



FINAL REPORT

Cultural Heritage Impact Assessment

Upper West Side Secondary Plan in Glanbrook, City of Hamilton, Ontario

Submitted to:

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EXECUTIVE SUMMARY

The Executive Summary highlights key points from the report only, for complete information and findings as well as limitations, the reader should examine the complete report.

WSP E&I Canada Limited (WSP) was retained by Upper West Side Landowners Group Inc. (UWSLG) c/o Corbett Land Strategies Inc. (CLS) to complete a Cultural Heritage Impact Assessment (CHIA) in support of the Upper West Side Secondary Plan Application.

In February 2018, Golder (now WSP) was retained by CLS to conduct a CHIA for the municipally inventoried properties at 9511 Twenty Road West and 9445 Twenty Road West as part of the Upper West Side Industrial Subdivision Plan. The CHIA evaluated both properties to have cultural heritage value or interest (CHVI) for their design or physical value, historical or associative value, and contextual value (Golder 2018).

Golder was subsequently retained to conduct a Cultural Heritage Screening Report (CHSR) as part of the Upper West Side Subdivision Plan to identify known and potential built heritage resources and cultural heritage landscapes (Golder 2019). The study identified 17 municipally inventoried heritage properties and 9 potential cultural heritage properties. In 2020, Golder was retained by CLS to conduct a CHIA for the municipally inventoried properties at 9751 Twenty Road West, 9285 Twenty Road West, and 555 Glancaster Road as part of this Upper West Side Plan of Subdivision. The CHIA evaluated 9751 Twenty Road West and 9285 Twenty Road West to have CHVI for their design or physical value, historical or associative value, and contextual value. While 555 Glancaster Road was determined not to have CHVI, the property remains on the City of Hamilton Heritage Register.

Since Golder's 2020 study, the proposed Land Use Plan provided in Appendix A has been revised and the development now proposes to demolish the buildings at 9751 Twenty Road West, 9575-9585 Twenty Road West, 9511 Twenty Road West, 9445 Twenty Road West, 9285 Twenty Road West, and 555 Glancaster Road, to develop a mixed-use community (Appendix A). The purpose of this CHIA is to review and identify known and potential heritage properties within and adjacent to the Secondary Plan Boundary (project area) and then assess the impacts of the proposed development on the CHVI and heritage attributes of each identified built heritage resource or cultural heritage landscape. Where impacts are identified, the objective of the CHIA is to recommend conservation strategies to avoid or mitigate adverse effects.

This CHIA follows guidance developed by the Ontario Ministry of Citizenship and Multiculturalism (MCM), the City of Hamilton's *Urban Hamilton Official Plan* and *Cultural Heritage Impact Assessment Guidelines*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada*. It includes the evaluation of 9575-9785 Twenty Road West using the criteria for determining CHVI prescribed in Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) of the *Ontario Heritage Act*. It also identifies the heritage policies applicable to new development, summarizes the properties' geography and history, and provides an inventory and evaluation of each property's built and landscape features. Based on this understanding of the project area, potential adverse impacts resulting from the proposed development are assessed, and future conservation actions recommended.

This CHIA determined that:

- 9575-9585 Twenty Road West has CHVI linked to the residence at 9575 Twenty Road West. The residence is a representative one-and-a-half storey example of an L-shaped Gothic Revival farmhouse,

has a high degree of craftsmanship, is associated with Elton J. Smith and the Marshall family, and has contextual value.

This CHIA also concluded that the proposed Land-Use Plan:

- ***Will directly and indirectly impact the CHVI and heritage attributes of 9751, 9575, 9511, 9445 and 9285 Twenty Road West; and,***
- ***Indirectly impact the CHVI and heritage attributes of 9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6).***

Based on this assessment, WSP makes the following recommendations for the identified built heritage resources in the project area:

- **9751, 9575, 9511 and 9445 Twenty Road West**
 - ***Preferred Option:*** Incorporate the built heritage resources on these properties into the new development and rehabilitate for new compatible uses.
 - Design the site plan to avoid the built heritage resource and incorporate it into the new development.
 - Incorporate the associated built heritage resources on reduced lot sizes that allows to adjacent development yet gives the building visual prominence and is sufficient for future expansion though additions or an outbuilding.
 - Rehabilitate the built heritage resources for a compatible new use.
 - Prepare standalone Heritage Conservation Plans (HCPs) for each property to guide rehabilitation and to ensure the CHVI and heritage attributes of the built heritage resources are conserved.
 - Monitor for vibration impact during all adjacent construction within a 60m radius around the built heritage resource.
 - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
 - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
 - ***Secondary Option:*** Relocate and rehabilitate for new compatible uses

- Relocate the associated structures to a lot on the property of sufficient size to ensure its long term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).
- Prepare standalone HCPs for each property to detail the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve building prior to, during, and after the relocation effort.
- Monitor to vibration impact during all adjacent construction within a 60 m radius around the built heritage resource prior to and after the relocation
 - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
 - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ **9285 Twenty Road West**

- Develop a strategy to interpret and commemorate the properties CHVI within the proposed development. This strategy may recommend static displays and the salvage and re-use of the building material (i.e., bricks).
- Demolish the built heritage resources.
 - The research, description, photographic documentation, and floor plans included in the associated 2020 CHIA as sufficient “preservation by record” for the property and recommended that the City not require a subsequent Documentation and Salvage Report.

■ **9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6)**

- As each of these are potential heritage properties, it is recommended that the proposed development be designed in a manner that avoids these properties. If avoidance is not feasible then associated properties should be evaluated against O. Reg. 9/06 (as amended by O. Reg. 9/06) to determine whether it has CHVI and warrants property specific heritage conservation measures (i.e., mothballing) as part of the Upper West Side Secondary Plan.

The above recommendations were prepared using the Land Use Plan dated to November 14, 2023. Should the proposed Land Use Plan change significantly in scope then the impact assessment should be revisited to confirm identified impacts and proposed mitigation measures.

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Abbreviations

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
PHP	Provincial Heritage Property
PPS	Provincial Policy Statement
SCHVI	Statement of Cultural Heritage Value of Interest

Glossary

Adjacent lands

Those lands contiguous to hazard lands, a specific natural heritage feature, or area where it is likely that development or site alteration would have a negative impact on the hazard, feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives (City of Hamilton 2013: G-1).

Built Heritage Resource:

Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community [Indigenous Nations]. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers (Government of Ontario 2020).

Conserved:

Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (Government of Ontario 2020).

Cultural Heritage Impact Assessment:

A document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate.

Cultural Heritage Landscape:

Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community [Indigenous Nations]. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (Government of Ontario 2020).

Heritage Attributes:	Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (Government of Ontario 2020).
Protected Heritage Property:	Means property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i> ; property subject to a heritage conservation easement under Parts II or IV of the <i>Ontario Heritage Act</i> ; property identified by the Province and prescribed public bodies as provincial heritage property under the <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> ; property protected under federal legislation, and UNESCO World Heritage Sites (Government of Ontario 2020).
Significant:	In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the <i>Ontario Heritage Act</i> (Government of Ontario 2020).
Intangible Cultural Heritage	Practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognise as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity (UNESCO 2003).

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Upper West Side Secondary Plan Land Use Plan

APPENDIX B

9575-9585 Twenty Road West - Historic Aerials

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1.0 INTRODUCTION

1.1 Project Context

In February 2018, Golder (now WSP) was retained by Corbett Land Strategies Inc. (CLS) to conduct a CHIA for the municipally inventoried properties at 9511 Twenty Road West and 9445 Twenty Road West as part of the Upper West Side Industrial Subdivision Plan. The CHIA evaluated both properties to have cultural heritage value or interest (CHVI) for their design or physical value, historical or associative value and contextual value (Golder 2018).

Golder was subsequently retained to conduct a Cultural Heritage Screening Report (CHSR) as part of the Upper West Side Subdivision Plan to identify known and potential built heritage resources and cultural heritage landscapes (Golder 2019). The study identified 17 municipally inventoried heritage properties and 9 potential cultural heritage properties. In 2020, Golder was retained by CLS to conduct a CHIA for the municipally inventoried properties at 9751 Twenty Road West, 9285 Twenty Road West and 555 Glancaster Road as part of this Upper West Side Plan of Subdivision. The CHIA evaluated 9751 Twenty Road West and 9285 Twenty Road West to have CHVI for their design or physical value, historical or associative value, and contextual value. While 555 Glancaster Road was determined not to have CHVI, the property remains on the City of Hamilton Heritage Register.

Since Golder's 2020 study, the proposed Land Use Plan provided in Appendix A has been revised. To address these changes, WSP was retained by the Upper West Side Landowners Group (UWSLG) c/o CLS to complete a CHIA in support of the Upper West Side Secondary Plan Application. According to the proposed Land Use Plan provided in Appendix A UWSLG intends to redevelop the area into a mixed-use community.

The purpose of this CHIA is to review and identify known and potential heritage properties within and adjacent to the Secondary Plan Boundary (project area) and then assess the predicted impacts of the proposed development on the CHVI and heritage attributes of each identified built heritage resource or cultural heritage landscape. Where impacts are identified, the objective of the CHIA is to recommend conservation strategies to avoid or mitigate adverse effects.

This CHIA follows guidance developed by the Ontario Ministry of Citizenship and Multiculturalism (MCM), the City of Hamilton's *Urban Hamilton Official Plan* and *Cultural Heritage Impact Assessment Guidelines*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada*. It includes the evaluation of 9575-9785 Twenty Road West using the criteria for determining CHVI prescribed in Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) of the *Ontario Heritage Act*.

1.2 Objectives and Tasks

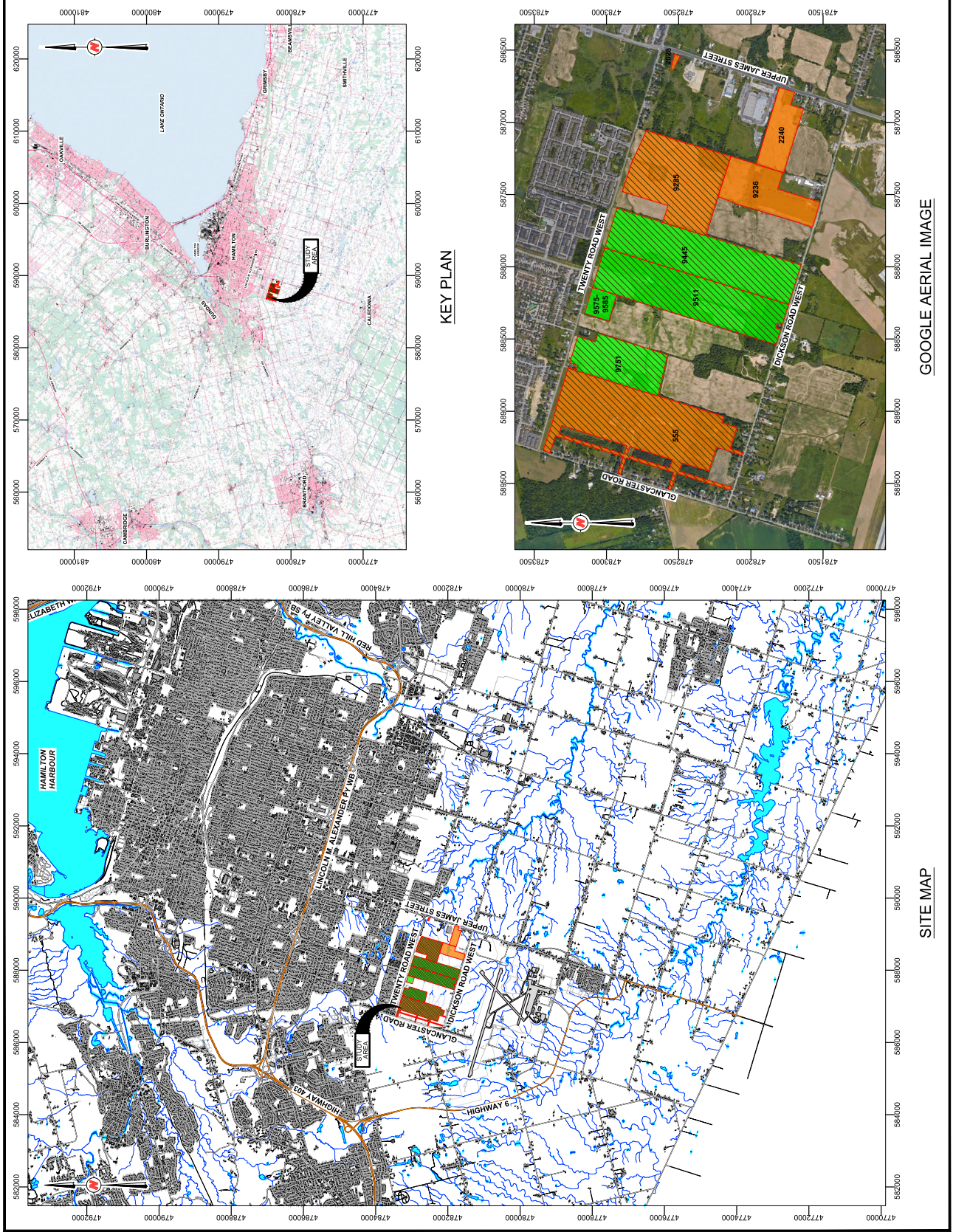
The tasks completed for the preparation of this CHIA include:

— **Background Research and Information Gathering:** Background research of primary and secondary sources will be conducted to trace the history of the project area. The MCM, Ontario Heritage Trust (OHT), City of Hamilton and Glanbrook Heritage Society were contacted via telephone and/or email to gather information regarding the heritage status of the properties within the project area.

— **Field Investigation:** Fieldwork was completed to document the existing conditions of the project area/adjacent heritage properties and included a detailed review of 9575-9785 Twenty Road West.

— **Heritage Evaluation and Analysis:** 9575-9785 Twenty Road West was evaluated for cultural heritage value or interest using the criteria prescribed in O. Reg. 9/06 (as amended by O. Reg. 569/22) and a draft Statement of Cultural Heritage Value or Interest (SCHVI) with heritage attributes was prepared.

— **Mitigation Measures and Conservation Approach:** Alternative design options and mitigation options were developed to address predicted negative impacts to within the project area and where required, conservation strategies were developed to identify the conservation priorities for significant cultural heritage resources and how they should be conserved.



2.0 METHODOLOGY

2.1 Policy Framework

Cultural heritage resources are recognized, protected, and managed through a number of international, federal, provincial and municipal planning and policy regimes. These policies have varying levels of authority, though generally all inform decision making on identification and evaluation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs).

2.1.1 International and Federal Heritage Policies

In the international context, the protection and management of cultural heritage is regulated and guided by international charters, conventions and declarations.

No federal heritage policies apply to the subject property, although many of the provincial and municipal policies detailed in the following sections align in approach to that of the Canada's Historic Places *Standards & Guidelines for the Conservation of Historic Places in Canada* (CHP Standards and Guidelines). The CHP Standards and Guidelines was drafted in response to international and national agreements such as the 1964 International *Charter for the Conservation and Restoration of Monuments and Sites* (Venice Charter), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia's International Council on Monuments and Sites (ICOMOS) *Charter for Places of Cultural Significance* (Burra Charter, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP Standards and Guidelines defines three conservation treatments —preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

2.1.2 Planning Act and Provincial Policy Statement

Development and land use on privately owned or municipally owned properties in Ontario is subject to the *Planning Act*. The *Planning Act* lays out the "ground rules" for land use planning in Ontario and includes direction for the provincial and local administration of planning matters in the province. The *Planning Act* also enables municipalities to develop Official Plans, which set goals, objectives, and policies to manage and direct local land use. Under the *Planning Act*, planning authorities are responsible for local planning decisions and creating local planning documents (i.e., Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the *Provincial Policy Statement* (PPS) and other applicable provincial legislation, such as the *Ontario Heritage Act* (Government of Ontario 1990c).

The PPS is issued under Section 3 of the *Planning Act* and recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and conserving features that help define character, including [BHRs] and [CHLs]" supports long-term economic prosperity (Government of Ontario 2020: 6, 22). Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. All decisions affecting land use planning 'shall be consistent with' the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved (Government of Ontario 2020).

Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020). Specifically, the following direction is given regarding BHRs, CHLs, and protected heritage properties:

“2.6.1 Significant [BHRs] and significant [CHLs] shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

(Government of Ontario 2020: 31)

2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act* (OHA) provides a framework for the protection of cultural heritage resources in the province and gives municipalities and the provincial government powers to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties, and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources (Government of Ontario 1990b).

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

Designated heritage properties are formally described with a SCHVI that includes a brief property description, a succinct statement of the property’s cultural heritage significance, and a list of its heritage attributes. The latter is defined in the OHA to mean “in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (Government of Ontario 1990b: 1). The designation is then recognized through by-law, and the property must be included on a “Register” maintained by the municipal clerk.

Under Part IV, Section 27, of the OHA, municipalities must maintain a Register of properties situated in the municipality that are of Cultural Heritage Value or Interest (CHVI). A municipality may also “list” a property on the Register to indicate it as having potential CHVI. This provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Listed properties, although recognized as having CHVI, are not protected under the OHA as designated properties but are acknowledged under Section 2 of the PPS (Ontario Government 2020). Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The OHA includes two regulations for determining CHVI: O. Reg. 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance (Government of Ontario 1990a, 1990d). For the purposes of this CHIA 9575-9585 Twenty Road West was evaluated against the O. Reg. 9/06 criterion (as amended by O. Reg. 569/22; Government of Ontario 2022). These include:

- 1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- 2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- 3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
- 4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- 5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- 6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- 8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- 9) The property has contextual value because it is a landmark.

