

Heritage Impact Assessment for:

King Street Suites

Project No.: 20-056

Project Name: Hamilton ON, Residential & Retail

Project Location: 215 & 217 King Street West, Hamilton, Ontario

Closest Major Intersection: King Street West & Caroline Street North

Date of Report: September 21, 2022

Version: 1.0

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1 Introduction to the report

a. Executive summary

The following report analyses a proposal for a new mixed-use development to be included in Hamilton's heritage downtown context, specifically in the southwest corner between King Street West and Caroline Street South. Currently the site is occupied by a small one storey commercial building with a significant setback from the street, and some on-grade parking, thus creating a semi-void within the urban context that feels detached from the nearby heritage properties.

The area in which the new building is supposed to be located is important to the historical economic growth of Hamilton, and the city is looking to densify it by creating new housing and commercial opportunities.

The building that is presently on site has replaced the original one post-1970s and is not listed as a heritage resource for the City of Hamilton, nor does it hold any significant value in terms of aesthetic and historical terms. Furthermore, the future development that would replace it, aligns itself with other nearby proposals and new constructions that are populating the neighbourhood.

b. Purpose

The aim is to analyse the impacts of the new proposed development on the neighbouring heritage resources, whether they be designated, registered or simply inventoried. Neighbourhood growth is fundamental and welcomed, yet it is important to recognize the major role of historical properties that have stood the test of time and have come to define the character of a specific area.

Due to newer buildings being significantly different in massing and appearance compared to the original ones, they should be studied with the intention of ensuring that their presence will not disrupt the overall experience of the neighbourhood, and will not damage nor impede access to heritage resources.

The Subject Site and proposed building are being analysed under zoning by-laws, the Hamilton Official Plan, the Ontario Heritage Tool Kit and the Downtown Heritage Character Zone Design Guidelines.

2 Introduction to the development

a. Location and context



2-1 Source: Bing Maps. Aerial view of the King Street West and Caroline Street South corner, annotated to show the Subject Site and street names.

The Subject Site (215-217 King St W) is located at the southwest corner of the intersection between Caroline Street South and King Street West in Hamilton, Ontario. Directly south of the site is a mid-rise hotel, while southeast of it a high-rise residential development towers over the area. Numerous on-grade parking lots create voids in the urban fabric and populate a primary downtown zone with low intensity uses. The rest of the nearby streetscape, especially on the North side of King Street West, is characterized by a mix of tight-knit low rise residential and commercial buildings. The Subject Site is currently occupied by a parking lot and a one storey commercial building in less than desirable conditions, despite being less than 50 years old.

b. Policy Framework

The Subject Site is located in a corner lot of the Central Established Historical neighbourhood of Hamilton Downtown. The site's zoning code is D2, which refers to "Downtown Mixed Use – Pedestrian Focus Zone" (By-law No. 18-114, May 9, 2018). According to the Urban Hamilton Official Plan:

"The D2 Zone applies along King Street, James Street and portions of Hess Village and King William Street. These streets have been acknowledged as vibrant streets with active street level uses and pedestrian oriented built form. To maintain the character of these streets the D2 Zone requires that commercial uses be located at the street level and allows for residential uses above the ground floor. The intent of the D2 Zone is to provide a range of uses and built form that creates an inviting pedestrian experience."

The proposed project will aim at satisfying said requirement by providing a mixed-use development with commercial uses at the ground level and residential in the above storeys.

The following are excerpts from the Urban Hamilton Official Plan delineating the general policies and design principles to follow when planning a new development or redevelopment.

Volume 1, Chapter B.3.3.2.3:

"Urban design should foster a sense of community pride and identity by:

- a) respecting existing character, development patterns, built form, and landscape;*
- b) promoting quality design consistent with the locale and surrounding environment;*
- c) recognizing and protecting the cultural history of the City and its communities;*
- d) conserving and respecting the existing built heritage features of the City and its communities;*
- e) conserving, maintaining, and enhancing the natural heritage and topographic features of the City and its communities;*
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;*
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;*
- h) respecting prominent sites, views, and vistas in the City; and,*
- i) incorporating public art installations as an integral part of urban design."*

Volume 1, Chapter B.3.3.3.5 more specifically addresses the impact of a new building at a pedestrian scale:

“Built form shall create comfortable pedestrian environments by:

- a) locating principal façades and primary building entrances parallel to and as close to the street as possible;*
- b) including ample glazing on ground floors to create visibility to and from the public sidewalk;*
- c) including a quality landscape edge along frontages where buildings are set back from the street;*
- d) locating surface parking to the sides or rear of sites or buildings, where appropriate; and,*
- e) using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.”*

Being that the new development falls into the Heritage Character Zone on schedule “F” of the Zoning By-Law no. 05-200, some of the General Cultural Heritage Policies to follow from Volume 1, Chapter B.3.4.2.1 are:

- “(…)*
- d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.*
- (…)*
- g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals.*
 - h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.”*

The new development aims at satisfying the requirements for residential intensification of the Downtown Urban Growth Centre, defined in Volume 1, Chapter E.2.3.1:

“2.3.1.9 The Downtown Urban Growth Centre shall generally have the higher density within the City with a minimum overall density of 250 persons and jobs per hectare. Overall density in excess of this target may be achievable and warranted. Increases to this density target shall be considered as part of a review of the Downtown Hamilton Secondary Plan. The density targets shall be evaluated based, in part, on the results of the Downtown Office Strategy and the impacts on existing infrastructure and transportation networks.

2.3.1.10 It is anticipated that the Downtown Urban Growth Centre will accommodate approximately 20% of the City-wide residential intensification over the time period of this Plan which equates to a range of 5,000 to 6,000 dwelling units.

2.3.1.11 *The Downtown Urban Growth Centre shall be planned and encouraged to accommodate in excess of 100,000 square metres of retail floor space*
Furthermore, according to the City of Hamilton Zoning by-law, section 6.0 “Downtown Zones General Provisions”, for the lots delineated as Heritage Character Zone in Figure 2 of Schedule F:

“(…) where construction and/or alteration to the façade of a building are proposed, the following regulations shall also apply:

i) A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;

ii) A minimum of 25% and a maximum of 40% of the façade of the second and third storeys shall be composed of windows. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;

iii) The ground floor storey shall be no less than 3.6 metres in height and no greater than 4.5 metres in height. The second and third storeys shall each be no less than 3.0 metres in height and no greater than 4.0 metres in height; and,

iv) Exterior building cladding for the first three storeys, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and cornices), shall be of either one or a combination of no more than two of the following materials:

- 1. Brick;*
- 2. Concrete panels;*
- 3. Stone block, stone veneer or artificial stone;*
- 4. Stucco; or,*
- 5. Metal and metal panels, excluding aluminium siding or any metal variant thereof.*

f) Notwithstanding the above, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.

g) Parking Unless otherwise regulated by the Downtown Zones, parking shall be provided in accordance with Section 5 of this By-law.

h) Accessory Buildings. Unless otherwise regulated by the Downtown Zones, Accessory Buildings shall be in accordance with the requirements of Section 4.8 of this By-law.”

Furthermore, the same section cites the following requirements regarding setbacks:

“In the case of buildings constructed after the effective date of this By-law, for any building exceeding 44.0 metres in height the following special regulations shall also apply:

i) A minimum 3.0 metre setback shall be required from the building base façade height shown in Schedule “F” – Special Figure 15.

ii) A minimum 3.0 metre setback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.

iii) The following additional setbacks shall be required for any portion of building exceeding 44.0 metres in height:

