

HERITAGE IMPACT ASSESSMENT

306 King Street West,
City of Hamilton, ON

Date:
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Prepared for:
City of Hamilton

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Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship and Multiculturalism</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for Determining Cultural Heritage Value or Interest</i>
PPS 2024	<i>Provincial Planning Statement (2024)</i>
S&Gs	<i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 306 King Street West, City of Hamilton, Ontario which is situated within the traditional territory of the Mississaugas of the Credit First Nation, Anishinabewaki ᐱᐢᐱᐢᐱᐢᐱᐢᐱᐢᐱᐢ, Ho-de-no-sau-nee-ga (Haudenosaunee), Attiwoonderonk (Neutral), and Mississauga peoples on lands that relate to Treaty 3 of 1792 and the dish with One Spoon Covenant Wampum (Western University).

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

Other Acknowledgements

This Heritage Impact Assessment also acknowledges the City of Hamilton and the McMaster University Library for providing relevant information.

Executive Summary

MHBC was retained by King Street West Inc. to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 306 King Street West, Hamilton, Ontario. The proposed development includes the construction of a 14-storey mixed use building atop a two-storey podium and includes residential and commercial uses. The property currently includes a single storey commercial building with surface parking. The existing structure is intended to be demolished.

The subject property is located adjacent (contiguous) to three properties which are listed (non-designated) on the *City of Hamilton's Register of Heritage Resources*. The subject property also falls within an area which has been "inventoried" (non-designated) by the City as a potential cultural heritage landscape. Further, it is located within an area which has been identified by the City of Hamilton as the "Central Established Historical Neighbourhood" within the boundaries of the Downtown Hamilton Secondary Plan. Therefore, this HIA has been prepared to assess potential adverse impacts to the adjacent listed properties as well as the character of the historic neighbourhood and surrounding area, and to assess conformity with the *Urban Hamilton Official Plan* and the *Downtown Hamilton Secondary Plan*.

This report has identified the potential for adverse impacts to 300 King Street West related to a) potential for land disturbances as a result of construction activities on the subject property at 306 King Street West. Therefore, the following mitigation measures are recommended:

- Complete a temporary protection plan to ensure the structure at 300 King Street West is conserved and its heritage attributes are protected during construction; and
- That vibration monitoring be conducted along the property boundary where the subject property interfaces with 300 King Street West.

1.0 Introduction

1.1 Description of Subject Property

The subject property is located at 306 King Street West, Hamilton, Ontario (see **Figure 1**) and is legally described as LT 5 OR 1 G.S. TIFFANY SURVEY CITY OF HAMILTON; PT LT 2 OR 4 G.S. TIFFANY SURVEY CITY OF HAMILTON (UNREGISTERED) N/S KING ST BTN MARKET ST, HESS ST, KING ST, QUEEN ST AS IN VM251840; CITY OF HAMILTON and consists of approximately .32 acres.

The subject property currently includes a single storey commercial structure that accommodates two businesses, a restaurant and night club. There is surface parking along the east lot line and vehicular access is provided at Queen Street North and King Street West. Public sidewalks are located to the west and south along Queen Street North and King Street West.

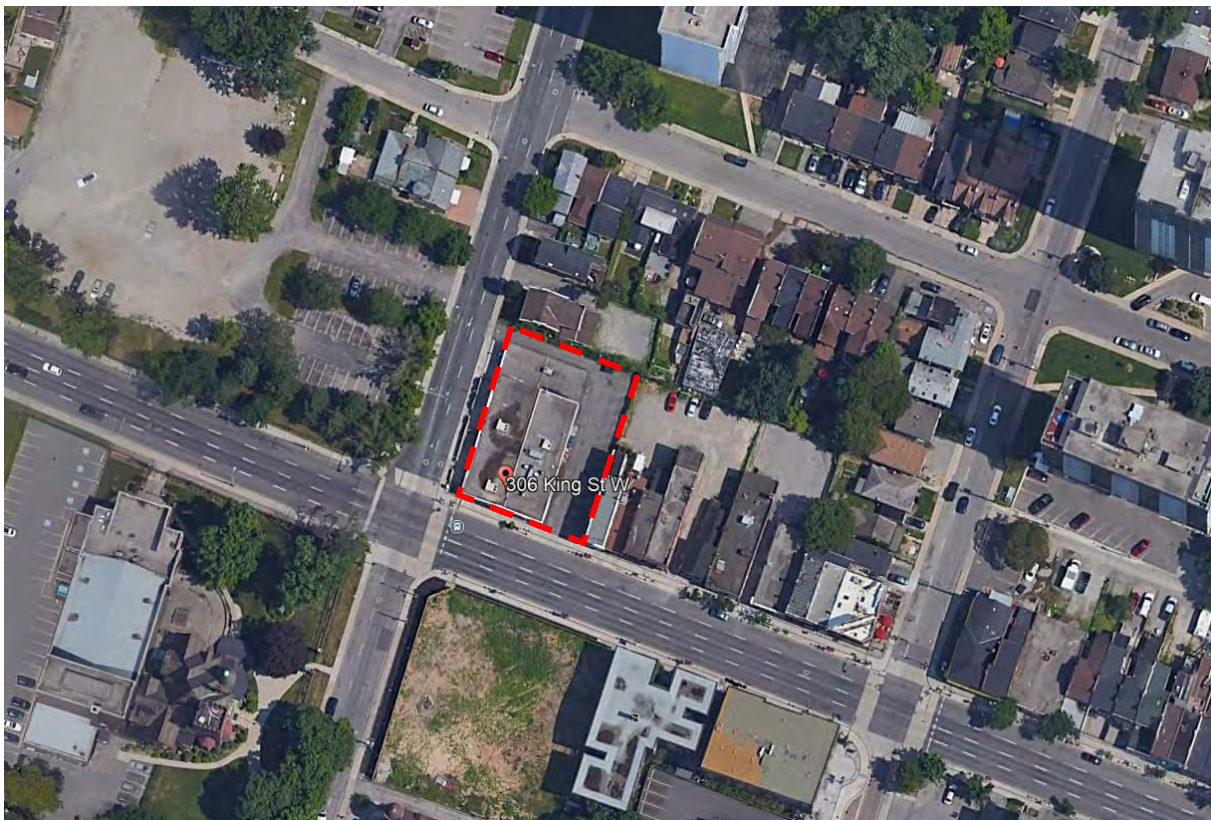


Figure 1: An aerial view of the subject property and surrounding area; the subject property is identified by the red dotted line. (Google Earth Pro, 2024)

1.2 Description of Surrounding Area

The subject property is bounded by King Street West to the south, Market Street to the north, Hess Street North to the east, and Queen Street North to the west. The area surrounding the subject property is urban, and includes commercial, high-density residential, and institutional uses (see **Figure 2**).

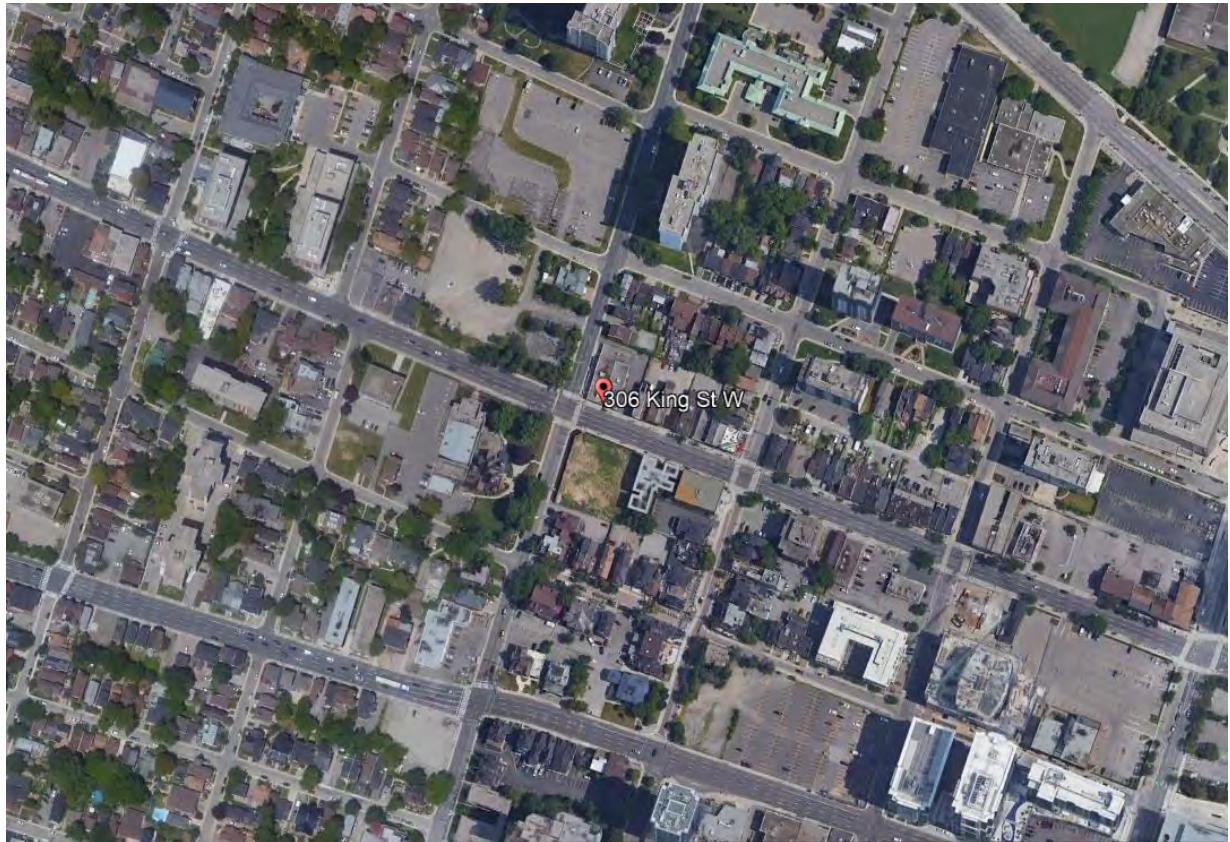


Figure 2: Aerial view of the subject property and surrounding area with the approximate location of the subject property noted with a red pin. (Google Earth Pro, 2024)

King Street West is an urban 4-lane arterial road bounded by public sidewalks on either side. A condo tower is located directly across King Street West to the south. A 12-storey hotel is located across Queen Street North to the west, and the Scottish Rite masonic lodge is located to the southwest. Cafes, restaurants, and shops are located to the east along King Street West and townhouses are located north of the subject property.

1.3 Heritage Status

The subject property is not identified on the *City of Hamilton's Register of Heritage Resources* as a listed (non-designated) property, nor is it designated under Part IV of the Ontario Heritage Act ("OHA"). However, it is located adjacent (non-contiguous) to

three listed properties located at 300 King Street West, 16 Queen Street North, 185 Market Street (see **Figure 3**).



Figure 3: Excerpt from the City of Hamilton's map of Cultural Heritage Resources with the subject property noted with a red dashed line and the adjacent listed properties noted with a blue dashed line. (Source: City of Hamilton, 2024)

The subject property is part of an area which has previously been inventoried (non-listed, non-designated) as a potential Cultural Heritage Landscape (see **Figure 4**). No heritage attributes have been identified as being associated with this inventoried area, nor have guidelines or policies been established for future development in the area as it relates to cultural heritage resources. However, it is identified in a previous Cultural Heritage Assessment Report conducted by Archaeological Services Inc. (2009) as a potential Cultural Heritage Landscape and described as a "19th and 20th century split residential/commercial streetscape." The ASI report further elaborates that "The properties along King Street between Caroline Street and Dundurn Street were mostly smaller scale residences that are situated on larger, more spacious lots." These characteristics have been taken into consideration in the assessment of potential impacts to identified cultural heritage resources.

It should be noted that the subject property includes a single-storey structure which was likely constructed between 1942 and 1950 and does not include cultural heritage

resources which would contribute to the late 19th-early 20th-century of the identified CHL

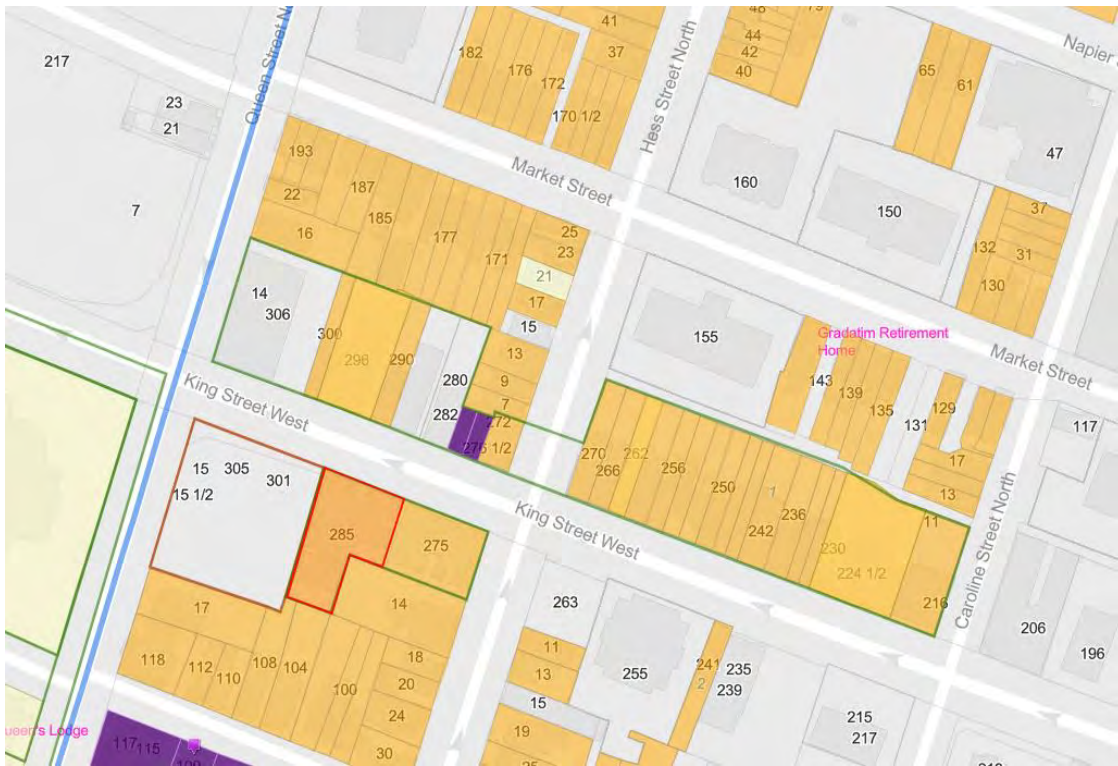


Figure 4: Excerpt from the City of Hamilton's map of Cultural Heritage Resources with the King Street West Cultural Heritage Landscape Inventory area noted with a green outline. (Source: City of Hamilton, 2024)

Appendix A of *The Hamilton Downtown Built Heritage Inventory* document provides guidance on the historic character of the "Central Established Historical Neighbourhood" neighbourhood. This HIA report includes an assessment of impacts as it relates to the identified character and attributes of this neighbourhood.

