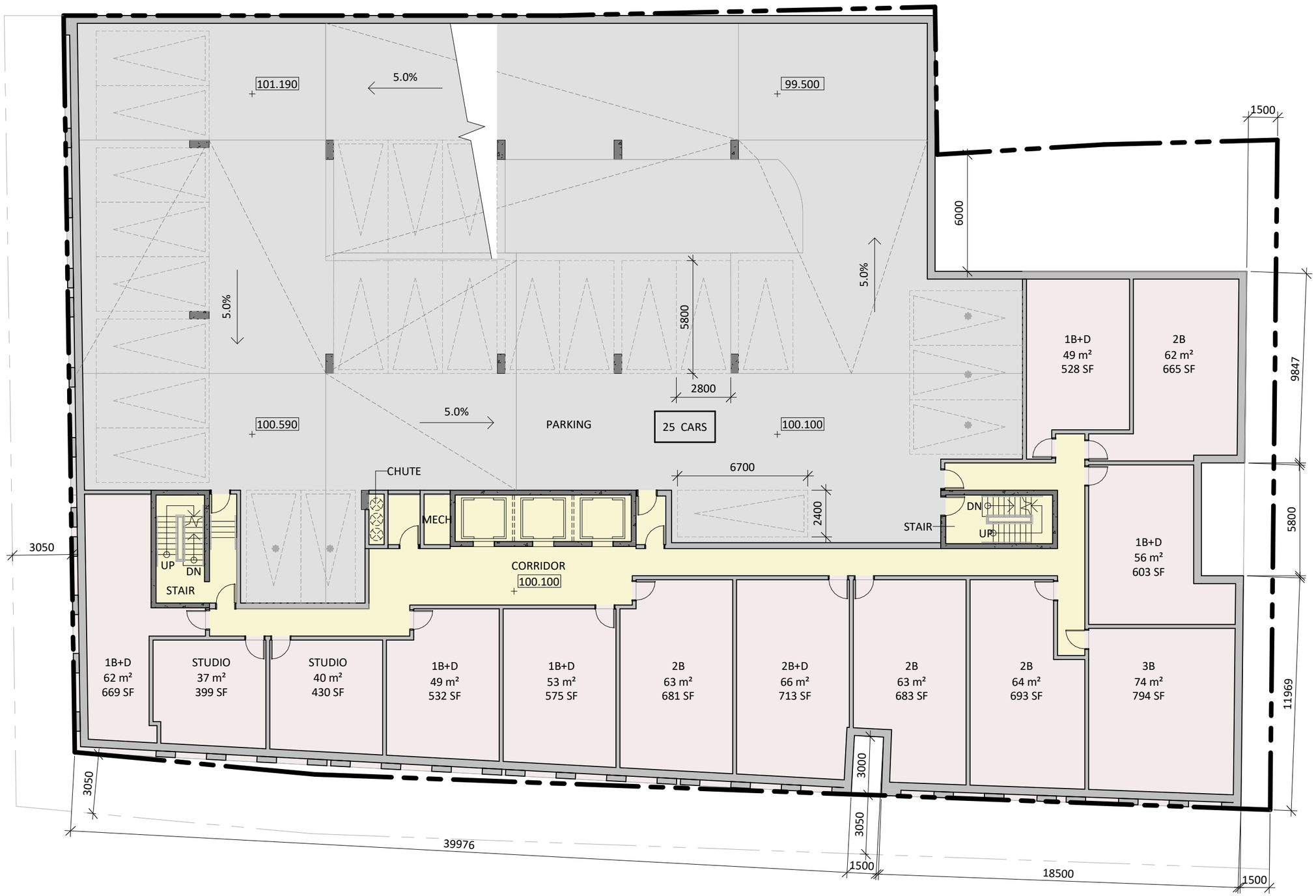
GROUND FLOOR SITE PLAN



GROUND FLOOR PLAN

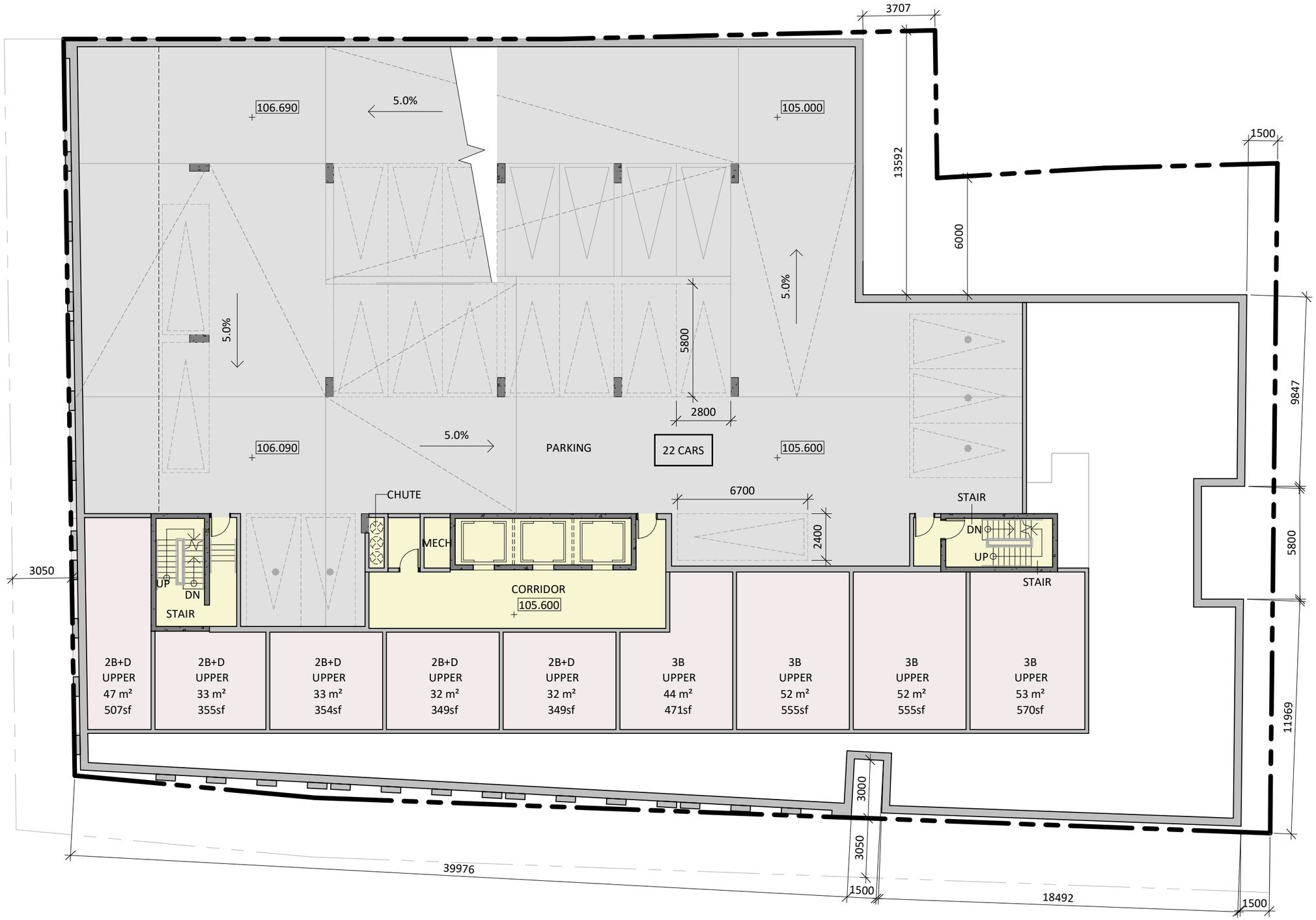


SECOND FLOOR PLAN

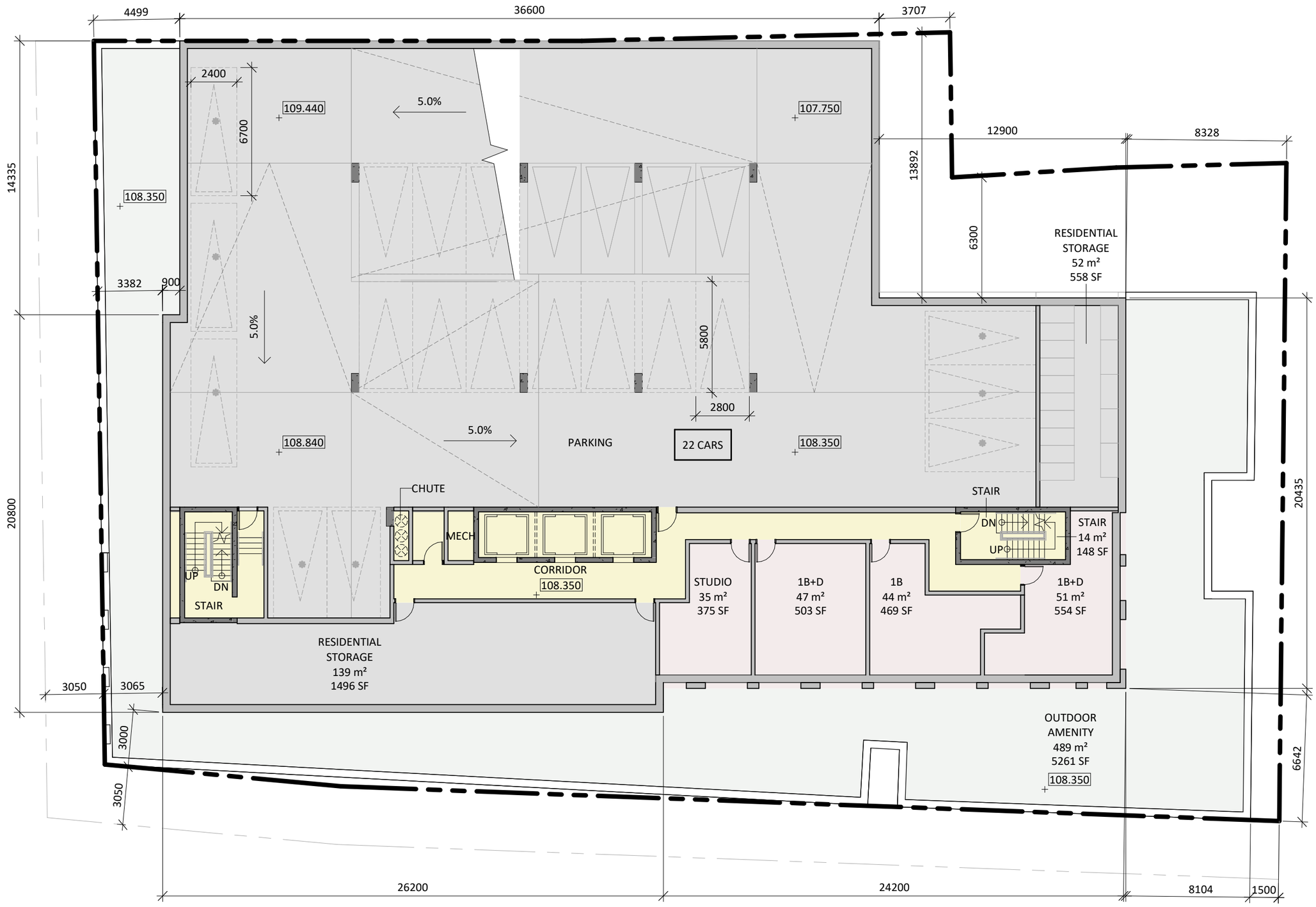


THIRD FLOOR PLAN

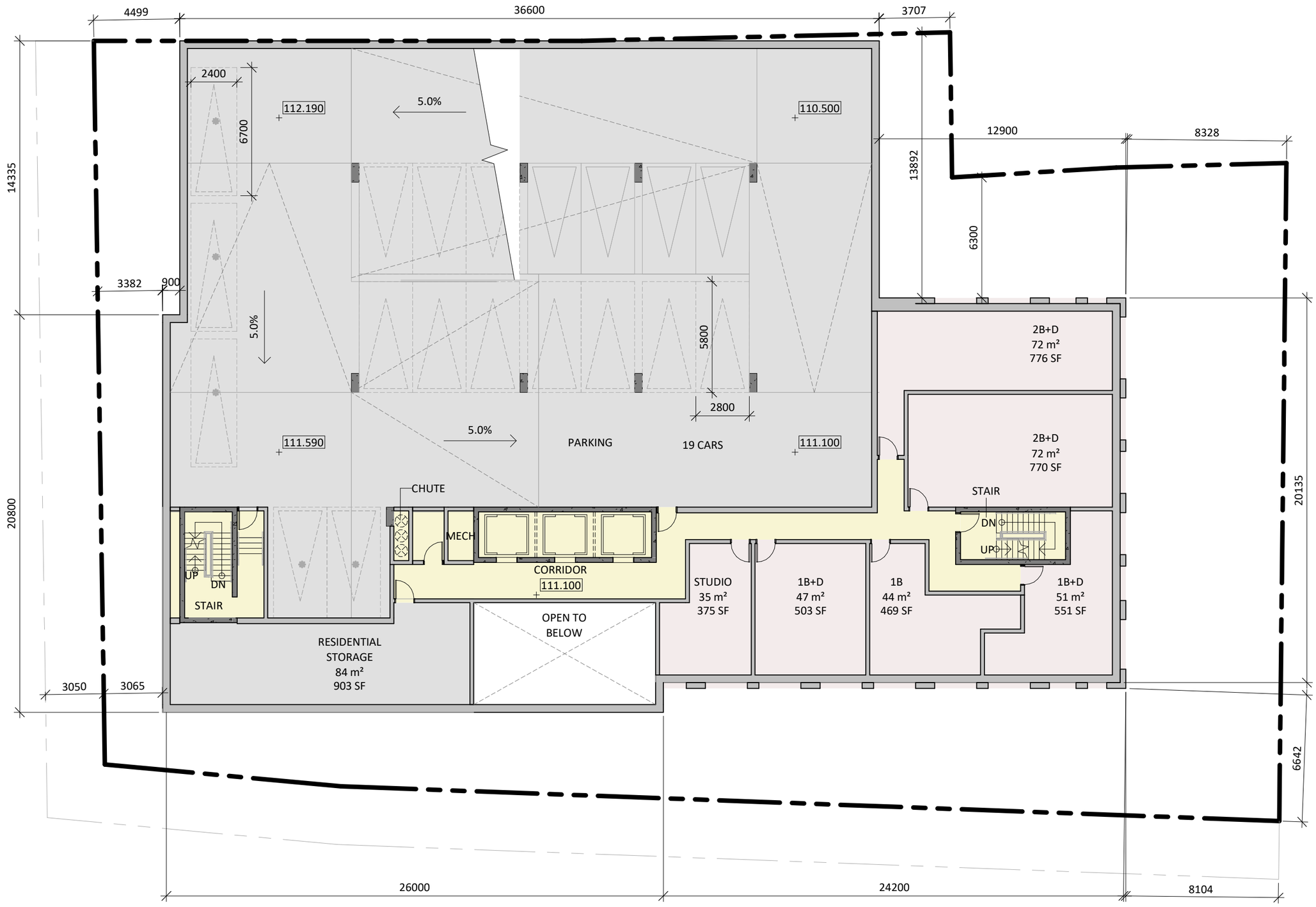
FOURTH FLOOR PLAN



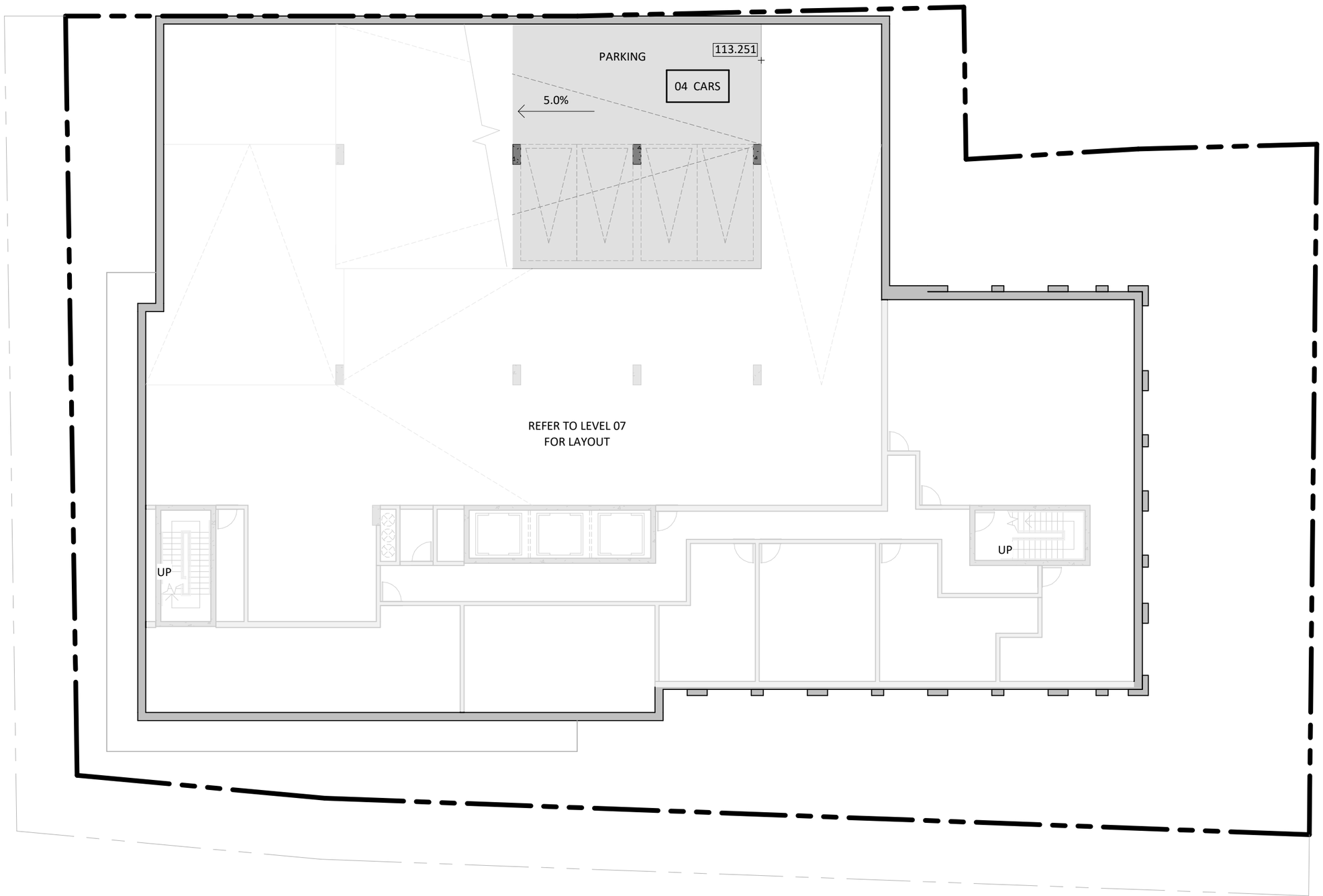
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN