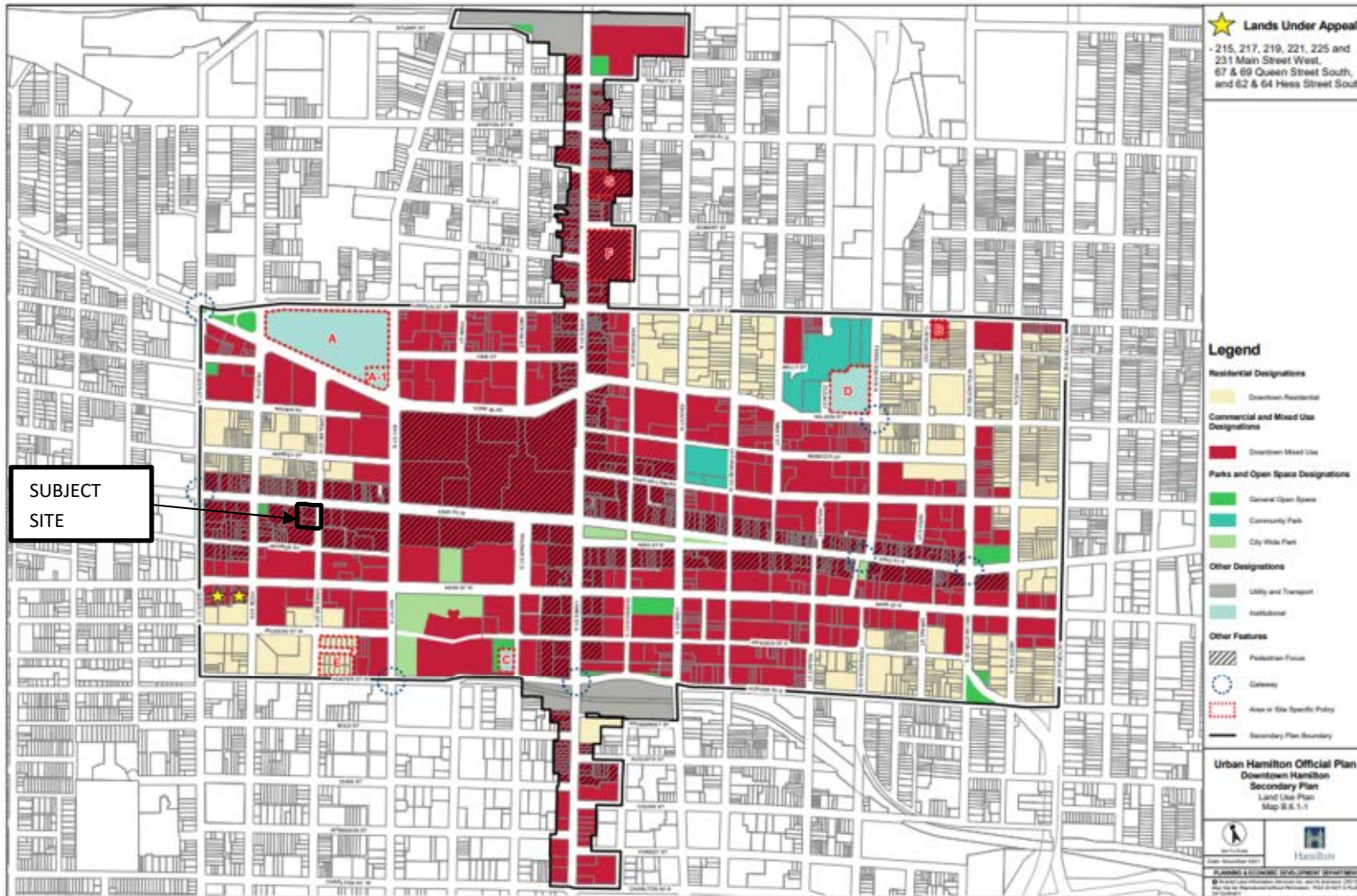
1. Minimum of 9.5 metres from a lot line abutting a laneway;

And,

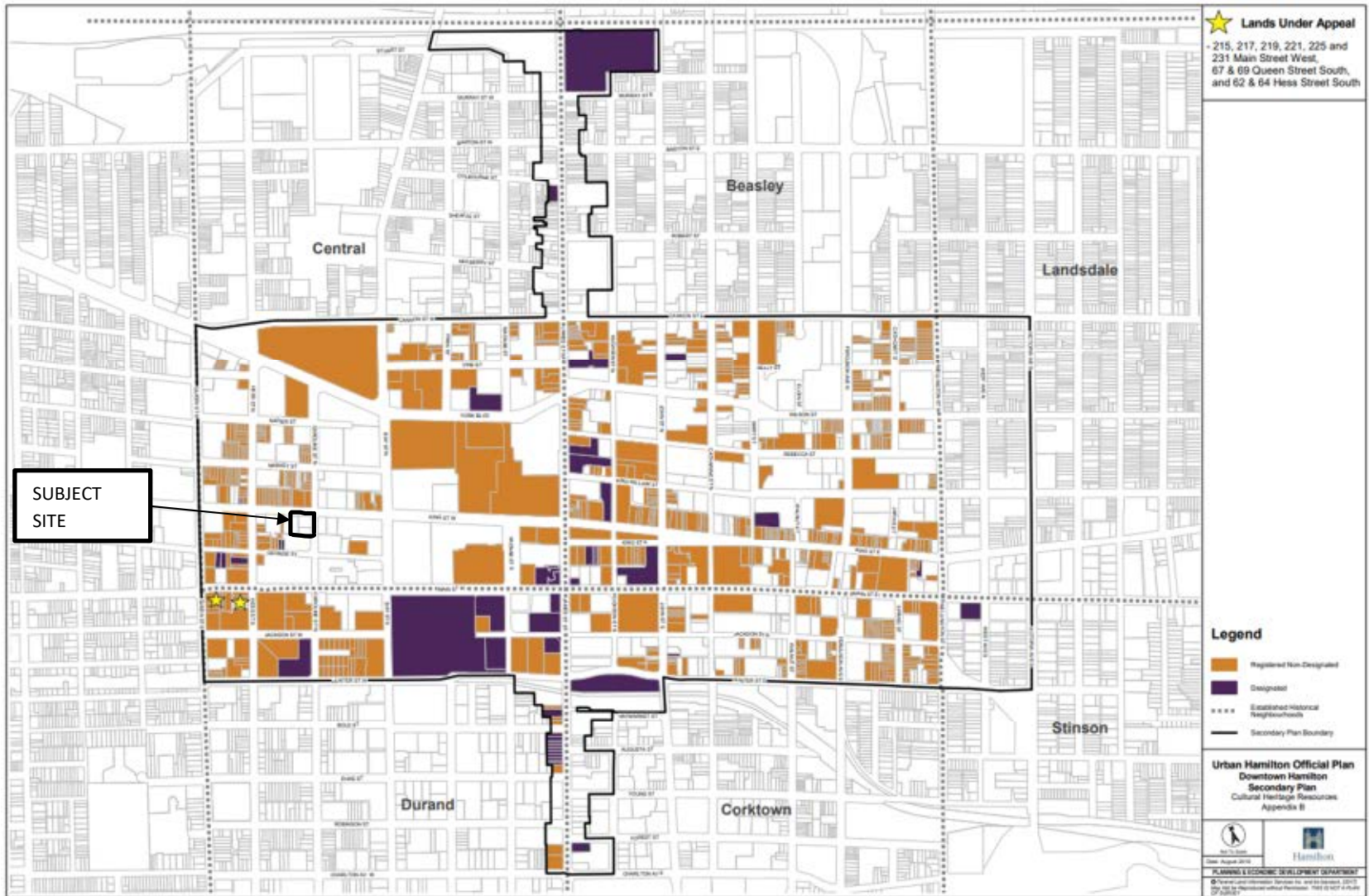
2. Minimum 12.5 metres from all side and rear lot lines except any flankage lot line.”

In order to accommodate the growth and development requirements of the downtown core, whilst dealing with a narrow lot that only allows to add density in the vertical direction, the new building is designed in such a way as to not disrupt the streetscape at pedestrian level. The setbacks are respected, and a chamfered corner at the intersection of King Street West and Caroline Street South helps to maintain unobstructed views. Sufficient glazed surfaces for the commercial spaces are added as per requirement, thus creating an appropriate lighter visual impact for an area that is so focused on the pedestrian experience (see figure

2-22-2). The podium makes careful use of contemporary languages applied to more traditional materials, all the while following principles of mass, height and proportions that create a harmonious relationship with the surrounding built environment. The Subject Site itself is not registered nor designated as a cultural heritage resource for the City of Hamilton (see figure 2-3).

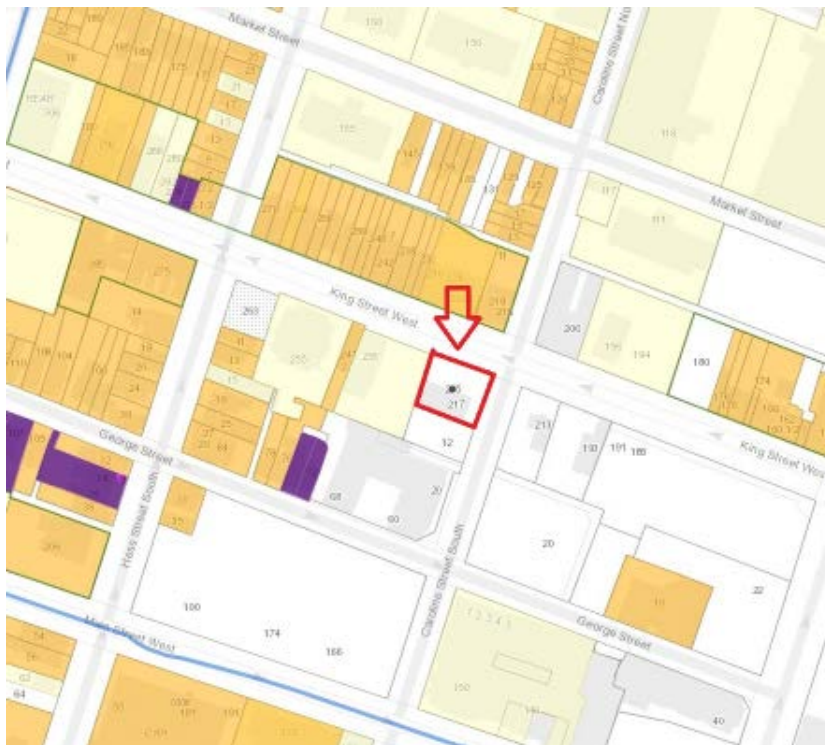


2-2 Downtown Hamilton Secondary Plan, Map B.6.1-1. The Subject Site appears as "Downtown Mixed Use" with "Pedestrian Focus". Annotated to show the Subject Site.