Per O. Reg. 569/22, if a property meets two or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described in a SCHVI and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level a municipality may 'list' a property on the register to indicate its potential CHVI. In most cases designation or listing applies to the entire property, not only individual structures or features.

The [City of Hamilton's Municipal Heritage Register](#) includes:

- Properties designated under Parts IV and V of the OHA,
- Non-designated or "listed" properties identified by Council as being of CHVI; and,
- Properties listed on the Inventory of Heritage Properties, formerly known as *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

2.1.4 Ministry of Citizenship and Multiculturalism

The MCM is responsible for the administration of the OHA and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including BHRs, CHLs, and archaeological sites. The *Ontario Heritage Toolkit* gives guidance and information on the heritage conservation process in Ontario.

Of these, MCMs *InfoSheet#5: Heritage Impact Assessment and Conservation Plans* (2006a) contained within the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario*

Provincial Policy Statement of the Ontario Heritage Tool Kit and their *Eight guiding principles in the conservation of historic properties* (2007) were utilized to help guide the preparation of this report.

Infosheet #5 defines an HIA as a:

“study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any areas of archaeological potential, are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended” (MCM 2006a: 2)

Infosheet #5 also provides advises on how to organize an HIA although municipalities may choose to draft their own terms of reference. Infosheet #5 also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

The eight guiding principles defined by the MCM summarized below provide a basis for ‘best practices’ in heritage conservation:

- 1) **Respect for documentary evidence** (do not base restoration on conjecture);
- 2) **Respect for original location** (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) **Respect for historic material** (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) **Respect for original fabric** (repair with like materials);
- 5) **Respect for building’s history** (do not destroy later additions to reproduce a single period);
- 6) **Reversibility** (any alterations should be reversible);
- 7) **Legibility** (new work should be distinguishable from old); and,
- 8) **Maintenance** (historic places should be continually maintained).

2.1.5 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the CHP Standards and Guidelines, the document also provides ‘best practice’ approaches for evaluating cultural heritage resources not under provincial jurisdiction and was utilized to help guide the preparation of this report.

Other documents utilized in the preparation of this report include the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MCM 2022) which provides detailed explanations of the O. Reg. 9/06 criteria and its application and *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (2017) describes the organization of an HIA and the range of possible impacts and mitigation measures.

2.1.6 City of Hamilton Heritage Policies

2.1.6.1 Official Plan

The City's heritage policies are outlined in the *Urban Hamilton Official Plan*, Volume 1, adopted by Council in 2009 and put into effect in 2013. The following sections of the Official Plan are applicable to this HIA:

- B.3.4.1.3 Ensure that all new *development* [emphasis in original], site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources,
- 3.4.1.5 Encourage the rehabilitation, renovation, and restoration of *built heritage resources* [emphasis in original] in order that they remain in active use,
- B.3.4.2.1(g) Ensure the conservation and protection of *cultural heritage resources* [emphasis in original] in planning and development matters subject to the Planning Act [underlined in original] either through appropriate planning and design measures or as conditions of development approvals,
- B.3.4.2.1(h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and *cultural heritage landscapes* [emphasis in original], by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City,
- B.3.4.2.1j) Incorporate the conservation practices and principles of [CHP Standards and Guidelines] and the *Eight Guiding Principles in the Conservation of Built Heritage Properties*, prepared by the [Ministry of Citizenship and Multiculturalism], and
- B.3.4.2.6 The City recognizes there may be cultural heritage properties that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest or designated under the *Ontario Heritage Act*, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.

2.1.6.2 Cultural Heritage Impact Assessments

Section B.3.4.2.11 of the *Urban Official Plan* stipulates that a CHIA is required when a development proposal pursuant to the Planning Act has the 'potential to adversely effect the following cultural heritage resources through displacement or disruption':

- Properties designated under any part of the *Ontario Heritage Act* or *adjacent* [emphasis in original] to properties designated under any part of the *Ontario Heritage Act*,
- Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or *adjacent* [emphasis in original] to properties included in the City's Register of Property of Cultural Heritage Value or Interest,
- Any area for which a *cultural heritage conservation plan statement* has been prepared, or,
- Properties that comprise or are contained within *cultural heritage landscapes* that are included in the Register of Property of Cultural Heritage Value or Interest.

Section 3.4.2.12 states that a CHIA should follow advice outlined in Policy F.3.2.3 – Cultural Heritage Impact Assessments and the City of Hamilton’s associated CHIA guidelines (2022) which stipulate that new development, site alteration or redevelopment may create disturbances or disruptions may include, but is not limited to:

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest,
- Disruption of the setting, context, landscape or layout of the cultural heritage resource, and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property’s cultural heritage attributes.

The required content of a CHIA is also outlined in the guidelines, as is the review process by the City’s Planning staff and Hamilton Municipal Heritage Committee.

2.1.6.3 *Airport Employment Growth District Secondary Plan*

Management of cultural heritage resources is sometimes addressed under Secondary Plans or other special policies. The Secondary Plan Block and associated project area falls within the Airport Employment Growth District Secondary Plan. The following sections of the Secondary Plan are applicable to this HIA:

- B.8.2.12 The development shall preserve and celebrate important cultural sites and features. The intent is to:
 - Dialogue with First Nations to determine where important cultural features are located within the employment district;
 - Conduct archaeological assessments or other appropriate studies prior to commencing development;
 - Protect, reflect and display significant cultural sites; and,
 - Consider using cultural and natural heritage landscape features such as the Greenbelt as a key component of the brand for the district.
- B.8.13.1 There are buildings, structures and cultural heritage landscapes of varying degrees of heritage interest and value in the Secondary Plan area which are both included and not included in Hamilton’s Register of Property of Cultural Heritage Value or Interest.
- B.8.13.2 The retention and conservation of buildings of architectural or historical merit on their original sites and the promotion of the integration of these resources into new development proposals in their original use or an appropriate adaptive reuse shall be encouraged.
- B.8.13.3 Prior to approval of development applications, a cultural heritage conservation plan statement shall be prepared in accordance with Section B.3.4.2.11 of Volume 1.
- B.8.13.7 Prior to approval of development applications, for those cultural heritage resources that require a Cultural Heritage Impact Assessment, as determined by the cultural heritage conservation plan statement noted in Policy B.8.13.3 above, a Cultural Heritage Impact Assessment shall be completed to the satisfaction of the City.

- B.8.13.8 Pending the completion of the cultural heritage conservation plan statement noted in Policy B.8.13.3 above, and prior to development approvals of any property containing cultural heritage resources identified by the City:
- B.8.13.8(a) A Cultural Heritage Impact Assessment shall be completed to the satisfaction of the City, in accordance with Policy B.3.4.2.12 of Volume 1; and,
- B.8.13.8(b) Until such time as the Cultural Heritage Impact Assessment referenced in Policy B.8.13.8 a) above and any associated reports have been cleared by the City, no disturbance to the building, site or its surroundings shall take place within the Airport Employment Growth District.

2.1.7 Background Research

Background research was carried out during the preparation of this CHIA to gain a thorough understanding of the historical context of the project area. Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Project area. Specifically, research regarding the physiography, survey and settlement, 19th century land use, and 20th century land use of the project area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the project area. Specifically historical maps from 1859, 1875, 1907, 1938, 1968, 1978, and 1996 and aerial imagery from 1954, 2001, 1999, 2010, 2021 and 2022 were reviewed.

The results of the background research are presented in Section 3.0 of this report.

2.1.8 Information Gathering

For this CHIA, WSP contacted the MCM, Ontario Heritage Trust, City of Hamilton and Glanbrook Heritage Society via email and/or phone to confirm the heritage status of the properties within the Upper West Side Secondary Plan and requested property specific information about 9575-9785 Twenty Road West.

The results of the information gathering activities are presented in Section 3.6 of this report.

2.1.9 Existing Conditions

A field review of the Project area was completed to document the existing conditions of the project area and of adjacent heritage properties.

The results of the field review are presented in Section 4.0 of this report.

2.1.10 Impact Assessment

A impact assessment was completed to identify direct or indirect impacts from the proposed development on the CHVI and heritage attributes of all known and potential heritage properties within the project area. The assessment considered the impact examples provided in the MCM InfoSheet #5 (Government of Ontario 2006), which are:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect and archaeological resource.

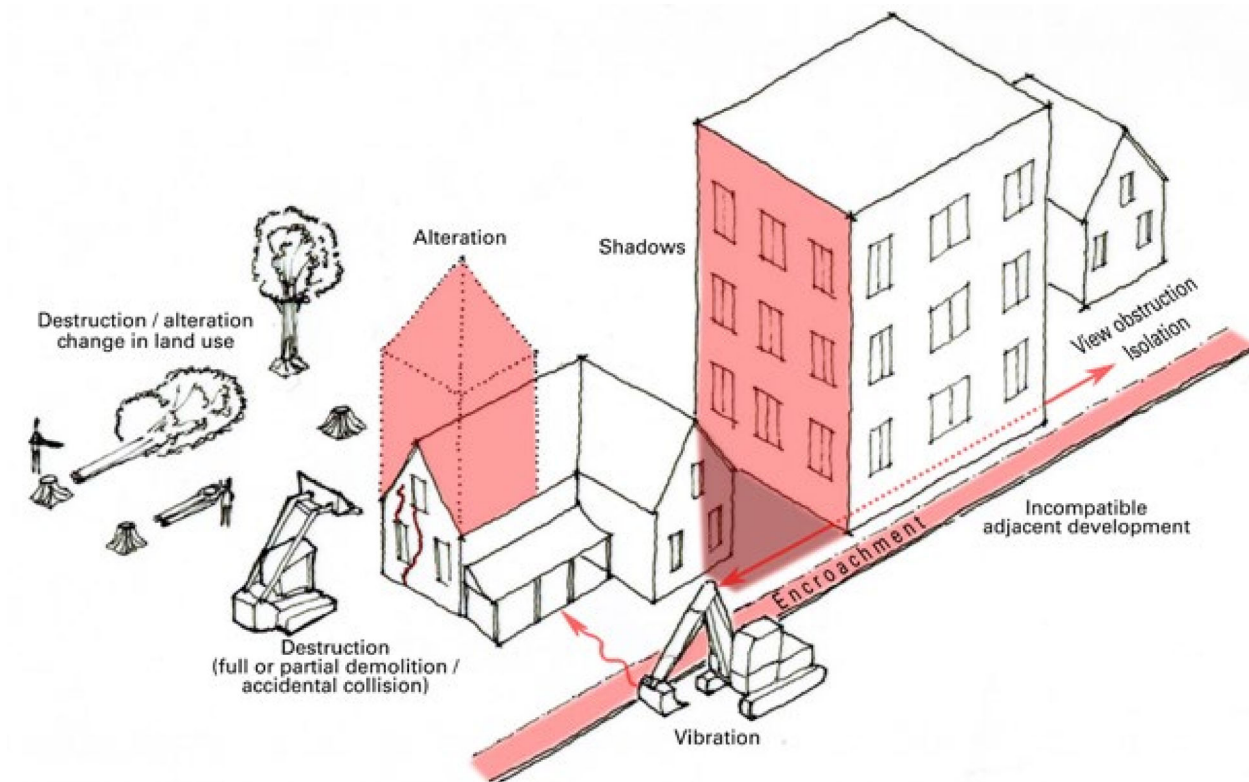


Plate 1: Examples of Negative Impacts

Alternatives, mitigation and conservation methods to address the identified impacts were developed from MCM InfoSheet#5. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setbacks, settings, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

The results of the impact assessment and recommended mitigation measures are contained in Section 6.0.

3.0 BACKGROUND RESEARCH

3.1 Physiography

The project area is located within the Haldimand Clay Plain physiographic region (Chapman and Putnam 1984:156). This region was originally submerged in Glacial Lake Warren then developed a series of parallel clay and till belts as recessional moraines. The Haldimand Clay Plain is at its highest elevation near the Niagara Escarpment and descends toward the Lake Erie shore where the topography is increasingly flat and boggy (1984:156-157).

3.2 Indigenous History

The history of Indigenous peoples in Southern Ontario spans thousands of years. The following provides only a brief summary of this extensive time span but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory.

The cultural history of southern Ontario began approximately 11,000 years ago when the glaciers had melted, and the land was re-exposed. The first arrivals were groups of foragers who are thought to have hunted big game. This period is referred to as the Paleo Period and it is thought to have lasted until approximately 9,000 years ago (Storck 2004).

After 9,500 years ago, there was a long period when the climate was variable and the bare lands left by the glaciers were becoming re-forested, resulting in patchier, more diverse ecozones. During this time, which lasted until 3,000 years ago, people were adapting to diverse environmental settings. The Archaic adaptation is generally thought to have centered on localized resources, often forest resources, and groups of people are thought to have been less mobile, an adaptation that continued to develop until the arrival of Europeans. In southern Ontario, the Archaic Period is divided into the Early, Middle and Late Archaic (Ellis et al. 2009).

The Archaic Period is followed by the Woodland Period, which is marked in southern Ontario by the use of pottery at around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. (Williamson 2013; Ferris & Spence 1995).

The Early Woodland Period transitioned into the Middle Woodland Period between 1,600 and 1,500 years ago. During the Middle Woodland Period in southern Ontario community and kin identity became more deeply entrenched, and more sedentary communities developed (Ferris & Spence 1995).

The Late Woodland Period saw the development of recognizable Anishinaabeg (Algonquian) and Nadowek (Sioui 2019:118-120, also known as Iroquoian) cultures in southern Ontario. Nadowek life increasingly revolved around growing crops including beans, squash, sunflower, and tobacco, with maize as central to the diet. Intensified agriculture supported greater sedentism and larger population sizes, and in turn fostered complex social organization. As the Late Woodland Period progressed, more intercommunity communication and integration became necessary to maintain the sedentary agricultural way of life. In the far southwest of the province, people ancestral to the Anishinaabe and following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile. Through the Late Woodland period the borderlands shifted further east, and Western Basin settlements became larger and more permanent (Sioui 1999; Ferris 2013:110-111).

When French explorers, missionaries, and fur traders arrived in southern Ontario in the early 17th century, they met diverse communities across the Great Lakes region, such as the nations of the Nadowek Wendat (Huron), Attawandaron (Neutral), Tionnontaté or Khionontateronon (Petun), and Haudenosaunee (Six Nations), and Anishnaabe Ojibwe, Odawa, Nipissing, and Algonquin. At contact with Europeans in the 17th century, the project area was home to communities of Attawandaron (Neutral Confederacy) (Lennox & Fitzgerald 1990:411). With the dispersal of the Attawandaron in 1650, the area fell within the Haudenosaunee Confederacy (then Five Nations) hunting territories, then incorporated into the territories of the Mississauga Anishinaabe by the 1690s (MCFN n.d.:3). Contact with Europeans disrupted the traditional Indigenous political dynamics, allegiances, and ways of life at different times and to varying degrees throughout Ontario. As European colonization has intensified from the 18th century onwards, Indigenous ways of life have adapted to change in complex and varied ways (Ferris 2009).

After the British colonial regime gained control of Canada in 1763, Treaties were established between the Crown and Indigenous Nations for lands across Ontario (Ferris 2009). In 1792, it was part of the Between the Lakes Purchase or Treaty No. 3, a massive land acquisition by the British Crown to compensate the Haudenosaunee Confederacy (Six Nations) and United Empire Loyalists (UEL) for their losses during the American War of Independence (MCFN 2023; Hill 2017:150).

It is now recognized that the British —and later Canadian governments— and Indigenous Nations had different understandings of these treaties, but they remain legally binding agreements that “form the basis of the relationship between Indigenous and non-Indigenous people (Government of Ontario 2023b). Presently, there are ongoing land claims between Indigenous Nations and the Government of Canada related to differing perspectives on treaty lands and traditional territory in Ontario (Miller 2009; SNGR 2023; MCFN n.d.; and Haudenosaunee Confederacy 2023).

Indigenous perspectives on land rights and treaties from the Nations reviewed as part of this project include:

- Haudenosaunee Confederacy: [Land Acquisition](#)
- Huron Wendat Nation: [Update of the 1760 Huron British Treaty](#)
- Mississaugas of the Credit First Nation: [Treaty Lands & Territory](#) and [Between the Lakes Treaty, No. 3 \(1792\)](#)

The City of Hamilton has developed the following land acknowledgement:

“The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.”

(City of Hamilton 2023b).

3.3 Township Survey and Settlement

Following the Toronto Purchase of 1787, today's southern Ontario was included within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The project area was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'ile Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships.

In 1816, Wentworth County was created within Gore District from the southwest portions of York County in the Home District, and the west portion of the Niagara District. Of Wentworth's eight townships (later eleven) the project area is within the Glanford Township, which lies between the Townships of Ancaster and Binford. This Township was initially surveyed by Deputy Provincial Land Surveyor Augustus Jones, who completed the work in 1796 (Gentilcore & Donkin 1973:42). Jones employed the single-front method, where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93; Plate 2). However, due to the imprecise surveying techniques and unusual lot dimensions, many lots within the Glanford Township were 188-acres, rather than 200 (Golder 2014).