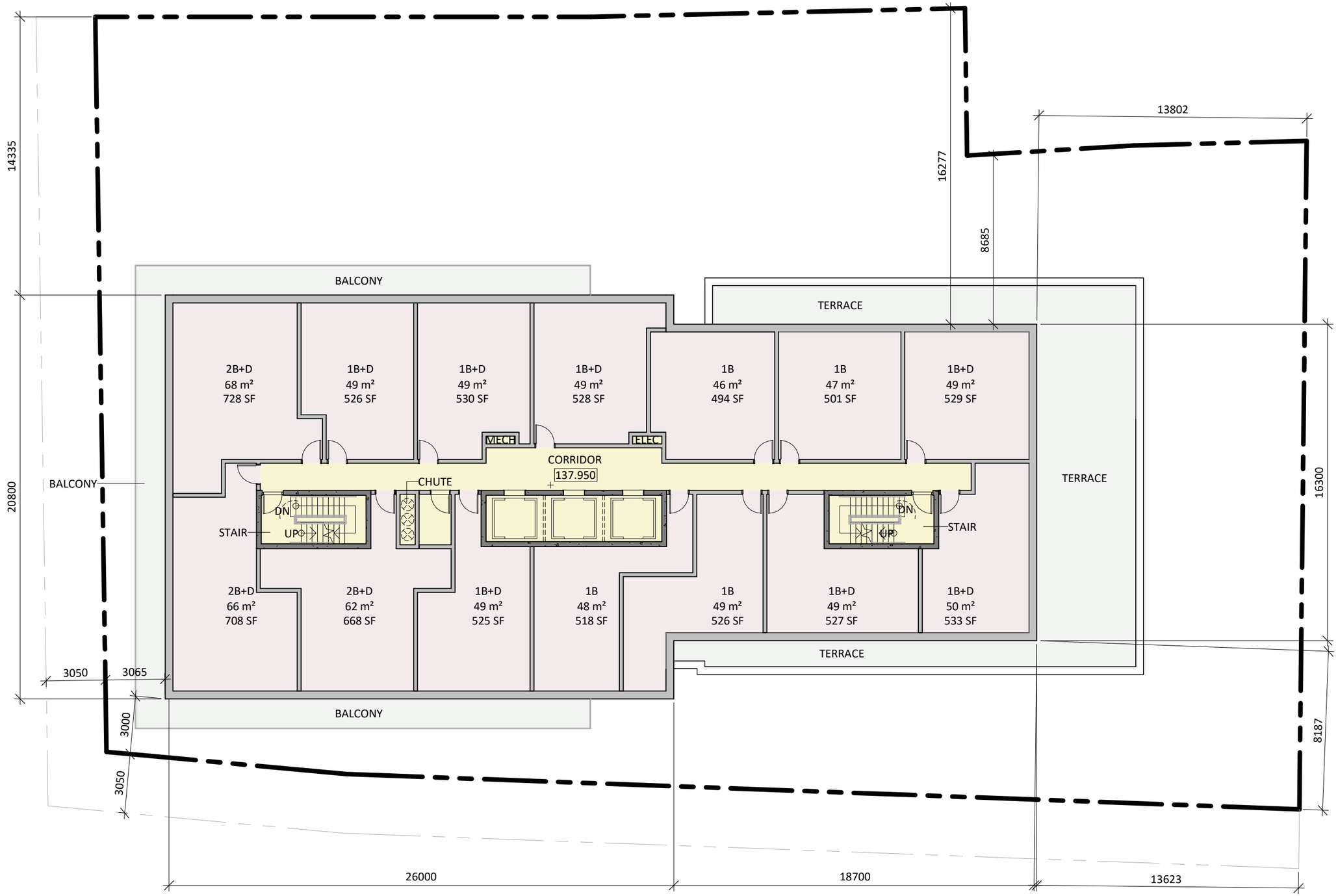


UPPER SEVENTH FLOOR PLAN

8TH FLOOR PLAN

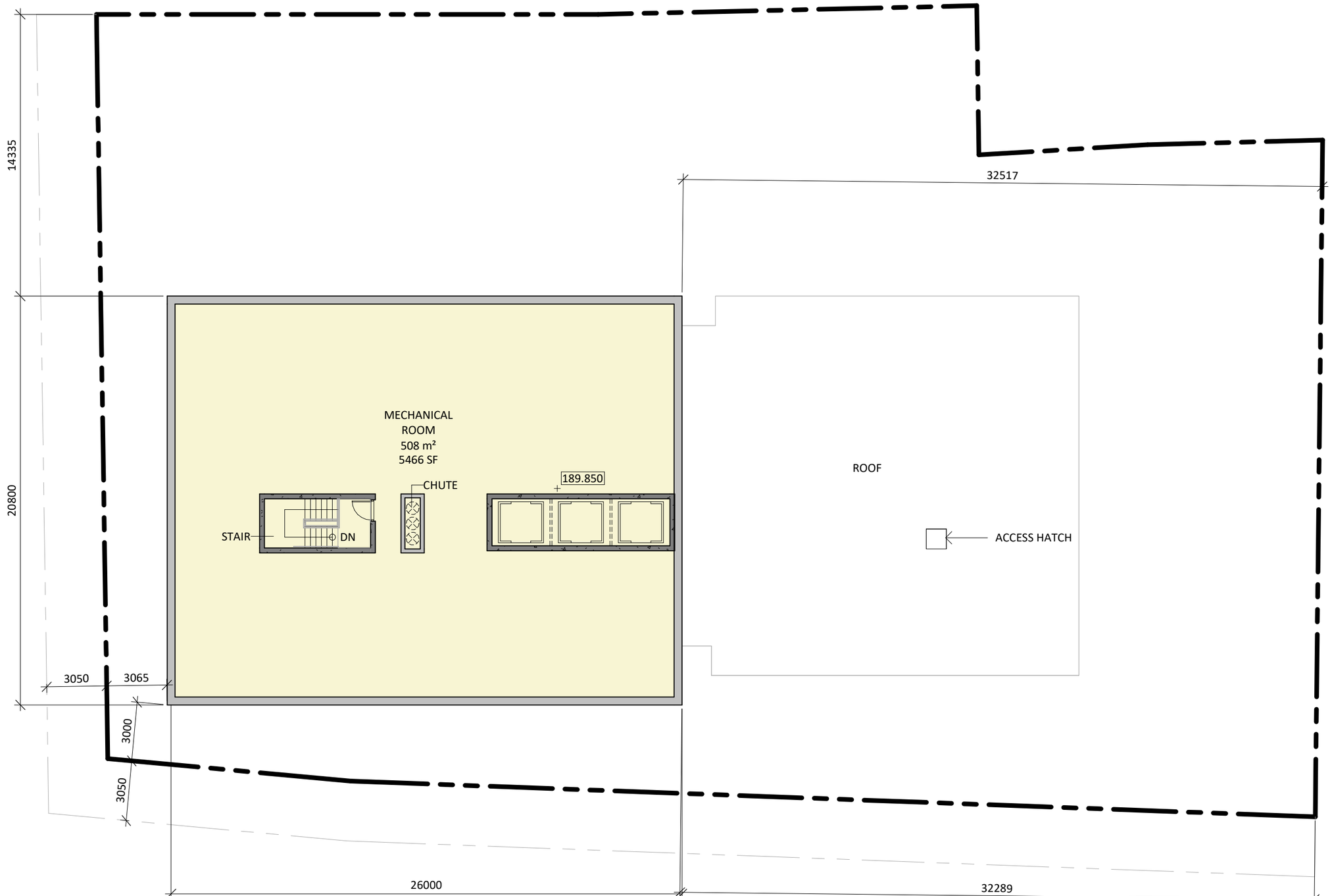
FLOOR PLAN: LEVELS 9-13

FLOOR PLAN: LEVEL 14

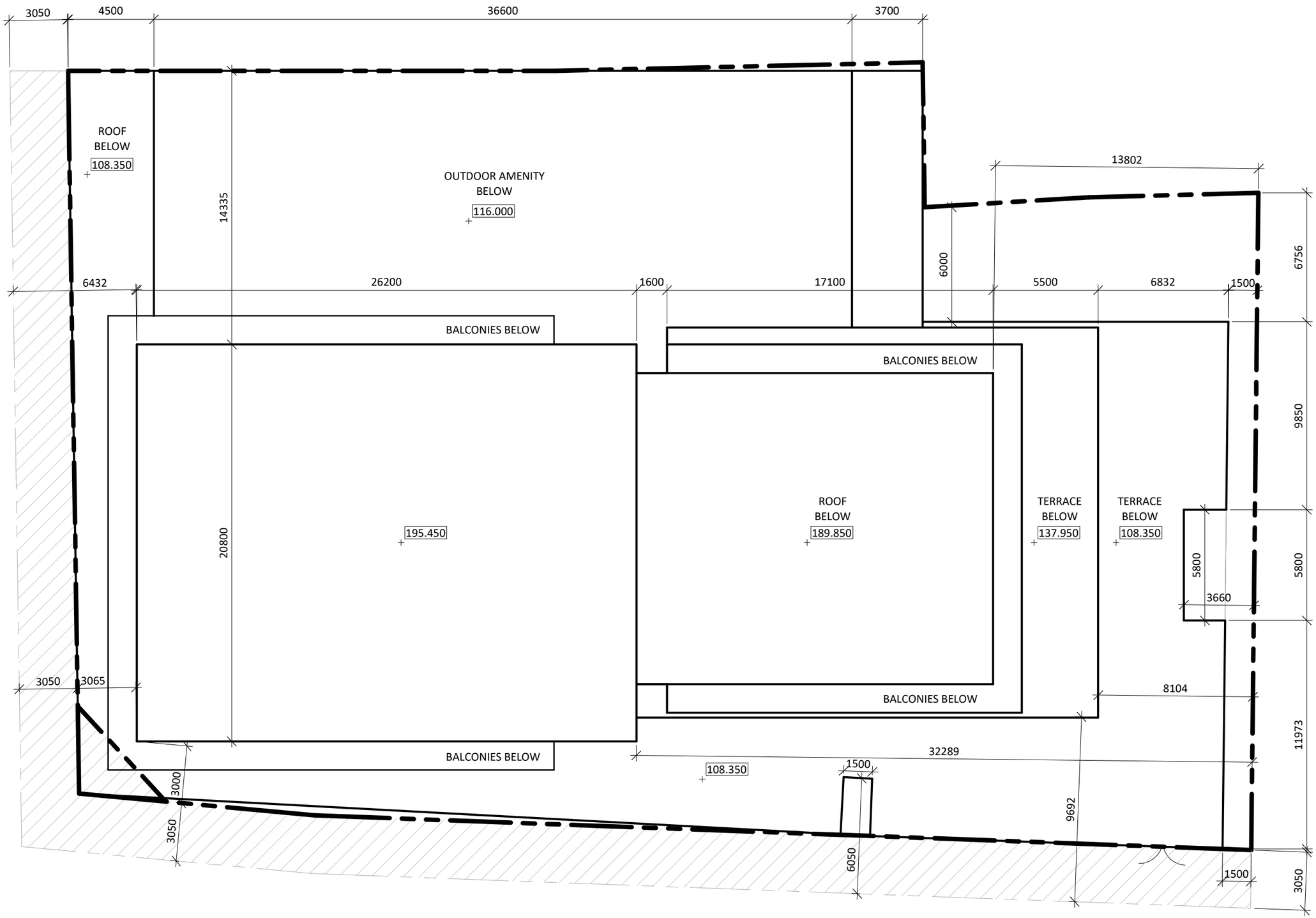


FLOOR PLAN: LEVEL 15

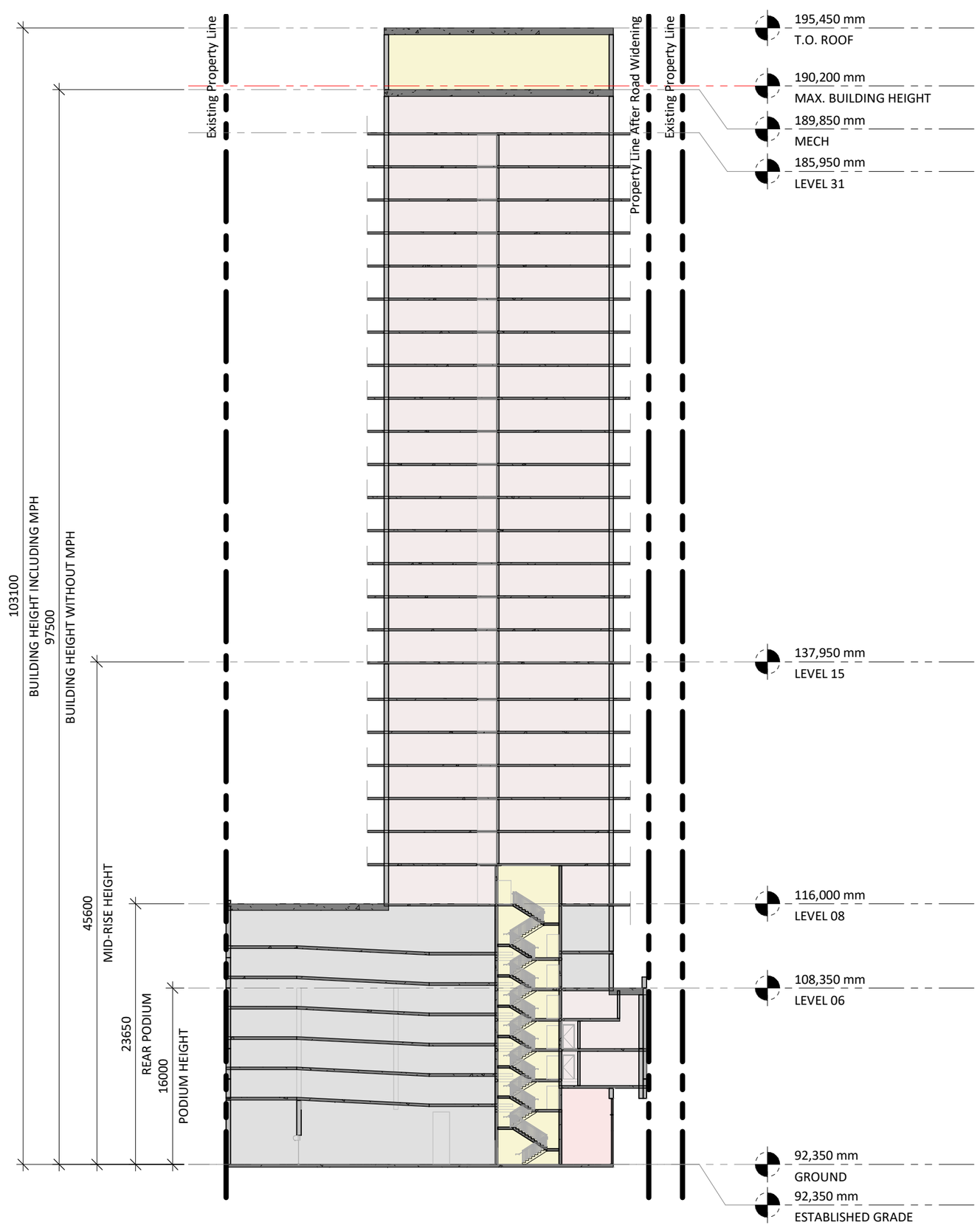
FLOOR PLAN: LEVELS 16-31



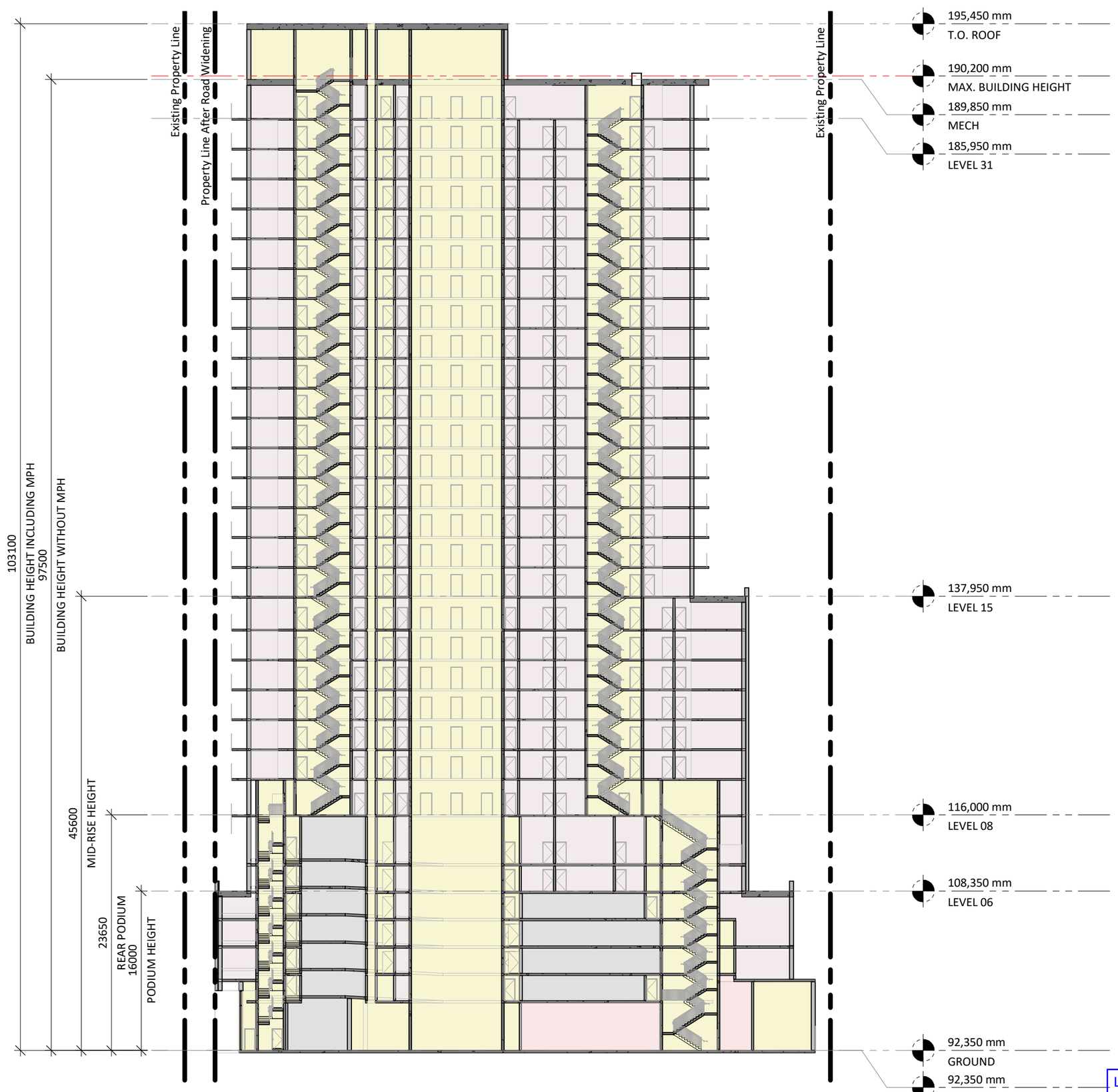
FLOOR PLAN: MPH


3050
4500
36600
3700
ROOF
BELOW
108.350
OUTDOOR AMENITY
BELOW
116.000
14335
13802
6000
6756
6432
26200
1600
17100
5500
6832
1500
BALCONIES BELOW
BALCONIES BELOW
9850
20800
195.450
ROOF
BELOW
189.850
TERRACE
BELOW
137.950
TERRACE
BELOW
108.350
5800
5800
3660
3050
3065
8104
BALCONIES BELOW
11973
32289
BALCONIES BELOW
108.350
1500
3000
3050
9692
6050
1500
3050

ROOF PLAN



CROSS SECTION



LONGITUDINAL SECTION

APPENDIX III

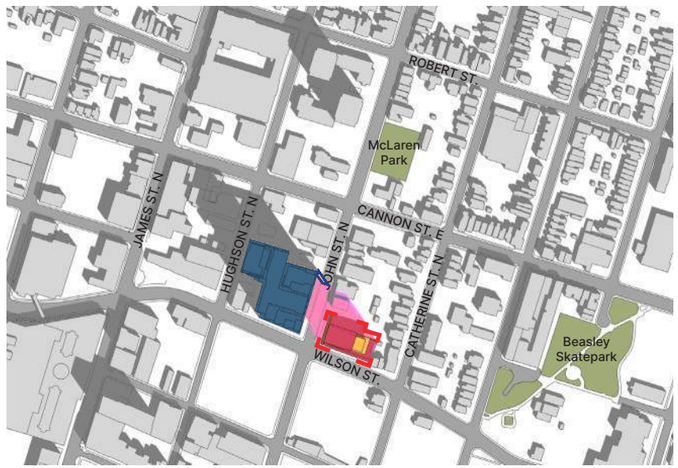
Shadow Studies
as prepared by StudioJCI

Sun Shadow Studies: March 21

8:48 am. (1.5hr after sunrise)

9:48 am.

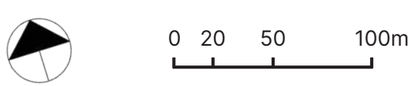
10:48 am.



11:48 am.

12:48 am.

13:23 pm. (solar noon)

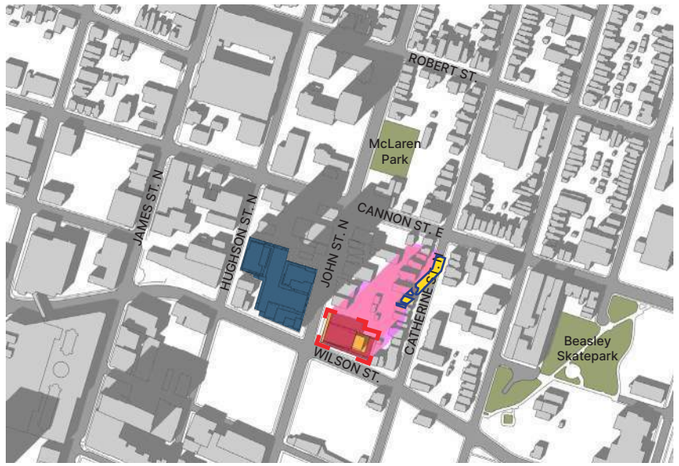


- Subject Site
- Parks
- Approved/Not Yet Constructed
- Existing Massing
- Shadow of Existing Massing
- Applicant Proposal
- Shadow of Applicant Proposal
- As-of-Right Massing
- Shadow of As-of-Right Massing
- Outline of New Net Shadow

Sun Shadow Studies: March 21

1:48 pm.

2:48 pm.

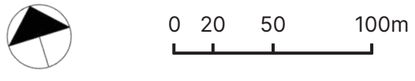


3:48 pm.

4:48 pm.

5:48 pm.

5:59 pm. (1.5hr before sunset)



- Subject Site
- Parks
- Approved/Not Yet Constructed
- Existing Massing
- Shadow of Existing Massing
- Applicant Proposal
- Shadow of Applicant Proposal
- As-of-Right Massing
- Shadow of As-of-Right Massing
- Outline of New Net Shadow

APPENDIX IV

92 John Street North CHER

GBCA
ARCHITECTS

362
DAVENPORT ROAD
SUITE 100
TORONTO, ONTARIO
M5R 1K6

April 26, 2022

Ryan Miller
Vice President, Planning and Development
Emblem Developments
77 King Street West, Suite 4230
Toronto, ON M5K 1E7

RE: 92 John Street North, Hamilton

As requested, GBCA provides here our professional opinion on the potential of heritage value at the property located at 92 John Street North, Hamilton.