2-3 Urban Hamilton Official Plan, Cultural Heritage Resources, Appendix B. The Subject Site is in an Established Historical Neighbourhood but it is not registered nor designated as heritage property. Annotated to show the Subject Site.

c. Adjacent heritage resources



Cultural Heritage Landscape Inventory

Designated Properties

Registered Properties

Inventoried Properties

Inventory of Places of Worship

Places of Worship Inventory Review (DRAFT 2022-05-31)

National Historic Sites

Heritage Bridge Inventory

Historical Plaque Inventory

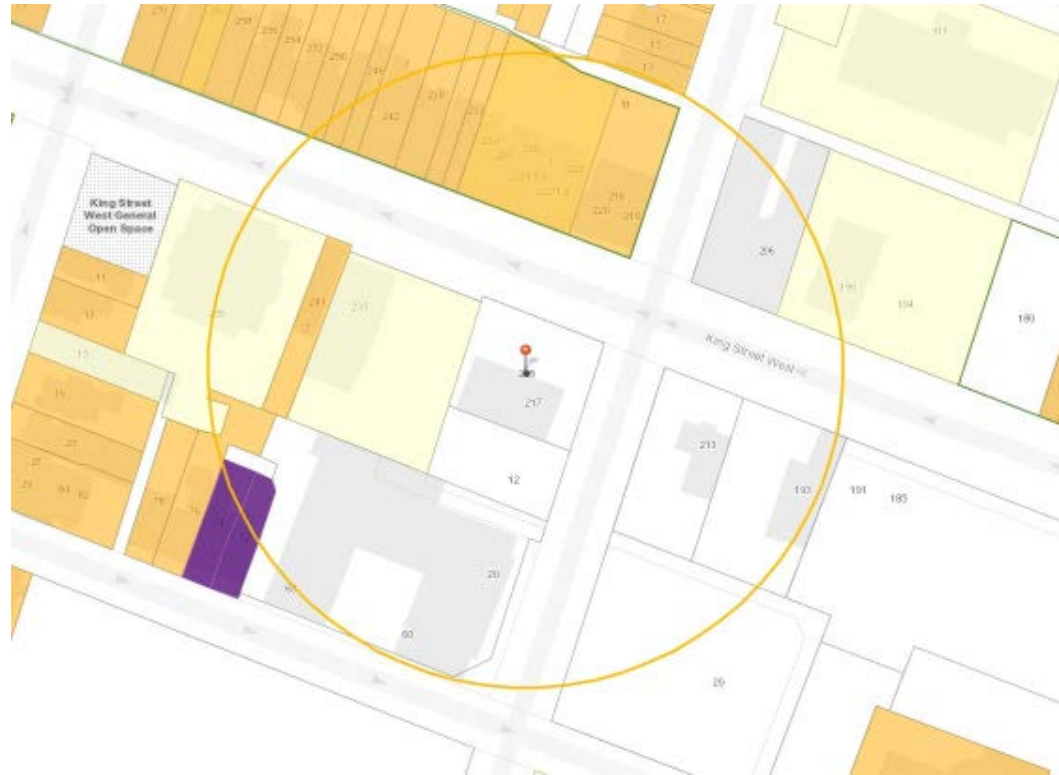
Historic Neighbourhood Inventory

Inventory of Cemeteries and Burial Grounds

Property Parcels

2-4. Source: City of Hamilton | McMaster University, City of Hamilton, Ontario MNR, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, AAFC, NRCan, annotated to show the Subject Site

Adjacent properties within 100 metres

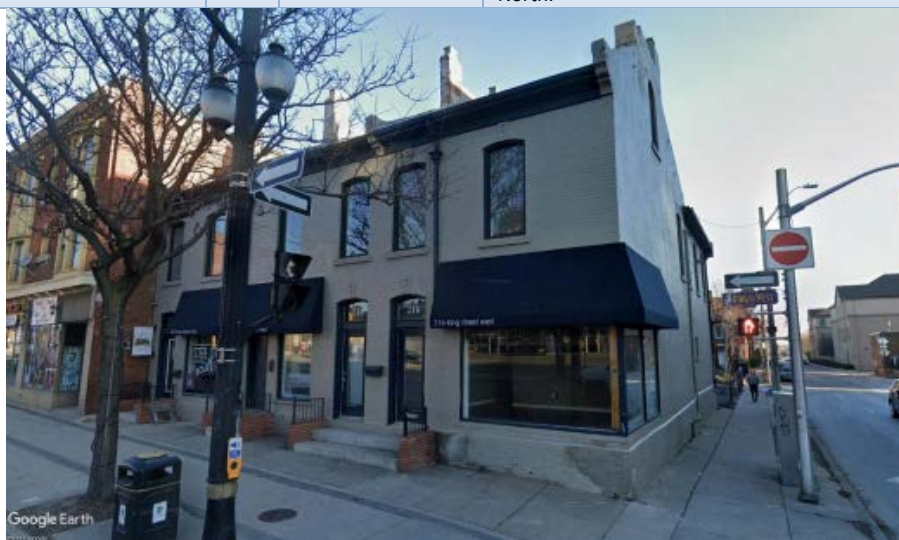


2-5 Source: City of Hamilton | McMaster University, City of Hamilton, Ontario MNR, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, AAFC, NRCan

The following analysis provides a more detailed study of the immediate surroundings, to best envision the environment into which the new development is going to be inserted and thus delineate those visual and spatial characteristics that should be taken into consideration to ensure a compatible design.

The written information provided in the tables below was retrieved from the Heritage Property Mapping of the City of Hamilton (www.map.hamilton.ca).

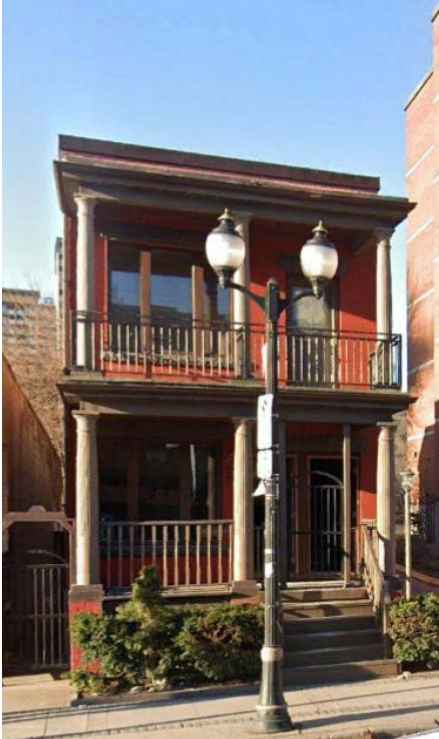

Address	Date	Status	Description	Address	Date	Status	Description
216 -218-220 King Street West	1890	Registered (Non-Designated)	A three-unit row that was converted from residential to commercial use following the economic development of the City of Hamilton in the mid-20 th century. Constructed in brick laid in Common bond, with decorative keystones over the openings. Two storeys high. Doors and windows have been replaced with more current models. The first storey window of unit 216 has been enlarged to wrap around the corner between King Street West and Caroline Street North.	222-230 King Street West	1880	Registered (Non-Designated)	A five-unit row, originally two storeys high until a third storey was added around 1910. Its construction coincides with the 1875 development of King Street as a main transport route, following the subdivision of Hess' estate into 35 lots. The lower level is now in stucco and houses the commercial venues. The residential upper stories, in red brick with stone details, showcase two-storey tripartite oriel windows.





Source: Google Earth, 2022

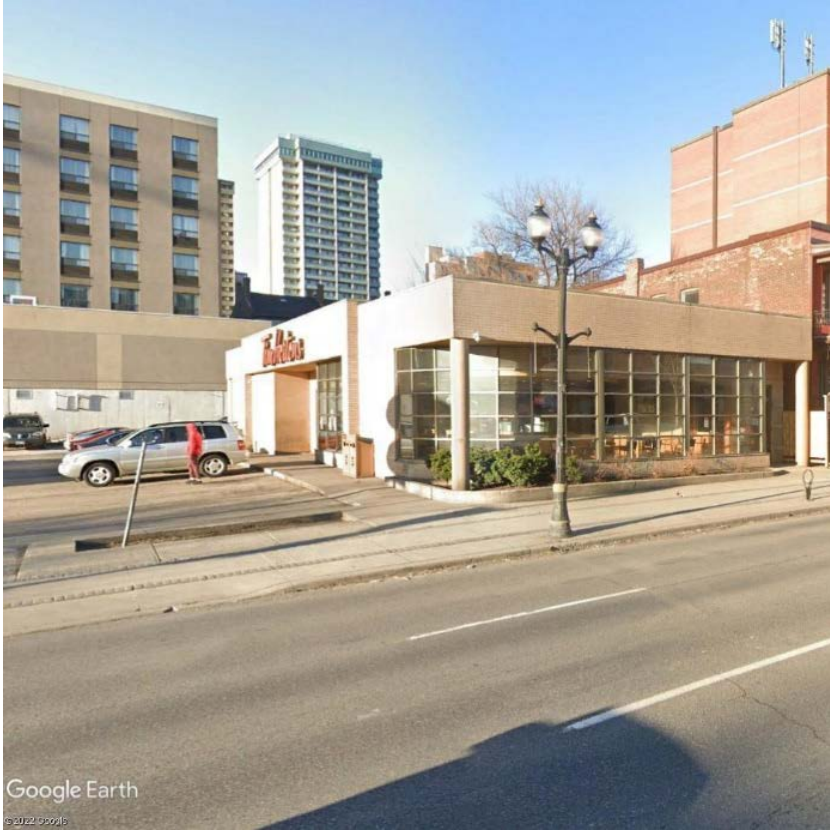





Source: Google Earth, 2022

<p>241-243 King Street West</p>	<p>1900</p>	<p>Registered (Non-Designated)</p>	<p>A two-storey detached brick building with the two entrances side by side under the front porch roof, which also acts as balcony for the upper level. Both porch and balcony roof are supported by round columns with Doric capitals.</p>	<p>232-234 King Street West</p>	<p>1875</p>	<p>Registered (Non-Designated)</p>	<p>Half of a four unit two-storey commercial row, built during the 1875 economic growth of the City of Hamilton and following the subdivision of Peter Hesse's estate into 35 lots. The first storey is clad in stucco, with a simple cornice with stone end brackets. The second storey is brick faced and also presents a cornice, slightly more elaborate, with stone end brackets, dentils and moulded panels. The row has a flat roof.</p>
 <p>Source: Google Earth, 2022</p>				 <p>Source: Google Earth 2022</p>			