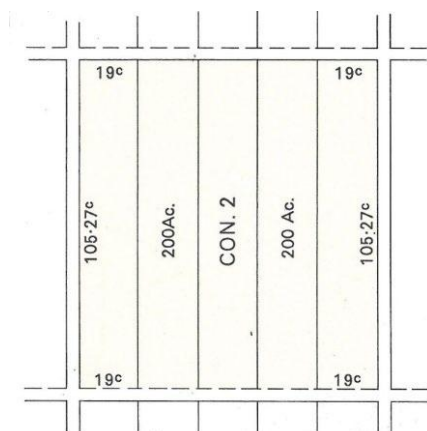


Plate 2: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Gentilcore 1969:61).

By this time Hamilton —named for early merchant George Hamilton, who had laid out the town in 1813— was the district town for Gore District and regarded as the 'key to the west' for its strategic position at the head of Lake Ontario (Smith 1846:65, 75). Incorporated as a town in 1833, by 1845 it could boast an urban population of 6,475 that supported a thriving roster of 'Professions and Trades', a stone jail and courthouse, a brick market house, and eleven churches for the Catholic and Protestant denominations, including Baptist and Methodist African-Canadian congregations. Daily stagecoach and steamboat service to the other major towns of southwestern Ontario was also available (Smith 1846:75-76).

Hamilton's development during the second half of the 19th century was marred by a failed investment in the Great Western Railway and the depression of 1857-58, but the town eventually recovered and by the 1870s had emerged as a manufacturing centre, earning the moniker of being the 'Birmingham of Canada', then later 'Steeltown' (Palmer 1979:15). This had a knock-on effect for the building industry, which increased 92% between

1850 and 1871 (Palmer 1979:16). Hamilton continued to grow through the first half of the 20th century, playing a leading role in supporting the war effort during both the First and Second World Wars. However, its textile industry would falter in the 1960s, and by the 1980s significant manufacturing and steel plant employers such as International Harvester and Stelco were forced to institute major layoffs.

The township of Glanbrook was formed through the amalgamation of the Townships of Binbrook and Glanford in 1974, the same year in which Wentworth County was replaced by the Regional Municipality of Hamilton-Wentworth. In 2001, the Regional Municipality and its six constituent municipalities were amalgamated into the City of Hamilton, and the Township of Glanbrook was absorbed into the expanding City of Hamilton (Glanbrook Heritage Society 2012).

3.4 Review of Historical Mapping

3.4.1 19th Century Land Use

A review of 19th century historical maps was completed to gain an understanding of 20th century land use of the four previously unassessed potential heritage properties within the project area including 9575-9585 Twenty Road West, 9236 Dickenson Road, 2028 Upper James Street (Highway 6) and 2240 Upper James Street (Highway 6). A summary of these historical records is presented in Table 1.

Table 1: Review of 19th Century Historical Mapping

Year	Map Title	Concession	Lot	Property Owner	Historical Features
1859	Historical County Map of Wentworth County (Surtees 1859; Figure 2)	2	2	<ul style="list-style-type: none"> ■ O. and E. Smith 	<p>One Church approximately 200 m south of 2240 Upper James Street (Highway 6) in the general vicinity of the present North Glanford Cemetery</p> <p>One unnamed tributary approximately 50 m north of 2028 Upper James Street (Highway 6).</p> <p>No indication of the three associated properties on the 1859 map.</p>
			4	<ul style="list-style-type: none"> ■ Alex Marshall (N ½) ■ Estate of J. French (S ½) 	
			5	<ul style="list-style-type: none"> ■ Mr. King ■ H. Chase ■ S. Yonge ■ D. Prat ■ S. Smith 	
1877	Illustrated historical atlas of the county of Wentworth, Ontario (Page & Smith 1875; Figure 3)	2	2	<ul style="list-style-type: none"> ■ O. Smith (E ½) ■ E. Smith (W ½)¹ 	<p>One structure approximately 200m south of the 9575-9585 Twenty Road West Subject Property within the same lot.</p> <p>One structure/orchard identified in the immediate vicinity of 2240 Upper James Street (Highway 6)</p> <p>Two structures and one adjacent orchard identified in the boundaries of the 9236 Dickenson Road</p>
			4	<ul style="list-style-type: none"> ■ G. Marshall (N ½) ■ A. French (S ½) 	
			5	<ul style="list-style-type: none"> ■ S.T. Pearson ■ S. King ■ J. Hartnell ■ H. Chase ■ A. French ■ D. Brant ■ T. French 	

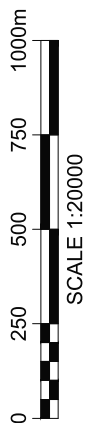
¹ Identified landowners that intersect with the previously unassessed subject properties.

CULTURAL HERITAGE IMPACT STATEMENT
TWENTY ROAD WEST, HAMILTON, ONTARIO

1859 MAP OF WENTWORTH COUNTY
SHOWING THE LOCATION OF THE STUDY AREA

SUBJECT PROPERTIES

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE
WSP E&I CANADA LIMITED REPORT No. OCUL2308.
ALL FEATURE LOCATIONS ARE APPROXIMATE.
ORIGINAL PAPER SIZE: 8½ x 11.
REFERENCES:



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E&I Canada Limited
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LONDON, ONTARIO, N6A 1C9
519-681-2400



DWN BY:	KJ	CHK'D BY:	CD	DATE:	November 2023
DATUM:	NAD83	PROJECTION:	UTM Zone 17	PROJECT No:	OCUL2308
REV No:	0			FIGURE No:	2



PROJECT:

CULTURAL HERITAGE IMPACT STATEMENT
TWENTY ROAD WEST, HAMILTON, ONTARIO

TITLE:

1875 MAP OF WENTWORTH COUNTY
SHOWING THE LOCATION OF THE STUDY AREA

LEGEND:

SUBJECT PROPERTIES

PREVIOUSLY ASSESSED

NOTES:

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WSP E&I CANADA LIMITED REPORT No. OCUL2308.

ALL FEATURE LOCATIONS ARE APPROXIMATE.

ORIGINAL PAPER SIZE: 8 $\frac{1}{2}$ X 11.

REFERENCES:



SCALE 1:20000

Glen Schnarr & Associates Inc.

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519-681-2400



DWN BY:

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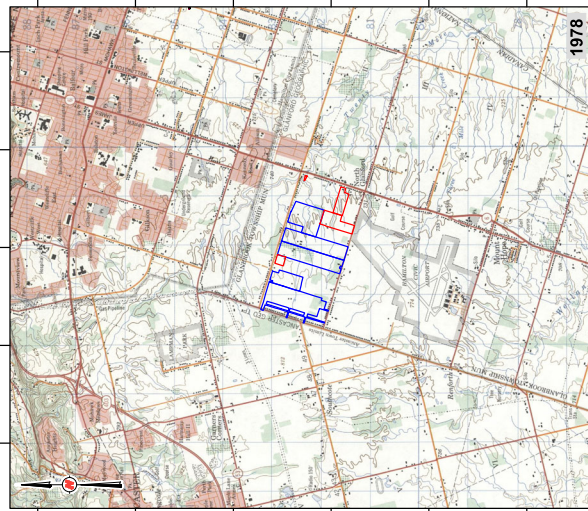
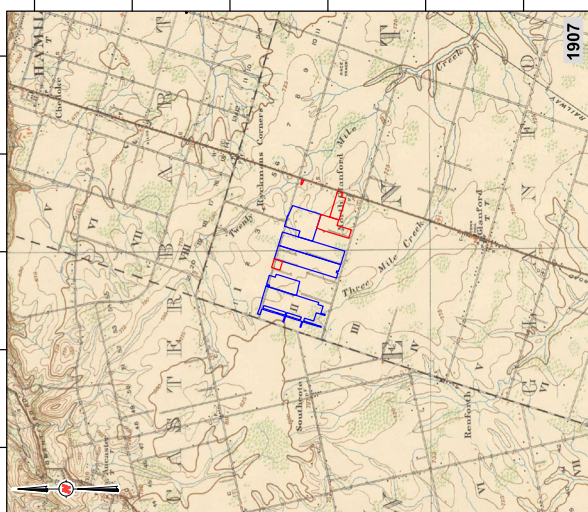


3.4.2 20th Century Land Use

Map review was completed to gain an understanding of 20th century land use in the of the previously unassessed subject properties. A summary of these historical records is presented in Table 2.

Table 2: 20th Century Topographic Mapping

Figure No.	Map/ Aerial Image Title	Feature
Figure 4	<i>1907 Topographic Map of Ontario, Grimsby Sheet</i> (Department of Militia and Defence)	<ul style="list-style-type: none"> ■ One brick structure with driveway in the general vicinity of the present 9575 Twenty Road West ■ One brick structure in the general vicinity 2028 Upper James Street ■ One wooden structure in the general vicinity of 9236 Dickenson Road
	<i>1938 Topographic Map of Ontario, Grimsby Sheet</i> (Department of National Defence)	<ul style="list-style-type: none"> ■ Two structures in the general location of the present 9575 Twenty Road West ■ Two structures located north of 2028 Upper James Street; Previous brick structure identified on the 1907 map in the general location 2028 Upper James Street not depicted. ■ Two structures in the general vicinity of 9236 Dickenson Road
	<i>1968 Topographic Map of Ontario, Grimsby (West) Sheet</i> (Natural Resources Canada [NRCan])	<ul style="list-style-type: none"> ■ Six structures in the general vicinity of 9575 Twenty Road West ■ One structure in the general location of 2028 Upper James Street ■ Three structures in the general vicinity of 9236 Dickenson Road
	<i>1978 Topographic Map of Ontario, Hamilton Sheet</i> (NRCan)	<ul style="list-style-type: none"> ■ Two structures in the general location of 9575 Twenty Road West ■ One structure in the general location of 2028 Upper James Street ■ One structure in the general vicinity of 9236 Dickenson Road
	<i>1996 Topographic Map of Ontario, Stoney Creek Sheet</i> (NRCan)	<ul style="list-style-type: none"> ■ One structure in the general location of the present 9575 Twenty Road West and one structure in the general location of the present 9585 Twenty Road West ■ One structure in the general location of 2028 Upper James Street ■ One structure in the general vicinity of 9236 Dickenson Road



3.5 9575-9585 Twenty Road West, Property History

The property at 9575-9585 Twenty Road West was historically located on the upper northeast half of Lot 2, Concession 2 in the township of Glanford. In 1819 the property was owned by Jacob Smith who later received the Crown patent on 29 September 1836 (Heritage Property Index 2023; WLRO n.d). By the 1850 Assessment Roll, Obedia and Elijah Smith, grandsons of Jacob owned the lot and are listed as the owners in the 1859 map of Wentworth County (Family Search 2023a, Figure 2).

Page & Smith's 1875 map illustrates the lot as divided into two, with Elijah Smith owning the west half (Figure 3). In 1873 an Elton J. Smith lives on the lot with Maria L. Smith, Obediah Smith and David J. Smith. Elton J. Smith is identified in McAlpine's 1875 Hamilton City and County of Wentworth directory listing as a farm of the North Glanbrook Village (Family Search 2023b; Plate 3). By 1878 the assessment roll notes two houses Lot 2, Concession 2 (Family Search 2023c) presumably 9575 Twenty Road West and the adjacent 9751 Twenty Road West. Elton J. Smith (1853-1921) is listed on the 1881 census alongside his wife Rosa and is identified in McAlpine's 1875 *Hamilton City and County of Wentworth* as a farmer in the North Glanford village.

NORTH GLANFORD.—A
village in the Township of Glan-
ford, 6 miles from Hamilton.

Allinson Wm, blacksmith
Chase Henry, farmer
Choate Elgin, farmer
Choate Thos, farmer, tp clerk
Coon Geo, farmer
Dickenson Edw, sr, postmaster
Dickenson Edward & Sons,
builders
Ellis Henry, farmer and collector
French Jas and Thos, farmers
Pinch E, agr implement agent
Kelly Robt and Seth, farmers
King Samuel, house mover
Marshall Alex, farmer
Smith Elton and Ob'd, farmers
Smith Silas, farmer
Smith Samuel and Robert, farm-
ers
Terryberry Jacob, tavern

Plate 3: Excerpt from McAlpine's 1875 Hamilton City and County of Wentworth directory listing prominent residents of North Glanford village and their associated occupations.

In 1904, Elton J. Smith sold the property to John A. and Thomas N. Marshall the sons of George Marshall and grandsons of Alexander Marshall Sr. (LAC 1891; WLRO n.d). The Marshall family played a significant role in the overall development of Glanbrook as Alexander Marshall Sr. opened a local lime quarry; which was in operation until the late 1920s. The property remained with the Marshall family until 1947 when it is granted to Joseph Love, who maintains ownership for only two years before granting it to Charles and Marie Cummings in 1949. The Cummings family later granted the land to Kenneth and Jessie Smith in 1954. The land was then sold in 1977 to Dino and Gina Liberale, who retained it until 2019, when it was purchased by the present owners (WLRO n.d).

3.6 Information Gathering Results

In order to confirm the existing heritage protections of the project area the MCM, OHT, and City of Hamilton were consulted. A summary of the completed community engagement is presented in Table 3.

Table 3: Results of Community Engagement

Individuals/Groups Engaged	Date & Type of Communication	Results
Karla Barboza, RPP, MCIP, CAHP Heritage Team Lead, MCM	Email issued on November 2, 2023; Response Received November 6, 2023.	Karla Barboza, Heritage Team Lead at the MCM, reported that there are no properties designated under the <i>Ontario Heritage Act</i> by the Minister within, or adjacent to, the Project area and that the MCM is not aware of any provincial heritage properties within or adjacent to the project area.
Courtney Kovacich, Curator of Cultural Collections, OHT	Email issued on November 2, 2023; Follow-up email issued on November 10, 2023; Response Received November 10, 2023.	Courtney Kovacich, Curator of Cultural Collections at the OHT reported that the project area does not contain any Trust conservation agreements or OHT trust-owned properties.
Caylee MacPherson Assistant Cultural Heritage, City of Hamilton	Email issued on November 2, 2023; Response Received November 13, 2023.	<p>Caylee MacPherson, Assistant Cultural Heritage Planner, at the City of Hamilton of Caledon, confirmed the following:</p> <p>“9751 and 9575 Twenty Road West are listed in the City’s Municipal Heritage Register, and 9285 Twenty Road West and 555 Glanaster Road are included in the City’s Inventory of Heritage Properties. However, the four properties do not have any other heritage status or recognition (i.e., they are not designated or subject to a notice of intention to designate or heritage easement under the <i>Ontario Heritage Act</i>).”</p> <p>Caylee MacPherson indicated that there was no available information regarding 9575 Twenty Road West on file at the city.</p>

Individuals/Groups Engaged	Date & Type of Communication	Results
Art French, Glanbrook Historical Society	Email issued on November 2, 2023; Response received November 3, 2023.	<p>The Glanbrook Historical Society indicated/provided the following:</p> <ul style="list-style-type: none"> • Most original buildings at 555 Glancaster Road have been demolished. • No available information on file pertaining to 9575-9585 Twenty Road was available at the historical society. • Information pertaining to 9445 and 9511 Twenty Road West available on file at requested. • LACAC writes ups on 9285 and 9751 Twenty Road West, completed in 1984 provided.

3.7 Previous Investigations

3.7.1 Cultural Heritage Impact Assessment (Golder 2018)

Golder's 2018 CHIA for the municipally inventoried properties at 9511 Twenty Road West and 9445 Twenty Road West as part of the Upper West Side Draft Plan of the Industrial Subdivision determined that:

- 9511 Twenty Road West has CHVI as a rare or unusual example of a late 19th century brick farmhouse built in the Italianate-style, for its high degree of craftsmanship and association with the Marshall family, and for its contextual value.
- 9445 Twenty Road West has CHVI as a representative example of a side-hall or gabled ell Gothic Revival Farmhouse, for its high degree of craftsmanship and association with the Marshall family, and for its contextual value.

3.7.2 Cultural Heritage Screening Report (Golder 2019)

In 2019, Golder was retained by CLS to conduct a Cultural Heritage Screening Report as part of the Upper West Side Plan of Subdivision to identify known and potential built heritage resources and cultural heritage landscapes. As part of this study Golder identified 17 municipally inventoried heritage properties and 9 potential cultural heritage properties.

3.7.3 Cultural Heritage Impact Assessment (Golder 2020)

Golder's 2020 CHIA for the municipally inventoried heritage properties at 555 Glancaster Road, 9751 Twenty Road West, and 9285 Twenty Road West determined that:

- 555 Glancaster Road does not have CHVI.
- 9751 Twenty Road West has CHVI for its mid-19th century brick farmhouse built to a high degree of craftsmanship in the Gothic Revival style, for its association with pioneering and locally prominent Smith family, and for its contextual value.

- 9285 Twenty Road West CHVI for its mid-19th century brick farmhouse built to a high degree of craftsmanship in the Gothic Revival style, for its association with pioneering and locally prominent Marshall family, and for its contextual value.

4.0 EXISTING CONDITIONS

4.1 Setting

A field review of the Project area was completed on 23 August 2024 and 4 October 2023 to document and confirm existing conditions. The project area is generally bound by Twenty Road West to the north, Glancaster Road to the west, Dickenson Road to the south and Upper James to the east and is characterized as rural residential and open space. Twenty Road West, Dickenson Road and Glancaster Road are all single lane roadways with no sidewalks except for a gravel shoulder. Upper James Street is a multi lane roadway with large gravel shoulders but no sidewalks (Plate 4 to Plate 9). The International Hamilton Airport is located to the south of the project area.