Current Heritage Status of 92 John Street North

The property at 92 John Street North is included on the City of Hamilton's Municipal Heritage Register. The Register consists of properties that are designated under Parts IV (Individual) and V (Heritage Conservation Districts) of the *Ontario Heritage Act,* along with properties that are non-designated or "listed." The property at 92 John Street North is "listed" and was already included on the list prior to the more recent Downtown Built Heritage Inventory Project. That project, which was undertaken in 2014, was implemented as a means of developing a framework to efficiently and effectively evaluate the heritage value of all properties in the area bounded by Queen, Hunter, Wellington and Cannon Streets (as divided into seven precincts or neighbourhoods).

During the recent Inventory Project, the property at 92 John Street North was evaluated as part of the Beasley neighbourhood but was neither classified as a "Character-Supporting Resource" nor as a "Character-Supporting Resource." A Character-Supporting Resources is defined as a property that *maintains or supports its historic context(s), and can be related to a characteristic pattern of development or activity, property type, or attribute of the area*. Of the 830 properties evaluated in the Beasley neighbourhood, the majority were classified as Character-Supporting, suggesting that the overall heritage value of properties in this precinct lies in the sum of the contextual values of many buildings and streetscapes. A Character-Defining Resource is defined as *a property that strongly reinforces the historic context(s) and clearly reflects a characteristic pattern of development or activity, property type or attribute of the area.* The Downtown Built Heritage Inventory Project simply concluded that 92 John Street North should "remain on the

inventory." During the course of our research, we were unable to find a "listing" report that describes the justification of the original listing for 92 John Street North.