The subject property is not located within a designated Heritage Conservation District.

2.0 Policy Context

2.1 The Planning Act

The *Planning Act* includes direction relating to a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 Provincial Planning Statement (2024)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Planning Statement, 2024* (PPS). The PPS “provides policy direction on matters of provincial interest related to land use planning and development.” When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

Protected Heritage Property: Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant

under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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.*

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. 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.*

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 should be included in these plans and assessments.*

Development: *means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:*

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or*
- b) works subject to the Drainage Act; or*
- c) for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a).*

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Heritage attributes: means, as defined under the Ontario Heritage Act, 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.

Adjacent lands: means d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.O.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. Preparation of this report has been guided by the criteria as per *Regulation 9/06* of the *Ontario Heritage Act*, which outlines the criteria for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 Ontario Heritage Toolkit

The Province has published resources containing information related to cultural heritage resources, and compiled the information into the *Ontario Heritage Toolkit*. This is a collection of documents authored by the MCM, which provides guidance related to cultural heritage and urban planning matters. The documents contained within the Heritage Resources in the Land Use Planning Process document are referenced in this report to ensure consistency with best practices and direction provided by the Ministry.

2.5 City of Hamilton Official Plan (Urban Hamilton Official Plan (UHOP), Volume 1)

The subject property is governed by the following policies of the Urban Hamilton Official Plan with regard to cultural heritage:

B.3.4.1.4 "Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources." and,

B.3.4.2.1(g) "Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c.

P.13 either through appropriate planning and design measures or as conditions of development approvals.”

B.3.4.2.1(h) "Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.”

B.3.4.2.11 "A Cultural Heritage Impact Assessment shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alterations, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

a) Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;

B.3.4.3.6 "The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.”

2.6 Downtown Hamilton Secondary Plan

The subject property is located within the area governed by the Downtown Hamilton Secondary Plan, and therefore the following policies apply in addition to those outlined in the Urban Hamilton Official Plan:

6.1.3.1(a) "Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.”

6.1.3.1(b) "Ensure that new development is compatible with the design of surrounding built heritage resource buildings.”

6.1.3.3(e) "Residential development shall reflect urban design features compatible with a Downtown location and the heritage character of the area.” And,

6.1.4.6 "When considering an application for development, the following matters shall be evaluated:

- c) That height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood; and,*
- d) The conservation of on-site and adjacent cultural heritage resources."*

Therefore, this Heritage Impact Assessment takes into account the relevant Secondary Plan policies which pertain to cultural heritage. These policies will be examined for conformity with the proposed development in **Section 7.0** of this report.

2.7 Strathcona Secondary Plan

While the subject property falls within the area governed by the Downtown Hamilton Secondary Plan, it interfaces with the Strathcona neighbourhood. The Strathcona Secondary Plan includes urban design guidelines for development at the intersection of Queen Street North and King Street West. Therefore, the following Strathcona Secondary Plan policies have been considered in addition to those in the Downtown Hamilton Secondary Plan:

8.2.3 Building Articulation

- 2. Exterior finishes should be of an enhanced quality at the King Street West and Queen Street intersection to reinforce the importance of the intersection as a transit stop and recognize adjacent heritage buildings, such as the Scottish Rite.*
- 3. Any new development at the Queen Street and King Street West intersection should complement, in terms of scale and articulation elements, the existing heritage building (Scottish Rite) on the south-west corner of the intersection.*

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in Hamilton dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period (Hamilton’s Heritage Volume 4: Inventory of Registered Archaeological Sites, p. 4). The Region included the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas nations (City of Hamilton, 2024).

In 1792, an agreement was made between representatives of the Crown and certain members of the Mississaugas of the Credit First Nation called the *Between the Lakes Purchase* also known as Treaty #3. The territory included in the agreement was approximately 3 million acres between lakes Erie, Huron and Ontario and included payments of £1180 worth of trade goods (Between the Lakes Treaty (No. 3)).

3.2 Brief History of the City of Hamilton

The subject property is located within the historic Township of Barton, established in 1791, which was originally part of Lincoln Township, but became part of the newly established County of Wentworth in 1816 (Chronology of the Regional Municipality of Hamilton-Wentworth).

What is now known as the City of Hamilton, was originally the village of Head of the Lake, purchased by James Durand in 1815 from George Hamilton, a prominent businessman, politician, and veteran of the War of 1812 (Weaver, The Dictionary of Canadian Biography). Hamilton then had 257 acres surveyed and began selling lots, aided by the site’s selection as the new Gore District’s capital (Weaver, The Canadian Encyclopedia).

Hamilton’s growth was modest until the opening of the Burlington Canal in 1830 which linked the Hamilton Harbour to Lake Ontario (The Editors of Encyclopaedia Britannica). In 1833, a local newspaper, The Garland, reported that the town had 120 houses, and 1,000+ inhabitants, and in 1846 it officially incorporated as a city (A History of the City of Hamilton). In 1854 it became a stop on the Great Western Railway (“Railroads are my politics”).

By the 1850s, Hamilton's industrial businesses were growing; it boasted smelters, foundries, and textile mills, many of which continued into the 1950s (Weaver, The Canadian Encyclopedia). The City's tenure as a true industrial epicentre began in the 1890s as a result of its natural harbour with access to the Great Lakes as well as its central location between the critical resources of iron ore from northern Ontario and American coal (A History of the City of Hamilton). During the 1890s-1910s, the City experienced an industrial boom; numerous textile mills and appliance factories opened during this time, many of which continued to operate into the 1960s (Weaver, The Canadian Encyclopedia).

While its other industries declined in the latter half of the 20th century, today Hamilton remains Canada's largest iron and steel producer (Hamilton Ontario, Canada). Today it has a population of over 569,000 people (Statistics Canada).

3.3 Brief History of the Subject Property

The subject property was originally part of Lot 16, Concession 2 of Barton (see **Figures 5 & 6**).



Figure 5: Excerpt from an 1846 survey of Barton Township with Lot 16, Concession 2 noted in red. (Source: Denis-Benjamin Papineau, Commissioner of Crown Lands, Crown Lands Department, Montreal, November 1846, True Copy, C.R. courtesy of McMaster University Digital Archive)

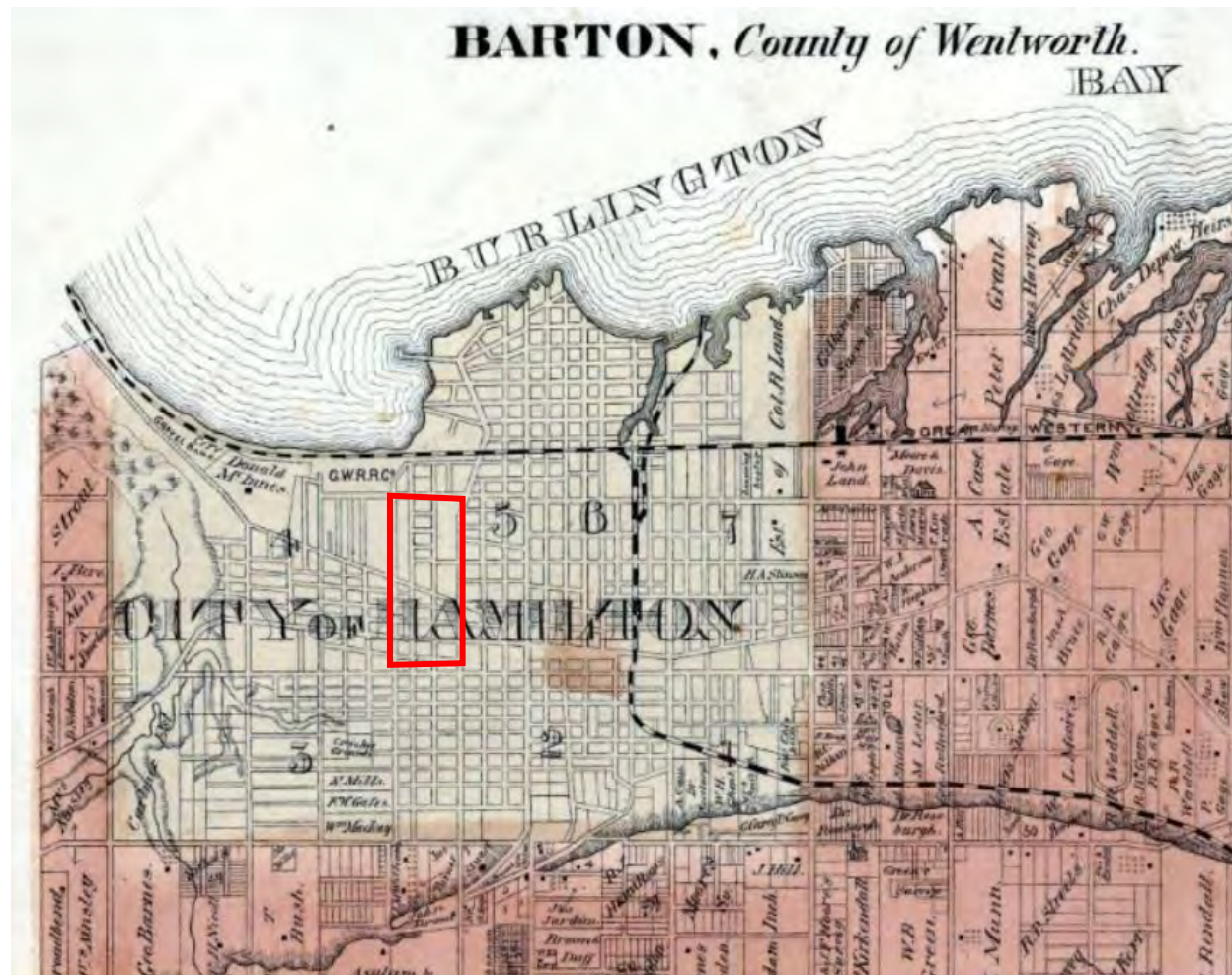


Figure 6: Map of the Township of Barton, Wentworth County, 1875, with Lot 16, Concession 2, of which the subject property was a part, noted in red. (Page and Smith, Barton, Wentworth County, 1875)

According to the 1850-1851 map below, William Daly is listed as the owner of the subject property at this time (see **Figure 7**). It is shown as containing two structures.



Figure 7: Excerpt from an 1850-1851 map with the subject property indicated in red. (Source: Smith, Marcus, Map of the city of Hamilton in the county of Wentworth, Canada West, 1850-1851 courtesy of York University Digital Library)

By 1893, a new larger structure is present on the property (see **Figure 8**). The Scottish Rite mason's lodge and the All Saints' Church with its original tower can be seen across King Street West at this time.



Figure 8: Excerpt from a Bird's eye view map of the city of Hamilton from 1893 with the subject property noted with a red circle. (Source: Toronto Lithographing Co. Toronto, Bird's eye view of the City of Hamilton: Province Ontario, Canada, 1893 courtesy of McMaster University Digital Archive)

According to the 1898 Fire Insurance Map, the subject property included a two-storey wood frame building with 1- and 1 ½-storey rear additions and was used as a grocery (see **Figure 9**). This likely refers to the same structure which was present on the previous bird's eye view map.



Figure 9: Excerpt from an 1898 Fire Insurance Plan with the subject property noted in red.
(Source: Insurance plan of the city of Hamilton, Ontario, Canada, Sheet 04, 1898 courtesy of McMaster University Digital Archive)

According to the 1911 Fire Insurance Plans, the western section of the wood structure on the subject property was removed (see **Figure 10**). Part of the wood structure remained intact, including one-storey rear additions.



Figure 10: Excerpt from the 1911 Fire Insurance Plans with the subject property noted in red. (Source: [Insurance plan of the city of Hamilton, Ontario, Canada, Sheet 004, 1911 courtesy of McMaster University Digital Archive])

While the images are not clear, the subject property is noted on the 1927 and 1934 aerial photographs below (see **Figure 11** and **12**).