236-238 King Street West	1875	Registered (Non-Designated)	Second half of the 232-238 King Street West commercial row. The two units at the ground floor have been merged into a single one in 1970. The cornice at this level has also been removed and only the end brackets are still visible. The second storey has been painted over and decorative shutters have been added to the windows.	76 George Street	1873	Registered (Non-Designated)	Part of a three-unit row, built in brick, two-storeys high, which marks the eastern end of Hess Village, a once residential area then transformed into a commercial venue around the 1970s. Around this time, a projecting bay window was added on the first-floor façade. A gable roof awning covers the main entrance which consists of a three-light transom door.
 <p>Source: Google Earth, 2022</p>				 <p>Source: Google Earth 2022</p>			

<p>242-244 King Street West</p>	<p>1880</p>	<p>Registered (Non-Designated)</p>	<p>A two-unit, two-storey brick commercial building, whose first storey spaces have been combined into a single one in the 1980s. Following this renovation, the first-storey façade has been reclad with modern brick. The second storey windows have been replaced with modern ones. They have brick voussoirs and sit below a projecting roof eave with decorative cornice with stone end brackets and a brick panel frieze.</p>	<p>246-248 King Street West</p>	<p>1890</p>	<p>Registered (Non-Designated)</p>	<p>A two-unit three-storeys commercial row built in brick laid in Common Bond. The unit on the ground floor have been combined into a single one in the late 20th century. A modern awning separates the ground floor from the upper storeys. The vinyl siding of unit 248 has been recently removed to match the façade of 246. The whole street elevation has been painted over. The row has a flat roof with plain parapets.</p>
 <p>Source: Google Earth 2022</p>				 <p>Source: Google Earth, 2022</p>			

235 King Street West	1950	Inventoried	A detached one-storey concrete commercial building with a glazed storefront and a chamfered corner on the northeast side. It was renovated in the late 20 th century to remove the rear wing and reclad the façade with brick.	255 King Street West	1965	Inventoried	A seven-storeys senior residence, clad in red brick with a stone stringcourse marking each floor. It has a flat roof and an irregular plan.
 <p>Source: Google Earth 2022</p>				 <p>Source: Google Earth 2022</p>			

194 King Street West	1968	Inventoried	A detached one storey commercial building, once a drive-in with hip roofs. The building underwent renovation in the late 20 th century to replace the hip roofs with a single flat one. In 2011 the building was renovated again to remove the drive-in canopy and modernize the façade.	72-74 George Street	1873	Designated in 1990 under Part IV of the Ontario Heritage Act, by City of Hamilton By-Law 90-34	Part of a three-unit row, built in brick, two-storeys high, which marks the eastern end of Hess Village, a once residential area then transformed into a commercial venue around the 1970s. The projecting eaves of the roof present a decorative cornice at unit 74, with dentils and end stone brackets. The second storey segmental windows have stone lug sills. Brick paired chimneys align with the party walls. Projecting bay windows are found on the first storey, the one in unit 74 having been rid of its wooden mullions to be replaced by plain tripartite glazing.
							
Source: Google Earth 2022				Source: Google Earth 2022			

d. Existing site and building



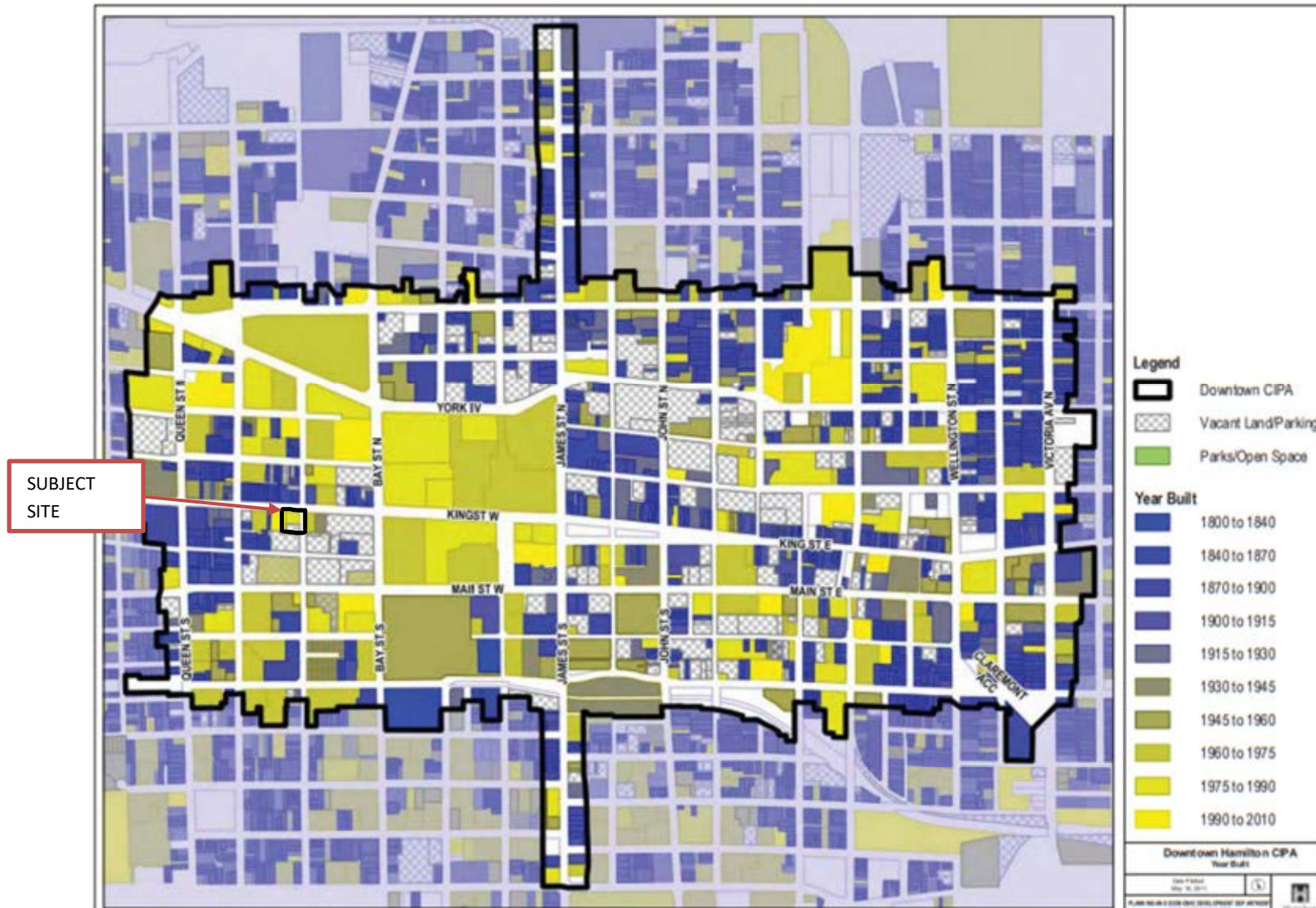
2-6 Source: Bing Maps. Annotated to show Subject Site.

The current state of the site creates a sharp contrast with its heritage surroundings. Although the adjacent lots on the south side of King Street West also host parking lots and more recent commercial venues, the rest of the area is mostly characterized by XIX century brick low-rise rows.