Plate 4: View of Twenty Road West, facing east



Plate 5: View of Glancaster Road, facing northeast



Plate 6: View of Dickenson Road, facing northwest



Plate 7: View of Upper James Street, facing northeast



Plate 8: View of Project area, facing southeast



Plate 9: Hamilton International Airport

Nine potential heritage properties are located within and adjacent to the project area. These include:

- 9751 Twenty Road West, Registered (Non-Designated) Property (Plate 10)
- 9575 Twenty Road West, Registered (Non-Designated) Property (Plate 11)
- 9511 Twenty Road West, Registered (Non-Designated) Property (Plate 12)
- Marhsall House, 9445 Twenty Road West, Registered (Non-Designated) Property (Plate 13)
- 9285 Twenty Road West, Inventoried Property (Plate 14)
- 555 Glancaster Road Inventoried Property; Plate 15)
- 9236 Dickenson Road, Inventoried Property (Plate 16)
- 2028 Upper James Street/ Highway 6, Inventoried Property (Plate 17)
- 2240 Upper James Street/Highway 6, Inventoried Property (Plate 18)

As previously discussed, 555 Glancaster Road was evaluated in 2018 and determined to have no CHVI. The properties of 9751 Twenty Road West, 9511 Twenty Road West, 9445 Twenty Road West 9285 Twenty Road West were evaluated by Golder between 2018 and 2020 and determined it to have CHVI under O. Reg. 9/06 (see Section 5.0 for further details).

A detailed summary of the existing conditions of 9575-9585 Twenty Road West is provided in Section 4.2 and high level summaries of 9236 Dickenson Road, 2028 Highway 6 and 2240 Highway 6 are provided in Sections 4.4 to 4.8.3.



Plate 10: 9751 Twenty Road West



Plate 11: 9575 Twenty Road West



Plate 12: 9511 Twenty Road West



Plate 13: 9445 Twenty Road West



Plate 14: 9285 Twenty Road West



Plate 15: 555 Glancaster Road



Plate 16: 9236 Dickenson Road



Plate 17: 2028 Upper James Street (Highway 6)



Plate 18: 2240 Upper James Street (Highway 6)

4.2 9751 Twenty Road West

9751 Twenty Road West includes a single-detached, one-and-a-half storey Gothic Revival style vacant building (Plate 19 to Plate 20) and a plywood outbuilding to the northwest (Plate 19 to Plate 20). In 2020, Golder assessed this property and determined it to have CHVI under O. Reg 9/06 (Golder 2020).



Plate 19: 9751 Twenty Road West – east elevation



Plate 20: Plywood outbuilding.

4.3 9575-9585 Twenty Road West

The property of 9575-9585 Twenty Road West has houses at 9575 Twenty Road West and 9585 Twenty Road West. The house at 9575 Twenty Road West is a one-and-a-half storey Gothic Revival residence with L-shaped plan and rear wing addition that likely dates to the late 19th century (Plate 21 to Plate 29). The house is setback approximately 187 m from the road and surrounded by mature vegetation. Landscape elements near the house at 9575 Twenty Road West include a large paddock to the north, a well in front of the eastern elevation the rear addition, and agricultural fields to the east, west and south (Plate 35). The exterior and interior elements of the residence are described in detail in Sections 4.3.1.1 and 4.3.1.2.

The circa 1980s house and metal-clad garage at 9585 Twenty Road West are directly adjacent to 9575 Twenty Road West. Since these do not exhibit potential CHVI they are not considered further in this report (Plate 30).

Directly south of 9575 Twenty Road West are two other garages. While these structures were likely originally associated with the 9575 Twenty Road West, they are now on a separate parcel and therefore not considered further in this report.



Plate 21: 9575 Twenty Road West – north elevation (front façade)



Plate 22: 9575 Twenty Road West – northwest corner elevation



Plate 23: 9575 Twenty Road West – west elevation



Plate 24: 9575 Twenty Road West – southwest corner elevation



Plate 25: 9575 Twenty Road West – south elevation



Plate 26: 9575 Twenty Road West – Southeast corner elevation



Plate 27: 9575 Twenty Road West – East elevation



Plate 28: Driveway looking south from Twenty Road West



Plate 29: Driveway looking South to 9575 Twenty Road West



Plate 30: Looking West to adjacent 9585 Twenty Road West from North side of 9575 Twenty Road West



Plate 31: Recent rectangular metal garage, east of 9575 Twenty Road West



Plate 32: Driveway east of 9575 Twenty Road West looking south towards two metal rectangular and one brick garage. Left and centre garages located on separate property parcel (9625 Twenty Road West)



Plate 33: Well in front of the eastern elevation of southern addition



Plate 34: View of farmhouse from the paddock, facing south.



Plate 35: Lawn and agricultural field south of the farmhouse on adjunct property

4.3.1 House

4.3.1.1 Exterior

The main block of the residence at 9575 Twenty Road West is a three-bay, L-shaped Gothic Revival farmhouse set on coursed rubble stone foundation with red brick walling and water table and with buff brick diamond quoins (Plate 36 to Plate 37). Buff brick is also used to decorate beneath the two bay windows and upper second storey window on the west elevation, as diamond detailing in the gable centre on all elevations, and as a staggered Flemish bond border at the east and north gables (Plate 38 to Plate 39).

The main block has a medium cross gable roof with projecting eaves and verges and features one exterior single stack brick chimneys on the front façade; the remnants of a second brick chimney can be seen on the west elevation (Plate 40 to Plate 41). It is estimated that both chimneys are later additions to the main block as they are unusual for the architectural style and the front façade chimney cross-cuts the buff brick decoration.

The front façade features a veranda accessed via concrete stairs. The roof is supported by three red-painted brick piers and brick half wall with stone coping (Plate 42 to Plate 43). This is a later addition to the main block.

The south addition is likely wood frame clad in red stretcher bond brick that sits on a concrete foundation. It has a medium gable roof and projecting eaves and verges (Plate 44). This is also a later addition to the main block.

The fenestration of the main block includes segmental arch window openings with either keystones and stone lug sills, plain lintels with stone lug sills, or plain lintels and no sills (Plate 45 to Plate 46). The western elevation features a large breach to accommodate a large rectangular multi-light window (Plate 41).

The main entrance is beneath the partially enclosed veranda on the north elevation (Plate 47). Another entrance is on the southern addition, accessible via the wooden porch. A blinded entrance is on the south-most elevation of the addition and now covered over by aluminium siding (Plate 48 to Plate 49).



Plate 36: Coursed rubble foundation on east elevation



Plate 37: Buff brick diamond quoin and water table on south elevation



Plate 38: East bay window with segmental arch head and keystone and stone sill with recessed buff brick detailing



Plate 39: Buff brick staggered Flemish bond border and detailing in the north elevation gable



Plate 40: Exterior single-stack brick chimney on the front or north façade



Plate 41: Remnants of a second brick chimney on the west elevation. Large breach on west elevation to accommodate new window.



Plate 42: Veranda with brick piers and half walls with stone coping on front facade



Plate 43: Access to veranda from east



Plate 44: Rear addition set on poured concrete and clad in red brick in stretcher bond



Plate 45: Basement window opening on front façade



Plate 46: Varied windows on south elevation

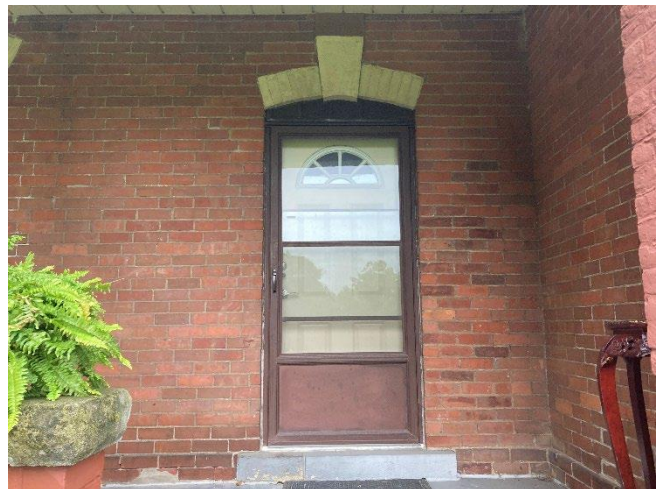


Plate 47: Main entrance with segmental arch head and keystone



Plate 48: Second entrance on the east elevation of the rear addition.



Plate 49: Blind entrance of rear addition

4.3.1.2 Interior

The main entrance opens to a hallway that runs east-west and leads to the living room in the west wing, the kitchen at the rear, and the living room in the east wing (Plate 50 to Plate 56). The first floor has a mix of carpet and vinyl flooring and drop ceilings in the dining room and curved cornices in the living room. Overall, most of the rooms on the first level have retained the moulded door/window frames and trim (Plate 50 to Plate 57). The kitchen is accessed through a segmental arched door frame and features similar vinyl flooring, plain baseboards and a flat roof (Plate 58 to Plate 60). A door from the kitchen leads to a laundry room and bathroom (Plate 61 to Plate 62). A half landing staircase with turned wood balustrade and decorative trim leads to the second level; at the rear is a door leading to the basement (Plate 63).



Plate 50: First floor hallway facing towards the kitchen



Plate 51: First floor hallway facing the main entrance

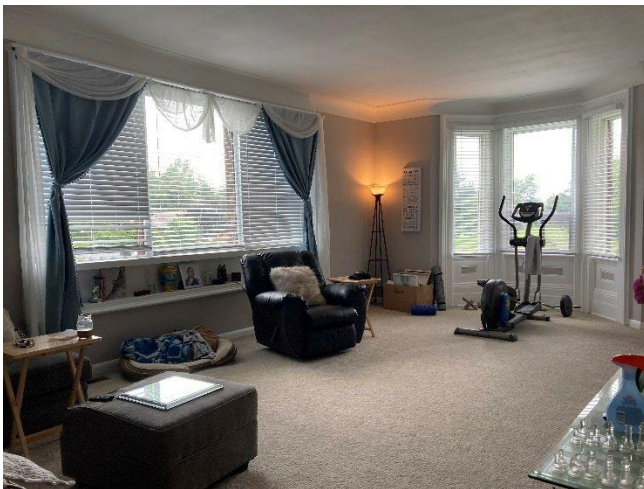


Plate 52: First floor living room facing bay window



Plate 53: First floor living room facing the hallway entrance (left) and closet (right)

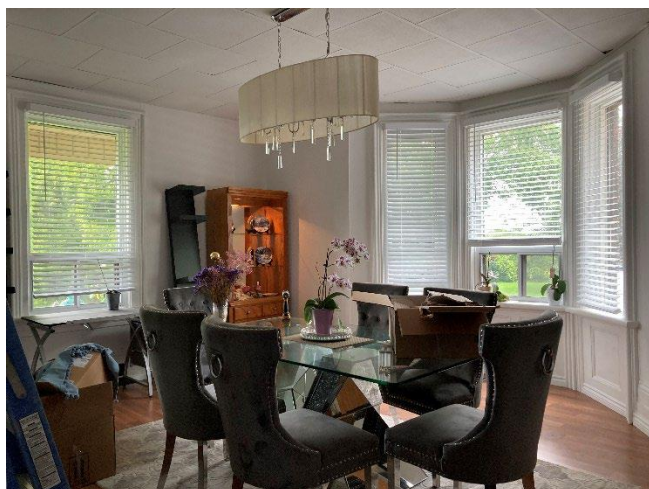


Plate 54: First floor dining room facing the bay window



Plate 55: First floor dining room with entrance to the hallway and kitchen visible on the right



Plate 56: First floor dining room bay window



Plate 57: First floor dining room bay window panelling

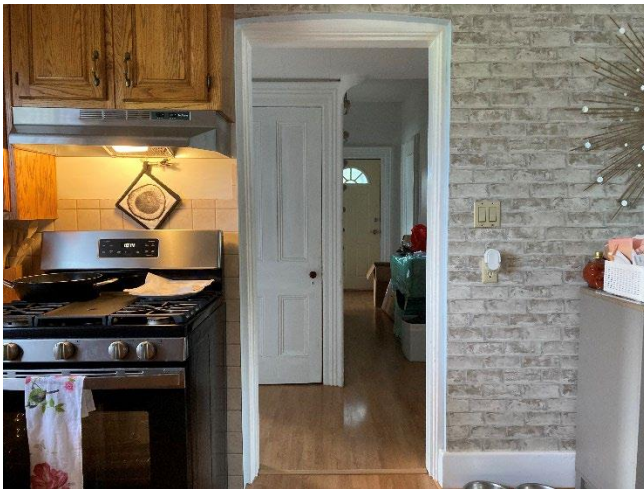


Plate 58: Segmental arch doorway from kitchen in rear addition to the main floor hallway



Plate 59: Kitchen in rear addition with hallway entrance visible on the right



Plate 60: Exterior entrance from the kitchen to the rear porch



Plate 61: Laundry room in rear addition. Entrance to the kitchen visible on the left



Plate 62: First floor addition bathroom



Plate 63: Turned wood balustrade and decorative trim

Accessed from the first-floor central hallway, the basement features a rough concrete floor and the walls are parged coursed rubble (Plate 64 to Plate 68). Several blind windows are located throughout the basement and the floor joists for the ground floor are visible in the basement ceiling and are circular sawn (Plate 69 to Plate 73).

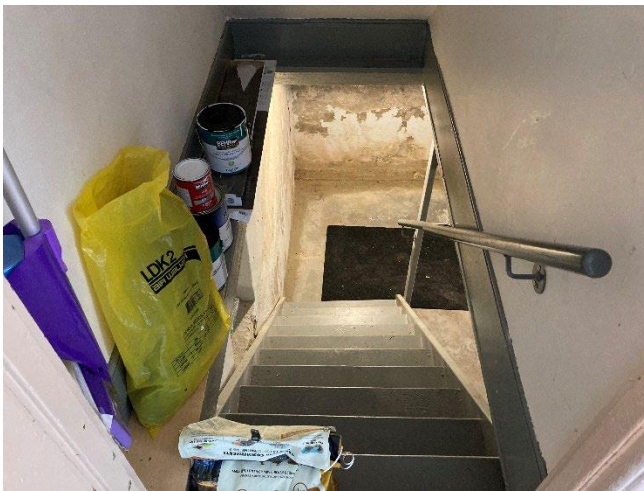


Plate 64: Wooden stairs leading from main floor to basement



Plate 65: Basement facing northeast



Plate 66: Basement facing northwest



Plate 67: Course rubble foundation covered in plaster

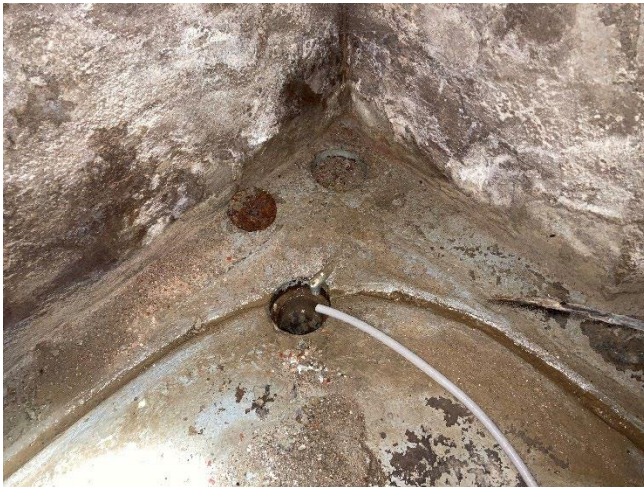


Plate 68: Rough concrete basement flooring



Plate 69: Original window frame located in the basement

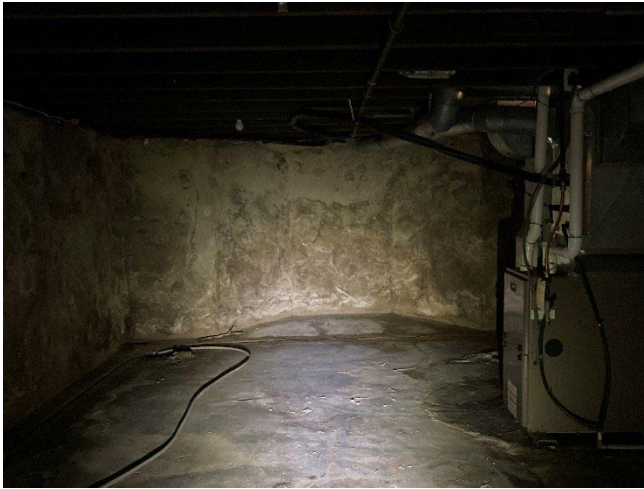


Plate 70: Parged bay window feature in the basement

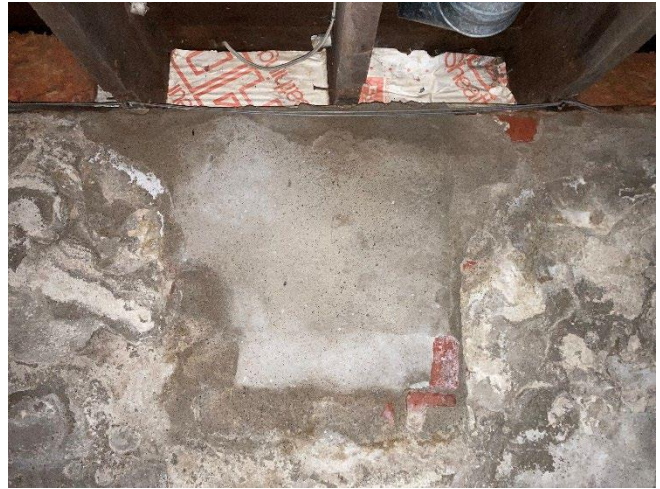


Plate 71: Blind and parged former window



Plate 72: Circular sawn floor joists for the ground floor

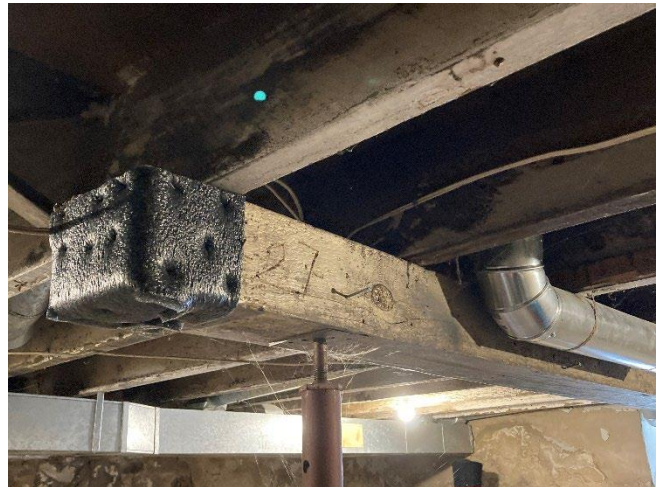


Plate 73: Wood beam support

The second level is carpeted and has four bedrooms and one bathroom (Plate 74). Overall, most of the rooms have retained the moulded door/window frames and trim (Plate 76 to Plate 82). A decorative metal vent covers are in the southeast bedroom (Plate 83). The upstairs bathroom has recently been updated with new shower tiling and vanity (Plate 84).