Figure 11: Excerpt of an aerial photograph from 1927 with the subject property noted with a red circle. (City of Hamilton, 1927: aerial mosaic map from rectified aerial photographs, Jack V. Elliot Air Service Limited)



Figure 12: Excerpt from a 1934 aerial photograph of downtown Hamilton with the subject property noted with a red circle. (Source: Greater Hamilton Area, from Caledonia to Vineland, 1934-11-03, Flightline A4871-Photo 14, courtesy of McMaster University Digital Archive)

While the 1943 aerial photograph below is difficult to make out, previous structures on the subject property appear to have been removed at this time (see **Figure 13**).



Figure 13: Excerpt from a 1943 aerial photograph of downtown Hamilton with the subject property noted with a red circle. (Source: City of Hamilton, 1943, Flightline 747-Photo 11, courtesy of McMaster University Digital Archive)

According to the 1950 aerial photograph below, a one-storey structure was present at this time (see **Figure 14**). It was likely constructed sometime between the time of the previous photograph in 1940 and the 1950 photograph below. The same structure is visible in the 1964 and 1969 aerial photographs (see **Figures 15 & 16**). Therefore, the existing building located on the subject property was constructed between 1940 and 1950.



Figure 14: Excerpt from a 1950 aerial photograph of downtown Hamilton with the subject property noted in red. (Source: Hamilton Area, 1950-06-07 Flightline A12511-Photo 131, courtesy of McMaster University Digital Archive)



Figure 15: Excerpt from a 1964 aerial photograph of downtown Hamilton with the subject property noted in red. (Source: City of Hamilton, 1964 Flightline J2620-Photo 124, courtesy of McMaster University Digital Archive)

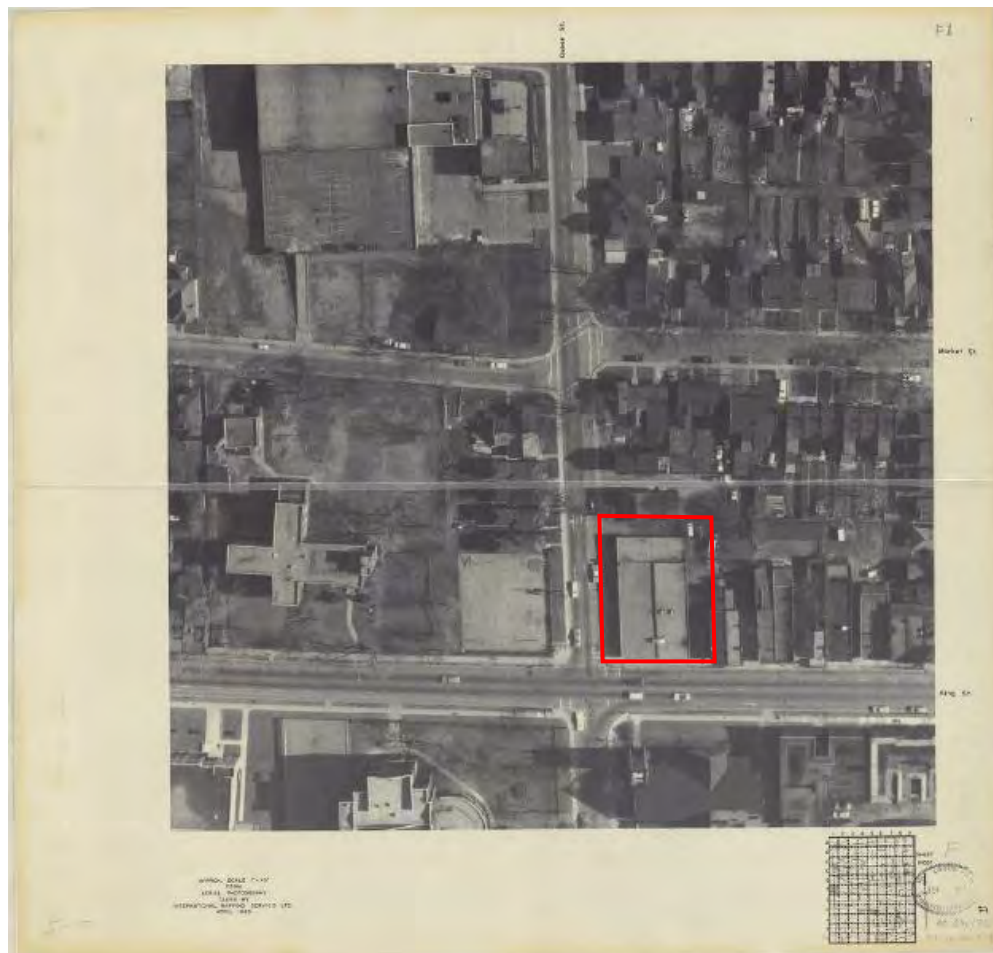


Figure 16: Excerpt from a 1969 aerial photograph of downtown Hamilton with the subject property noted in red. (Source: City of Hamilton, 1969 Photo F1, courtesy of McMaster University Digital Archive)

Starting in 2001, the rear section of the building has been utilized as a nightclub and live music venue, Casbah (The Casbah).

At the time of the 2004 satellite image below, the roof style of the structure appears to have been altered (see **Figure 17**).



Figure 17: Excerpt from a 2004 satellite image of downtown Hamilton with the subject property noted in red. (Source: Google Maps 2004)

The 2007 Google Streetview images below show that the existing structure located on the subject property looks much as it does today (see **Figures 18 & 19**).



Figures 18 & 19: Views of the south (left) and west (right) elevation of the structure as it looked in 2007. (Source: Google Streetview 2007)

4.0 Existing Conditions of Subject Property and Adjacent Listed Properties

A site visit was conducted by MHBC on November 4th, 2024 to document the subject property, adjacent properties, and surrounding context.

4.1 306 King Street West

The property located at 306 King Street West includes a single storey commercial structure with a rectangular building footprint oriented along the west and south property boundaries. The building currently accommodates a restaurant and a nightclub. The building includes a flat roof and is clad with buff stone veneer with arched parapets at the south (principal) and west elevations. (see **Figures 20-23**). Window and door openings are arched and there is an exterior patio along the west elevation. There is a rear (north) addition clad in gray stone veneer with rectangular window and door openings. The north and part of the east elevation are constructed of painted exposed cement block. The eastern edge of the property includes parking and vehicular access to King Street West.



Figure 20: View of the principal (south) elevation of the subject property. (MHBC, 2024)



Figure 21: View of the west elevation of the subject property fronting on Queen Street North. (MHBC, 2024)



Figure 22: View of the eastern elevation of the subject property. (MHBC, 2024)

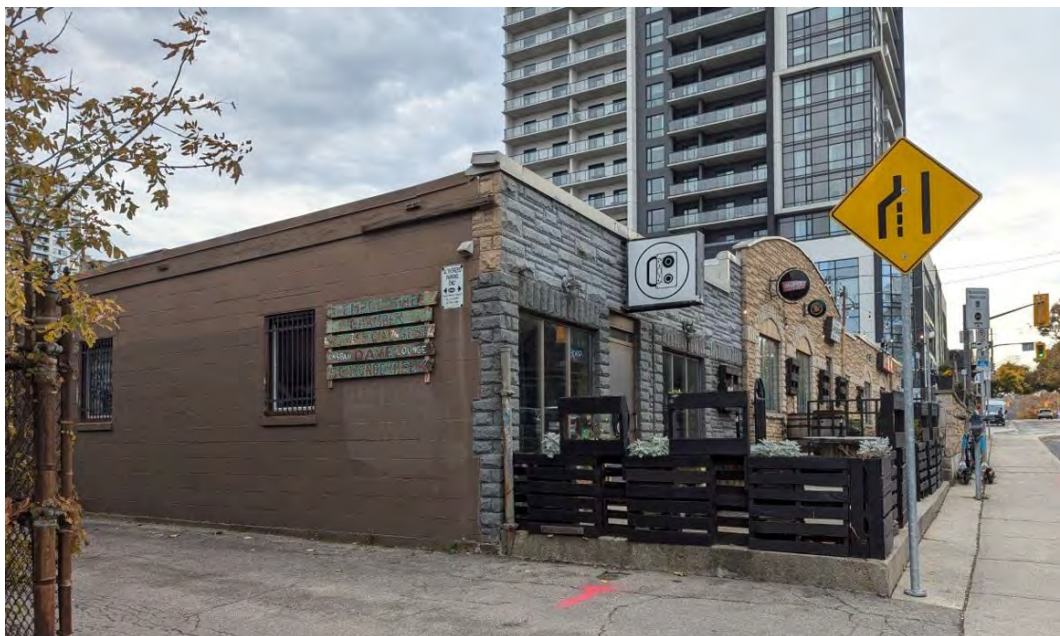


Figure 23: View of the north (rear) elevation of the structure on the subject property. (MHBC, 2024)

4.2 Adjacent Listed Property at 300 King Street West

The listed property at 300 King Street West consists of a two-storey painted brick commercial structure. The building includes a flat roof with decorative cornice molding and brackets supporting the soffit at the south (principal) elevation. It also includes decorative dental molding between the 1st and 2nd storeys. The west elevation is a stuccoed un-adorned wall with no openings, and the east elevation is a shared wall with the adjacent building. The south (front) elevation includes two symmetrical arched windows at the 2nd storey and large rectangular commercial windows and an asymmetrical entrance with a transom window at the 1st storey.



Figure 24 & 25: Left: View of the principal (south) elevation of the adjacent listed property at 300 King Street West. Right: View of the west elevation of the adjacent listed property which shares a boundary with the subject boundary. (MHBC, 2024)

4.3 Adjacent Listed Property at 16 Queen Street North

The listed property at 16 Queen Street North includes of a 2-storey red brick dwelling with a side-facing gable roof with parapet ends at the gables. The structure includes decorative brackets supporting the fascia and 3 symmetrical shallow arched windows at the 2nd storey principal (west) elevation. The lower storey includes two symmetrical shallow arched windows and a central entry with a small shed roof portico which appears to be a later addition. The north elevation includes several asymmetrical shallow arched windows, and the rear of the structure includes a one-storey addition which appears to be of later construction.



Figure 26: View of the principal (west) elevation of the building on the adjacent listed property at 16 Queen Street North. (MHBC, 2024)

4.4 Adjacent Listed Property at 185 Market Street

The listed property at 185 Market Street includes a two-storey brick dwelling which comprises half of a duplex. The structure includes a side-facing gable roof with a parapet end to the west. The east wall is shared with the adjacent half of the duplex located at 183 Market Street. The principal (north) elevation includes 3 symmetrical rectangular windows at the 2nd storey with exterior shutters. The 1st storey includes an enclosed porch with asymmetrical entrance clad in vertical wood siding.



Figure 27: View of the adjacent property located at 185 market street with the half of the duplex outlined in red which shares a corner of a rear boundary with the subject property. (MHCB, 2024)

4.5 Area Character

The character of the area can be described as varied, with a mix of late 19th and early 20th century structures, low-rise mid-20th century infill, and high-density multi-residential developments particularly along King Street West and Queen Street North. The north side of King Street West includes 1-2-storey commercial structures likely constructed in the early 20th century. The south side of King Street West includes a contemporary condo tower and two brick apartment complexes likely constructed in the early to mid-20th century. The subject property is situated opposite of a hotel tower across Queen Street North. The north half of the block along Queen Street North includes some single detached dwellings from the late-19th and early 20th centuries, and the stretch of Market Street between Queen Street North and Hess Street North includes many late-19th and early 20th century townhouses as well as an apartment tower. The section of Hess Street North between Market Street and King Street West

includes an apartment tower and single detached dwellings that range in style, materials and date of construction.



Figure 28: View of the streetscape looking east along King Street West. (MHBC, 2024)



Figure 29: View of the intersection of King Street West and Queen Street North looking south from the subject property. (MHBC, 2024)



Figure 30: View of the intersection of King Street West and Queen Street North looking northwest. (MHBC, 2024)



Figure 31: View of Market Street looking east. (MHBC, 2024)

5.0 Statement of CHVI

A cultural heritage evaluation is not required for the subject property located at 306 King Street West. However, this report considers the heritage attributes of the adjacent properties located at 300 King Street West, 16 Queen Street North, and 185 Market Street as well as the identified character of the neighbourhood in order to analyze any potential adverse affects to their heritage value and suggest mitigation and conservation measures, where appropriate.

5.1 Adjacent Listed Properties

5.1.1 300 King Street West

According to the City's research, the property located at 300 King Street West includes a two-storey brick building constructed by the late 19th-century. It was originally constructed as the eastern half of a two-unit commercial building also consisting of 302 King Street West, which has since been demolished and replaced with a one-storey commercial building. Its historical context is described as follows:

"300 King Street West is associated with the economic development of the City of Hamilton and the commercial expansion of King Street West in the late-19th century. 300 King Street West has continued to be occupied by a variety of businesses since its construction, including groceries, butchers, barbers and retail stores."

Its context is noted as "part of a commercial streetscape which fronts directly onto King Street West."

While heritage attributes for the property are not listed, a number of architectural features are mentioned in the City's Preliminary Research document follows:

- Two-storey brick exterior laid in common bond at the principal (south) elevation;
- Flat roof with plain parapets clad in flashing;
- Rectangular plan;
- Brick chimney at the east elevation;
- Front parapet including a moulded cornice covered with flashing with ornate brackets and plain frieze;
- Two segmental windows with brick voussoirs and stone lug sills at the second storey of the principal elevation;
- Recessed entrance and transom at the first storey of the principal elevation; and

- Moulded cornice above the first storey with a dentilated frieze and ornate end brackets.

5.1.2 16 Queen Street North

According to the City's research, the property located at 16 Queen Street North includes a single-detached 2.5 storey red brick dwelling constructed circa 1880. Its historical context is described as follows:

"16 Queen Street North is a single-detached brick dwelling constructed circa 1880. 16 Queen Street North continued to serve residential purposes throughout the 19th and 20th centuries. In 2011, 16 Queen Street North housed the Hamilton Latvian Society."