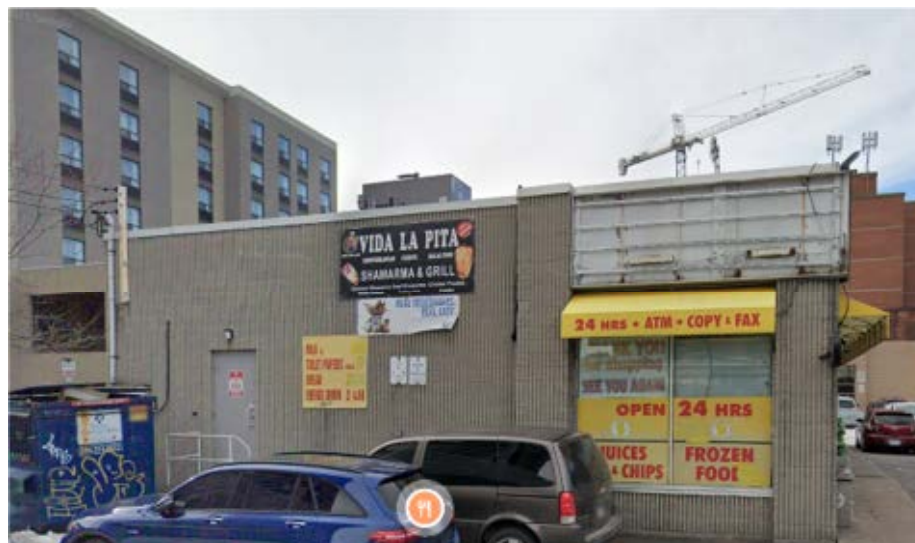
The lot is placed in a prominent corner position but it is also narrow, measuring only around 30 m (90.42 ft) by 26.5 m (86.94 ft). Most of the Subject Site is presently used as on-grade parking. Pushed towards the southwest corner of the lot is a small one-storey commercial building constructed between 1975 and 1990, according to the City of Hamilton's background report for the Official Secondary Plan Review (see figure 2-7). This information is further confirmed by the *City of Hamilton Downtown Built Heritage Inventory Project*, which dates the construction to 1986¹.

The building has a rectangular footprint and a flat roof. The glazed façade towards King Street West has two separate entrances for the businesses hosted inside. The structure is clad in prefab concrete with vertical grooves on three sides, while on the rear it shows concrete blocks with rust and humidity stains running vertically on its walls and some unauthorized graffiti (see figure 2-11). Similar damages are noticeable on the side facades, along with some of the cladding being chipped or missing portions. Pipes and vent grills are old and rusty, adding to the overall unkempt appearance of the structure.

¹ *City of Hamilton Downtown Built Heritage Inventory Project - Preliminary Evaluations and Recommendations*, May 2014, p. 37, <https://www.hamilton.ca/sites/default/files/media/browser/2014-12-16/downtown-built-heritage-inventory-list.pdf>, accessed 01 September 2022



2-7 Downtown Hamilton CPA: Year Built (Map 8). The Subject Site appears to have been built between 1975 and 1990. Annotated to show Subject Site.



2-8 East facade of the existing building, fronting Caroline Street South. Source: Google Maps.



2-9 West facade of the existing building towards the adjacent lot. Source: Google Maps.



2-10 North facade of the existing building fronting King Street West. Source: Google Maps.



2-11 South facade of the existing building towards the back of the lot. Source: Google Maps.

3 Cultural Heritage Evaluation

a. Background Research and Analysis

Head-of-the-Lake is an area that derives the name from its location at the western end of Lake Ontario, one of the earliest developed areas after the American Revolution. In the early 1800s the Home and Niagara District came into being, followed shortly after by the Gore District (consisting of the two counties of Wentworth and Halton)².

Hamilton as a town was planned around 1820 by George Hamilton, but it wasn't until the 1830s that it actually started developing from settlement to commercial port thanks to the opening of the canal to Lake Ontario³.

Bill 155 was passed in 1973 to incorporate most of the Head-of-the-Lake communities into the Regional Municipalities of Hamilton-Wentworth. This unifying process culminated in 2001 with the birth of the new City of Hamilton, which to this day maintains within its perimeter the names of its numerous constituent communities⁴.

The Subject Site is located in the Central neighbourhood, which is one of the oldest areas of the city and it still retains many of its historical qualities. It is also close to Hess Village, a pedestrian area between Main Street and King Street, which used to belong to landowner Peter Hess before his estate was divided into 35 lots in 1875 and King Street became a main transportation route⁵.

² Hamilton Public Library, "Chronology of Cities, Towns and Townships in Hamilton", *Local History and Archives*, <https://lha.hpl.ca/articles/chronology-cities-towns-and-townships-hamilton?page=0%2C1>, accessed 29 August 2022.

³ Ibid.

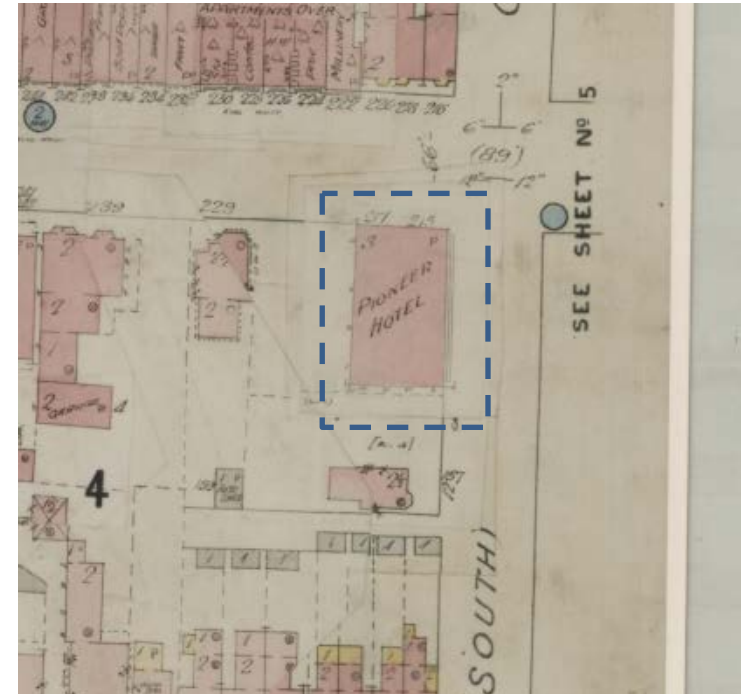
⁴ Henley, Brian, "Historical Hamilton", *Local History and Archives*, <https://lha.hpl.ca/articles/historical-hamilton>, accessed 29 August 2022.

⁵ "222 King Street West, Hamilton", *City of Hamilton's Cultural Heritage Resource Mapping*, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>, accessed 24 August 2022.

For the purpose of this heritage report, the study of the development of the Subject Site through the years was conducted by examining online archives of historical images and classified business directories.

In the 1853 Hamilton and Dundas Directory there is no mention of the Subject Site, neither on King Street West nor on Caroline Street South, unless the street numbers did not use to correspond to the ones today. A few merchants and Peter Hess are mentioned as residing or owning properties around King Street and Caroline Street⁶.

In 1875, both addresses 215 King West and 217 King West are listed as distinct units with each their own resident (a carriage builder⁷ and a salesman⁸ respectively), thus indicating that the site could have originally hosted two separate buildings or a building with two separate entrances. On the North side of King Street West, at number 4, a mister T.B. Fairchild is mentioned as owner of a saloon⁹ (also potentially indicating the location of the saloon itself). This information becomes of particular interest when coupled with the notion that in 1891 the very same Theo B. Fairchild is listed as a hotelkeeper in 215-217 King West, where the Pioneer Hotel is located¹⁰. It can be thusly observed that the two street numbers have now merged into a single property. This is corroborated by the historical image provided by the Insurance Plan of 1898 (see figure 3-1). After a closer inspection though it is possible to notice that the drawing has been revised by superimposing a new sketch on the Subject Site. Another Insurance Plan from the same month and year in fact shows a completely



3-1 Insurance Plan of the City of Hamilton (1898), Ontario. Annotated to show the Subject Site. Source: Digital Archive at McMaster University Library

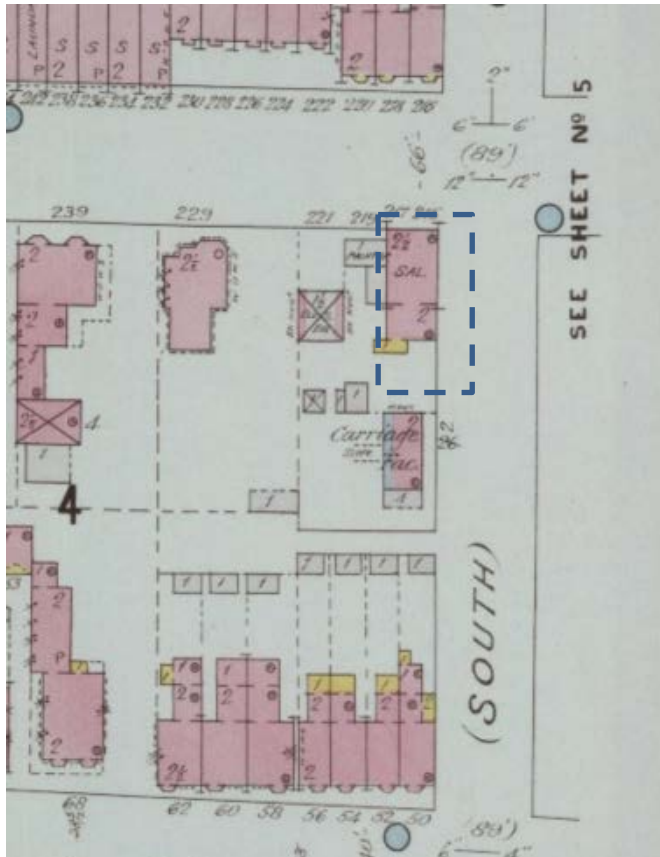
⁶ *City of Hamilton Directory: containing a full and complete street directory, apportioning a number to every house: with Advertisements of the Principal Merchants*, C.W. Cooke, 1853, p. 43, <https://archive.org/details/1853HamiltonAndDundasCityDirectory/mode/2up>, accessed 25 August 2022

