



February 7, 2024

Marwan Zahra
Development Manager
Belmont Equity Partners
1400 Cornwall Road
Oakville ON L6J 7W5

Dear Marwan,

**RE: CHIA for 58 York Boulevard
OUR FILE 1503D**

This letter is a summary of our Cultural Heritage Impact Assessment (CHIA) that is required as part of the Site Plan application for the property located at 58 York Boulevard, Hamilton ('subject property').

It is our understanding that the owner is proposing to redevelop the subject property with a 28 storey multiple residential tower. The subject property is vacant of any structures and is currently used as a surface parking lot. There are no heritage resources identified on the subject property.

The City is requiring the completion of a CHIA to support the Site Plan application as the subject property is adjacent to several identified heritage resources. Specifically, the property is:

- within the Central Established Historical Neighbourhood;
- adjacent to 56 York Boulevard, designated under Part IV of the *Ontario Heritage Act*;
- adjacent to 80 Park Street, listed (non-designated) on the City's Municipal Heritage Register;
- adjacent to 55 York Boulevard, listed (non-designated) on the City's Municipal Heritage Register
- adjacent to 101 York Boulevard, listed (non-designated) on the City's Municipal Heritage Register; and
- adjacent to 89 Park Street, listed (non-designated) on the City's Municipal Heritage Register.

Section 2.6.3 of the *Provincial Policy Statement* states that development that is adjacent to protected heritage properties is required to demonstrate that no heritage resources will be adversely impacted by the development. Additionally, the City's Official Plan sets out similar policies, as well as policies on compatibility of new development and conservation/enhancement of existing heritage resources. Therefore, a CHIA has been requested by the City to support the development application and assess for impacts on the adjacent heritage resources.

A summary of the primary conclusions of the Cultural Heritage Impact Assessment is as follows:

1. The subject property is currently vacant and contains no cultural heritage resources, therefore, the proposed development will have no impact on cultural heritage resources on site.
2. The subject property is contiguous to two heritage properties, the designated property at 56 York Boulevard to the east, and the listed property at 80 Park Street to the north. Given the adjacency of these buildings, minimal setbacks of the new building to the existing structures, and the proposed excavation for the underground parking there is potential for land disturbances to impact the heritage buildings. Therefore, we are recommending a Temporary Protection Plan that would include a Vibration Monitoring Plan. This will involve retaining an acoustic engineer to determine the Zone of Influence (ZOI) for the proposed development, and subsequently implementing vibration monitoring through the installation of monitors, if deemed necessary. Vibration monitoring, if required, would take place during the construction of the building.
3. The subject property is not within a Heritage Conservation District or a designated Cultural Heritage Landscape. The property is within the Central Established Historical Neighbourhood, however, there are no policies or guidelines that identify a specific character of the area that must be conserved. Further, there are no design policies or guidelines for new development other than high level policies that speak to new development being compatible and complementary to surrounding heritage resources. The immediate surrounding area consists of a range of building heights, architectural designs, setbacks, materials, and uses. The proposed building is a contemporary design, however, the CHIA concludes that the building is compatible with the surrounding area and conforms to the cultural heritage policies of the Official Plan.
4. The building will cast shadows on surrounding properties including some of the heritage resources. The CHIA concludes that shadowing is minimal and will not affect heritage attributes.
5. The listed heritage resources at 89 Park Street, 55 York Boulevard, and 101 York Boulevard are located across the street from the subject property. It is not expected that the proposed development will result in adverse impacts to these listed heritage properties.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink that reads "Dan Currie". The signature is written in a cursive, flowing style.

Dan Currie, MA, MCIP, RPP, CAHP
Partner

cc. David Kemper, Forbes Gilbertson, Hailey Kim