Evaluation

In order to ensure objectivity in determining a property's heritage potential, it is best to base the opinion on a fact-based evaluation. Evaluation procedures of heritage properties vary across jurisdictions, and, within each jurisdiction, procedures vary depending on whether a property is "listed" or "designated" on the Heritage Register.

GBCA has provided cultural heritage evaluations for many clients in the past and generally we have employed the evaluation criteria that is related to the *Ontario Heritage* Act. Due to changes in the *Ontario Heritage* Act in 2005, a comprehensive evaluation procedure was implemented for properties to be designated under the Act. For a property to be designated under Section 29 of the *Ontario Heritage Act* it must be comprehensively evaluated against criteria known as *Ontario Regulation* 9/06. A property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value in order to be deemed to have heritage value.

Although some municipalities in Ontario have chosen to use the *Ontario Regulation* 09/06 when assessing value of non-designated, or "listed" properties considered for their municipal registers, screening properties for potential protection in accordance with the criteria in the regulation is a higher evaluation test than is generally required for listing non-designated properties on the register, where a less rigorous evaluation is common.

However the evaluation approach and categories of the regulation, which includes Design/ Physical Value, Historical/Associative Value, and Contextual Value, are useful to consider in a fact-based evaluation, and for this reason, GBCA has used the categories in developing our independent assessment of 92 John Street North. GBCA's evaluation was developed following a review of historical documentation that included archival mapping and photographs; primary archival materials found at the City of Hamilton Building Department; and, secondary sources such as local history publications. (Note that access to the Hamilton Public Library's Local History Collection/Special Collections was still unfortunately not available at the time of writing). City of Hamilton Planning documents were also reviewed. It should be noted that no physical assessment of the present condition of the building has been undertaken as part of this heritage evaluation.

A property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value in order to be deemed to have heritage value. The three categories are described below, followed by a brief assessment of 92 John Street North. Further details of the background research are appended to this report.

Design or Physical Value A property is said to have design or physical value if it meets any of the following criteria:
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.
ii. Displays a high degree of craftsmanship or artistic merit.
iii. Demonstrates a high degree of technical or scientific achievement.

The building at 92 John Street North, which dates to the late-1950s/early 1960s, is a representative example of the International Style of architecture that was popular after the 1950s. It has a curtain wall with aluminum framing on the front/west facade, while the other major facade (the side/south facade) is clad in an expanse of white brick with no architectural ornamentation as typical of the International Style. However, the building does not display a high degree of craftsmanship or artistic merit (primarily being built of concrete block, with external styrofoam insulation system or aluminum siding), nor does it represent a high degree of technical achievement in its construction as some International Style buildings did when architects were experimenting with new modern technologies.

Historical Value or Associative Value A property is said to have historical or associative value if it meets any of the following criteria:
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The building at 92 John Street North is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of a community or culture. It was built for the A.R.C. School of Welding and owned by Wilfred Proctor, who named the building “The Gary Proctor Building” after his deceased son.

The subject building was designed or altered by the architects Wall, Yamamoto and Matthews of Burlington, Ontario. During research for this report, little information could be found on the careers and output of Wall, Yamamoto and Matthews and this building’s design could not be evaluated in relation to other works by the same architects.

Contextual Value A property is said to have contextual value if it meets any of the following criteria:
i. Is important in defining, maintaining, or supporting the character of an area.
ii. Is physically, functionally, visually or historically linked to its surroundings.
iii. Is a landmark

The building at 92 John Street North is not a landmark - although it appears quite prominent since it is on a corner in an area of the downtown that has seen much demolition and therefore is primarily surrounded in surface parking lots. It does not define, maintain or support the character of the Beasley neighbourhood, which was primarily nineteenth century residential, industrial, and institutional (church) buildings. Given its office/commercial use, the building is not functionally linked to its surroundings.

An analysis of the data contained in the the Downtown Built Heritage Inventory Project reveals that the Beasley neighbourhood includes only ten properties from the 1950s, and therefore the period does not mark a significant one in the neighbourhood's historical development.

Conclusion

As previously stated, in order to be deemed to have heritage value, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value. We provide here an evaluation that concludes that due to its design value, the property at 92 John Street North could be said to meet one of the criteria for determining cultural heritage value - that being it is a representative example of a style from the era. However, none of the other criteria are satisfied and with limited value, the City of Hamilton may not determine it necessary to proceed to Designation under Part IV of the *Ontario Heritage Act.*

According to the City of Hamilton Planning Department website, the purpose of having non-designated properties on the Register is to promote knowledge of cultural heritage in the community; to provide easily accessible information for planners, property owners, developers and the general public; to help prioritize future designations; and to provide interim protection from demolition.

Listing on the Register is not the same as heritage designation under Parts IV or V of the *Ontario Heritage Act*. Listing does not legally restrict the permitted zoning use of a property and does not prevent interior or exterior alterations or changes to a property.

Listing does not prevent demolition but does provide interim 60-day protection from demolition by requiring owners to give the City notice of their intention to demolish. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention and adaptive reuse. If alteration or demolition of a listed

property is proposed as part of a development application under the Planning Act, staff may require that a Cultural Heritage Impact Assessment be completed in support of the application in order to confirm the cultural heritage value or interest, assess the impact of the proposed demolition, and explore alternatives for conservation.

Closure

The information and data contained in this letter represents GBCA's best professional judgment in light of the knowledge and information available at the time of preparation. It is intended for use only by the recipient addressed above. We do not take responsibility for other parties who may obtain access to this report and for any issues arising from its use.

We hope that you find this information helpful for your purposes. Please feel free to contact our office if you would like to discuss further.

GOLDSMITH BORGAL & COMPANY LTD. ARCHITECTS
Sharon Vattay, Ph.D., C.A.H.P., Principal

GBCA
ARCHITECTS

362
DAVENPORT ROAD
SUITE 100
TORONTO, ONTARIO
M5R 1K6

Background

The subject property is located within an area of Hamilton that was historically one of mixed-use, whereby workers and middle-class housing was found on the same blocks as places of worship and/or institutional buildings. The block bounded by John Street, Wilson Street (then Gore Street), Catherine Street and Cannon Street was part of one of the earliest neighbourhoods in Hamilton and is a small portion of what was historically surveyed as Concession 2, Lot 14. Through Nathaniel Hughson's Survey, the block was further subdivided into multiple building lots. The subject property includes parts of 1 and 2 of Nathaniel Hughson's survey.

The lots on the block were sold to various landowners and speculators who constructed houses of various types, including detached and semi-detached houses - either brick or wood frame. A Methodist Church was erected on lots 4 and 5 of the block in 1848 at 112-114 John Street North - the former John Street Methodist Episcopal Church (later St. Paul's African Methodist Episcopal Church and now Stewart memorial Church). By the end of the nineteenth century, the block containing the subject property was almost entirely developed and subsequent changes came about following demolitions of the earliest residential structures - as was the case at the subject property, whereby an earlier nineteenth century semi-detached brick dwelling was demolished in the 1930s and the current structure was erected in the late 1950s/early 1960s.

The exact date of construction of the current structure at 92 John Street North has not been confirmed, however the following was determined. Architectural drawings (found at the City of Hamilton Building Department) for an office building for A.R.C. School of Welding at John and Gore Street are dated January/ February 1958, however these drawings have several references to "existing" conditions, which would suggest that the drawings were for an addition to an already existing structure (see appended below). Yet, City Directories have no references to a building on the site until 1958 when the A.R.C. School of Welding first appears in the Directory. (The original nineteenth century semi-detached brick buildings had been demolished in the 1930s).

Although the above information would suggest that the building (or major alterations to an existing building), dates 1958, a Building Permit (Permit #18027), dated 22 May 1964, was issued for the construction of a three-storey addition (50' x 37') to an existing office building, which corresponds to the drawings dated 1958. Another Building Permit (Permit #42376), also dated 22 May 1964, was issued for interior alterations of second and third floor of a building at 92 John Street North. And, a set of blueprints at the City of Hamilton Building Department for a "proposed Building" also date 1964. Without conclusive evidence, we date the building 1958-1964.

At some point in its history (as appearing on Building Department records in a drawing dated 1969), the building was called The Gary Proctor Building (the name was mounted on the south elevation and remains there today). Gary Proctor (1945-1967) was the son of Wilfred Proctor, who was the owner/operator of the A.R.C. School of Welding. According to a reporter in the Hamilton Spectator (October 10, 2012), Wilfred Proctor erected and named the building after Proctor's son died in 1967 at the age of 22. The source of information is not provided, but the reporter surmises that the building was erected shortly after the death - thus the Spectator article dates the building to the early 1970s. But given the information gleaned from the Building Records provided above, it is more likely that the building dates between 1958 and 1964, and perhaps the naming of the building as The Gary Proctor Building only came about in 1969. Little information could be found about the A.R.C. School of Welding.

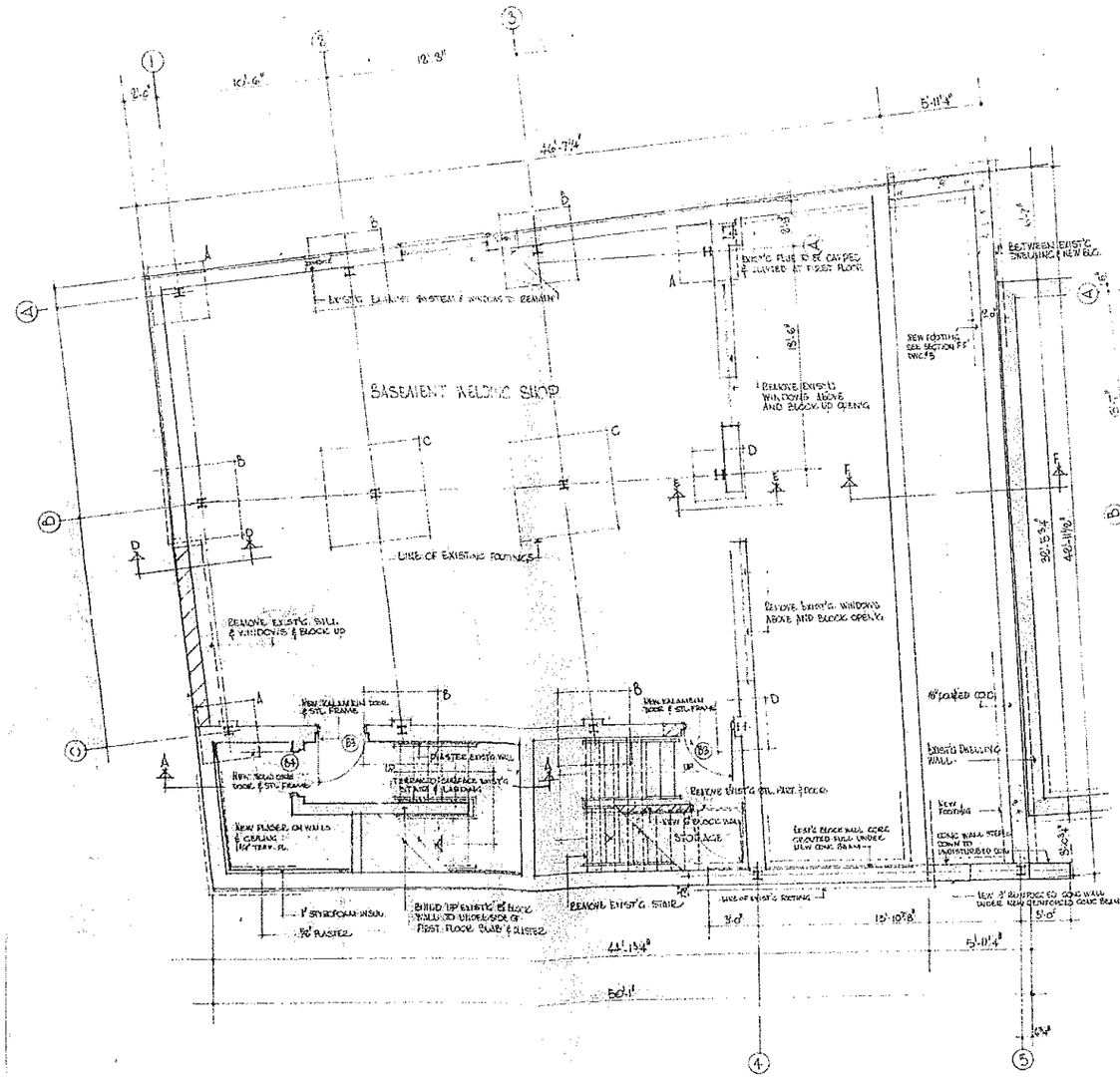
The architects of the building (or of a major addition to an existing building) were a firm based out of Burlington, Ontario. Wall, Yamamoto and Matthews was founded in 1957 by William E. Wall and Robert S. Yamamoto (1924-2012), with David H. Matthews joining the firm a year later. According to secondary sources, the firm designed civic and cultural facilities, schools, churches, along with medical and commercial facilities, but little documentation can be found on the early work of this firm. One project advertised in the Ottawa Citizen was the Hampton Park Plaza, Ottawa, 1960-1961 and there is a reference to Wall and Yamamoto's work at the Canada Centre for Inland Waters, Burlington, 1968-1973. (The firm continues today as KNYMH Architects and remains headquartered in Burlington).

The three-storey building with basement consists of an irregularly shaped plan, angled to follow the line of Wilson (original Gore) Street. There are two entrances to the building - the entrance on the front/west facade leads to the stairwell that provides access to the office spaces on the ground, second and third floors - the stairs also led to the basement which was the original welding shop. Another entrance is on the side/south facade, which was originally designated for a storefront on the ground floor.

The building is primarily constructed of concrete block with a steel framing system. The front/west elevation is comprised mainly of a curtain wall system of aluminum fame with glazing and opaque spandrel panels. The concrete block along the base of this facade has been covered with a styrofoam insulation system. The side/south facade is clad in a white glazed brick - organized in two panels on the ground floor and a single expansive area of brick on the upper levels of the facade. This white brick continues for a few feet around the corner to the rear/east elevation but the majority of the east facade is comprised of concrete block (now covered partially with aluminum siding). This elevation was, when built, abutting a neighbouring house and was not visible. The north/side facade is similarly concrete block with a new cladding of aluminum siding.