⁷ *City of Hamilton annual alphabetical, general, street, miscellaneous, and classified business Directory for 1875-76, to which is added Directories of Ancaster and Dundas, and a list of the names and post office addresses of the principal residents of the County of Wentworth*, third edition, W.H. Irwin & Co. Compilers and Publishers, April 1875, p. 95, <https://archive.org/details/187576IrwinsHamiltonCityDirectory/mode/2up>, accessed 25 August 2022

⁸ W.H. Irwin & Co. Compilers and Publishers, p. 98

⁹ W.H. Irwin & Co. Compilers and Publishers, p. 209

¹⁰ *City of Hamilton eighteenth annual street, alphabetical, general, miscellaneous, and classified business Directory for the year, March 1891-March 1892*, W.H. Irwin & Co. Compilers and Publishers, 1891, p. 58 and p. 157, <https://archive.org/details/189192IrwinsHamiltonCityDirectory/mode/2up>, accessed 25 August 2022



3-2 Insurance Plan of the City of Hamilton (1898- previous version?), Ontario. Annotated to show the Subject Site. Source: Digital Archive at McMaster University Library

different image of the Subject Site (see figure 3-2). Not only is the building larger, but numbers 219 and 221 have been suppressed with the expansion of the 215-217 lot. It seems that T.B. Fairchild had purchased the land to transfer and expand his saloon business. It is possible that the Insurance Plan was simply out of date and needed to be corrected. In fact, according to the *City of Hamilton Built Heritage Inventory Project*, the Pioneer Hotel could have been constructed as early as 1880¹¹.

By comparing the information contained in the two drawings with their respective legends of symbols, it is learnt that the original property consisted of a brick building housing two units (unclear whether in a row or stacked above one another with both entrances on the ground level – see example of 241-243 King Street West on page 15 – considering there is no visible party wall like in the rows across the street), two and a half storeys tall, with a two-storey rear brick volume. Both portions, front and back, had chimneys. A small one level wooden volume abutted the rear of number 217. The new building that would later replace this structure, was instead a three-storeys single brick detached edifice, with a brick parapet on the Caroline Street façade and fire walls projecting one foot above the roof level on the rear and west façades.

Directories up until 1912 show the existence of the Pioneer Hotel. Directories between the years 1912 and 1919 were not found and thus not consulted. In 1919 though, the Pioneer Hotel is no longer mentioned. Two owners are listed at 215 King West instead, one of them being probably a business being run out of the building¹².

¹¹ *City of Hamilton Built Heritage Inventory Project – Preliminary Evaluations and Recommendations*, May 2014, page 37, <https://www.hamilton.ca/sites/default/files/media/browser/2014-12-16/downtown-built-heritage-inventory-list.pdf>, accessed 01 September 2022

¹² *Vernon's City of Hamilton forty-sixth annual street, alphabetical business and miscellaneous directory for the year 1919*, Henry Vernon & Son Publishers, 1919, p. 748 and p.766, <https://archive.org/details/1919VernonsHamiltonCityDirectory/page/n729/mode/2up?q=215>, accessed 25 August 2022

Directories between 1919 and 1944 were not found and thus not consulted. In 1944, 215-217 King Street West is listed as Hawarden Apartments¹³, and it will continue to be listed as such until the latest Directory examined (for the year 1969).

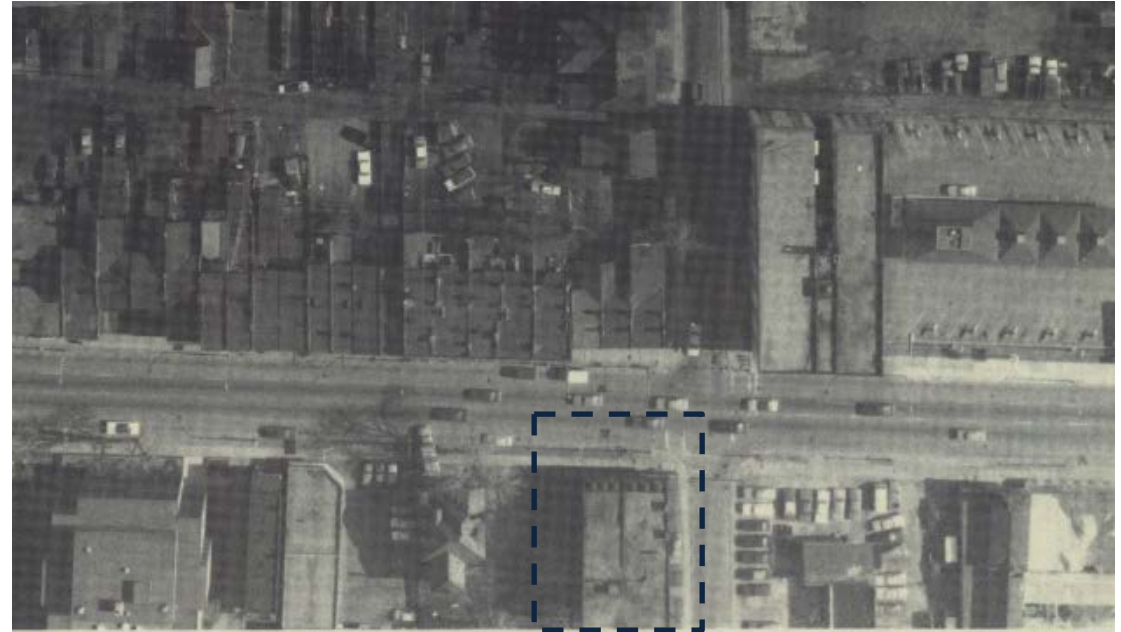
Aerial photography from 1964 shows a building with the same footprint as the one graphed in the latest 1898 fire insurance plan of the City (see figure 3-3) and it becomes quite clear from a 1969 image that 215-217 King Street was converted into a row of two units (see figure 3-4), probably when the directories begin showing two owners in 1919. The partition between the two is seen projecting out of the roof level and then interrupting halfway down the length of the building. It is unlikely that this could indicate a rear addition, considering that the overall lot coverage seems unchanged from the hotel period. It is more probable that the building was structurally split into three separate volumes, two of them divided by a party wall.

Judging by the information so far presented, the building at 215-217 King Street West underwent major changes in its volume and appearance during its existence. After its demolition, which it can be safely assumed occurred after 1970 (a period of commercial development for Hess Village and King Street), a new building was constructed in 1986. This structure is still visible to this day and is described in more detail on page 20 and in the following section.

¹³ *Vernon's City of Hamilton seventy-first annual miscellaneous, business, alphabetical and street directory for the year 1944*, Vernon Directories Limited Publishers, 1944, p. 36, <https://archive.org/details/1919VernonsHamiltonCityDirectory/page/n729/mode/2up?q=215>, accessed 25 August 2022



3-3 Aerial photograph of the City of Hamilton from 1964, annotated to show the Subject Site. Source: Digital Archive at McMaster University Library



3-4 Aerial photograph of the City of Hamilton from 1969, annotated to show the Subject Site. Source: Digital Archive at McMaster University Library

b. Cultural Heritage Evaluation

According to the Ontario Regulation 9/06, *Criteria for determining cultural heritage value or interest* (Ontario Heritage Act, R.S.O. 1990, c. O. 18):

“A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. The property has design value or physical value because it,
 - i. is a 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, or*
 - iii. demonstrates a high degree of technical or scientific achievement.**
- 2. The property has historical value 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,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**
- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,*
 - ii. is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).”**

Design value:

The previous buildings were probably both single detached, low-rise dwellings housing mainly commercial uses (although it is entirely possible that the original construction before the hotel could have been formed by a two-units row). The indication of brick as a construction material for both structures, and a parapet on the main façade of the hotel, demonstrate their belonging to a specific style typical of their era and location.

Based on the above-mentioned *Criteria for determining cultural heritage value or interest*, the existing property does not show any particular design or physical value.

Historical/associative value:

215-217 King Street West was a two-storey brick building, probably built around the early 1850s, either housing two separate commercial businesses, or a commercial business and a residential unit. It was later demolished to make space for a three-storey brick structure in 1880 that hosted a small hotel at a busy intersection. The extra storey of the hotel compared to most of the surrounding buildings, and its corner location, attest to its need for visibility from street level and additional space requirements. The structure was probably demolished in the 1970s, it is unclear why.

The current building was introduced in 1986, filling an urban void in the downtown area with a small business venue and a parking lot, like other surrounding sites. Based on the above-mentioned *Criteria for determining cultural heritage value or interest*, the existing property does not show any historical or associative value.

Contextual value:

The buildings that have occupied 215-217 King Street West in the past have displayed the volume and massing characteristics of the surrounding area, along with the ever-evolving commercial uses due to the economic growth of Hamilton post-1875. The other buildings on King Street West were also two-three storeys tall, built in brick with short facades due to the narrow and elongated shape of the lots, and housing a mix of commercial and residential uses, with the businesses being the main focus.