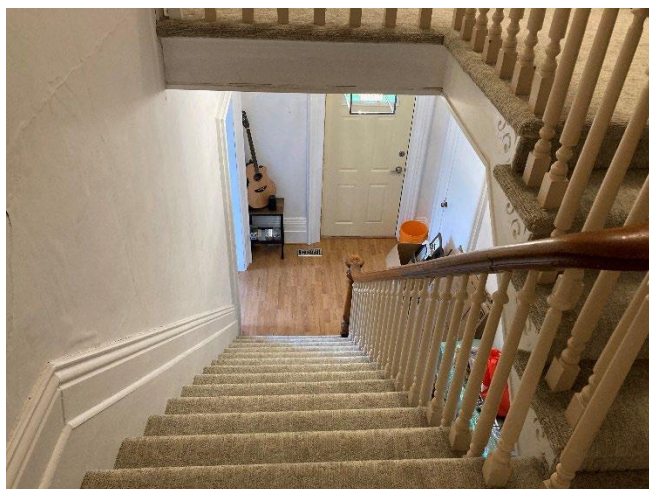


Plate 74: View of the main floor from stairwell landing.



Plate 75: View of second storey from stairwell landing.

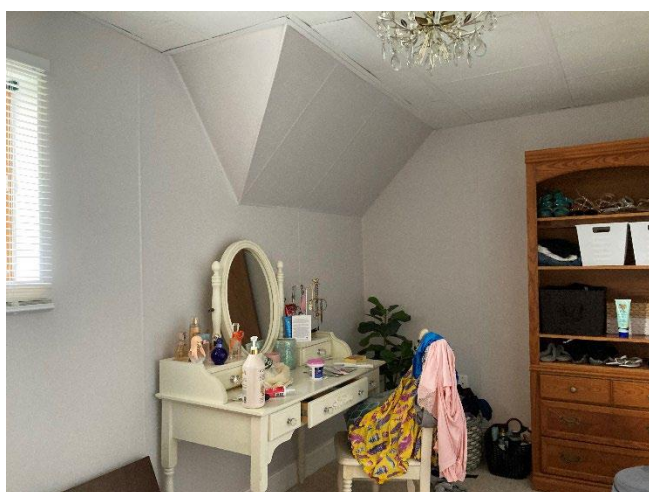


Plate 76: Northeast bedroom.



Plate 77: Northeast bedroom facing the second storey hallway.



Plate 78: Northeast bedroom facing the second storey landing.

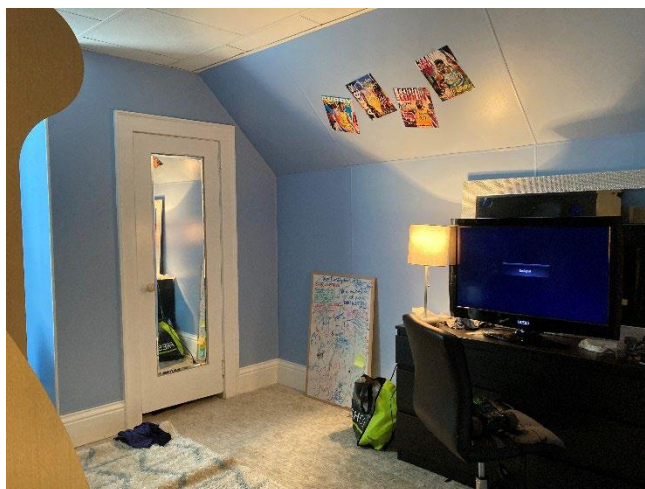


Plate 79: Southeast bedroom.

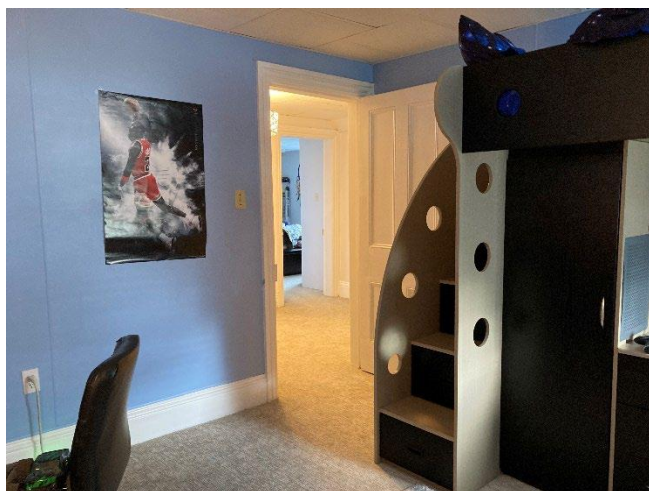


Plate 80: Southeast bedroom facing the second story landing.



Plate 81: Southwest bedroom.

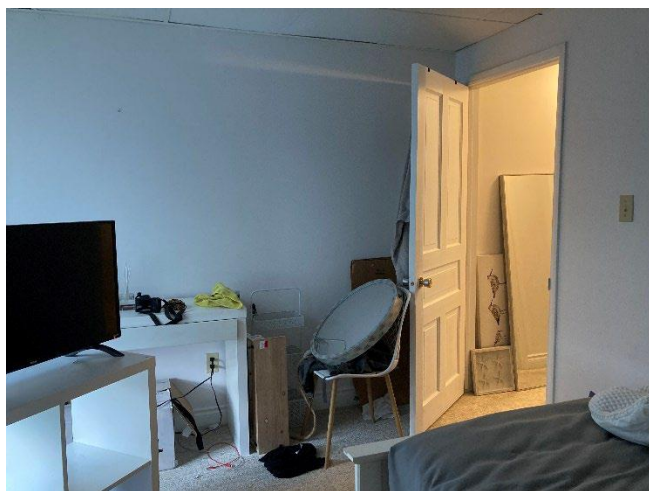


Plate 82: Southwest bedroom facing the second story entrance.



Plate 83: Decorative wall vent located in the northeast bedroom.



Plate 84: Second storey bathroom.



4.3.2 Physical Condition

The condition assessment presented for 9575 Twenty Road West in Table 4 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 4: Physical Condition Assessment.

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> Overall good condition based on the state of interior and exterior fabric.
Roof	<ul style="list-style-type: none"> Roof appears to be in good condition.
Rainwater disposal	<ul style="list-style-type: none"> Gutters appear to be in good condition.
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> Brick and coursed rubble foundation appears to be in good condition
Windows & doors	<ul style="list-style-type: none"> Windows are wood in good condition.
Internal roof structure/ceilings	<ul style="list-style-type: none"> Internal roof structure unknown No evidence of water infiltration
Floors	<ul style="list-style-type: none"> All floors have been covered with either carpet or vinyl flooring
Stairways, galleries and balconies	<ul style="list-style-type: none"> Stairs to second level and basement appear to be in good condition. Original decorative trim present and in good condition.
Interior decorations/finishes	<ul style="list-style-type: none"> Surviving trim appears to be in good condition
Fixtures & fittings	<ul style="list-style-type: none"> Few surviving fixtures except for some original door handles and metal vent cover in the northeast bedroom
Building Services	<ul style="list-style-type: none"> No areas of standing water
Site & environment	<ul style="list-style-type: none"> The surrounding rural environment is well maintained and appears to be in good conditions. Mature vegetation lines the driveway of the property and appears to be in good condition.
General environment	<ul style="list-style-type: none"> Overall good condition

4.3.3 Structural History

Two developmental phases could be identified from the structural evidence and historical record. These represent the initial construction and occupation of the house (Phase 1; circa 1870s to 1900) and the construction of the east façade porch and south façade addition (Phase 2; circa 1900 to present).

4.3.3.1 Phase 1: 1870 to 1900

This phase covers construction of the main block in the Gothic Revival style. While the City's Heritage Inventory identifies 9575 Twenty Road West as being built in 1871 based on architectural style, the historical mapping and mention of two structures located on Lot 2, Concession 2 in the 1878 assessment roll makes it likely the structure was built in the late 19th century during the occupation of Elton J. Smith, possibly by 1876.

The Gothic Revival style was introduced around 1830 and continued to 1900, with a high point of popularity between 1850 and 1870 (Blumenson 1990:37; Humphreys and Skyes 1980:6; Brousseau 1980:11). The most common features include pointed windows, roof trim with curvilinear patterns, hood moulds with carved label stops, dormers and gables, finials, and bay windows and verandas (Blumenson 1990: 38).

4.3.3.2 Phase 2: 1900-Present

Based on available aerial imagery, it can only be estimated that the front verandah, rear wing, external chimneys and large west elevation were added at some point between 1900 and 1999; however, based on the materials used in their construction (moulded brick and extensive use of concrete) it is likely the front verandah, rear wing, external chimneys were built in the 1920-1950s period and the large western window opening added more recently.

4.3.4 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of 'wholeness' or 'honesty' of a place. In the 2006 *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, the MCM stresses that a property need not be in its original condition to have CHVI though stresses the concept of integrity:

"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."

(MCM 2006b)

Additionally MCMs *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006b: 26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS, n.d.). The latter source identifies integrity as "*the ability of a property to convey its significance*" (2018: 1-2) and defines this within the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Based on this definition, integrity can only be judged once the significance of a place is known (USDI 2008: 1-2)

Other guidance suggests that integrity instead be measured by understanding how much of the asset is "complete" or changed from its original or "valued subsequent configuration" (English Heritage 2008:45; Kalman 2014:203). Kalman's *Evaluation of Historic Buildings*, for example, includes a category for 'Integrity' with sub-

elements of Site, Alterations, and Condition to be determined and weighed independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman's approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The associated survival percentage and rating is based on the following scale:

- Poor = 0-20%
- Fair = 21-40%
- Good = 41-60%
- Very Good = 61-80%
- Excellent = 81-100%

The results are presented in Table 5 and is considered when determining the CHVI of the property (see Section 5.2).

Table 5: Heritage Integrity Analysis for 9575 Twenty Road West

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Setting	Surrounded by similar late 19th century farmhouses of modest size and significant setback	New suburban development to the immediate north	85	Very Good	Although there has been a significant amount of development to the immediate north of Twenty Road West the property and its immediate rural setting remains relatively unchanged (i.e., siting, setback, open space)
Site location	Original	No change	100	Very good.	The property retains its original siting and setback
Footprint	L-shaped	South addition	95	Very Good	Although the house has a small addition to the south elevation, the original L-shaped plan has been retained
Wall	Brick	No change	100	Very good	There does not appear to be any significant alterations to the original brick façades
Foundation	Course rubble stone foundation	Brick and parging infill to blind basement windows	90	Very good	No additional comment

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Exterior doors	Presumably wooden based on interior doors.	All exterior doors appear to be recently changed but the openings remain intact.	90	Very good	No additional comment
Windows	Segmental arch wood framed.	All but one window (basement) has had their frames replaced and the majority of the windows have their frames intact.	60	Good	No additional comment
Roof	Medium cross gable	Metal cladding	90	Very Good	Although altered it has kept its original form.
Chimneys	Brick	Chimneys are both later additions.	0	Very good	Original chimney(s) replaced.
Water systems	Unknown	Water systems recently updated	0	Poor	No further comment
Exterior decoration	Buff brick corner diamond quoins, staggered Flemish bond gable borders and centre, and segmental arches with keystones	Aside from some minor changes to the front façade with the introduction of a new chimney the majority of exterior decoration has been retained	95	Very good	No further comment
Porch/exterior additions	Front veranda	Front veranda replaced and rear wing added	0	Poor	Original veranda replaced
Interior plan	Central passage with rooms on either side	Small addition added to the south	75	Good	The original room divisions appear to be altered.
Interior walls and floors	Wood flooring and lathe-and-plaster walling	Despite new vinyl/carpet coverings the basement flooring appears intact.	90	Very good	No additional comment
Interior trim	Wood	Wood trim appears to have been largely retained	95	Very good	No additional comment

Element	Original Material/Type	Alteration	Survival (%)	Rating	Comment
Interior features (e.g. hearth, stairs, doors)	Wood	All stairs and balustrades appear to date to the original construction	95	Very good	No additional comment
Landscape features	Agricultural property with crop land and mature vegetation	Outbuildings associated with the previous farm have been removed.	40	Fair	Although there is suburban development to the north of the house and the associated outbuildings removed, the surrounding landscape has largely been retained
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			71%	Very Good	Rating of Good is based on original element survival rating between 61-80%

4.3.5 Results

Overall, 9575 Twenty Road West has a high level of heritage integrity since it retains a significant number of original features.

4.4 9511 Twenty Road West

9511 Twenty Road West includes a single-detached, two-storey and five-bay Italianate style dwelling, a metal-clad outbuilding south of the house, and a metal grain bin east of the house (Plate 85-Plate 86). In 2018, Golder assessed this property and determined it to have CHVI under O. Reg 9/06 (Golder 2018).



Plate 85: 9511 Twenty Road West – eastern elevation (principal façade)



Plate 86: East end wall and north façade of the outbuilding.

4.5 9445 Twenty Road West

9445 Twenty Road West, a single-detached, storey-and-a-half three bay Gothic Revival style vacant building with an L-shaped side hall plan (Plate 87). In 2018, Golder assessed this property and determined it to have CHVI under O. Reg 9/06 (Golder 2018).

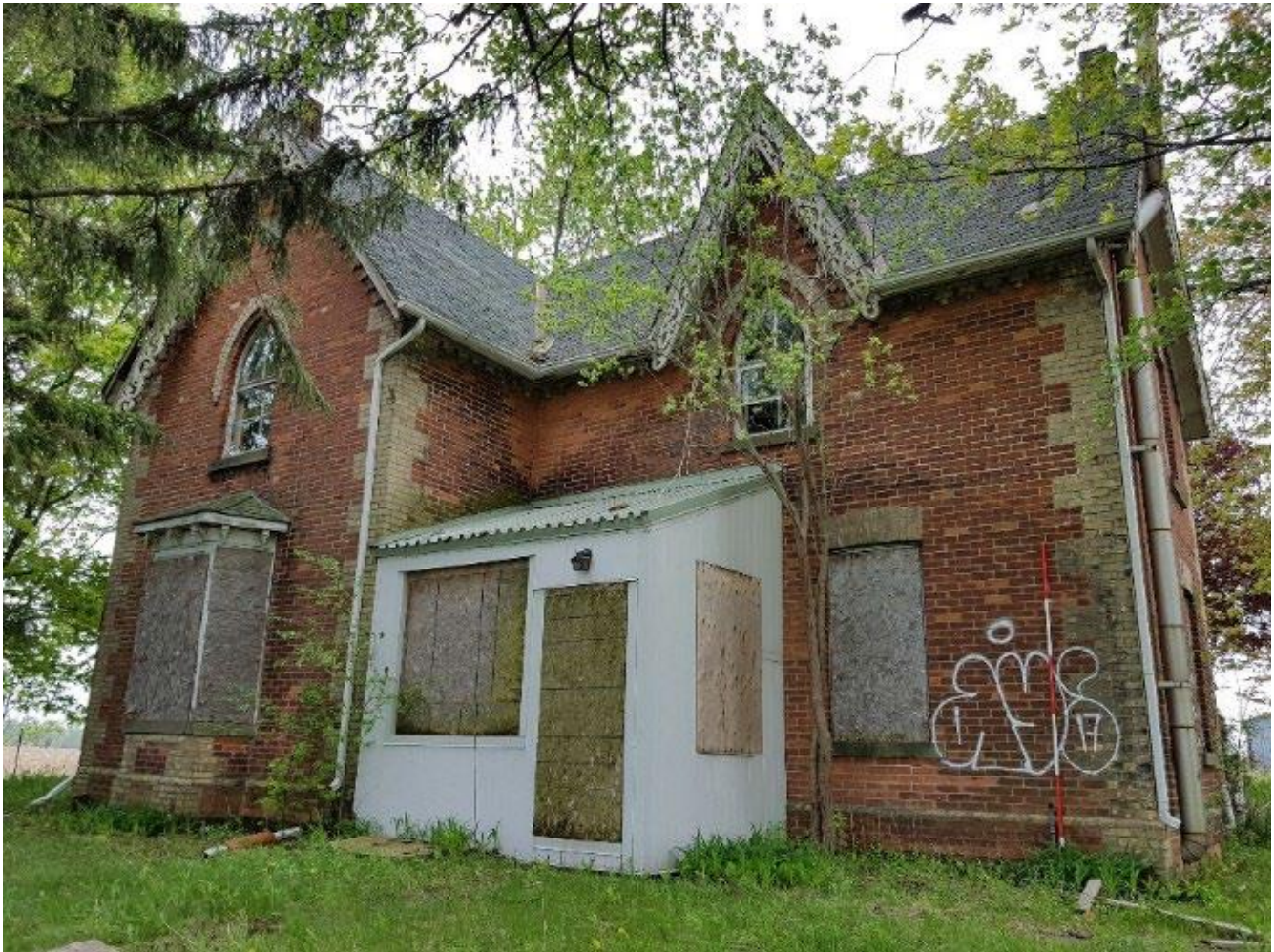


Plate 87: 9445 Twenty Road West – northern elevation

4.6 9285 Twenty Road West

9445 Twenty Road West features includes a single-detached, two storey Gothic Revival style building (Plate 88). In 2020, Golder assessed this property and determined it to have CHVI under O. Reg 9/06 (Golder 2020).