It is noted that its context is described as including a shallow setback from the public right-of-way. While heritage attributes for the property are not listed, a number of architectural features are mentioned in the City's Preliminary Research documents as follows:

- Original red brick envelope laid in common bond at the west (principal), north, and south elevations;
- Projecting side gable roof with pair brackets below the eaves;
- Gabled parapets with stone end brackets;
- Pair of chimneys with a shared base in the centre;
- Original openings at the west (principal), north, and south elevations including segmental arched windows and brick voussoirs;
- Three-bay front façade of segmental windows with alternating brick voussoirs and stone lug sills; and
- Symmetrical entrance in the central bay of the first storey.

5.1.3 185 Market Street

According to the City's research, the property located at 185 Market Street includes the western half of a semi-detached two-storey brick dwelling constructed circa 1890 (the other half of the semi-detached dwelling consists of 183 Market Street). The property has not been identified as having any historical associations. Its contextual features include its shallow setback from the public right-of-way and its inclusion amongst a residential streetscape spanning from 169 to 193 Market Street.

While heritage attributes for the property are not formally listed, a number of architectural features are mentioned in the City's Preliminary Research document as follows:

- Brick envelope laid in common bond at the north (principal) and west elevations;
- side gable roofs with projecting eaves and stone end brackets;
- gabled parapet to the west;
- Pair of single stack brick chimneys in a shared base in the centre;
- Decorative brick course running below the eaves in the rear (south) elevation; and
- Original openings including three segmental windows in the second storey of the front facade with alternating brick voussoirs, stone lug sills and shutters.

5.2 Central Established Historical Neighbourhood

The Central Established Historical Neighbourhood is described as part of the Hamilton Downtown Built Heritage Inventory project conducted in 2014. It encompasses the northwest section of downtown Hamilton and includes 25 city blocks bounded by Queen Street North to the west, James Street North to the east, Main Street West to the south, and Cannon Street West to the north.

According to the Downtown Built Heritage Inventory document, the Central Established Historical Neighbourhood was one of Hamilton's four original neighbourhoods. It was the City's first business district and civic core. Specifically, King Street West was a commercial corridor from an early period and still retains much of its original function and built form.

The Downtown Built Heritage Inventory document identifies a series of attributes which define the neighbourhood's urban form as follows:

- *The surviving sections of the 19th century grid plan, which are interrupted by the two super-blocks between Bay and James streets and King West and York Boulevard and the super-block in the northwest corner of downtown Central occupied by the Sir John A. MacDonald High School;*
- *The range of functions in downtown Central, many of which date from the 19th century and include cultural, institutional, commercial and residential uses;*
- *The dramatic contrasts between the distinct sub-areas of the neighbourhood, characterized by varied patterns of development, including low-rise residential development on traditional city blocks; low-rise mixed-use and commercial development on traditional city blocks; recent commercial and high-rise residential development on large consolidated lots, but situated on traditional*

- city blocks; and institutional and commercial development from the 1960s, 1970s and 1980s on super-blocks;*
- *The predominance of historic low-rise residential development from the late 19th and early 20th centuries in the southwest section of the neighbourhood, characterized by substantial brick dwellings on large lots at the southern end and increasingly mixed and modest residential development towards the middle of the neighbourhood and north of King Street West;*
 - *The 'main street' form and function of sections of King Street West and James Street North, which feature cohesive streetwalls made up of relatively modest commercial buildings, much of it clad in brick with simple detailing, from the 19th and 20th centuries;*
 - *The vestiges of 19th and early 20th century mixed-used development, in the area bounded by Bay, Cannon, James and York streets, which speak to Central's industrial past;*
 - *The super-block street pattern of the Civic Precinct, which replaced the traditional grid-iron plan and eliminated several cross-streets.*
 - *The massive scale, and bulky, blocky forms and massing, and inward focus of the Civic Precinct complexes, and in some instances, the introduction of angular or diagonal elements;*
 - *The varied late-Modern treatments of the materials and detailing of the majority of the Civic Precinct complexes; for example, the predominance of concrete, metal and glass; and*
 - *The one-way, fast-moving, multi-lane arterial road system, introduced in the late 1950s, which cuts across Central, along King, York and Cannon streets.*

6.0 Description of Proposed Development

The proposed redevelopment at 306 King Street West includes the construction of a 14-storey mixed use building with a two-storey podium. The development is proposed to include residential and commercial uses. The ground floor includes 3 retail commercial spaces interfacing with King Street West. The second storey includes an indoor/outdoor amenity area. Levels 2-14 are proposed to include 151 residential units.

Design elements have been incorporated into the proposal as an homage to the late 19th century character of the commercial buildings on the north side of King Street West between Queen Street North and Caroline Street North and to complement the existing neighbourhood character and compatibility with the existing streetscape. These elements include the height and massing of the two-storey podium, the brick cladding at the first 2 storeys, aluminum panels and sign boards that reference the historic commercial character of the adjacent building, and arched second storey openings that reference the arched windows of 300 and 296 King Street West. See **Appendix A** of this report for a larger version of the site plan and elevations.



Figure 32: Rendering of proposed development at King Street West and Queen Street North.
(Source: Arsenault Architect Inc., 2025)



Figure 33: Rendering of proposed front (south) elevation podium within its context along King Street West. (Source: Arsenault Architect Inc., 2025)

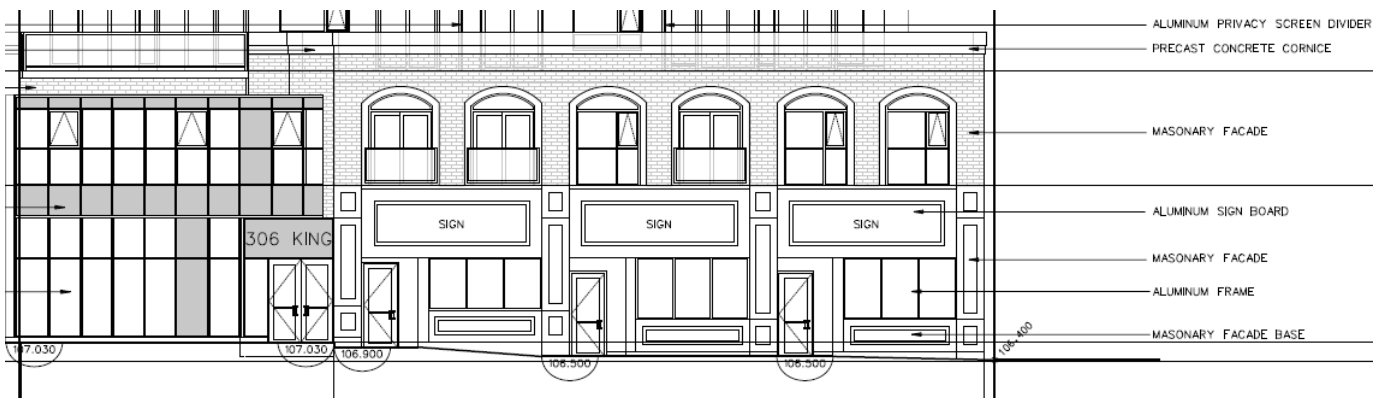


Figure 34: Detail of proposed front (south) elevation podium. (Source: Arsenault Architect Inc., 2025)