GBCA
ARCHITECTS

362
DAVENPORT ROAD
SUITE 100
TORONTO, ONTARIO
M5R 1K6

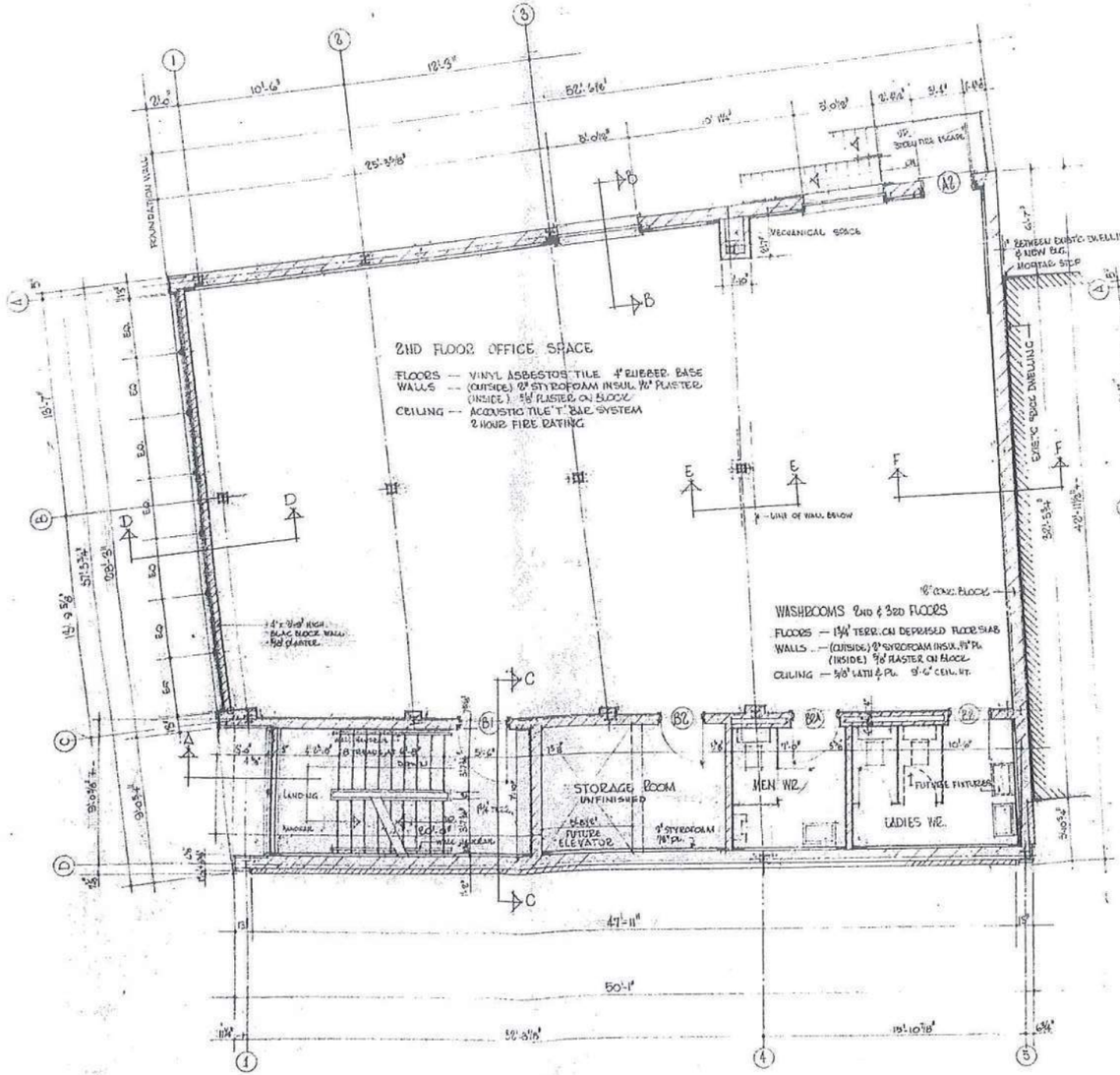


EXISTING FOOTING SCHEDULE			
FOOTING	FOOTING SIZE	REINFORCING	NOTES:
A	3'-6" x 3'-6" x 10"	7-5/8" ϕ @ 6" o.c. E.W.	FOOTING SIZE & REINFORCING DATA AS PER PLANS RECEIVED FROM MR. N. PROCTOR.
B	4'-6" x 4'-6" x 11"	11-5/8" ϕ @ 4 1/2" o.c. E.W.	
C	6'-0" x 6'-0" x 14"	9-5/8" ϕ @ 8 1/4" o.c. E.W.	
D	3'-0" x 3'-0" x 10"	5-5/8" ϕ @ 7'-0" o.c. E.W.	

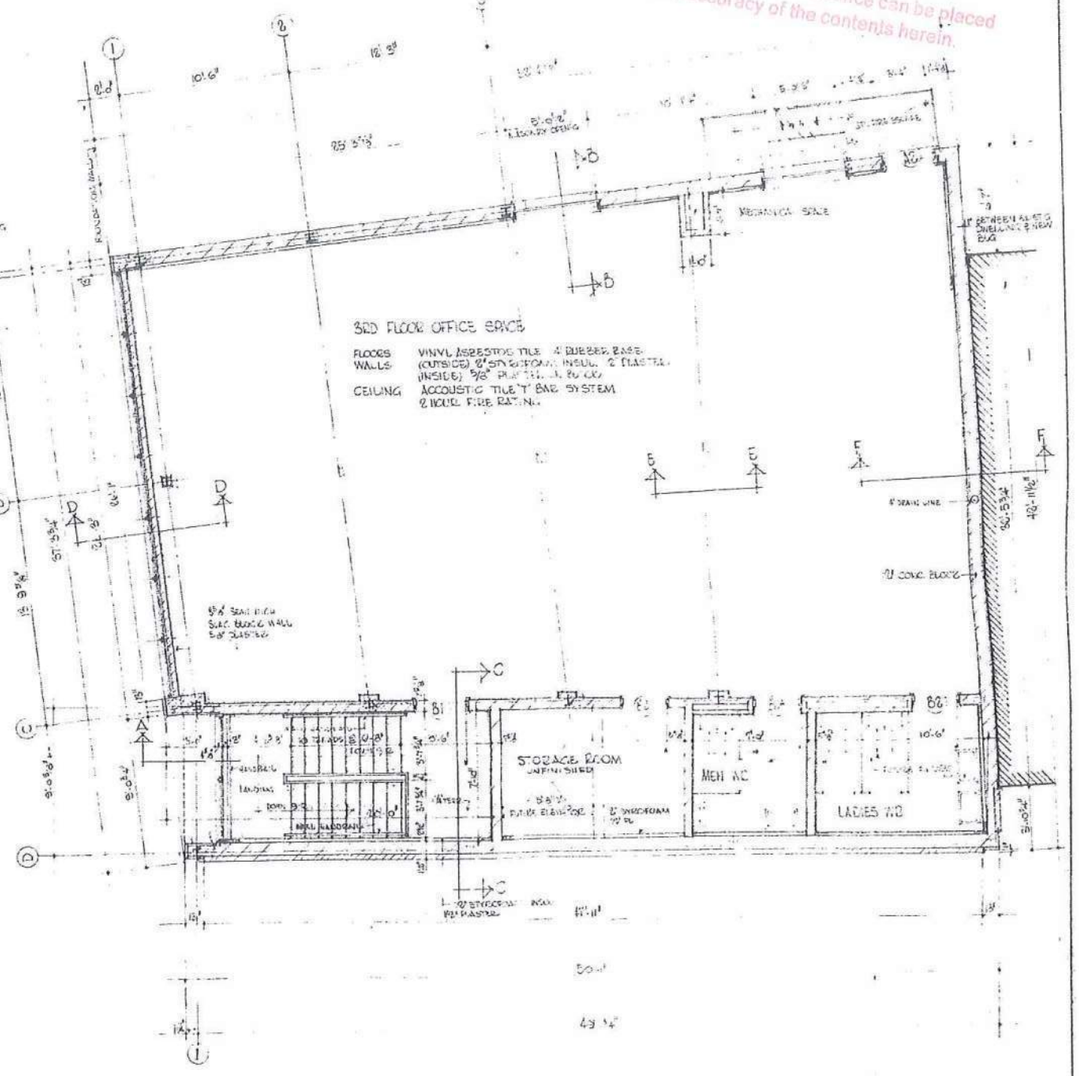
EXISTING BASEMENT
SHOWING NEW WORK
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

CITY OF HAMILTON
ARCHITECTURAL SERVICES
JOB NO. 8310
DWG. NO.



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

OFFICE BUILDING
A.B.C. SCHOOL OF WELDING
JOHN & GORE ST. HAMILTON ONT
WALL YAMAMOTO & MATTHEWS ARCHITECTS
541 BRANT ST. BURLINGTON, ONTARIO.

JOB NO 6310
2
DWG. NO.

SOUTH ELEVATION
SCALE 1/8"=1'-0"

NORTH ELEVATION
SCALE 1/8"=1'-0"

PLOT PLAN SCALE 1"=1'-0"

PART OF LOT 1

NATHANIEL HUTCHISON'S SURVEY

ON THE NORTH EAST SIDE OF JOHN & CORE STS.

IN THE

• CITY OF HAMILTON •

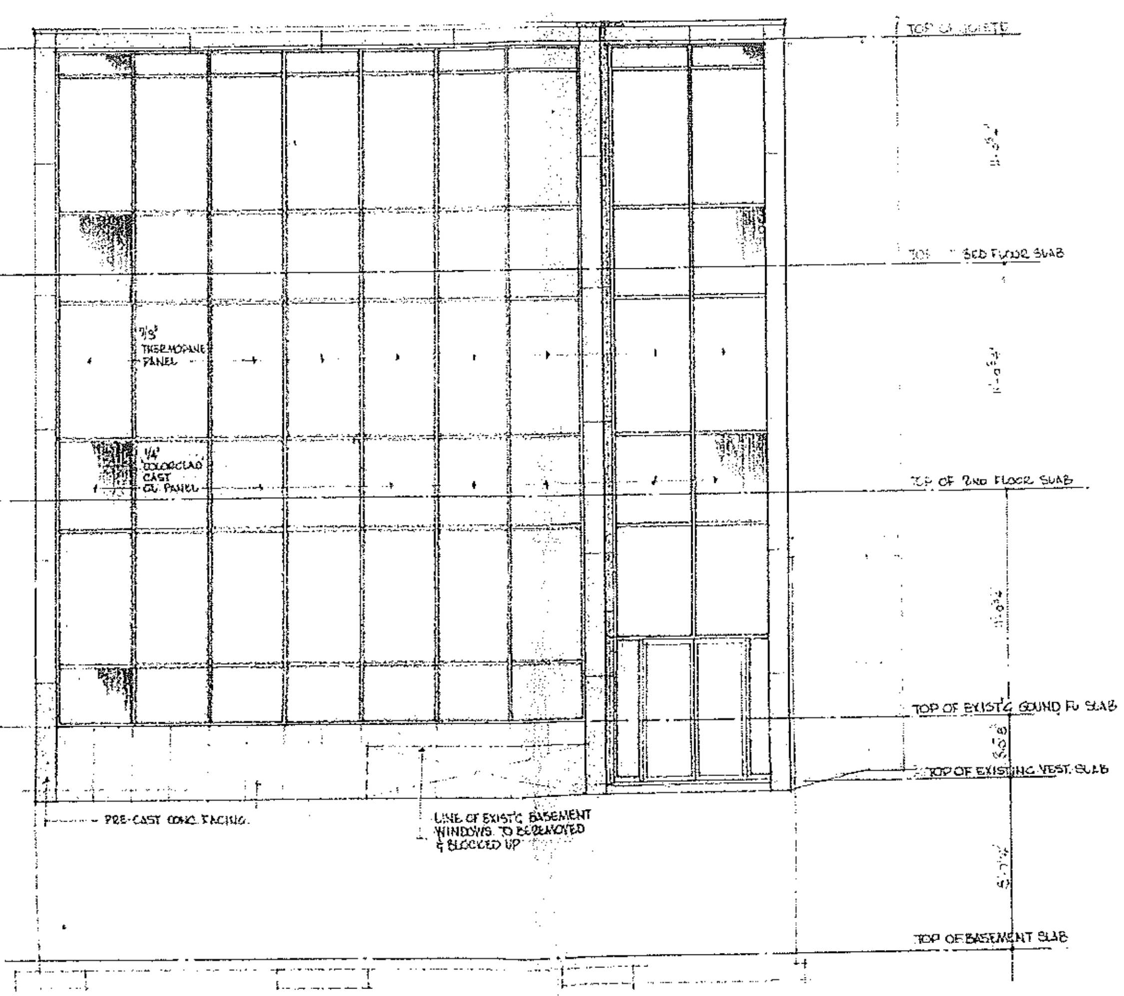
FROM SURVEY DATA BY SIDNEY W. WOODS
ENGINEERS & SURVEYORS - HAMILTON ONTARIO
SEPT 30, 1965

OFFICE BUILDING
A.I.C. SCHOOL of WELDING
JOHN & CORE ST HAMILTON ONT.