Plate 88: 9285 Twenty Road West – northern elevation

4.7 555 Glancaster Road

The property of 555 Glancaster Road is a former Golf Club and course with no extant structures that was assessed in 2020, by Golder, and determined it to not have CHVI under O. Reg 9/06 (Golder 2020).



Plate 89: 555 Glanaster Road, site of former Golf Club and outbuilding which were demolished between 2019 and 2020 according to Google Earth Imagery.

4.8 Other Built Heritage Resources in the Project Area

4.8.1 9236 Dickenson Road West

The municipally inventoried heritage property of 9236 Dickenson Road West includes a one-and-a-half storey, single-detached wood frame house with clapboard cladding. It is identified in the inventory as being constructed in 1892 by Amos French. All fenestration has been boarded with plywood and the property appears vacant (Plate 90). A review of recent aerial imagery indicates that a second structure at the southern section of the property west of the pond was recently demolished between 2017 and 2019.



Plate 90: 9236 Dickenson Road West – southern elevation

4.8.2 2028 Upper James Street (Highway 6)

The municipally inventoried heritage property of 2028 Upper James Street (Highway 6) has a two-storey residence with a single-story north addition. It is obscured by vegetation and set back approximately 50 m from the road.



Plate 91: 2028 Upper James Street (Highway 6) – western elevation

4.8.3 2240 Upper James Street (Highway 6)

The municipally inventoried heritage property of 2240 Upper James Street, is a small one storey house frame house. While the Hamilton Heritage Inventory indicates the property has an “1820s” house, it is presumed based on a review of 20th century topographic mapping and architectural style that the property at 2240 Upper James Street dates to the 1920s. All fenestration has been boarded with plywood and the property appears vacant and a review of aerial imagery indicates that two outbuildings south of the main residence were recently demolished between 2019 and 2020.



Plate 92: 2240 Upper James Street (Highway 6) – western elevation

5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 9751 Twenty Road West

9751 Twenty Road West was previously evaluated by Golder in 2020 and determined it to have CHVI under O. Reg. 9/06. The associated draft SCHVI is provided below.

Statement of Cultural Heritage Value or Interest – 9751 Twenty Road West

Property Description

The farmhouse is located at 9751 Twenty Road West and bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James Street to the east and Twenty Road West to the north. The property is to the west of the Twenty Road West and Silverbirch Boulevard intersection. Originally part of a farm, the house is surrounded by other mid-to late 19th century properties with newer suburban residential development to the south.

Statement of Cultural Heritage Value or Interest

The farmhouse at 9751 Twenty Road West is of cultural heritage value or interest for its design or physical value, historical or associative value and contextual value. Constructed circa 1850, for the Smith family in the Gothic Revival 'centre-gable' style, the farmhouse is composed of a one-and-a-half storey residence with a L-shaped plan. The centre gable roof with cross gables are distinguishing features of the property, along with its mixture of segmental arches and pointed windows with soliders voussoirs. The property is directly associated with the Smith family and was once home of Jacob Smith's grandson Lewis Smith. The Smith family played a pivotal role in the development of Glanbrook as some of the first settlers in Glanford Township and resided on the property until at least the 1920s.

Heritage Attributes

Key attributes that reflect the design or physical value of the farmhouse include its:

- One-and-a-half storey, mid-19th century L-shaped plan
- Coursed rubble stone foundation
- Common bond brick cladding
- Centre gable roof with cross gables
- Segmental arch and pointed windows with brick voussoirs

5.2 9575-9785 Twenty Road West

From the results of the historical research, municipal consultation and field investigations, 9575 Twenty Road West was evaluated using the criteria for CHVI prescribed in *O. Reg. 9/06* (as amended by *O. Reg. 569/22*). As mentioned above, the circa 1980s house and metal-clad garage at 9585 Twenty Road West do not exhibit potential CHVI, so are not evaluated in this report.

5.2.1 Design or Physical Value

Criteria	Meets Criterion (Yes/No)	Rationale
<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Yes	The house at 9575 Twenty Road West is a representative example of a late 19th century farmhouse built in the Gothic Revival architectural style. It has many characteristics of the Gothic Revival form including an L-shaped plan and medium cross gable roof.
<i>Displays a high degree of craftsmanship or artistic merit.</i>	Yes	The house at 9575 Twenty Road West displays well-executed masonry construction, evidenced by its high level of decorative brick work.
<i>Demonstrates a high degree of technical or scientific achievement.</i>	No	The house at 9575 Twenty Road West does not display a high degree of technical or scientific achievement.

5.2.2 Historical or Associative Value

Criteria	Meets Criterion (Yes/No)	Rationale
<i>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	Yes	Historical research identified that 9575 Twenty Road West has associations with Elton J. Smith, an early North Glanford settler, and that it is also connected to the Marshall families (John A. Marshall, the grandson of Alexander Marshall Sr., known for opening a lime quarry that remained in operation until the late 1920s).
<i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</i>	Yes	The property and adjacent properties have potential to yield information that contributes to an understanding of the early agricultural development of Glanbrook. The architecture of the properties may reflect the affluence of farmers in the community during the late 19 th century.
<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	No	The property does not reflect the work of a significant or known architect, artist, builder, designer or theorist who is significant to the community.

5.2.3 Contextual Value

Criteria	Meets Criterion (Yes/No)	Rationale
<i>Is important in defining, maintaining or supporting the character of an area.</i>	Yes	The property is important in maintaining and supporting the rural character of the Twenty Road West block through its large lot size flanked by rows of mature trees, surrounding open fields and dispersed farmsteads set back a distance from the road.
<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	Yes	The farmhouse is visually linked to the adjacent 9511 and 9751 Twenty Road West as all three properties date to the late 19 th century.
<i>Is a landmark.</i>	No	The house and property are not considered to be local landmarks.

5.2.4 Evaluation Results

The preceding evaluation has determined that the property at 9575-9585 Twenty Road West is of CHVI since it meets six O. Reg. 9/06 criteria for its design or physical value, historical or associative value and contextual value. Based on this evaluation, a draft SCHVI is proposed below.

5.2.4.1 Description of Property – 9575-9585 Twenty Road West, City of Hamilton

The property of 9575-9585 Twenty Road West is 8.2 hectares in size located within in the City of Hamilton generally bounded by Twenty Road West to the north, and the properties of 9511 Twenty Road West and 9625

Twenty Road West. The combined property has one late 19th century farmhouse at 9575 Twenty Road West and one late 20th century bungalow residence at 9585 Twenty Road West.

5.2.4.2 Statement of Cultural Heritage Value or Interest

The design or physical value of the property is demonstrated by the built heritage resource of 9575 Twenty Road West, a late 19th farmhouse built in the Gothic Revival style. The representative one-and-a-half storey structure with L-shaped plan has a medium pitch roof with cross gable. Distinguishing features of this building include the window and door openings with segmental arch heads and keystones and the decorative, dichromatic (red and buff) brickwork that displays a high degree of craftsmanship.

Originally constructed for Elton J. Smith, an early settler of the North Glanford Village, the property was later owned by John A. Marshall, grandson of Alexander Marshall Sr., who was well known for opening a lime quarry that remained in operation until the late 1920s.

The farmhouse is important in maintaining and supporting the rural character of the Twenty Road West block and is visually linked to the contemporary late 19th century farmhouses on the adjacent 9511 and 9751 Twenty Road West properties.

5.2.4.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- One-and-a-half storey Gothic Revival-style residence at 9575 Twenty Road West with:
 - L-shaped plan with projecting front gable
 - Brick masonry with red brick walling and water table and buff brick diamond quoin detailing
 - Buff brick detailing beneath the two bay windows and upper second storey window
 - Buff brick diamond detailing located in the gable centre on all elevations and buff brick staggered Flemish bond boarder pattern is utilized on the east and north gables
 - Segmental arch heads and keystones in the window and door openings, and
 - Scale, massing, and form that supports the rural character of the Twenty Road West block.

5.3 9511 Twenty Road West

9511 Twenty Road West was previously evaluated by Golder in 2018 and determined it to have CHVI under O. Reg. 9/06 and the draft SCHVI is provided below.

Statement of Cultural Heritage or Interest – 9511 Twenty Road West

Property Description

The farmhouse is located at 9511 Twenty Road West, bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James Street to the east, and Twenty Road West to the north. The property is to the immediate south of the Twenty Road West and Garth Street intersection. Originally part of a farm, the house is surrounded by other early 20th century properties with newer development to the north and south.

Statement of Cultural Heritage Value or Interest

The farmhouse at 9511 Twenty Road West is of cultural heritage value or interest for its design or physical value, historical or associative value and contextual value. Constructed in the late 19th century for the Marshall family in the Italianate-style, the farmhouse is composed of a two-storey off-set square plan. The hip roof with modillion brackets, segmental arch wood windows and doors, and stretcher bond on two sides of the house makes the farmhouse a rare or unusual example of a late 19th century farmhouse built in the Italianate style, and one directly associated with the Marshall family. The setting of the property can be characterized as a rural landscape with rolling terrain, which still has remnants of orchards and crops from the property's former use as a farm. A pond to the south of the properties connects to a watercourse running west to east, and forested hedgerows serve as a divider between each property.

Heritage Attributes

Key attributes that reflect the design or physical value of the farmhouse include its:

- Two-storey Italianate-style residence;
- L-shaped plan;
- Brick façade with mix of stretcher and common bond brick;
- Segmental arch wood windows and doors;
- Main entrance with a large shaped transom and sidelight; and,
- Low hip roof with red curvilinear modillions or brackets.

5.4 9445 Twenty Road West

The property at 9445 Twenty Road West was previously assessed by Golder in 2018. As it was determined it to have CHVI under O. Reg. 9/06, a draft SCHVI was drafted.

Statement of Cultural Heritage Value or Interest – 9445 Twenty Road West

Property Description

The farmhouse is located at 9445 Twenty Road West, bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James Street to the east, and Twenty Road West to the north. The property is to the immediate south of the Twenty Road West and Garth Street intersection. Originally part of a farm, the house is surrounded by other early 20th century properties with newer development to the north and south.

Statement of Cultural Heritage Value or Interest

The farmhouse at 9445 Twenty Road West is of cultural heritage value or interest for its design or physical value, historical or associative value and contextual value. Constructed in 1874 for the Marshall family in the Gothic Revival style, the farmhouse is composed of a one-and-a-half storey gabled L-shaped side hall plan. The medium gable roof and off-set cross gables with curvilinear vergeboard are distinguishing features of the property, along with its mixture of segmental arched and pointed windows. Fenestration has buff brick voussoirs above with bush hammered stone decorated lug sill. The property is directly associated with the Marshall family, as it was once the homestead of Alexander Marshall Jr. who lived in the house, known as 'Rose Hall', from 1874 until his death in 1927. The setting of the property can be characterized as a rural landscape with rolling terrain, which still has remnants of orchards and crops from the property's former use as a farm. A pond to the south of the properties

connects to a watercourse running west to east, and forested hedgerows serve as a divider between each property.

Heritage Attributes

Key attributes that reflect the design or physical value of the farmhouse include its:

- Late 19th century side hall plan;
- Gabled roof with curvilinear vergeboard;
- Segmental arch and pointed windows with buff brick voussoirs; and,
- Date stone reading “Alex. Marshall A.D. 1874”.

5.5 9285 Twenty Road West

9285 Twenty Road West was previously evaluated by Golder in 2020 and determined it to have CHVI under O. Reg. 9/06 and the draft SCHVI is provided below.

Statement of Cultural Heritage or Interest – 9285 Twenty Road West

Property Description

The farmhouse is located at 9285 Twenty Road West and bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James to the east and Twenty Road West to the north. The property is to the east of the Twenty Road West and Twenty Place Boulevard intersection. Originally part of a farm, the house is surrounded by other mid to late 19th century properties with newer suburban residential development to the north.

Statement of Cultural Heritage Value or Interest

The farmhouse at 9285 Twenty Road West is of cultural heritage value or interest for its design or physical value, historical or associative value and contextual value. Constructed circa 1860 for the Marshall family in the ‘Victorian Gothic’ style, the farmhouse is composed of a two-storey residence with a L-shaped plan. The gable roof with paired brackets, semi-circular windows and dichromatic brick detailing makes the farmhouse a unique example of a mid-19th century farmhouse built in the ‘Victorian Gothic’ style and one directly associated with the Marshall family. It is visually and historically linked to 9445 and 9511 Twenty Road West as these properties were farmhouses owned by the Marshall family.

Heritage Attributes

Key attributes that reflect the design or physical value of the farmhouse include its:

- Two-storey house with mid-19th century L-shaped plan
- Coursed rubble stone foundation
- Gable roof with paired brackets
- Dichromatic brick quoins, soldier voussoirs, string courses and diamond detailing
- Bay window
- Semi-circular windows

5.6 555 Glancaster Road

As there are no extant buildings on the property of 555 Glancaster Road and the property was previously evaluated by Golder in 2020 and determined to not have CHVI under O. Reg. 9/06.

5.7 Other Built Heritage Resources in the Project Area

5.7.1 9236 Dickenson Road

A full 9/06 evaluation was not completed for the municipally inventoried property of 9236 Dickenson Road, but based on a review of historical mapping, aerial imagery and field review conducted from the right of way the potential heritage attributes of the property are assumed to be associated with the house at 9236 Dickenson Road West.

5.7.2 2028 Upper James (Highway 6)

A full 9/06 evaluation was not completed for the municipally inventoried property of 2028 Upper James (Highway 6), based on a review of historical mapping, aerial imagery and field review conducted from the right of way the potential heritage attributes of the property are assumed to be associated with the house at 2028 Upper James Street (Highway 6) residence.

5.7.3 2240 Upper James (Highway 6)

A full 9/06 evaluation was not completed for the municipally inventoried property of 2240 Upper James (Highway 6), based on a review of historical mapping, aerial imagery and field review conducted from the right of way the potential heritage attributes on the property are assumed to be associated with the house at 2240 Upper James Street (Highway 6).

6.0 IMPACT ASSESSMENT

6.1 Development Description

Per the Land Use Plan (APPENDIX A) UWSLG intends to develop a mixed-use community. As part of this development the following changes are proposed to the identified potential heritage properties:

- 9751 Twenty Road West is proposed for a mix of residential and natural open space with roads and a conceptual pedestrian crossing bisecting the property,
- 9575 Twenty Road West is proposed for medium residential use and a conceptual storm water management pond,
- 9511 Twenty Road West is proposed for a mix of mixed-use, medium density residential, institutional, community park and natural open space with several roads and a conceptual pedestrian crossing bisecting the property.
- Marshall House, 9445 Twenty Road West is proposed for a mix of medium density residential and natural open space with several roads and a conceptual pedestrian crossing bisecting the property.
- 9285 Twenty Road West is proposed for a mix of low/medium density housing with several roads and a conceptual pedestrian crossing bisecting the property,
- 555 Glancaster Road is proposed for a mix of medium/low density residential and natural open space and includes two conceptual storm water management pond locations with several roads and a conceptual pedestrian crossing bisecting the property however as Golder confirmed the property did not have CHVI it is not considered further in this impact assessment.
- 9236 Dickenson Road is proposed for natural open space and one Collector Road C bisecting the northeastern edge of the property, and
- 2028 and 2240 Upper James Street (Highway 6) are proposed for natural open space.