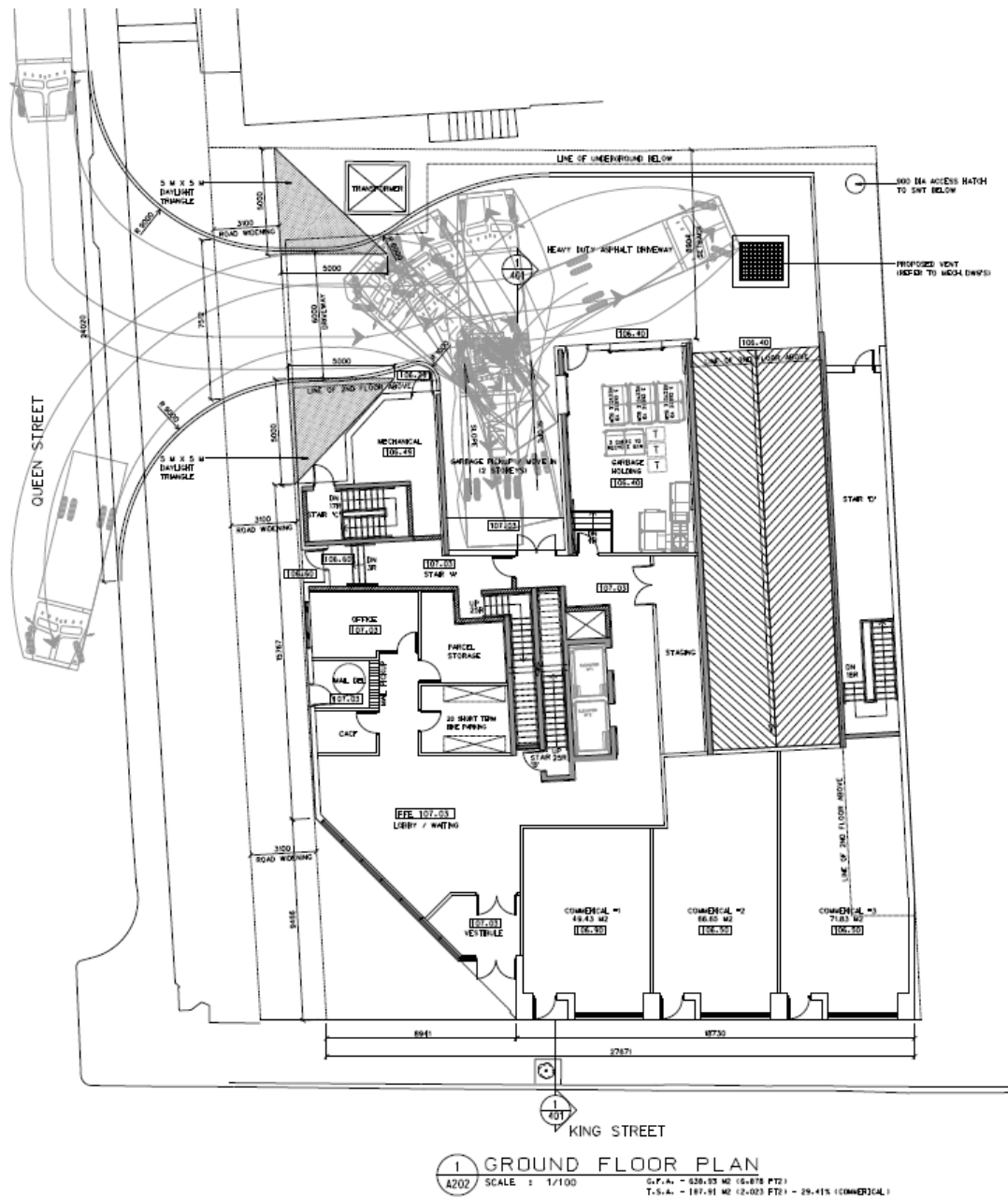
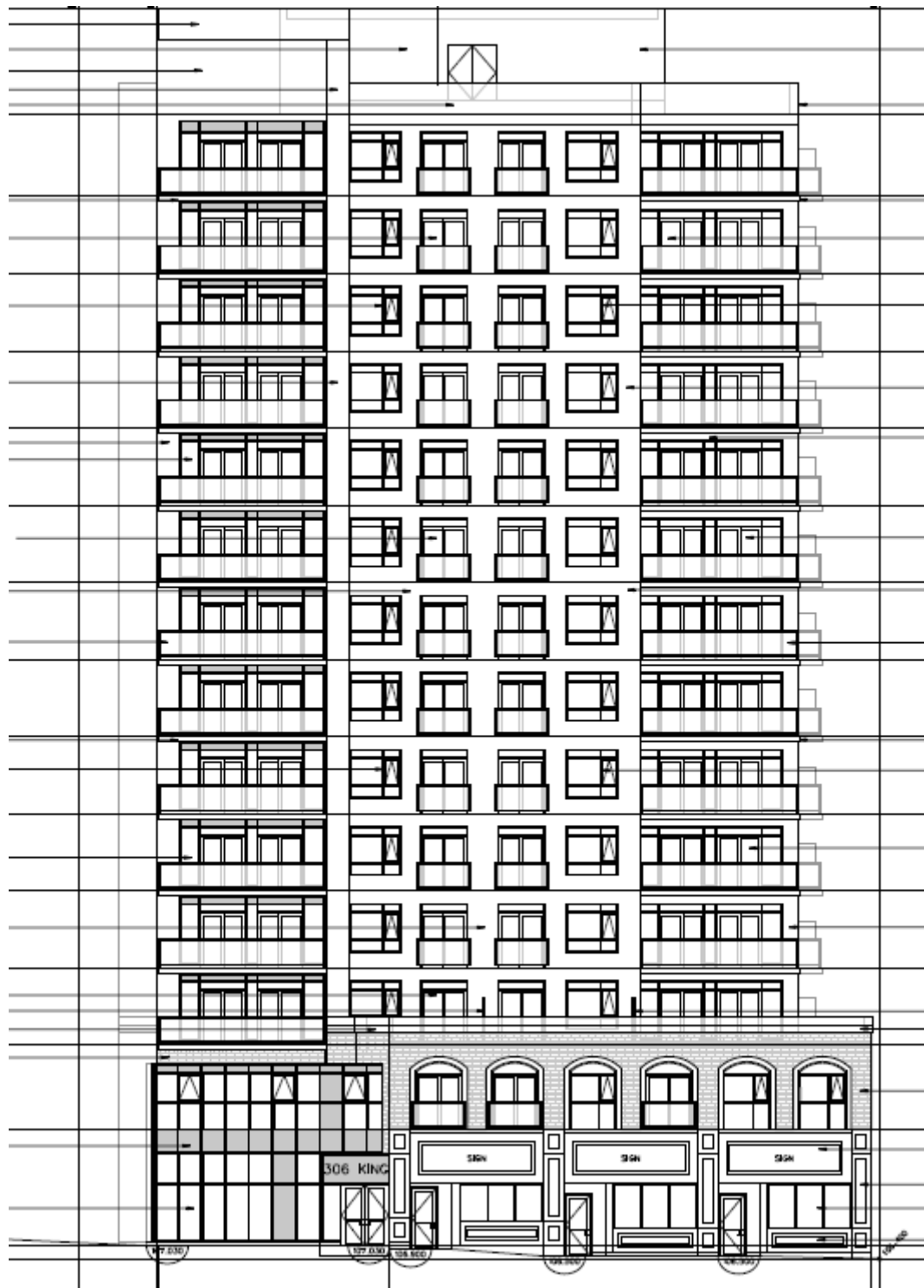
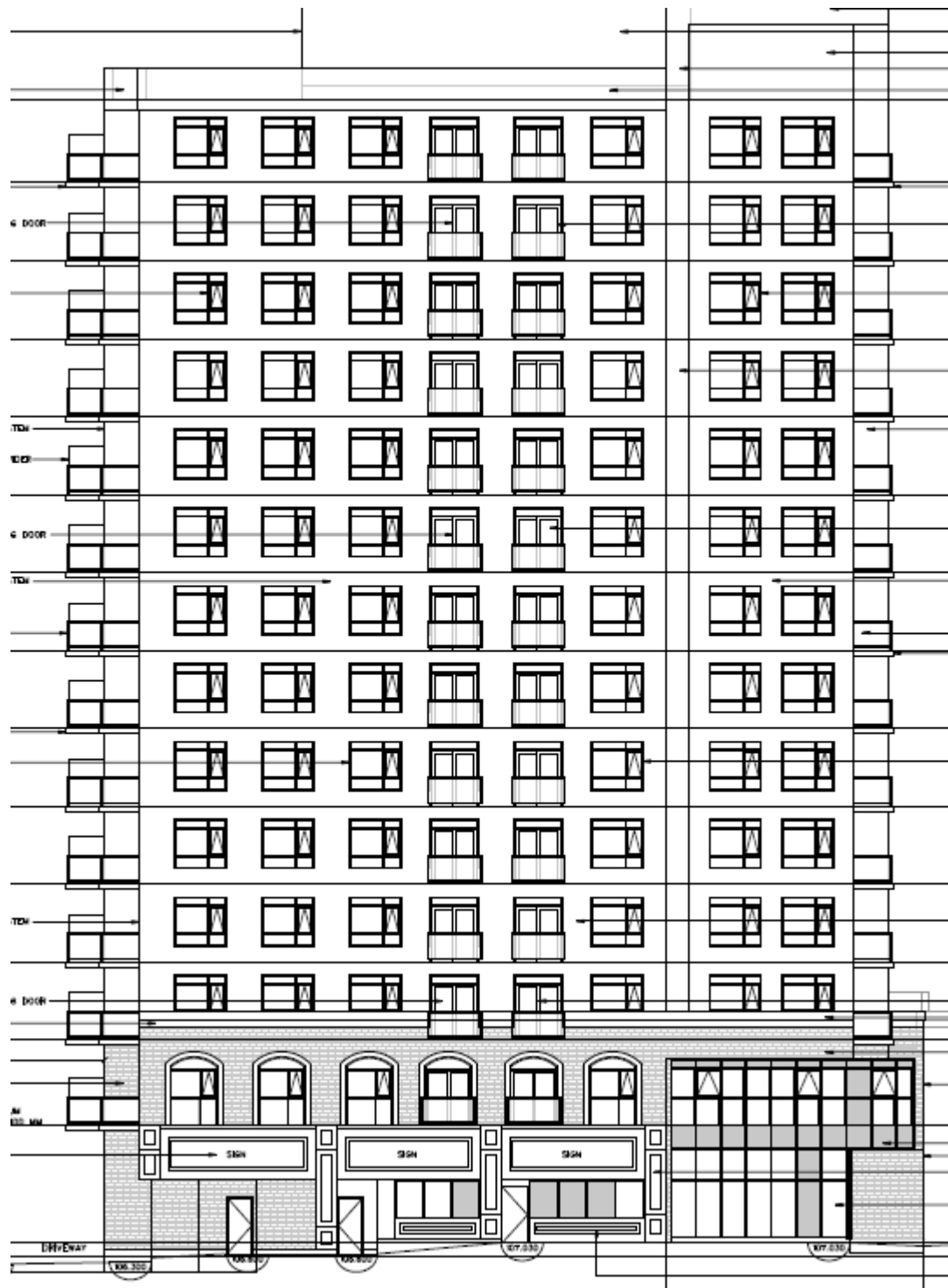
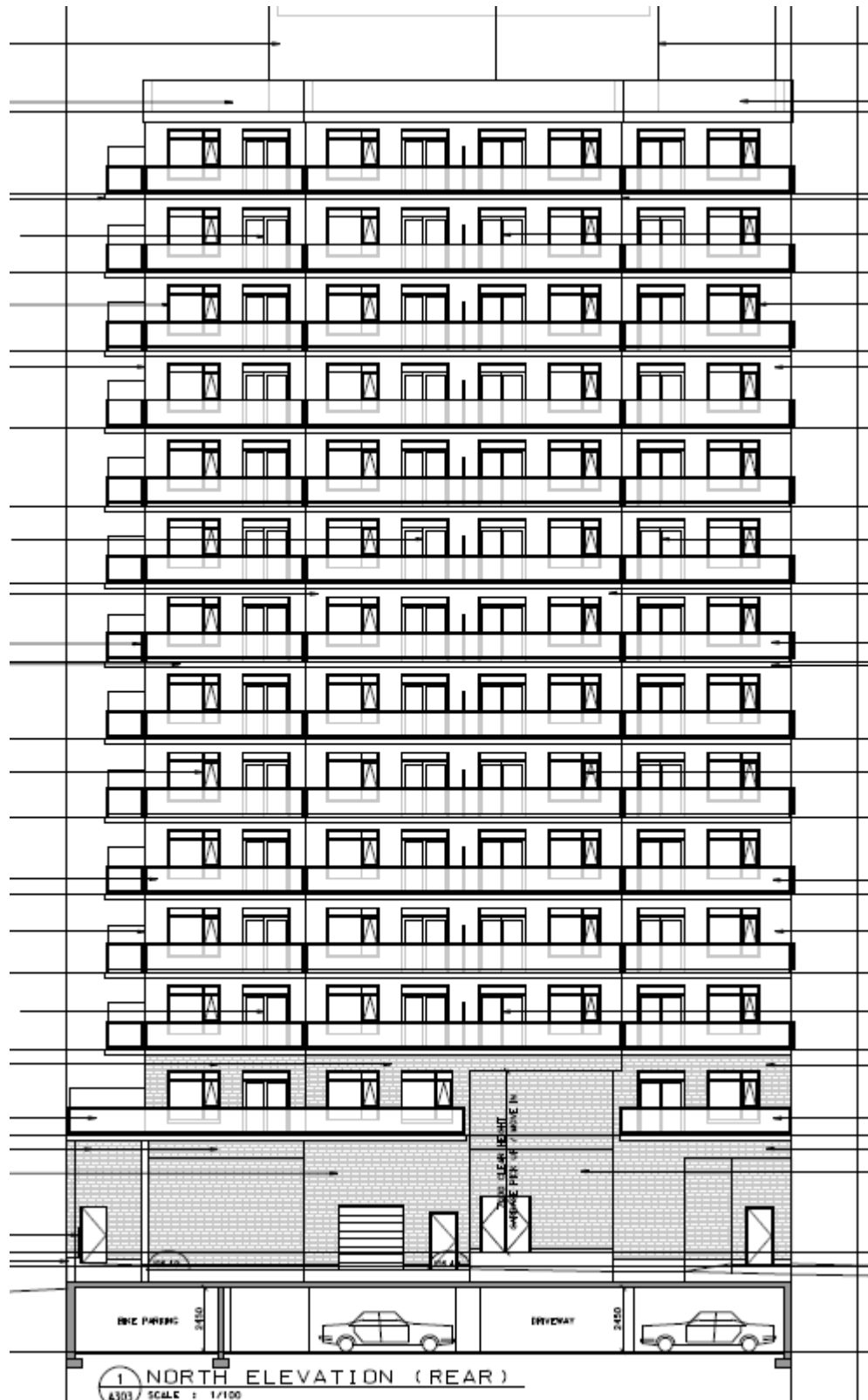
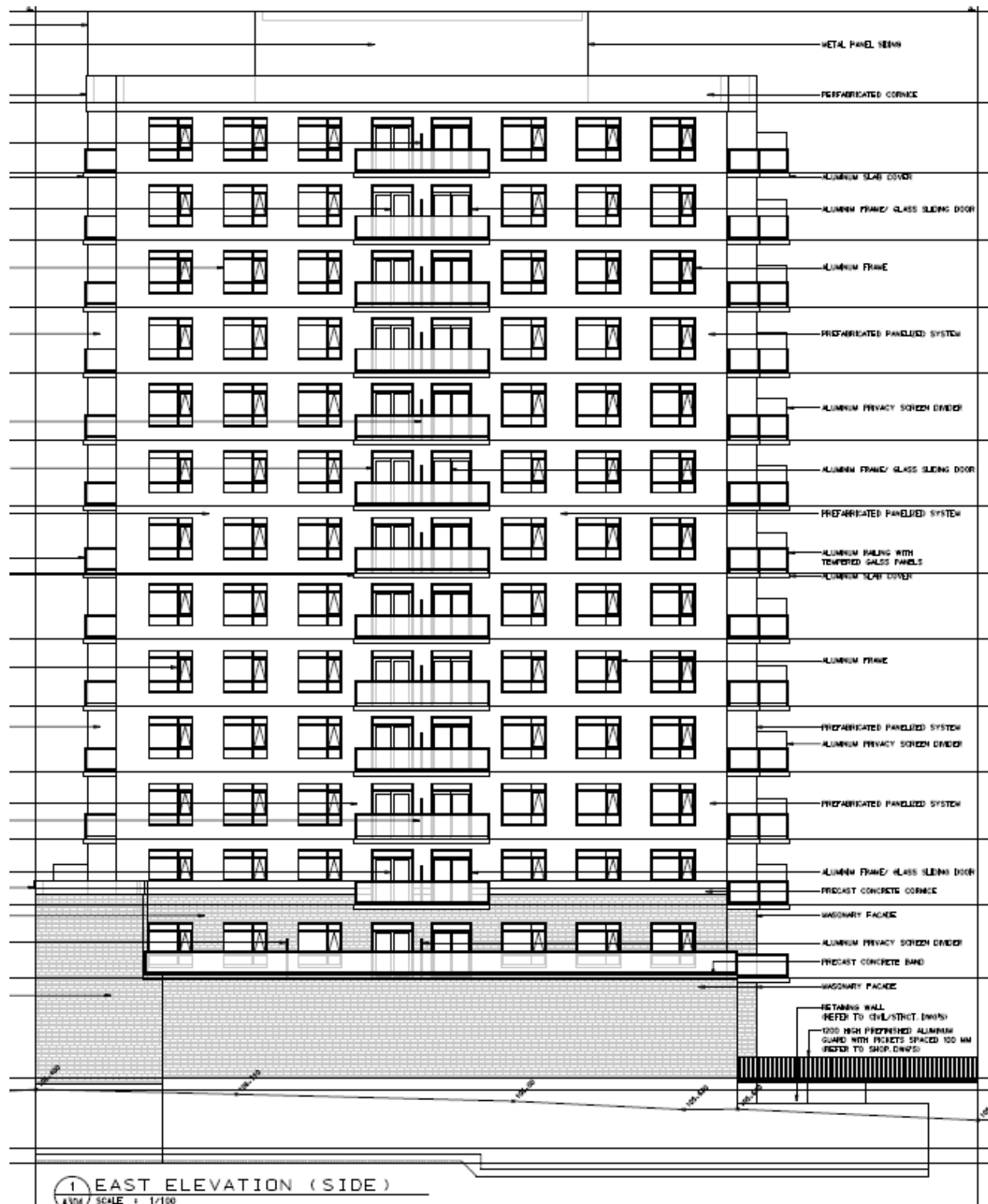


Figure 35: Proposed site plan. (Source: Arsenault Architect Inc., 2025)









Figures 36-39: Views of the proposed elevations. (Source: Arsenault Architect Inc., 2024)

7.0 Impact Analysis

7.1 Introduction

According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

The impacts of a proposed development or change to a cultural heritage resource may be direct (demolition or alteration) or indirect (shadows, isolation, obstruction of significant views, a change in land use and land disturbances). Impacts may occur over a short term or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase (medium-term). Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *International Council on Monuments and Sites (ICOMOS) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

Table 1.0- ICOMOS Scale and Severity of Change/ Impact

Impact Grading	Description
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource of significantly modified. Changes to the setting 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 setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

7.2 Impacts to Adjacent Listed Property at 300 King Street West

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)	Analysis
Demolition of any, or part of any, heritage attributes or features;	None.	No demolition activities are proposed to occur on the adjacent property. Therefore, no impacts as a result of demolition are anticipated.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The redevelopment does not propose to make any alterations to the adjacent properties. Construction activities will be confined to the subject property. Therefore, no impacts as a result of alteration are anticipated.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	According to the shadow study (Appendix B), shadows will be cast from the west to the east as the sun moves across the sky. The proposed development will cast partial shadows on the adjacent property at 300 King

		Street West in the spring season between approximately noon and 6:00 p.m. These shadows will not have any impact on any identified cultural heritage attribute of these properties, such as a garden or natural feature which would be impacted by the availability of sunlight.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	No significant relationship with features located on the subject property is identified in the list of attributes for 300 King Street West. Therefore, no impacts from isolation are anticipated.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	No significant views or vistas are identified among the heritage attributes of the property at 300 King Street West. However, the view of its principal elevation from the public realm will not be altered as a result of the proposed development.
A change in land use where the change affects the property's cultural heritage value; and	None.	No change in land use is proposed for the adjacent property. Therefore, no impacts from a change in land use are anticipated.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	Potential.	As the listed building is located directly on the shared property boundary, there is the potential for adverse impacts with regard to land disturbances during construction, and with regard to a change in grading that could affect drainage patterns at the west edge elevation of the structure.