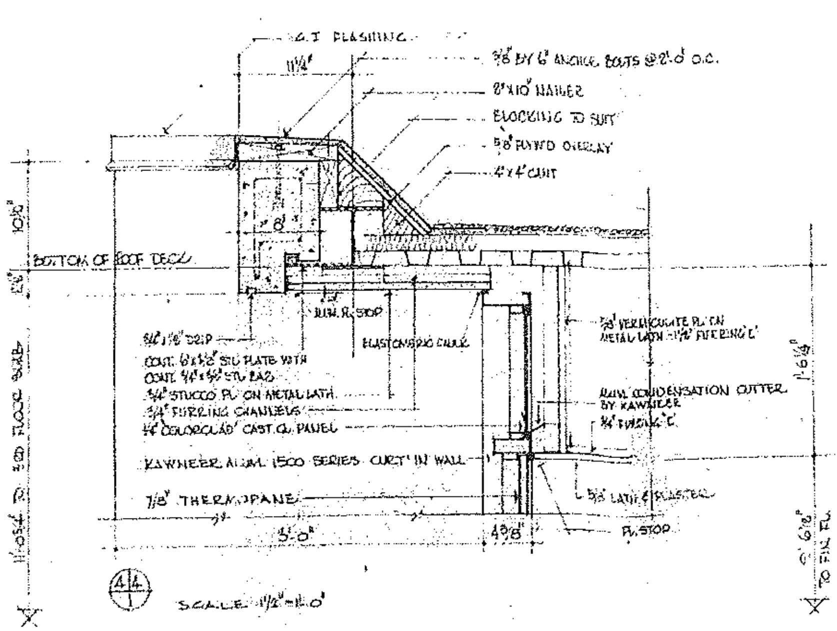
JOB N° 6310

DWG N°

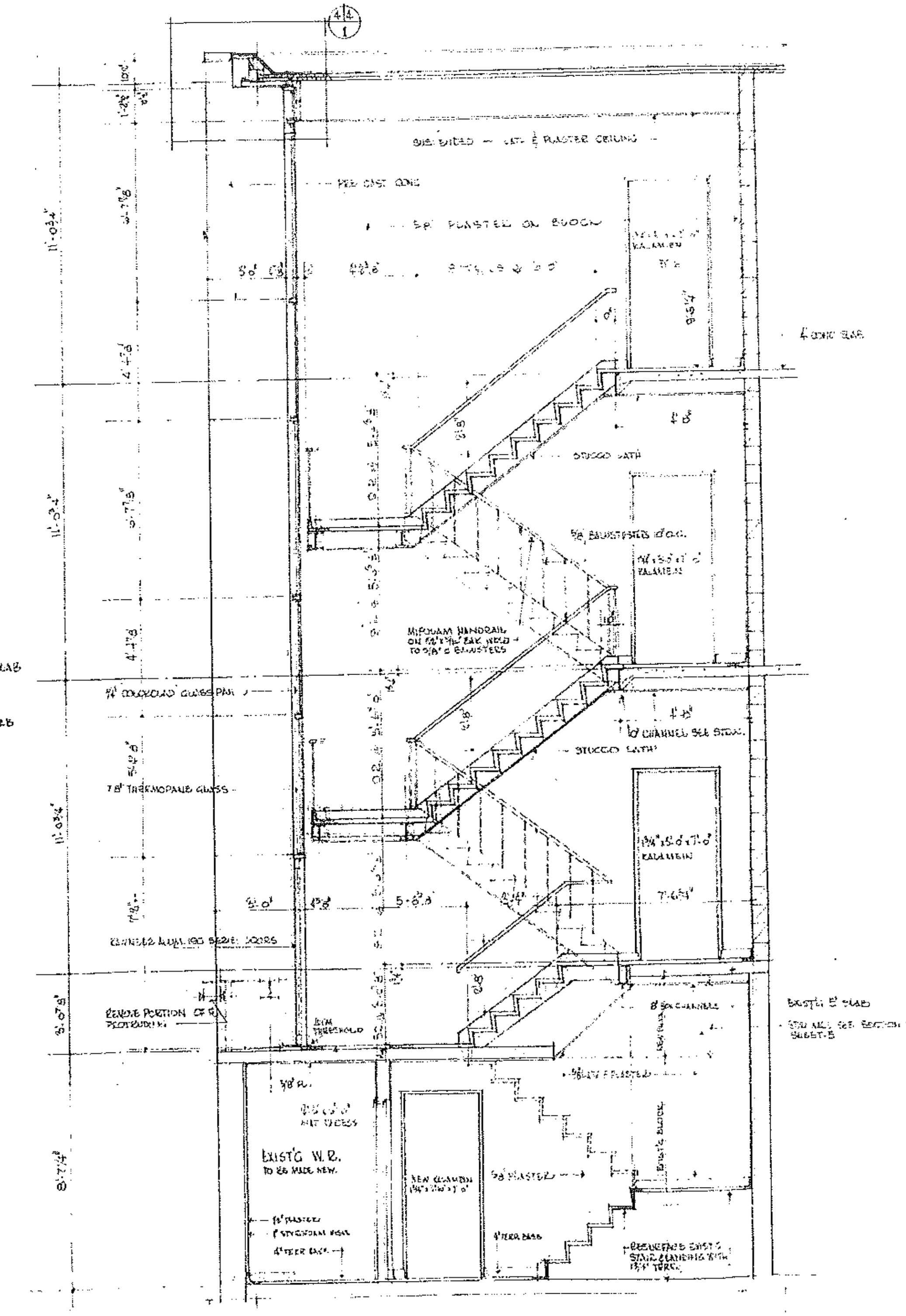
WALLACE, MORGAN & ASSOCIATES ARCHITECTS
541 BRANT ST. BURLINGTON ONTARIO



EAST ELEVATION
SCALE 1/4" = 1'-0"

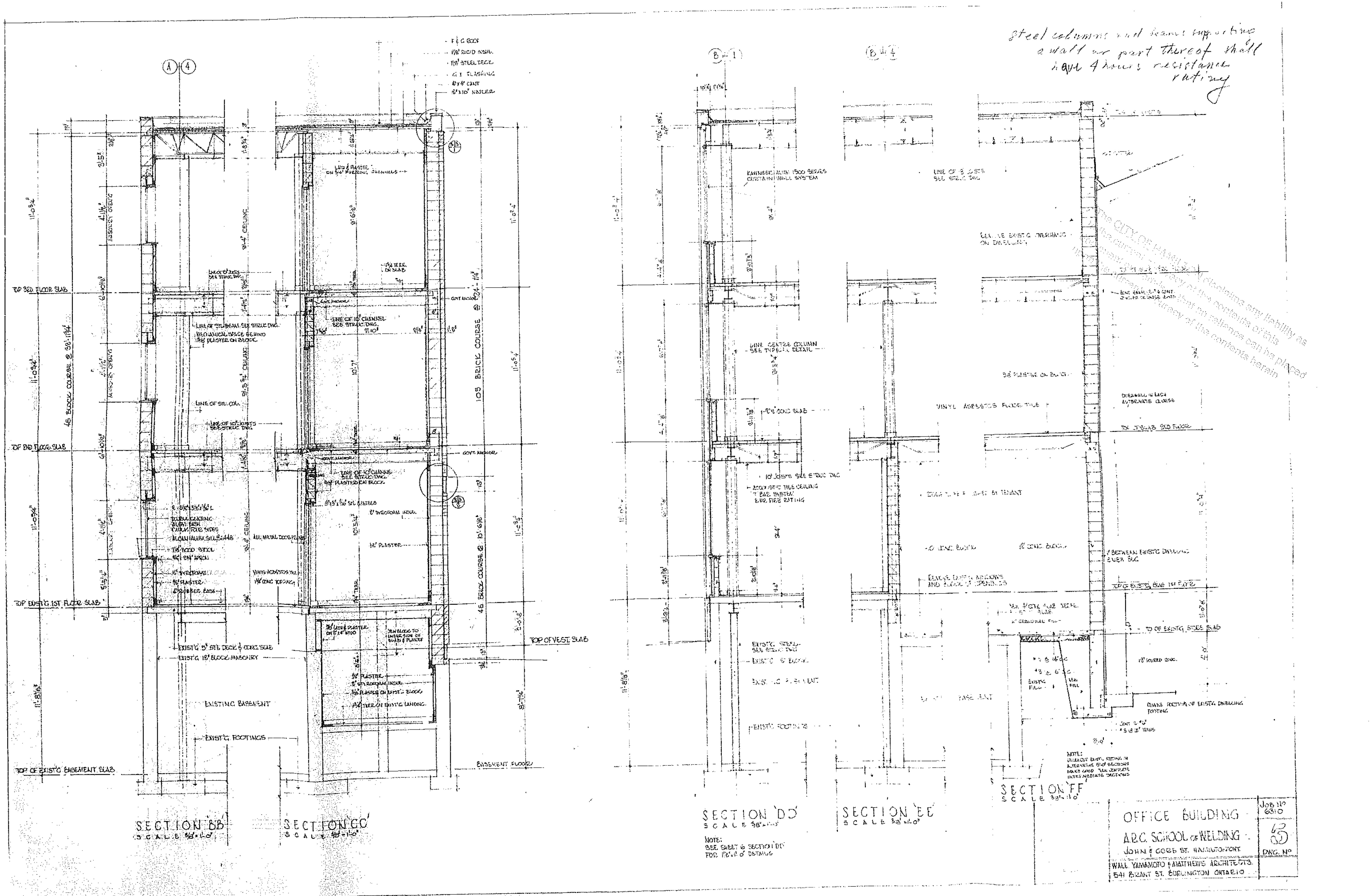


SCALE 1 1/2" = 1'-0"



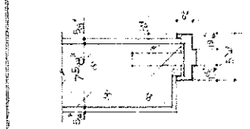
SECTION AA

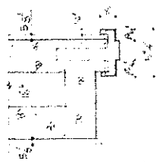
OFFICE BUILDING
ARC SCHOOL of WELDING
HAMILTON ONT.
ARCHITECTS
BURLINGTON ONTARIO
JOB No 63.0
DWG No

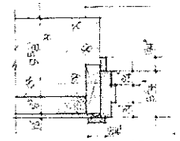

Steel columns and beams supporting a wall or part thereof shall have 4 hours resistance rating
SECTION 'BB'
SECTION 'CC'
SECTION 'DD'
SECTION 'EE'
SECTION 'FF'
TOP 3RD FLOOR SLAB
TOP 2ND FLOOR SLAB
TOP EXIST'G 1ST FLOOR SLAB
TOP OF EXIST'G BASEMENT SLAB
TOP OF VEST. SLAB
BASEMENT FLOOR
EXISTING BASEMENT
EXIST'G FOOTINGS
EXIST'G 12" BLOCK MASONRY
46 BLOCK COURSE @ 38'-11¾"
105 BRICK COURSE @ 34'-1¼"
46 BRICK COURSE @ 15'-6⅝"
VINYL ASBESTOS FLOOR TILE
NOTE: SEE SHEET 6 SECTION 'DD' FOR FE'D D DETAILS
OFFICE BUILDING
A.B.C. SCHOOL of WELDING
JOHN & COBB ST. HAMILTON, ONT.
WALL YAMAMOTO & MATTHEWS ARCHITECTS
541 BRANT ST. BURLINGTON ONTARIO
JOB No 6810
DWG. No 5
The CITY OF HAMILTON disclaims any liability as to the currency or accuracy of the contents of this document and no reliance can be placed on the accuracy of the contents herein

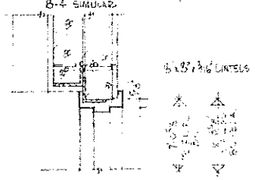
DOOR SCHEDULE

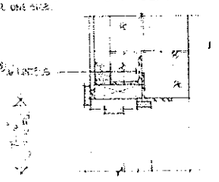
MK	DOOR SIZE	TYPE	FINISH	FRAME	FRAME FINISH	THRESHOLD	REMARKS
A1	3'0" x 7'0" x 1¾"	KAWNEER 190	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	
A2	3'0" x 6'11" x 1¾"	SOLID CORE 110	PAINT	WOOD	PAINT		
A3	3'0" x 6'11" x 1¾"	KAWNEER 190	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	
B1	3'0" x 6'11" x 1¾"	KAWNEER	PAINT	PRESSED STL.	PAINT		
B2	3'0" x 6'10 ⅝"	DO	DO	DO	DO		
B2A	DO	DO	DO	DO	DO		
B3	3'0" x 6'11" x 1¾"	DO	DO	DO	DO		
B4	3'0" x 6'11" x 1¾"	SOLID CORE 110	DO	DO	DO		