6.2 Assessment of Adverse Impacts

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MCM *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features;
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;

- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or,
- *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MCM guidance identifies types of impact and residual effect, it does not advise on how to describe the magnitude or severity. Likewise, impact assessment guidelines produced at the federal level lack clear advice to illustrate the extent of each impact. In the absence of a Canadian source of guidance, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges: Volume 11*, HA 208/07 (2007: A6/11)² is used here:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

If adverse impacts are identified, the MCM guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;

² This guidance provides a method for heritage impact assessments of road and bridge projects in both urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted as best practice by agencies and groups across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (Kalman 2014), and New Zealand Transport Agency (2015), all published after the *Ontario Heritage Tool Kit*.

- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

An assessment of the impacts resulting from the proposed development on 9751, 9575, 9511, 9445 and 9285 Twenty Road West, 9236 Dickenson Road, 2028 and 2240 Upper James Street are presented in Table 6.

Table 6: Impact Assessment

Impact Category	Potential Impact	Analysis of impact	Summary of impact without mitigation
Direct Adverse	<i>Destruction</i> of any, or part of any, significant heritage attributes, or features	Under the proposed development, all buildings, including all heritage attributes associated with 9751, 9575, 9511, 9445 and 9285 Twenty Road West will be demolished and removed. This will have a major adverse impact on the CHVI and heritage attributes of these properties. While the properties of 9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6) and identified potential heritage attributes are not proposed for demolition the associated land use plan does not indicate any plans for rehabilitation. Accordingly, the proposed development poses a risk of demolition by neglect.	Major direct impact to the CHVI and heritage attributes of all properties that is: <ul style="list-style-type: none"> ■ Irreversible ■ Localized ■ Permanent ■ Once
	<i>Alteration</i> that is not sympathetic or is incompatible, with the historic fabric and appearance	Under the proposed development, all buildings, including all heritage attributes associated with 9751, 9575, 9511, 9445 and 9285 Twenty Road West will be demolished and removed, and the properties developed for mixed land use (e.g., residential and institutional). This alteration to the land use of 9751, 9575, 9511, 9445 and 9285 Twenty Road West is not sympathetic and incompatible with the rural historic fabric and appearance.	Major direct impact to the CHVI and heritage attributes of all properties that is: <ul style="list-style-type: none"> ■ Irreversible ■ Localized ■ Permanent ■ Once
	<i>Isolation</i> of a heritage attribute from its surrounding environment, context, or a significant relationship	This will have a major adverse impact on the CHVI and heritage attributes of all properties. Under the proposed development, all buildings, including all heritage attributes associated with 9751, 9575, 9511, 9445 and 9285 Twenty Road West will be demolished and removed, and the properties developed for mixed land use (e.g., residential and institutional). This will result in the isolation of 9236 Dickenson Road from the 19th century farmhouses at 9751, 9575, 9511, 9445 and 9285 Twenty Road West.	Minor indirect impact to the potential CHVI of 9285 Twenty Road West that is: <ul style="list-style-type: none"> ■ Irreversible ■ Localized ■ Permanent ■ Once
Indirect Adverse	<i>Direct or indirect obstruction</i> of significant views or vistas within, from, or of built and natural features	This will have a minor indirect impact on the potential CHVI of 9285 Twenty Road West. Under the proposed development, all buildings, including all heritage attributes associated with 9751, 9575, 9511, 9445 and 9285 Twenty Road West will be removed, and the properties developed for mixed land use (e.g., residential and institutional). This will result in the indirect impact to the visual link between 9236 Dickenson Road and the 19th century farmhouses at 9751, 9575, 9511, 9445 and 9285 Twenty Road West.	Minor indirect impact to the potential CHVI of 9285 Twenty Road West that is: <ul style="list-style-type: none"> ■ Irreversible ■ Localized ■ Permanent ■ Once
	<i>A change in land use</i> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	This could pose minor indirect impacts on the potential CHVI and heritage attributes of 9285 Twenty Road West. Under the proposed development, the land use of 9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6) and 9751, 9575, 9511, 9445 and 9285 Twenty Road West is proposed.	Major indirect impacts to the associated properties that is: <ul style="list-style-type: none"> ■ Irreversible ■ Localized ■ Permanent ■ Once
	<i>Land disturbances</i> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	Under the proposed development, all buildings, including all heritage attributes associated with 9751, 9575, 9511, 9445 and 9285 Twenty Road West will be removed. Therefore, there are no impacts to the CHVI or heritage attributes of the property resulting from land disturbances. Additionally, if standard drainage and road construction designs are implemented, any land disturbances are unlikely to impact adjacent heritage properties. However, vibration impacts from construction and traffic may impact heritage attributes.	<ul style="list-style-type: none"> ■ No impact

6.3 Results of the Impact Assessment

The preceding assessment has determined that without conservation or mitigation measures, the proposed development will:

- ***Will result in major direct and indirect impacts to the heritage attributes of 9751, 9575, 9511, 9445 and 9285 Twenty Road West that are irreversible, widespread, permanent and continuous; and,***
- ***Will result in major and minor indirect impacts to the potential heritage properties of 9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6).***

6.4 Consideration of Alternatives, Mitigation, and Conservation Options

There is no single, correct way to mitigate the impacts of new construction on historic structures. Best practice for heritage conservation generally attempts minimal intervention, that is, maintain the building in as close to the condition it was encountered. In reality, however, economic and/or technical site considerations may require an alternate method to conserve the cultural heritage value of the structures or properties.

Based on the evaluations completed for 9751, 9575, 9511, 9445 and 9285 Twenty Road West all five properties have CHVI. WSP has identified four conservation options:

- 1) Preserve and maintain as-is: retain the buildings located at 9751, 9575, 9511, 9445 and 9285 Twenty Road West unaltered
- 2) Incorporate the buildings into proposed development and rehabilitate for compatible uses
- 3) Relocate and rehabilitate for new compatible uses
- 4) Preserve by record and commemorate: document the buildings through written notes, measured drawings and photographic records, then demolish. The buildings may then be commemorated through interpretive signage or displays.

An options analysis for each mitigation option is provided in the subsections below.

6.4.1 Option 1: Preserve and Maintain As-is

This option involves retaining a built heritage resources with CHVI unaltered and not proceeding with the proposed development.

Advantages: This is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property, as well as its setting and context.

Disadvantages: Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. While minimal intervention is the most preferred approach, in this case it may prove detrimental to the long-term sustainability of the house as it is currently vacant without an active use.

6.4.1.1 Feasibility 9751 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- difficulty for long term sustainability

- Difficult to attract potential buyer to take on responsibility of maintaining a large rural property in an urban setting
- Retaining as-is will severely constrain new development

9585-9575 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- difficulty for long term sustainability
- the structure was found to be of CHVI

9511 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- difficulty for long term sustainability
- the lack of an active use for the structure
- the structure was found to be of CHVI

9445 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- difficulty for long term sustainability
- the lack of an active use for the structure
- the structure was found to be of CHVI

9285 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- several structural and architectural deficiencies with the building's exterior brick masonry bearing walls and interior load bearing wall per the Building Condition Assessment
- high expense to stabilize, preserve, and maintain the property's structure, which is has significant structural and architectural deficiencies

6.4.2 Option 2: Incorporate into development and rehabilitate for new compatible uses

This option involves incorporating built heritage resources with CHVI into new construction and rehabilitating it for a new compatible use.

Advantages: This option would ensure 9751, 9575, 9511, 9445 and 9285 Twenty Road West are retained in their entirety, with the highest potential of retaining all heritage attributes. As defined in Canada's Historic Places Standards and Guidelines, rehabilitation and re-use can 'revitalize' a historic place. Not only are structures repaired and restored when adapted for new uses, they are regularly maintained and protected and heritage attributes understood, recognized and celebrated. Rehabilitation projects are more cost-effective, socially beneficial and environmentally sustainable than new builds, even if they require more specialized planning and

trades to undertake. This option would also respect the original location of the building as identified by MCM (2007) which suggests that relocation should only be considered if there are no other means to save the structure.

Disadvantages: In addition to the expense required to draft a conservation plan, then stabilize and rehabilitate the building, there would be a substantial loss of potential revenue to develop the property. A reduced lot may make adaptive reuse more challenging, and would need to consider the impacts of shadow, differences in scale, orientation and setback and architectural compatibility.

6.4.2.1 Feasibility

9751 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- it balances new development with retention and appreciation of heritage
- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2020) ensures an active use for the building

9575 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- it balances new development with retention and appreciation of heritage
- the property was determined to have CHVI and a Very Good level of heritage integrity ensures an active use for the building

9511 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- it balances new development with retention and appreciation of heritage
- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2018) ensures an active use for the building

9445 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- it balances new development with retention and appreciation of heritage
- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2018) ensures an active use for the building

9285 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- several structural and architectural deficiencies with the building's exterior brick masonry bearing walls and interior load bearing wall per the Building Condition Assessment
- high expense to stabilize, preserve, and maintain the property's structure, which is has significant structural and architectural deficiencies

6.4.3 Option 3: Relocate and rehabilitate for new compatible uses

This option would retain built heritage resources with CHVI in its current form and relocate it to a new property parcel in the surrounding area that gives it prominence and offers long-term protection.

Advantages: This option would retain the building in its entirety and ensure its long-term protection. As outlined in Canada's Historic Places Standards and Guidelines, rehabilitation and re-use can 'revitalize' a historic place. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake.

Disadvantages: Planning and execution of this option would entail high costs in time and resources as it would require drafting a conservation plan, extensive stabilization of the building to ensure it would not be critically damaged during lifting and moving. The relocation effort could require temporarily removing hydro lines and arranging a police escort, and once moved to the new location an extensive program of rehabilitation, including adding a new concrete foundation, would be necessary. It is also not certain if the building could be moved intact; if dismantling is necessary, the heritage integrity would be further reduced. Additionally, moving the house would cause it to lose its original foundation and basement.

6.4.3.1 Feasibility

9751 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2020)
- overall good physical condition of the building
- ensures an active use for the building

9585-9575 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- the property was determined to have CHVI and a Very Good level of heritage integrity
- overall good physical condition of the building
- ensures an active use for the building

9511 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2018)
- overall good physical condition of the building
- ensures an active use for the building

9445 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- the property was determined to have CHVI and a Very Good level of heritage integrity (Golder 2018)

- overall good physical condition of the building
- ensures an active use for the building

9285 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- several structural and architectural deficiencies with the building's exterior brick masonry bearing walls and interior load bearing wall per the Building Condition Assessment limiting its ability to be relocated
- high expense to stabilize, preserve, and maintain the property's structure, which is has significant structural and architectural deficiencies

6.4.4 Option 4: Preserve by record and commemorate

Under this option, built heritage resources with CHVI would be documented through photographs, measured drawings and written notes prior to demolition. The property's history would then be commemorated.

Advantages: Preservation by record is the least desirable conservation option but may be appropriate in cases where the structural integrity of a building is poor, and it is prohibitively expensive or technically difficult to stabilize. It may also be an option when there is a large stock of other surviving, or more representative examples. This is the case with this structure as it is in overall poor structural condition with significant structural and architectural deficiencies. Through detailed investigations, the construction, architecture and history of the building at 9285 Twenty Road West would be better understood and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the public through the local library or other public repository, and through commemorative signage or digital exhibits.

Disadvantages: Demolition would result in a tangible unique element of the City's architectural heritage to be lost, and result in further attrition of the City and Ontario's stock of historic sites. The process to obtain a demolition permit can also carry a risk of public resistance from private, local, provincial or national heritage stakeholders, and censure from municipal government.

6.4.4.1 Feasibility

9751 Twenty Road West

Feasibility: This option was determined not to be feasible due to:

- 9751 Twenty Road West meets several criteria for CHVI
- The overall good physical condition and Very Good heritage integrity of the structure (Golder 2020)

9585-9575 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- The CHVI of 9575 Twenty Road West
- The overall good physical condition and Very Good heritage integrity of the structure

9511 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- The CHVI of 9751 Twenty Road West

- The overall good physical condition and Very Good heritage integrity of the structure (Golder 2018)

9445 Twenty Road West

Feasibility: This option was determined to not be feasible due to:

- The CHVI of 9751 Twenty Road West
- The overall good physical condition and Very Good heritage integrity of the structure (Golder 2018)

9285 Twenty Road West

Feasibility: This option was determined to be feasible due to:

- the CHVI of 9285 Twenty Road West
- the overall poor structural integrity of the building
- high expense to stabilize, preserve, and maintain the property's structure, which is has significant structural and architectural deficiencies

6.4.5 Results of Mitigation Options Analysis

The preceding options analysis has determined that the most feasible options with the least adverse impact to the identified built heritage resources with cultural heritage value or interest and heritage attributes are as follows:

9751 Twenty Road West

The preceding options analysis has determined that the most feasible options with the least adverse impact to the property's cultural heritage value or interest and heritage attributes are:

- Option 2: Incorporate into development and rehabilitate for new compatible uses
- Option 3: Relocate and rehabilitate for new compatible uses
- These options will:
 - sustainably conserve a tangible example of the City's significant architectural heritage on its original site
 - retain the building within its geographic and historical setting

9585-9575 Twenty Road West

The preceding options analysis has determined that the most feasible options with the least adverse impact to the property's cultural heritage value or interest and heritage attributes are:

- Option 2: Incorporate into development and rehabilitate for new compatible uses
- Option 3: Relocate and rehabilitate for new compatible uses
- These options will:
 - sustainably conserve a tangible example of the City's significant architectural heritage on its original site
 - retain the building within its geographic and historical setting

9511 Twenty Road West

The preceding options analysis has determined that the most feasible options with the least adverse impact to the property's cultural heritage value or interest and heritage attributes are:

- Option 2: Incorporate into development and rehabilitate for new compatible uses
- Option 3: Relocate and rehabilitate for new compatible uses
- These options will:
 - sustainably conserve a tangible example of the City's significant architectural heritage on its original site
 - retain the building within its geographic and historical setting

9445 Twenty Road West

The preceding options analysis has determined that the most feasible options with the least adverse impact to the property's cultural heritage value or interest and heritage attributes are:

- Option 2: Incorporate into development and rehabilitate for new compatible uses
- Option 3: Relocate and rehabilitate for new compatible uses
 - These options will:
 - sustainably conserve a tangible example of the City's significant architectural heritage on its original site
 - retain the building within its geographic and historical setting

9285 Twenty Road West

Although the property at 9285 Twenty Road West was determined to have CHVI based on Golder's analysis and the 'Building Condition Assessment', the only option is to:

- Option 4: Preserve by record and commemorate
 - document the structure through writing notes, measures drawings and photographic records, then demolish, and,
 - install an interpretive panel on the property to commemorate the property's CHVI

This option will:

- ensure the property's importance to the heritage of the community would survive as documentary records accessible to the public.

7.0 RECOMMENDATIONS

The results of this CHIA determined that:

- 9575-9585 Twenty Road West has CHVI linked to the residence at 9575 Twenty Road West. The residence is a representative one-and-a-half storey example of an L-shaped Gothic Revival farmhouse, has a high degree of craftsmanship, is associated with Elton J. Smith and the Marshall family, and has contextual value.

This CHIA also concluded that the proposed Land-Use Plan:

- ***Will directly and indirectly impact the CHVI and heritage attributes of 9751, 9575, 9511, 9445 and 9285 Twenty Road West; and,***
- ***Indirectly impact the potential CHVI and heritage attributes of 236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6).***

Based on this assessment, WSP makes the following recommendations for the identified built heritage resources in the project area:

- **9751, 9575, 9511 and 9445 Twenty Road West**
 - ***Preferred Option:*** Incorporate the built heritage resources on these properties into the new development and rehabilitate for new compatible uses.
 - Design the site plan to avoid the built heritage resource and incorporate it into the new development.
 - Incorporate the associated built heritage resources on reduced lot sizes that allows to adjacent development yet gives the building visual prominence and is sufficient for future expansion though additions or an outbuilding.
 - Rehabilitate the built heritage resources for a compatible new use.
 - Prepare standalone Heritage Conservation Plans (HCPs) to guide rehabilitation and to ensure the CHVI and heritage attributes of the built heritage resources are conserved.
 - Monitor for vibration impact during all adjacent construction within a 60m radius around the built heritage resource.
 - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
 - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a

threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ **Secondary Option:** Relocate and rehabilitate for new compatible uses

- Relocate the associated structures to a lot on the property of sufficient size to ensure its long term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use (i.e., commercial, residential, public education or recreational).
- Prepare standalone HCPs detailing the conservation treatment (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on treatment, and an implementation schedule to conserve building prior to, during, and after the relocation effort.
- Monitor to vibration impact during all adjacent construction within a 60 m radius around the built heritage resource prior to and after the relocation
 - Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
 - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ **9285 Twenty Road West**

- Develop a strategy to interpret and commemorate the properties CHVI within the proposed development. This strategy may recommend static displays and the salvage and re-use of the building material (i.e., bricks).
- Demolish the built heritage resources.
 - The research, description, photographic documentation, and floor plans included in the associated 2020 CHIA as sufficient “preservation by record” for the property and recommended that the City not require a subsequent Documentation and Salvage Report.

■ **9236 Dickenson Road, 2028 and 2240 Upper James Street (Highway 6)**

- As each of these are potential heritage properties, it is recommended that the proposed development be designed in a manner that avoids these properties. If avoidance is not feasible then associated properties should be evaluated against O. Reg. 9/06 (as amended by O. Reg. 9/06) to determine whether it has CHVI and warrants property specific heritage conservation measures (i.e., mothballing) as part of the Upper West Side Secondary Plan.

The above recommendations were prepared using the Land Use Plan dated to November 14, 2023. Should the proposed Land Use Plan change significantly in scope then the impact assessment should be revisited to confirm identified impacts and proposed mitigation measures.