In conclusion, as 300 King Street West is located directly on the shared property boundary, there is the potential for adverse impacts with regard to land disturbances during construction activities that could potentially affect drainage patterns or result in vibration impacts at the west elevation of the structure.

7.3 Impacts to Adjacent Listed Property at 16 Queen Street North

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)	Analysis
Demolition of any, or part of any, heritage attributes or features;	None.	No demolition activities are proposed to occur on the adjacent property. Therefore, no impacts as a result of demolition are anticipated.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The redevelopment does not propose to make any alterations to the adjacent property. Construction activities will be confined to the subject property. Therefore, no impacts as a result of alteration are anticipated.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	According to the shadow study (Appendix B), shadows will be cast from the west to the east as the sun moves across the sky. The proposed development will cast partial shadows on the adjacent property at 16 Queen Street North in the spring season between approximately noon and 6:00 p.m. These shadows will not have any impact on any identified cultural heritage attribute of these properties, such as a garden or natural feature which would be impacted by the availability of sunlight.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	No significant relationship with features located on the subject property is identified in the list of attributes for 16 Queen Street North. Therefore, no impacts from isolation are anticipated.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	No significant views or vistas are identified among the heritage attributes of the property at 16 Queen Street North. However, the view of its principal elevation from the public realm, as well as partial views of its north and south elevations which are currently available are expected to remain available. Therefore, no impacts of obstruction are anticipated as a result of the proposed development.

A change in land use where the change affects the property's cultural heritage value; and	None.	No change in land use is proposed for the adjacent property. Therefore, no impacts from a change in land use are anticipated.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.	As the proposed structure is proposed to be located approximately 9 metres from the dwelling at 16 Queen Street North, no adverse impacts from land disturbances are anticipated.

In conclusion,

7.4 Impacts to Adjacent Listed Property at 185 Market Street

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)	Analysis
Demolition of any, or part of any, heritage attributes or features;	None.	No demolition activities are proposed to occur on the adjacent property. Therefore, no impacts as a result of demolition are anticipated.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The redevelopment does not propose to make any alterations to the adjacent property. Construction activities will be confined to the subject property. Therefore, no impacts as a result of alteration are anticipated.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	According to the shadow study (Appendix B), shadows will be cast from the west to the east as the sun moves across the sky. The proposed development will cast partial shadows on the adjacent property at 185 Market Street in the spring season between approximately noon and 6:00 p.m. These shadows will not have any impact on any identified cultural heritage attribute of these properties, such as a garden or natural feature which would be impacted by the availability of sunlight.
Isolation of a heritage resource or part thereof from its	None.	No significant relationship with features located on the subject property is identified in the list of attributes for 185 Market Street.

surrounding environment, context or a significant relationship;		Therefore, no impacts from isolation are anticipated.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	No significant views or vistas are identified among the heritage attributes of the property at 185 Market Street. However, the view of its principal elevation from the public realm, as well as a partial view of its west elevation which is currently available is expected to remain available. Therefore, no impacts of obstruction are anticipated as a result of the proposed development.
A change in land use where the change affects the property's cultural heritage value; and	None.	No change in land use is proposed for the adjacent property. Therefore, no impacts from a change in land use are anticipated.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.	As the dwelling at 185 Market Street is located approximately 22.48 metres from the property boundary, and construction activities are confined to the subject property, no impacts from land disturbances are anticipated.

In conclusion, no impacts are anticipated to the property at 185 Market Street as a result of the proposed development.

7.5 Impacts to the Central Established Historical Neighbourhood

Impact	Level of Impact (Potential, None, Negligible, Minor, Moderate or Major)	Analysis
Demolition of any, or part of any, heritage attributes or features;	None.	While the existing structure on the subject property is proposed for demolition, it was likely constructed between 1940 and 1950 and does not contribute to the identified character of the 19 th to early 20 th century streetscape. Nor will it alter the "cohesive streetwalls made up of relatively modest commercial buildings, much of it clad in brick with simple detailing, from the 19th and 20th centuries" as the

		existing structure was not a contributing building to this character. The proposed new building includes a podium which is complementary to the character of the street.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;	None.	The proposed development has been designed to be compatible with, and complementary to the character of the streetscape. As described in Section 6.0 of this report, design elements have been incorporated as an homage to the late 19 th century character of the commercial buildings on the north side of King Street West between Queen Street North and Caroline Street North including the two-storey height of the podium, the brick cladding at the first 2 storeys, aluminum panels and sign boards that reference the historic commercial character of the adjacent building, and arched 2 nd storey openings that reference the arched windows of 300 and 296 King Street West. Therefore, no impacts from alteration are anticipated.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;	None.	According to the shadow study (Appendix B), the proposed development will cast partial shadows on the surrounding context to the east, north, and west as the sun moves across the sky. The identified features of this neighbourhood listed in Section 5.2 of this report will not be impacted by any new shadows created as a result of the proposed development. The neighbourhood does not include any identified natural features, such as gardens or landscapes which would be impacted by the availability of sunlight.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;	None.	No significant relationship with features located on the subject property are identified in the identified attributes of the Central Established Historical Neighbourhood. While the subject property is located within the neighbourhood, it is within an area of transition. Late-19 th and early-20 th century commercial buildings are present to the east along King Street and high density multi-residential buildings are present directly across King Street West and Queen Street North. The area to the north along Queen Street North includes some remaining single detached residences. As the subject

		property is located at an area of transition and a boundary between disparate character attributes, no impacts from isolation are anticipated.
Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;	None.	No significant views or vistas are identified as an attribute of the Hamilton Downtown Built Heritage Inventory document. However, the "main street form and function" of the section of King Street West where the subject property is located and its "cohesive streetwall made up of relatively modest commercial buildings" will remain visible from the public realm. Additionally, as described in Section 6.0 of this report, the proposed development incorporates a podium which matches the height and setback of the existing buildings which preserves the look of the "cohesive streetwall." Therefore, no impacts from obstruction are anticipated.
A change in land use where the change affects the property's cultural heritage value; and	None.	The Central Established Historical Neighbourhood currently includes high-density mixed-use commercial-residential towers. The addition of the proposed building is not anticipated to result in adverse impacts related to use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	None.	Assuming regular construction practices are followed such as the use of construction fencing and safety barriers, no impacts from land disturbances are anticipated to the surrounding neighbourhood.

In conclusion, no adverse impacts to the identified attributes of the Central Established Historical Neighbourhood are anticipated.

7.6 Conformity with the Urban Hamilton Official Plan

The City of Hamilton has identified the following policies of the Urban Hamilton Official Plan as relevant to the proposed development. The following section will analyze the conformity of the proposed development with each of the identified policies.

B.3.4.1.4 "Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources."

The subject property is neither listed nor designated. It is part of the inventoried King Street West Cultural Heritage Landscape which was identified in 2009 and is not considered protected heritage property under PPS 2024. However, as noted in **Section 1.3** of this report, it does not contribute to the identified late 19th-early 20th-century character. No identified heritage attributes are located on the subject property, and as demonstrated in **Section 7.5** above, no impacts are anticipated to the identified character of the Central Established Historical Neighbourhood as a result of the proposed development.

B.3.4.2.1(g) "Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals."

As demonstrated in the impact analysis tables above, adjacent cultural heritage resources will be conserved and protected. Additionally, as described in **Section 6.0** of this report, the design of the proposed development includes elements which are complementary to the character of the late-19th to early-20th century commercial streetscape along King Street West.

B.3.4.2.1(h) "Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City."

Noted. Impacts to the inventoried King Street West Cultural Heritage Landscape and identified Central Established Historical Neighbourhood character have been taken into account in the preparation of this report.

B.3.4.3.6 "The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials."

Noted. As described in **Section 6.0** of this report, design elements have been incorporated as an homage to the late 19th century character of the commercial buildings on the north side of King Street West between Queen Street North and Caroline Street North including the two-storey height of the podium, the use of materials (brick cladding at the first 2 storeys, aluminum panels) as well as sign boards that reference the historic commercial character of the adjacent building. The design also includes arched openings at the second storey that reference the arched windows of 300 and 296 King Street West.

7.7 Conformity with the Downtown Hamilton Secondary Plan

The City of Hamilton has identified the following policies of the Downtown Hamilton Secondary Plan as relevant to the proposed development. The following section will analyze the conformity of the proposed development with each of the identified policies.

6.1.3.1(a) "Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton."

The heritage elements of the adjacent properties will be conserved. No features of the adjacent designated or listed properties are intended to be altered or removed.

The existing building on the subject property does not contribute to or enhance the identified character of the area. The proposed development provides the opportunity to more closely align its features with the built character of the area in a more compatible way. This is proposed through the design elements described in **Section 6.0** of this report.

6.1.3.1(b) "Ensure that new development is compatible with the design of surrounding built heritage resource buildings."

Noted. As described in **Section 6.0** of this report, design elements have been incorporated as an homage to the late 19th century character of the commercial buildings on the north side of King Street West between Queen Street North and Caroline Street North including the two-storey height of the podium, the brick cladding at the first 2 storeys, aluminum panels and sign boards that reference the historic commercial character of the adjacent building, and arched second storey openings that reference the arched windows of 300 and 296 King Street West.

6.1.3.3(e) "Residential development shall reflect urban design features compatible with a Downtown location and the heritage character of the area."

The proposed development reflects urban design features in its scale and massing, as well as in its use of materials such as brick and glass.

6.1.4.6 "When considering an application for development, the following matters shall be evaluated:

c) That height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood; and,

d) The conservation of on-site and adjacent cultural heritage resources."

The surrounding area includes predominantly high- to mid-rise structures; the height, scale, and arrangement of the proposed development is compatible with the context. The surrounding area includes a mix of old and new structures, therefore, a new

development with modern materials is appropriate, provided it includes a compatible design. Adjacent cultural heritage resources will be conserved. No features of the adjacent designated or listed properties are intended to be altered or removed.

7.8 Conformity with the Strathcona Secondary Plan

As described in **Section 2.7** of this report, the subject property interfaces with the intersection of Queen Street North and King Street West, which is covered under the Strathcona Secondary Plan. Therefore, the following section will analyze the conformity of the proposed development with the relevant Strathcona Secondary Plan policies.

2. Exterior finishes should be of an enhanced quality at the King Street West and Queen Street intersection to reinforce the importance of the intersection as a transit stop and recognize adjacent heritage buildings, such as the Scottish Rite.

The proposed development will incorporate high quality materials including brick exterior at the first two stories, aluminum panels and sign boards at the 1st storey, and glass.

3. Any new development at the Queen Street and King Street West intersection should complement, in terms of scale and articulation elements, the existing heritage building (Scottish Rite) on the south-west corner of the intersection.

The proposed development includes complimentary red brick at the first two storeys and the second storey includes 6-bay arched windows.

8.0 Alternative Development Options, Mitigation and Conservation Measures

8.1 Alternative Development Options

Consideration of alternative development approaches is routinely undertaken through the assessment of heritage impacts when significant adverse impacts are identified. In review of the impact analysis in **Section 7.0** of this report, only minor potential adverse impacts are anticipated. Therefore, an exploration of alternative development approaches is not warranted.

8.2 Mitigation and Conservation Measures

This report has identified potential adverse impacts to 300 King Street West with regard to land disturbances during construction activities and with regard to the potential for a change in grading to affect the drainage around the structure. Therefore, the following mitigation measures are recommended:

- Complete a temporary protection plan to ensure the structure at 300 King Street West is conserved and its heritage attributes are protected during construction; and
- That vibration monitoring be conducted along the property boundary where the subject property interfaces with 300 King Street West.

9.0 Conclusions & Recommendations

In conclusion, this impact analysis, based on the heritage attributes identified in **Section 5.0**, has identified potential adverse impacts to 300 King Street West with regard to the potential for land disturbances and changes in grading which may affect its heritage attributes. Therefore, the following mitigation measures are recommended:

- Complete a temporary protection plan to ensure the structure at 300 King Street West is conserved and its heritage attributes are protected during construction; and
- That vibration monitoring be conducted along the property boundary where the subject property interfaces with 300 King Street West.