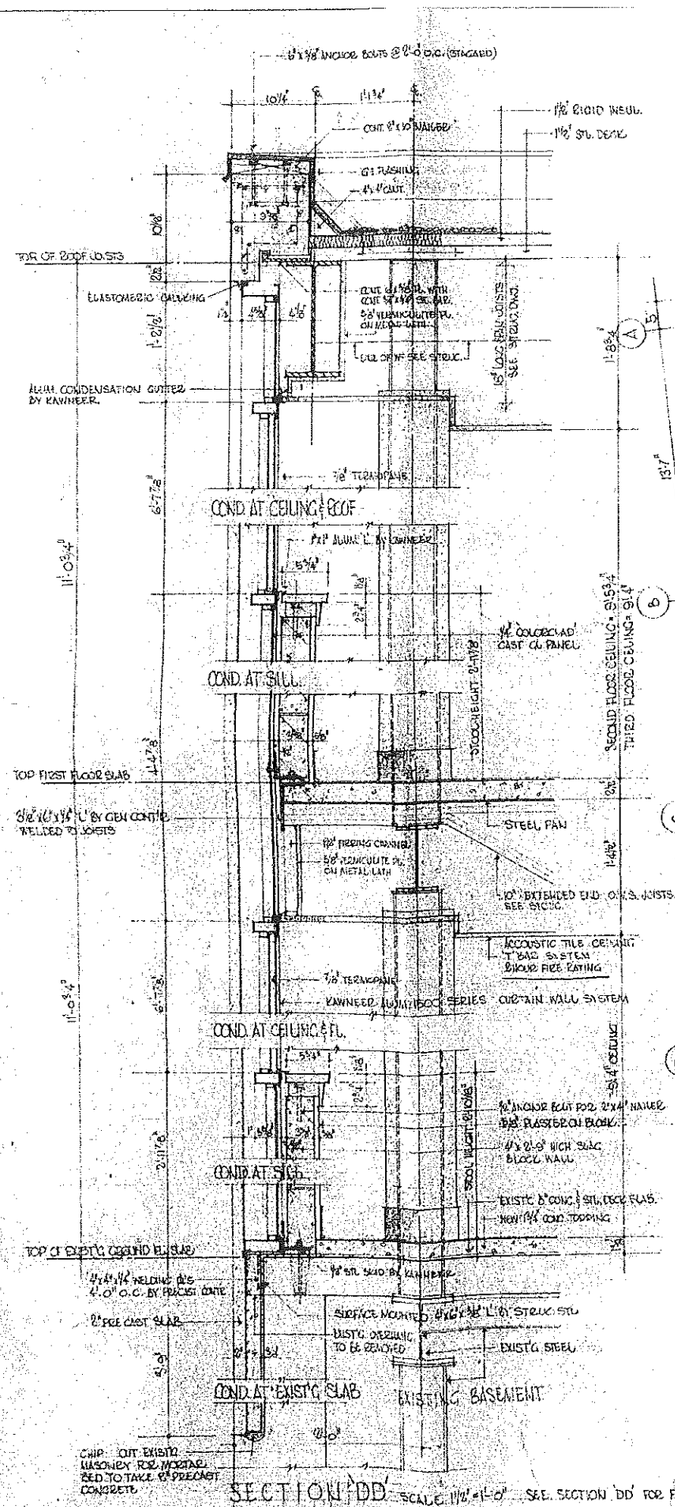




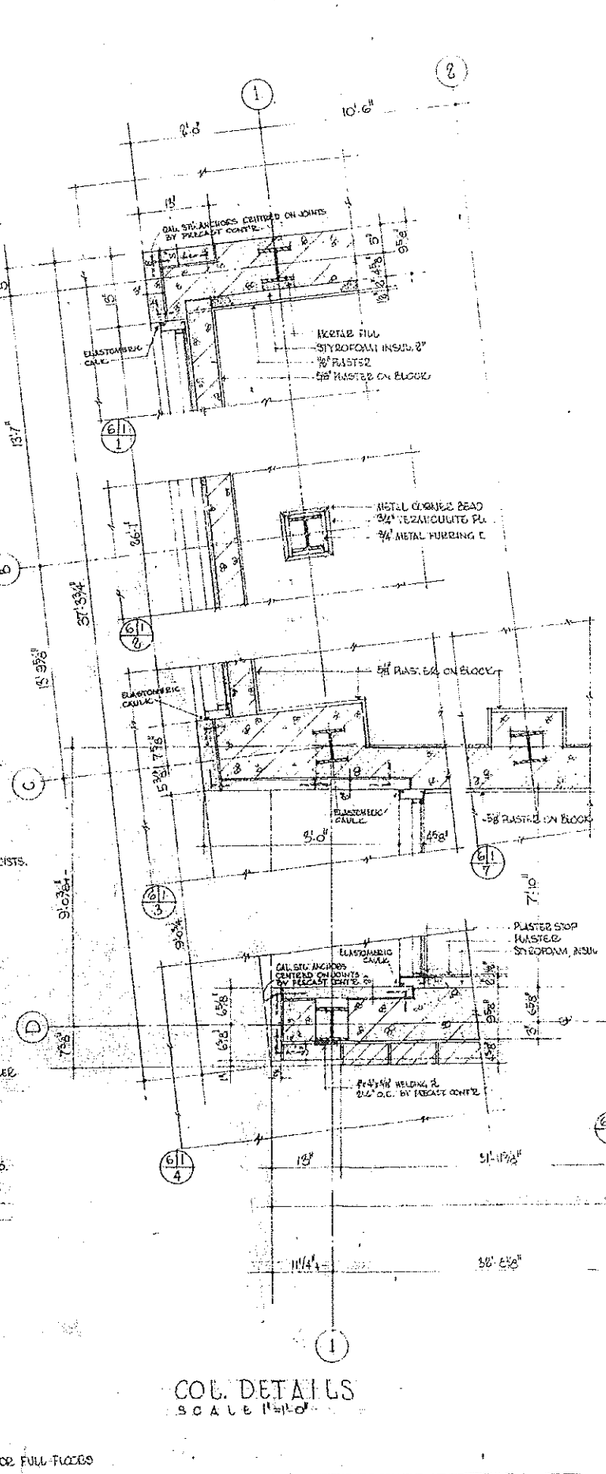








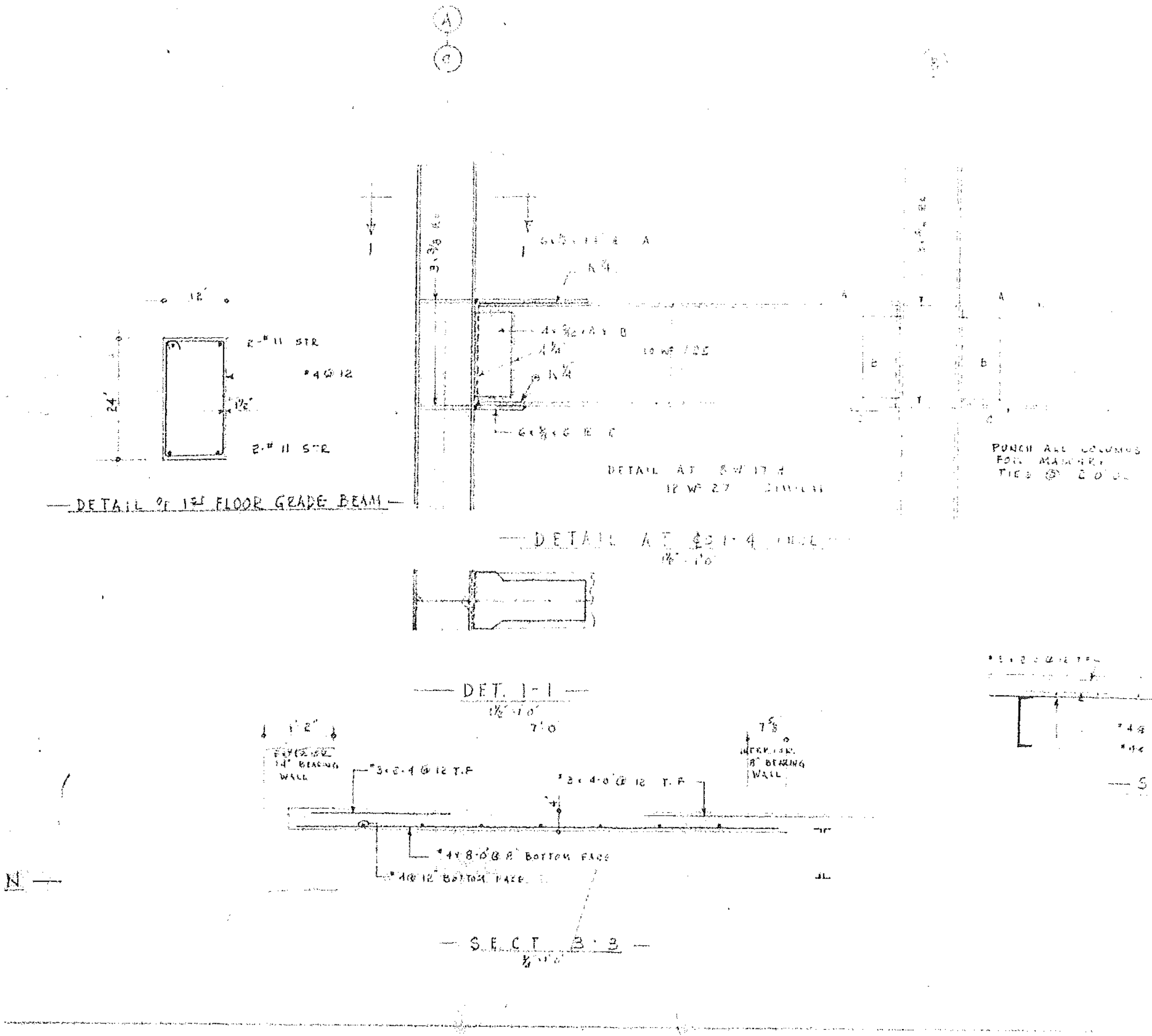
SECTION 'DD' SCALE 1½"=1'-0" SEE SECTION 'DD' FOR FULL FLOORS



COL. DETAILS
SCALE 1"=1'-0"

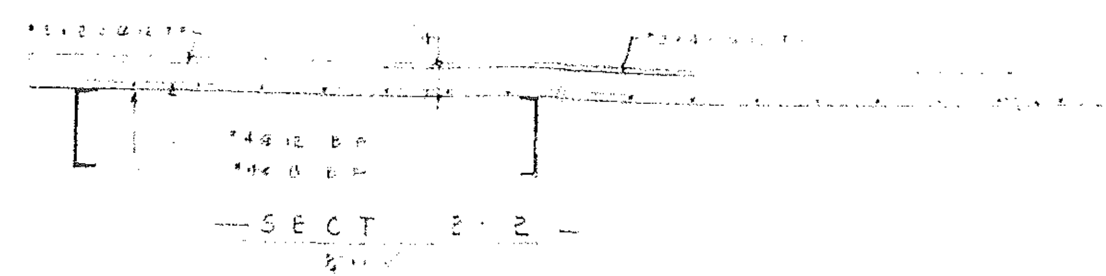
OFFICE BUILDING
A.R.C. SCHOOL of WELDING
JOHN & CORE ST. HAMILTON ONT.
WELL, YAMAMOTO & MATTHEWS ARCHITECTS
54 BRANT STREET BURLINGTON ONTARIO

JOB No. 6310
DWG No. 15
DATE.



NOTES

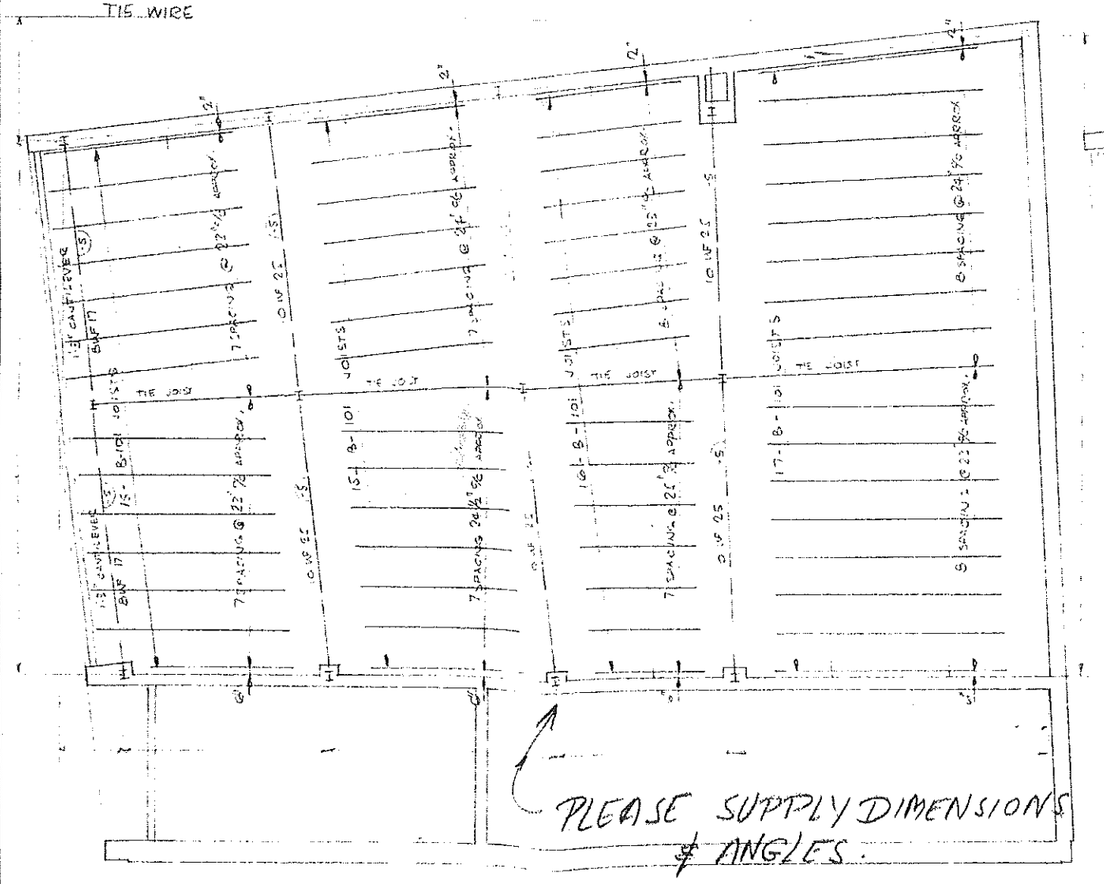
1. STRUCTURAL STEEL TO BE MEDIUM STRUCTURAL GRADE
2. ALL CONNECTIONS EXCEPT AS DETAILED TO BE STANDARD AISC – WELDED OR BOLTED WITH HIGH STRENGTH BOLTS
3. STRUCTURAL STEEL TO BE SECURELY GUYED UNTIL SHEAR WALLS ARE IN PLACE
4. SHOP COAT PAINT [illegible]
5. PRIOR TO PAINT CLEAN STEEL BY WIRE BRUSHING TO [illegible] ALL RUST, MILL SCALE, DIRT & GREASE. DO NOT PAINT [illegible]
6. BEAMS [illegible] BE [illegible]
7. ALL WELDING SHALL [illegible] WELDING BUREAU [illegible]
8. BAR JOISTS [illegible] SAFELY CARRY SPECIFIED LOADS
9. JOISTS PARALLEL TO MASONRY WALLS TO BE [illegible] BY FABRICATOR FOR INSTALLATION [illegible] MASONRY CONTRACTOR
10. JOIST BRIDGING TO BE CONTINUOUS [illegible] WELDED TO UNDERSIDE OF CHORDS
11. JOISTS TO BE [illegible] DIP COAT OF PAINT
12. PROVIDE [illegible]
13. JOISTS [illegible] FOR [illegible]
14. CONCRETE TO DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS, [illegible] CRUSHED STONE AGGREGATE [illegible] NORMAL SLUMP
15. REINFORCEMENT TO BE HARD GRADE [illegible] BILLET STEEL [illegible] STRENGTH & TO BE [illegible] DEFORMED BARS



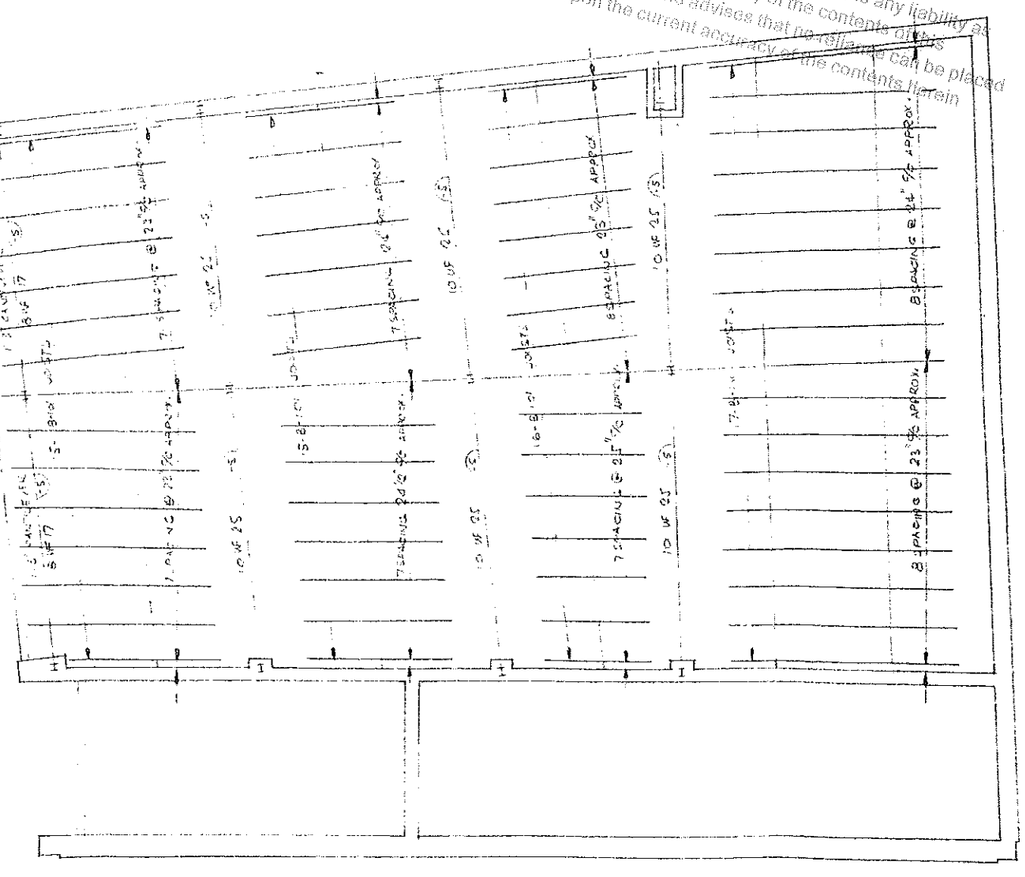
OFFICE BUILDING A.B.C. SCHOOL of WELDING JOHN & COBE ST. HAMILTON ONT.		JOB No. 6310
WALL YAMAMOTO & MATTHEWS ARCHITECTS 541 BRANT ST. BURLINGTON ONTARIO.		S-1 DWG. No.