8.0 ASSESSOR QUALIFICATIONS

The qualifications of the assessors involved in the preparation of this report are provided in Appendix C.

9.0 CLOSURE

This report was prepared for the exclusive use of UWSLG c/o CLS and is intended to provide a CHIA in support of the Upper West Side Secondary Plan Boundary.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by WSP. It is based solely a review of historical information, a property reconnaissance conducted on August 23, 2024 and October 4, 2023 and data obtained by WSP as described in this report. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the archaeological assessment. In evaluating the Project area, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix E.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

WSP E&I Canada Limited

Prepared by:



Chelsea Dickinson B.A. Hons., CAHP (R1194)
Cultural Heritage Specialist

Reviewed by:



Henry Cary, Ph.D., CAHP, RPA
Lead Archaeologist, Technical Lead



Heidi Schopf, MES, CAHP
Cultural Heritage Team Lead

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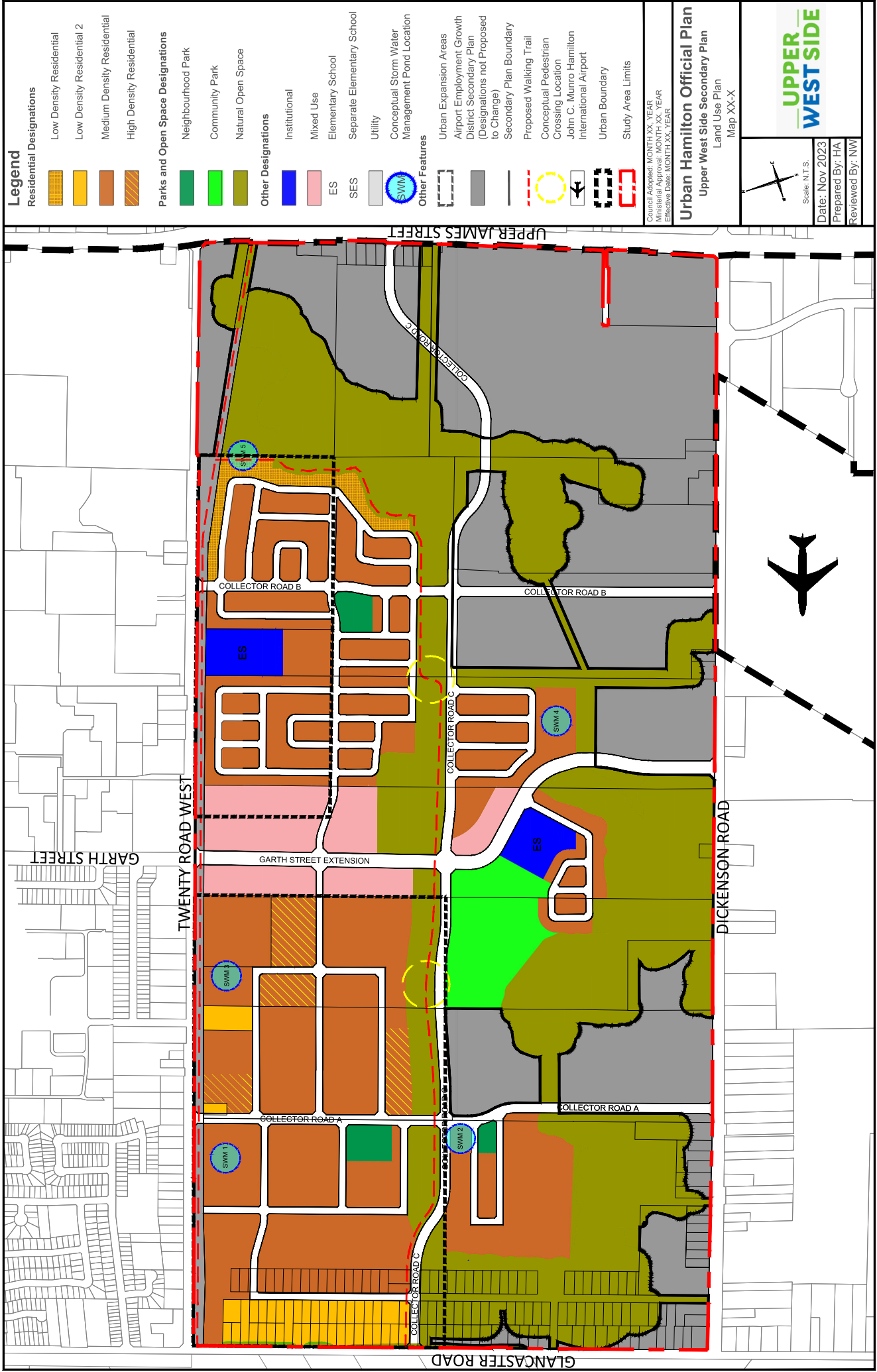
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APPENDIX A

Upper West Side Secondary Plan
Land Use Plan



Legend

- Residential Designations**
- Low Density Residential
 - Low Density Residential 2
 - Medium Density Residential
 - High Density Residential
- Parks and Open Space Designations**
- Neighbourhood Park
 - Community Park
 - Natural Open Space
- Other Designations**
- Institutional
 - Mixed Use
 - Elementary School
 - Separate Elementary School
 - Utility
 - Conceptual Storm Water Management Pond Location
- Other Features**
- Urban Expansion Areas
 - Airport Employment Growth District Secondary Plan (Designations not Proposed to Change)
 - Secondary Plan Boundary
 - Proposed Walking Trail
 - Conceptual Pedestrian Crossing Location
 - John C. Munro Hamilton International Airport
 - Urban Boundary
 - Study Area Limits

UPPER WESTSIDE

Date: Nov 2023
 Scale: N.T.S.
 Prepared By: HA
 Reviewed By: NW

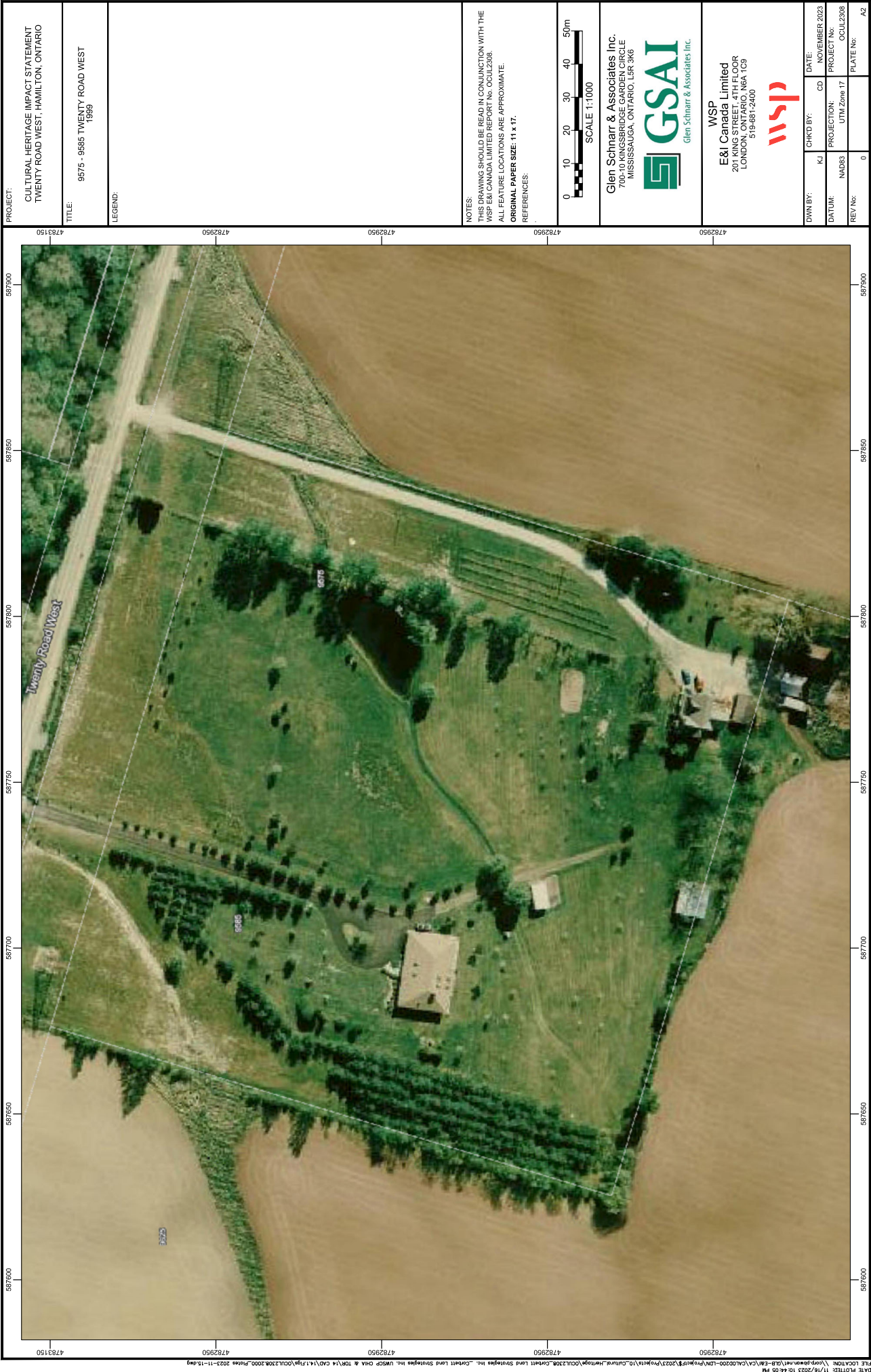
Urban Hamilton Official Plan
 Upper West Side Secondary Plan
 Land Use Plan
 Map XX-X

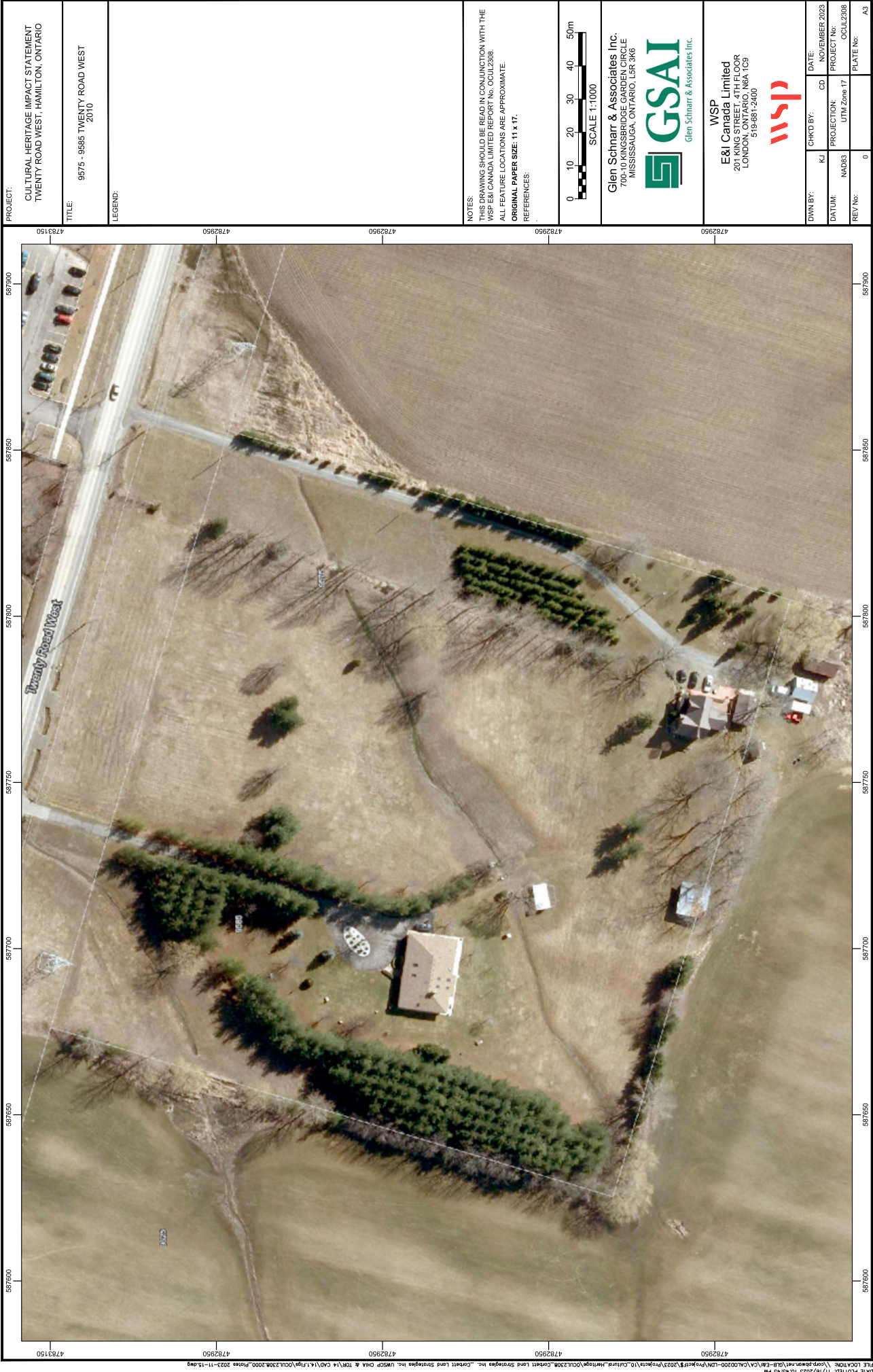
Council Adopted: MONTH XX, YEAR
 Ministerial Approval: MONTH XX, YEAR
 Effective Date: MONTH XX, YEAR

APPENDIX B

**9575-9585 Twenty Road West -
Historic Aerials**









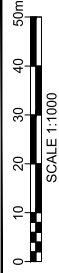
PROJECT:

CULTURAL HERITAGE IMPACT STATEMENT
 TWENTY ROAD WEST, HAMILTON, ONTARIO

TITLE: 9575 - 9585 TWENTY ROAD WEST
2021

LEGEND:

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE
WSP E&I CANADA LIMITED REPORT No. OCUL2308.
ALL FEATURE LOCATIONS ARE APPROXIMATE.
ORIGINAL PAPER SIZE: 11 x 17.
REFERENCES:



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700-10 KINGSBRIDGE GARDEN CIRCLE
MISSISSAUGA, ONTARIO, L5R 3K6



Glen Schnarr & Associates Inc.

WSP

E&I Canada Limited
201 KING STREET, 4TH FLOOR
LONDON, ONTARIO, N6A 1C9



DWN BY:	KJ	CHK'D BY:	CD	DATE:	NOVEMBER 2023
DATUM:	NAD83	PROJECTION:	UTM Zone 17	PROJECT No:	OCUL2308
REV No:	0			PLATE No:	A4

APPENDIX C

Assessor Qualifications

ASSESSOR QUALIFICATIONS

Henry Cary, Ph.D., CAHP, RPA, Lead Archaeologist, Acting Team Lead – Ontario East & North - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He holds a **Professional Archaeology Licence (P327)** issued by the Ontario MCM, is Ministry of Transportation Ontario RAQs-approved in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. Henry received a B.A. (with distinction) in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, an MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor in the Anthropology Department at Saint Mary's University and as lecturer of archaeology in the Classics and Visual & Material Culture departments at Mount Allison University.

Role: Project Manager, Senior Cultural Heritage Specialist, Senior Reviewer

Heidy Schopf, MES, CAHP – Cultural Heritage Team Lead - Heidy Schopf the Cultural Heritage Team Lead at WSP. She has over 13 years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is MTO RAQs certified in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

Role: Senior Reviewer

Chelsea Dickinson, B.A. Hons., CAHP, Cultural Heritage Specialist - Ms. Dickinson holds an Honours B.A. Degree in Near Eastern and Classical Archaeology from Wilfrid Laurier University, a Post-Graduate Certificate in Geographical Information Systems from Fanshawe College and is currently pursuing her Master of Arts (MA) in Planning at the University of Waterloo. She has worked in the field of cultural resource management since 2015 working on a wide variety of projects throughout Ontario including Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Reports), Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), and documentation reports specializing in historical background research. Ms. Dickinson holds an **Applied Research License (R1194)** issued by the Ontario MCM and is a professional member of the **Canadian Association of Heritage Professionals (CAHP)**.

Role: Cultural Heritage Specialist, Report Author

APPENDIX D

Limitations

LIMITATIONS

- 1) The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - b. The Scope of Services;
 - c. Time and Budgetary limitations as described in our Contract; and
 - d. The Limitations stated herein.
- 2) No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
- 3) The conclusions presented in this report were based, in part, on visual observations of the Project area. Our conclusions cannot and are not extended to include those portions of the Project area, which are not reasonably available, in WSP's opinion, for direct observation.
- 4) The potential for archaeological resources, and any actual archaeological resources encountered, at the Project area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
- 5) Services including a background study and fieldwork were performed. WSP's work, including archival studies and fieldwork, were completed in a professional manner and in accordance with the Ministry of Tourism, Culture and Sport guidelines. It is possible that unforeseen and undiscovered archaeological resources may be present at the Project area.
- 6) The utilization of WSP's services during the implementation of any further archaeological work recommended will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
- 7) This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information or conclusions in the report, is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report, or anything set out therein.
- 8) This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of WSP, which shall not be unreasonably withheld.