The existing building, whilst aligning to some of the nearby sites with their on-grade parking and small modern commercial venues, does not display a particular tie with its surroundings, especially the heritage fronts. It appears more as a quick solution to fill an urban void and generate some kind of revenue. Therefore, based on the above-mentioned *Criteria for determining cultural heritage value or interest*, the existing property does not show any contextual value.

c. Statement of Significance

The Subject Site in its present conditions, despite being inserted in a rich historical and cultural context, does not display characteristics that would validate a statement of heritage significance for the existing building.

4 Assessment of Impacts

a. Description of Proposed Development

The following description is based on the Design Package sent to Lavish Design Build (“Client”) by API Development Consultants Inc. and Saplys Architects Inc. in the month of August of the present year.

The proposed development consists of a 14-storeys mixed use building, with the first level meant to host commercial uses and the ones above intended for residential purposes. 23 parking spots will be placed in the three levels of underground car garage.

The designer proposes a five-levels brick clad podium, with a chamfered corner facing the intersection of King Street West with Caroline Street South. The facades of the podium not fronting the streets are clad with a mix of brick and stucco. The west façade of the podium (facing the adjoining lot’s on-grade parking) is blind. Pedestrian access to the residential floors will be from King Street West, while vehicular access to the underground parking will be provided from Caroline Street South.

The proposed design follows the principles set forth by the policies illustrated at length in the dedicated previous section of this report (see page 5) regarding the use of materials for the façade and the glazing requirements. Furthermore, the *Downtown Heritage Character Zone Design Guidelines* (specifically the ones for large-scale redevelopments with frontage on two streets – section 6.1.1.3 of said document) have been followed in regards to the treatment of the building corner and the relationship between the new building and its immediate surroundings.



4-1 Perspective view of the new proposed development inserted in the Hamilton urban context at the intersection of King Street and Caroline Street. Source: API and SAI



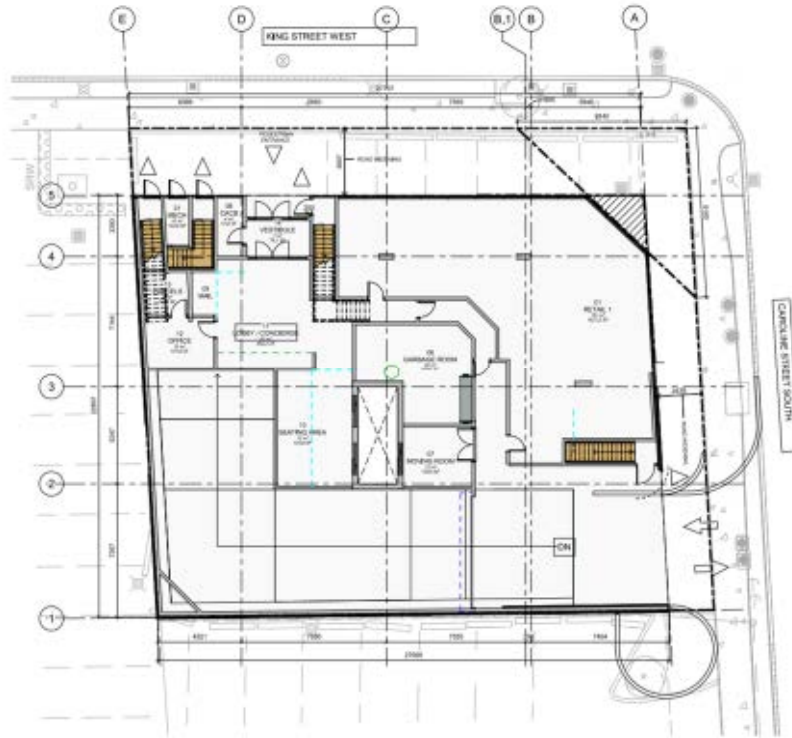
Both corner elevations are treated as main facades and present a consistent design on either side.

Most of the older dwellings deserving of interest from a heritage perspective are located across the street from where the new development is being proposed. The south side of King Street West, specifically where the new building would be found, does not present particular characteristics that would require the façades to mimic specific rhythms. The immediate surroundings consist mostly of on-grade parking lots, modern commercial low rises, a hotel and a very recent high-rise development.

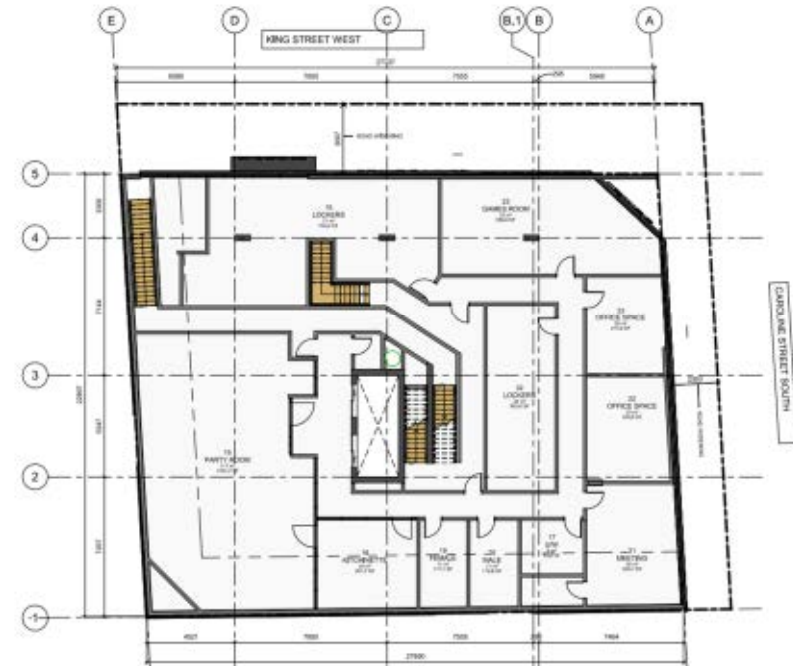
All this considered, the new building would still follow principles of design meant to respect the existing heritage dwellings. The podium (the immediately visible portion for pedestrians) is in fact five storeys high: two more than some of the XIX century surrounding buildings and two less than the close-by brick senior residence from the 1960s (see page 18), thus falling comfortably in between the average heights. The vertical bays are clearly marked, with the projecting balconies framed by light-coloured EIFS hinting at the lug sills and stone detailing of the older buildings.

The wrap around panel meant to hold the retail signage and hanging just above the ground floor, recalls the cornices that visually separate the commercial level from the residential ones in the heritage brick rows. In addition, the brick parapet crowning the podium is a subtle hint to the past hotel façade that displayed a similar element during its existence. All of these details, together with the brick cladding, turn the podium into a natural contemporary evolution of the standard XIX century building of the area.

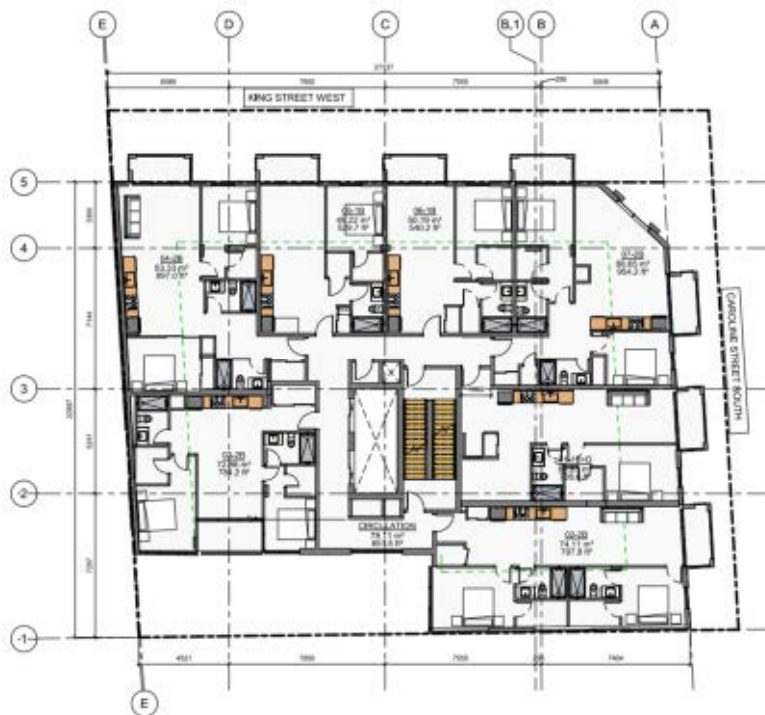
4-2 Section of the new proposed development. Source: API and SAI