ANTHES SUPPLIES
ALLSPAN JOISTS
3½"x1"[1.14 BRIDGING
⅜' ϕ RODS
ANTHES 28GA. V-RIB PANS
WIRE MESH 6x6 6/6
END ANCHORS
SIDE WALL ANCHORS
SPIRAL NAILS
TIE WIRE

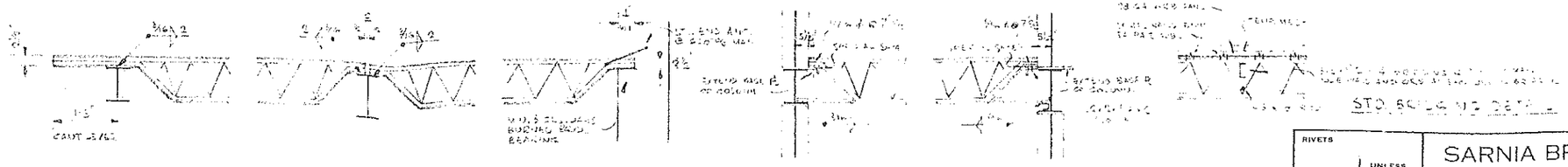
NOTES:
ALL SHOES TO BE 2½" EXCEPT AT TIE JOISTS
2½" CONC. FLOOR DECK
D.L.+L.L. = 150#/0'



SECOND FLOOR FRAMING PLAN SCALE: 1/8"=1'0"



THIRD FLOOR FRAMING PLAN SCALE: 1/8"=1'0"



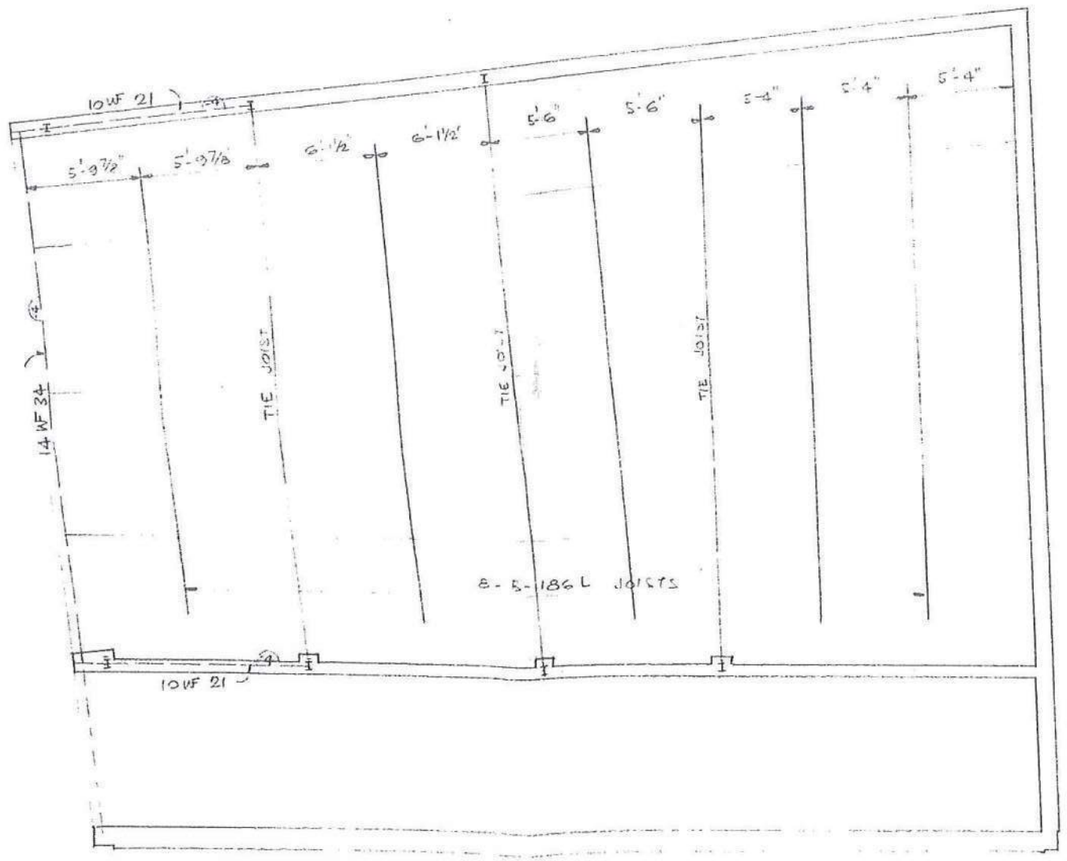
CANTILEVER DETAIL | STD. END BEARING DETAIL | STD. WALL BEARING DETAIL | STEEL BEARING TIE JOIST DETAIL | STD. SPLICE DETAIL

FOR APPROVAL

RIVETS		SARNIA BRIDGE CO., LIMITED
OPEN HOLES	UNLESS NOTED	SARNIA, ONTARIO
SHOP PAINT		STRUCTURE ANTHES SCHOOL OF WELDING
		CUSTOMER
		ARCHITECT WALLACE, MACMASTER & WILLIAMS
SPEC		DETAIL
	DRAWN	REVISED
	CHECKED	REVISED
	APPROVED	REVISED

DRAWING NUMBER: 3041E5

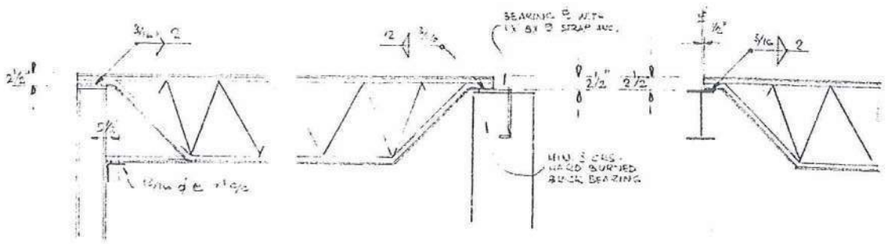
J-6-64
96 John N



ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

NOTES:
ALL SHOES TO BE 2 1/2"
22 GA x 1 1/2" STEEL ROOF DECK
D.L. + L.L. = 55 #/S'

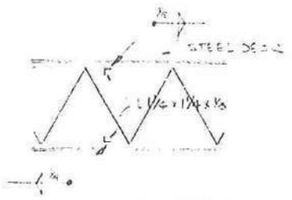
AUTHES SUPPLIES
ALLSPAN JOISTS
1/4" x 2" x 1/8 ANGLE BRIDGING
WALL BEARING PLATES & ANCHORS



STEEL BEARING TIE JOIST DETAIL

WALL BEARING DETAIL

STEEL BEARING DETAIL



BRIDGING DETAIL

FOR APPROVAL

RIVETS / OPEN HOLES / UNLESS NOTED	SARNIA BRIDGE CO., LIMITED, SARNIA, ONTARIO
SHOP PAINT	STRUCTURE A.S.C. SCHOOL OF WELDING
	CUSTOMER
	ARCHITECT WALL YAMAMOTO & WILLIAMS
	DETAIL
SPEC	REVISED / DRAWN
	REVISED / CHECKED
	REVISED / APPROVED
	DRAWING NUMBER 3041 E2 J

APPENDIX V

Steward Memorial: Hamilton By-law 93-089

Bill No. C-34

The Corporation of the City of Hamilton

BY-LAW NO. 93- *089*

To Designate:

LAND LOCATED AT MUNICIPAL NO. 114 JOHN STREET NORTH

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 114 John Street North and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

(i) to cause a copy of this by-law, together with reasons for the designation, to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

(ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this *13th* day of *April* A.D. 1993.

City Clerk

Mayor

(1993) 4 R.P.D.C. 3, February 23

Schedule "A"

To

By-law No. 93- 089

114 John Street North, Hamilton, Ontario

In the City of Hamilton, The Regional Municipality of Hamilton-Wentworth, being composed of Lot 4 on the East Side of John Street, between Gore and Cannon Streets, in Nathaniel Hughson Survey,

COMMENCING at the south-west angle of said Lot 4, at a stone monument at the East side of John Street;

THENCE North Eighteen degrees East, (N.18°E.) Sixty-five and Thirty-four One Hundredths feet (65.34') more or less to a stone monument planted at the north-west angle of said Lot 4;

THENCE South Seventy-two degrees East, (S.72°E.) One Hundred and Fifty-five and Ten One Hundredths feet (155.10') more or less to a post planted at the north-east angle of said Lot 4;

THENCE South Eighteen degrees West, (S.18°W.) Sixty-five and Thirty-four One Hundredths feet (65.34') more or less to a post at the south-east angle of said Lot 4;

THENCE North Seventy-two degrees West, (N.72°W.) One Hundred and Fifty-five and Ten One Hundredths feet (155.10') more or less to the place of beginning.

THESE LANDS are intended to be all the lands as in Number 292733 N.S.;

AND the East limit of John Street mentioned herein is the East limit as confirmed by BA Plan Application Number 774, registered as 698 C.D.

Schedule "B"

to

By-law 93 - *089*

Stewart Memorial Church

114 John Street North

Historical Significance

A landmark for Hamilton's Black community, Stewart Memorial Church on John Street North has a distinguished history as the city's oldest surviving Black congregation. With the influx of fugitive slaves into Upper Canada from the 1820s onward, emerged distinctive Black communities. For these early settlers, the church became a central focus, fulfilling both religious and social needs. By the late 1830s, Hamilton's Black population was large enough to support the establishment of both a Baptist and a Methodist church (the only denominations to establish churches specifically for Blacks). The earliest is believed to be *St. Paul's African Methodist Episcopal (AME) Church*, founded in 1835 under the authority of the (American) African Methodist Episcopal Body and situated in the north-east section of town, where the highest concentration of Blacks lived. According to the historical account passed on orally from generation to generation, the congregation was first housed on Rebecca Street in a small log structure, which was later replaced by a larger building. This location was, however, abandoned in 1879 when the structure was badly damaged by fire and the present church building, formerly occupied by the Methodist Episcopal congregation, was acquired.

Faced with financial difficulties during the Depression years, St. Paul's AME Church was saved from closure through the efforts of its congregation and Reverend J.C. Holland. The decision made in 1937 to sever ties with the Mother Body resulted in the formation of a non-denominational Black church named *Stewart Memorial Church* in honour of Reverend C.A. Stewart, whose death in 1936 ended many years of dedicated service to the congregation of St. Paul's. His successor Reverend Holland was voted Hamilton's "Citizen of the Year" in 1953, in recognition of his instrumental role in keeping the church open and long service to the church and community (1936-54).

Architectural Significance

The building now occupied by Stewart Memorial was erected in 1848 to serve as the Methodist Episcopal Church. Originally a simple frame structure with clapboard siding and a front-gabled roof, the building was substantially altered in the first decade of this century. According to available documentation, the original structure was reclad with brick masonry and the facade remodelled in the Gothic Revival style (circa 1905). Characteristic features include the pointed-arched window and door openings, the blind oculus in the gable front, and the flanking buttresses with tall pinnacles. Extensive interior renovations completed in 1908 included the installation of semi-circular pews, chandeliers (since removed) and an attractive, pressed-metal ceiling with Gothic-inspired, patterned tiles. Further renovations in the 1950s resulted in the removal of the original altar, certain elements of which have been preserved by the congregation.

Context

Situated on the east side of John Street North in the centre of the block between Wilson and Cannon, Stewart Memorial Church is located within a mixed commercial/ residential area, where buildings are now interspersed with expanses of vacant land. Standing opposite a large parking lot, the church today has a highly visible presence on the street.

In the early twentieth century, St. Paul's AME Church formed part of a continuous streetscape comprising a mix of houses, industrial buildings and churches (including the Methodist Episcopal Church built in 1878 at the south-west corner of John and Wilson).

Designated Features

Important to the preservation of Stewart Memorial Church are the original features of:

- the west (front), north and south facades, including the brick masonry with its decorative arches and detailing, the buttresses and pinnacles, and the door and window openings (excluding the modern doorway and windows).

- the sanctuary space, including the decorative pressed-metal ceiling and curved wood pews.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act

SoftDocs® 3.11 / Distributed by Do Process Software Ltd.

40-98/93.1

D

FOR OFFICE USE ONLY

151041

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON
'93 04 19 11 59
D. Mattle
LAND REGISTRAR/REGISTRATEUR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document

DESIGNATING BY-LAW

(5) Consideration

NIL Dollars $ NIL

(6) Description

Lot 4 on the East Side of John Street, between Gore and Cannon Streets, in Nathaniel Hughson Survey,
City of Hamilton
Regional Municipality of Hamilton-Wentworth

As previously described in Instruments Numbers 292733 N.S. ~~and 698 C.D.~~.

(7) This Document Contains: (a) Redescription ☐ New Easement ☐ Plan/Sketch ☒ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

BY-LAW NO. 93-089, ATTACHED

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

292733 N.S. ~~and 698 C.D.~~.

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF HAMILTON		
By its solicitor,		1993 04 16
Art Zuidema		

(11) Address for Service P.O. Box 2040, 71 Main Street West, Hamilton, Ontario, L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

114 John Street North
Hamilton, Ontario
L8R 1H6

(15) Document Prepared by:

The Corporation of the
City of Hamilton
Law Department
P.O. Box 2040, 71 Main St. W
Hamilton, Ontario
L8N 3T4

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27.00
Total	