4-4 Ground level floorplan. Source: API and SAI



4-3 Second level floorplan. Source: API and SAI

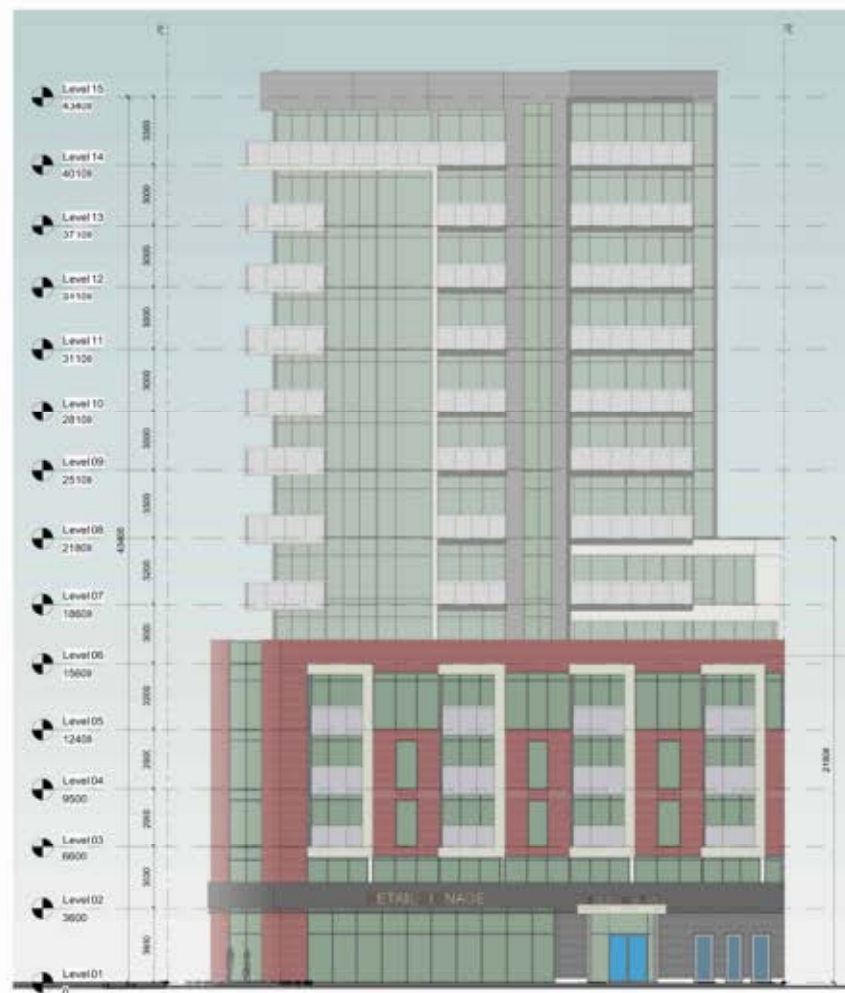


4-5 Level 3-5 floorplan. Source: API and SAI



4-6 Level 6-7 floorplan. Source: API and SAI





4-9 Corner elevations of the proposed development. Source: API and SAI

b. Impact of Proposed Development

Inserting the new development within the current urban context would require demolishing the existing one-storey commercial structure and relocating elsewhere the small businesses housed within. However, substituting the current building with the new one proposed would constitute an improvement from both an aesthetic and functional point of view. The City of Hamilton is looking to densify the downtown area in terms of housing and commercial opportunities, which the new development would be able to provide. Furthermore, it would allow for the repositioning of on-grade parking to the underground garage.

The new building would not isolate nor hinder the access to any heritage property since, as previously mentioned, it is not immediately surrounded by any designated or registered property.

With its 14 storeys, it still is shorter than some more recent developments in the area (20 George Street, 150 Main Street, 15 Queen Street South just to name a few) thus not adding any significant shadow nor obstructing views.

A minimal visual impact is to be expected due to the important change in use and appearance of the current Subject Site. Even so, the podium does establish a relationship with both the past of the site and the nearby heritage buildings, further providing a more appropriate approach to the edifice from a pedestrian point of view. The rest of the tower is setback from the podium and the chamfered corner respects visual requirements for local traffic.

The new development would be placed in a small lot with specific setback limitations due to it falling in a Heritage Character Zone. Its allowed footprint would therefore be restricted in size, resulting in a reduced impact on the area in terms of massing.

c. Mitigation Measures

No mitigation measures are required other than applying caution when excavating due to the possibility of running into archaeological resources.

d. Conclusions

The new development proposes a respectful densification opportunity for the Downtown Core, making sapient use of materials that recall the immediate surroundings (red brick and glazing), whilst maintaining a recognizable contemporary language that does not leave room for doubt in terms of temporal placement. In other words, it does not attempt to mimic older details and creating fake historical elements, yet it inserts itself comfortably within the heritage area all the while offering a link between past and present.

Just as the original Pioneer Hotel aimed at making the corner between King Street West and Caroline Street South more visible to attract business, the new development occupies the same position and generates a pull towards the commercial street, contributing to its vibrancy and diversity.

Recommendations would be to keep exploring ways to align the new development to both the heritage properties and the new proposals being implemented in the immediate surroundings, as there is always room for improvement and it is a chance to create a harmonious built landscape.

5 Cited Materials

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6 Appendices

Appendix A: Canadian Fire Insurance Plans

Goad Chas E. and Goad, Charles E., *Insurance Plan of the City of Hamilton, Ontario, Canada – Sheet 04*, January 1898, Digital Archive at McMaster University Library

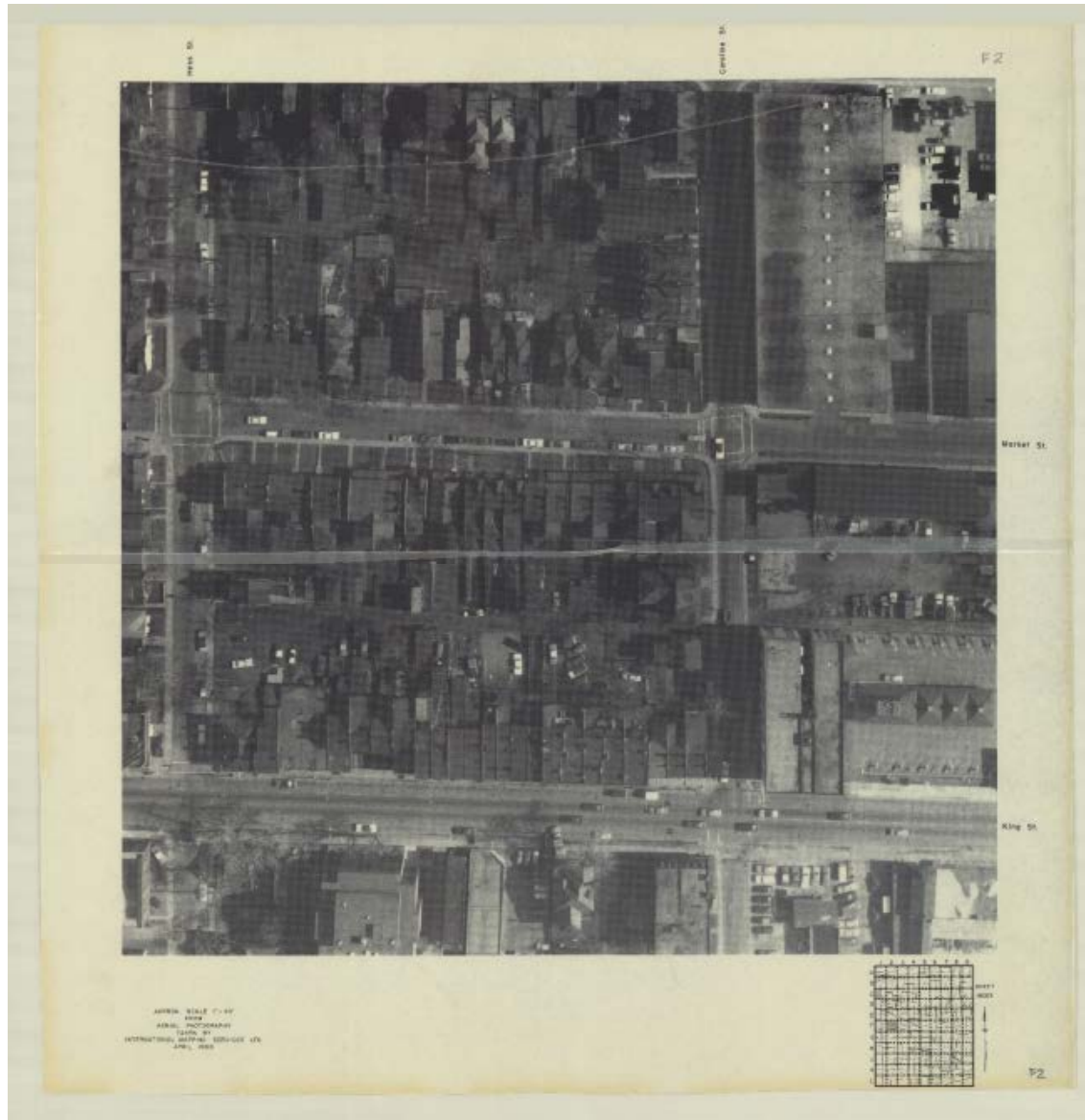


Goad Chas E. and Goad, Charles E., *Insurance Plan of the City of Hamilton, Ontario, Canada – Sheet 004*, January 1898, Digital Archive at McMaster University Library

Appendix B: Aerial Photography



Author unknown, *City of Hamilton*, 1964. *Flightline J2620 – Photo 125*, 1964, Digital Archive at McMaster University Library



International Mapping Services Ltd., *City of Hamilton*, 1969.
Photo F2, 1969-04-01, Digital Archive at McMaster University