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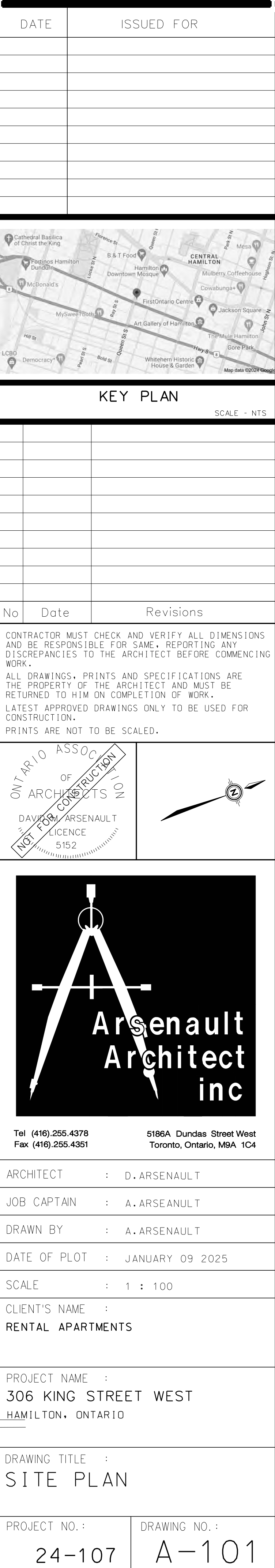
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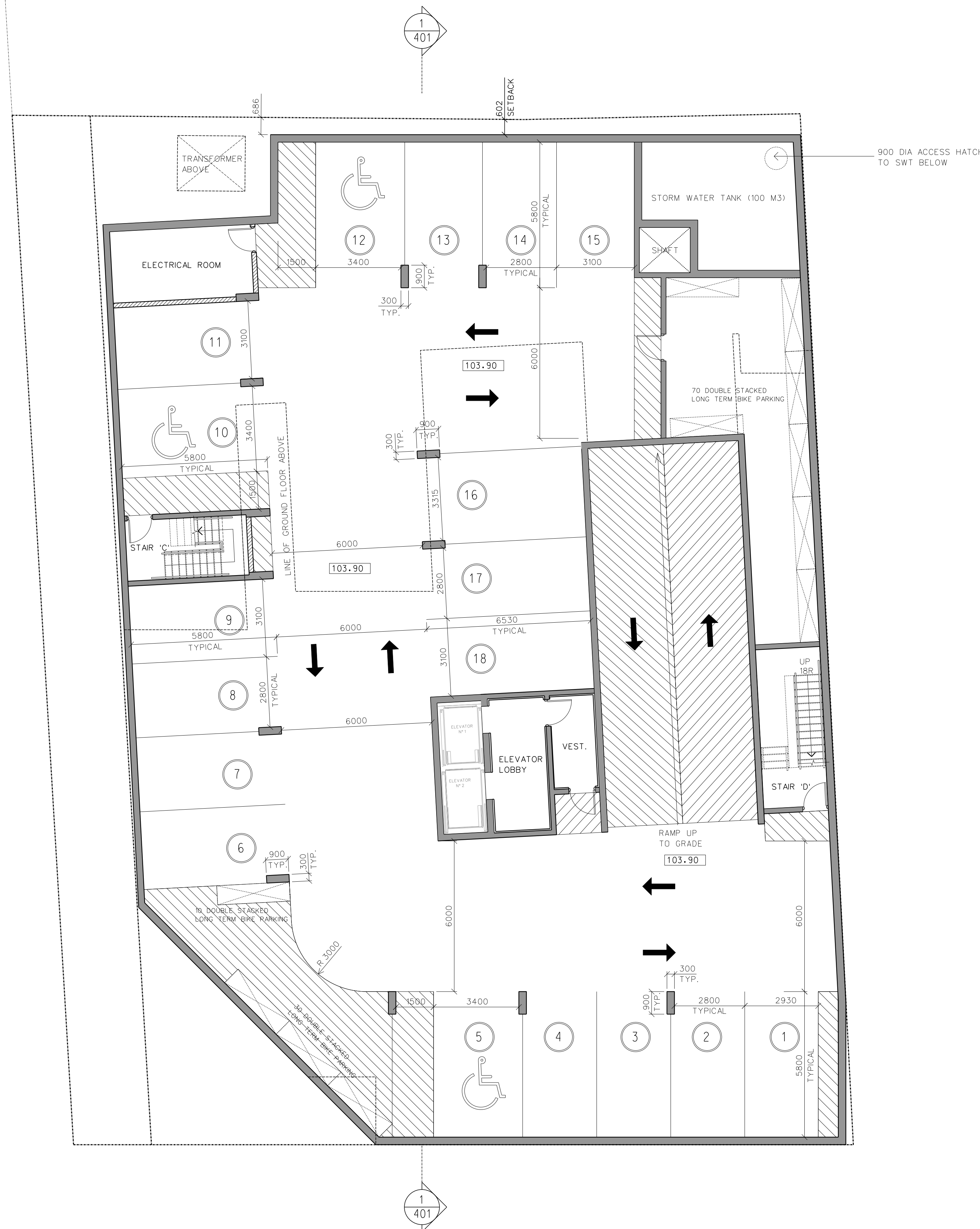
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Appendix **A**

Site Plan and Elevations

SITE AREA			
GROSS SITE AREA	1,278.88 M2 (13,766 FT2)		
LESS ROAD WIDENING	127.32 M2 (1,371 FT2)		
NET SITE AREA	1,151.56 M2 (12,396 FT2)		
BUILDING COVERAGE	848.28 M2 (9,151 FT2) - 73.66%		
G.F.A.		T.S.A.	
GROUND FLOOR	638.93 M2 (6,878 FT2)	187.91 M2 (2,023 FT2)	- 29.41% (COMMONS)
2ND FLOOR	701.69 M2 (7,553 FT2)	435.33 M2 (4,686 FT2)	- 62.04%
3RD FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
4TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
5TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
6TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
7TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
8TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
9TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
10TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
11TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
12TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
13TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
14TH FLOOR	718.73 M2 (7,737 FT2)	605.06 M2 (6,513 FT2)	- 84.18%
TOTAL G.F.A	9,965.38 M2 (107,270 FT2)	7,883.96 M2 (84,865 FT2)	- 79.11%
UNIT COUNT			
1 BED	1-DEN	2 BED	TOTAL
GROUND FLOOR	0	0	0
2ND FLOOR	3	2	7
3RD FLOOR	6	6	12
4TH FLOOR	6	6	12
5TH FLOOR	6	6	12
6TH FLOOR	6	6	12
7TH FLOOR	6	6	12
8TH FLOOR	6	6	12
9TH FLOOR	6	6	12
10TH FLOOR	6	6	12
11TH FLOOR	6	6	12
12TH FLOOR	6	6	12
13TH FLOOR	6	6	12
14TH FLOOR	6	6	12
TOTAL UNITS	75	74	2 ISU
PARKING PROVIDED			
UNDERGROUND PARKING	18 SPACES (INCLUDING 3 BKF)		
BIKE PARKING PROVIDED			
110 RESIDENCE BIKE PARKING (UNDERGROUND)			
20 VISITOR BIKE PARKING (GROUND FL)			
BUILDING HEIGHT			
GROUND FLOOR	4.5 M		
2ND FLOOR	3.3 M		
3RD FLOOR	3.0 M		
4TH FLOOR	3.0 M		
5TH FLOOR	3.0 M		
6TH FLOOR	3.0 M		
7TH FLOOR	3.0 M		
8TH FLOOR	3.0 M		
9TH FLOOR	3.0 M		
10TH FLOOR	3.0 M		
11TH FLOOR	3.0 M		
12TH FLOOR	3.0 M		
13TH FLOOR	3.0 M		
14TH FLOOR	3.2 M		
TOTAL HEIGHT	44.0 M		
AMENITY AREA PROVIDED			
2ND FLOOR			
INDOOR AMENITY	132.49 M2		
OUTDOOR AMENITY			
AMENITY TERRACE	75.94 M2		
PRIVATE TERRACES / BALCONES	36.82 M2		
3RD FLOOR			
PRIVATE TERRACES / BALCONES	89.91 M2		
4TH - 14TH FLOORS			
PRIVATE TERRACES / BALCONES	66.12 M2 X 11 FLOORS = 727.32 M2		
TOTAL OUTDOOR AMENITY PROVIDED	929.99 M2		
TOTAL INDOOR AMENITY PROVIDED	132.49 M2		
TOTAL AMENITY PROVIDED	1,062.48 M2 - 7.04 M2 PER UNIT		
ESTABLISHED GRADE	106.480		





1 UNDERGROUND PARKING
A201 SCALE : 1/100

G.F.A. - 1,029.41 M2 (11,081 FT2)
EXCLUDING STORM WATER TANK
18 SPACES (INCL 3 BF)
110 LONG TERM BIKE PARKING

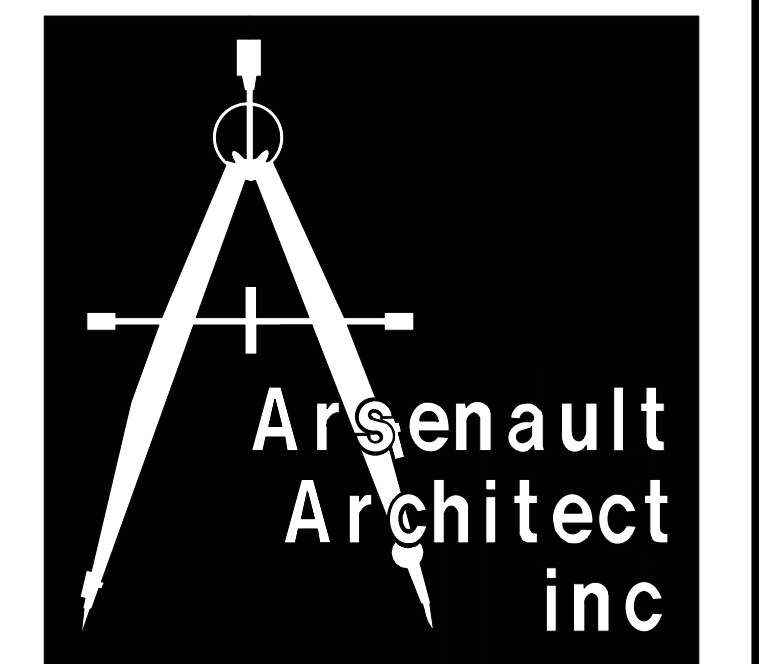
DATE	ISSUED FOR

No	Date	Revisions

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ONTARIO ASSOCIATION
OF
ARCHITECTS
NOT FOR CONSTRUCTION

DAVID ARSENAULT
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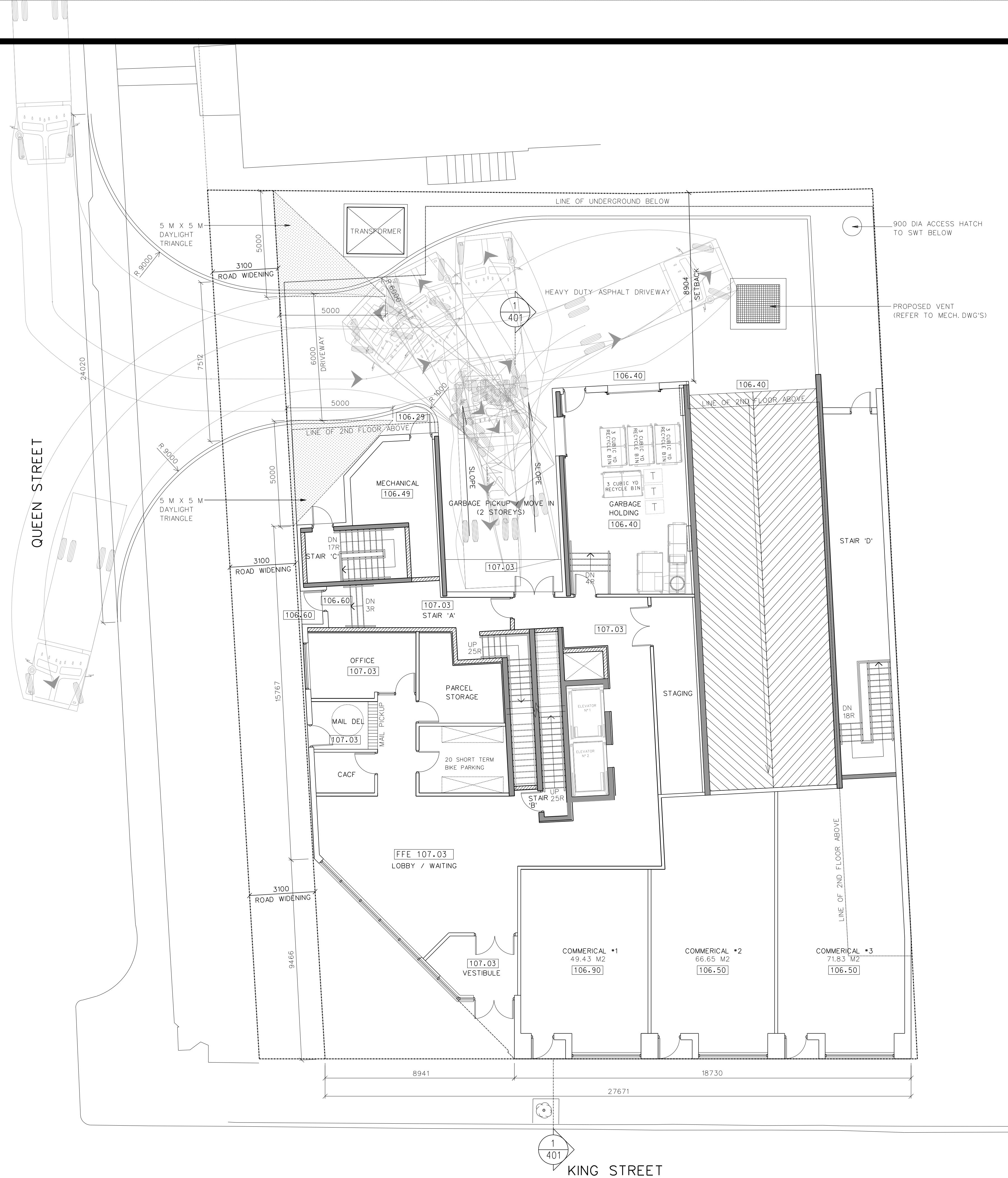
5186A Dundas Street West
Toronto, Ontario, M9A 1C4

ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	JANUARY 09 2025
SCALE	:	1 : 100
CLIENT'S NAME	:	RENTAL APARTMENTS

PROJECT NAME :
306 KING STREET WEST
HAMILTON, ONTARIO

DRAWING TITLE :
UNDERGROUND PARKING

PROJECT NO.:	DRAWING NO.:
24-107	A-201



1 GROUND FLOOR PLAN

A202 SCALE : 1/100

G.F.A. = 638.93 M2 (6,878 FT2)
T.S.A. = 187.91 M2 (2,023 FT2) - 29.41% (COMMERCIAL)
20 SHORT TERM BIKE PARKING

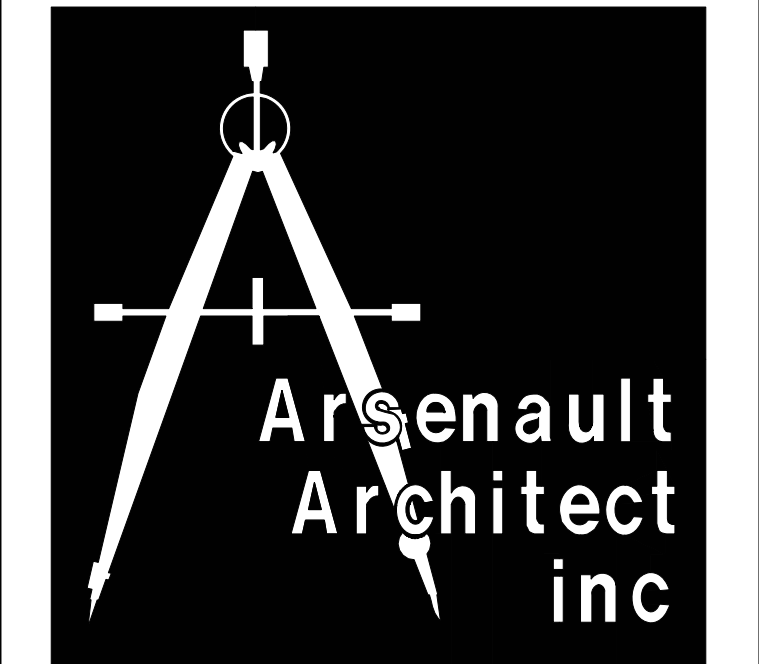
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ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: A. ARSENAULT
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: JANUARY 09 2025
SCALE	: 1 : 100
CLIENT'S NAME	: RENTAL APARTMENTS

PROJECT NAME :
306 KING STREET WEST
HAMILTON, ONTARIO

DRAWING TITLE :
GROUND FLOOR PLAN


PROJECT NO.:	DRAWING NO.:
24-107	A-202

PATH NO.

No	Date	Revisions
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The seal is a circular emblem. It features a central five-pointed star. The words "ARCHITECT" and "ON" are inscribed on the left and right sides of the star, respectively. Below the star, the name "DAVID M. ARSENAULT" is written in a curved path. At the bottom of the seal, the word "LICENSE" is inscribed. The entire seal is enclosed within a double-lined circular border.

PROJECT NAME :
306 KING STREET WEST
HAMILTON, ONTARIO

PROJECT NO. : 24-107	DRAWING NO. : A-203
-------------------------	------------------------

PATH NO.



G.F.A. - 701.69 M2 (7,553 FT2)	
T.S.A. - 435.33 M2 - 62.04%	
INDOOR AMENITY - 132.49 M2	
OUTDOOR AMENITY	
AMENITY TERRACE	- 75.94 M2
PRIVATE TERRACES / BALCONIES	- 36.82 M2
<u>TOTAL OUTDOOR AMENITY</u>	<u>- 112.76 M2</u>

UNIT COUNT	
1 BEDROOM	3 UNITS
1+ DEN	2 UNITS
2 BEDROOM	2 UNITS
<hr/>	
TOTAL	7 UNITS

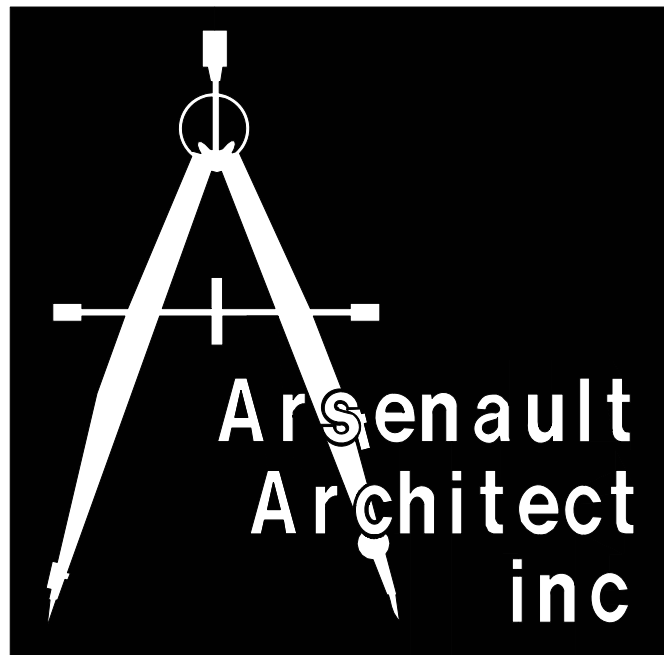
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WORK.

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RETURNED TO HIM ON COMPLETION OF WORK.

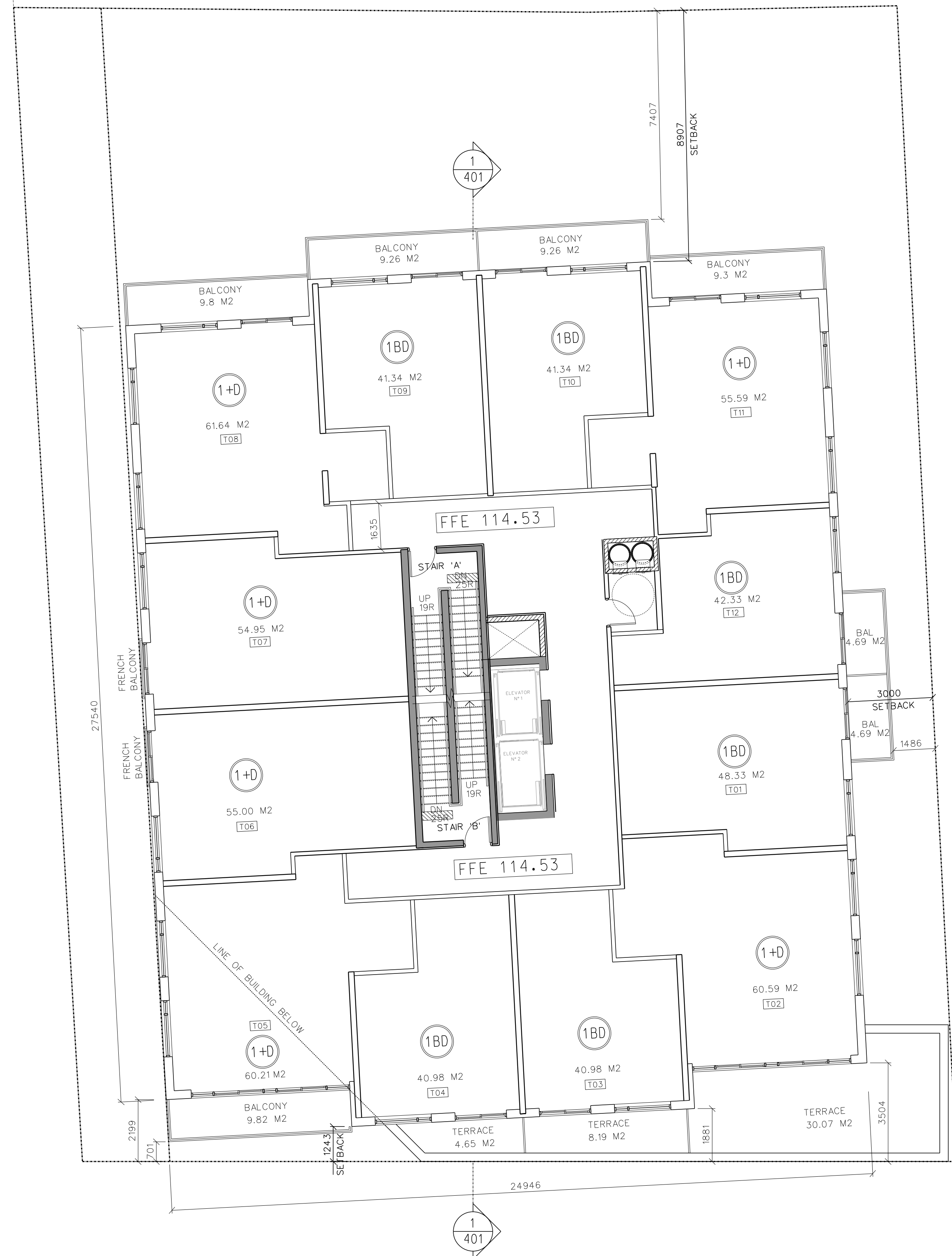
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CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

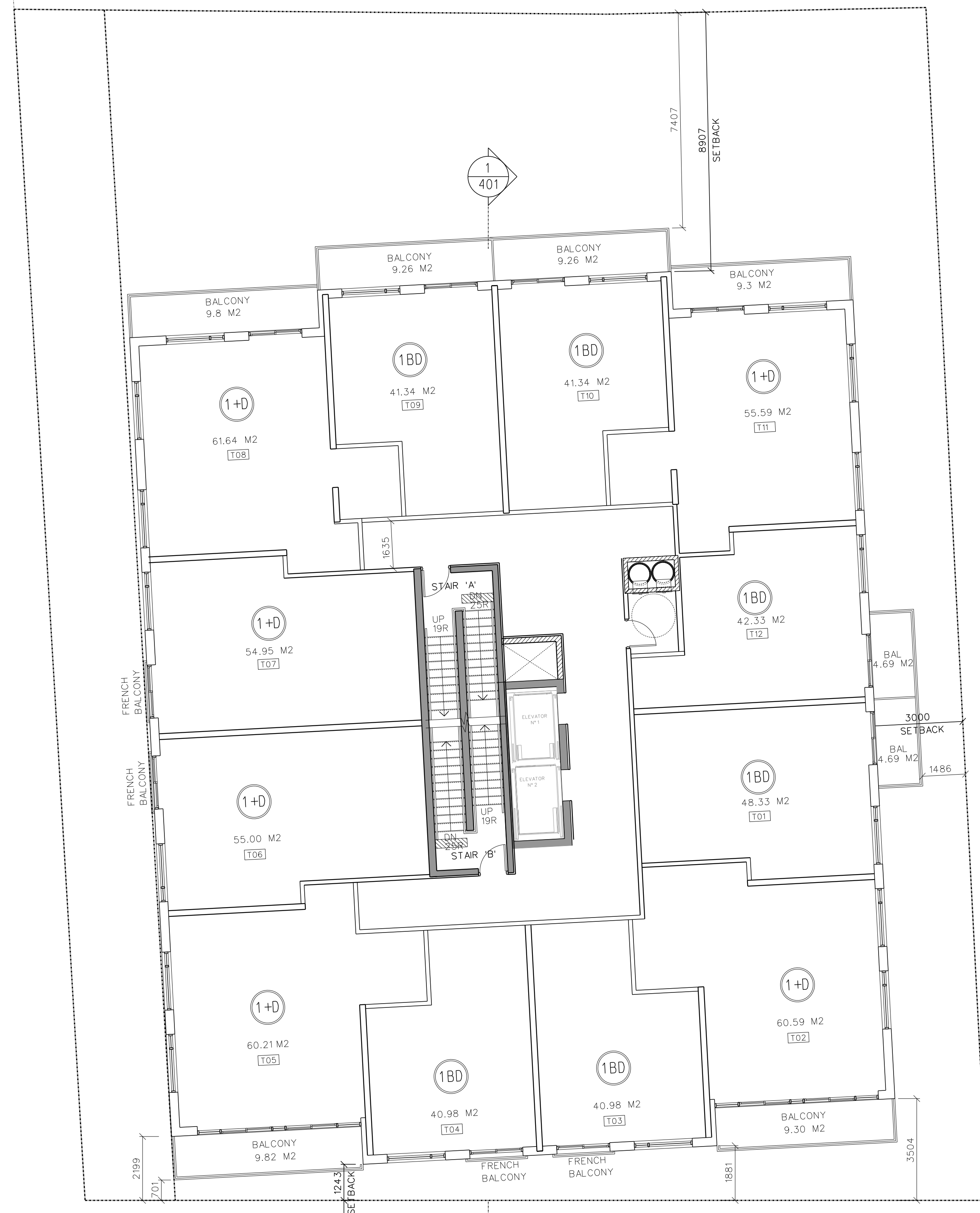


PROJECT NO.:	DRAWING NO.:
24-107	A-204

PATH NO. _____



UNIT COUNT	
1 BEDROOM	6 UNITS
1+ DEN	6 UNITS
TOTAL	12 UNITS



1
A205

1
401

TYPICAL FLOOR (4-14)

SCALE : 1/100

G.F.A. - 718.73 M2 (7,737 FT2)
T.S.A. - 605.06 M2 - 84.18%
OUTDOOR AMENITY - 66.12 M2

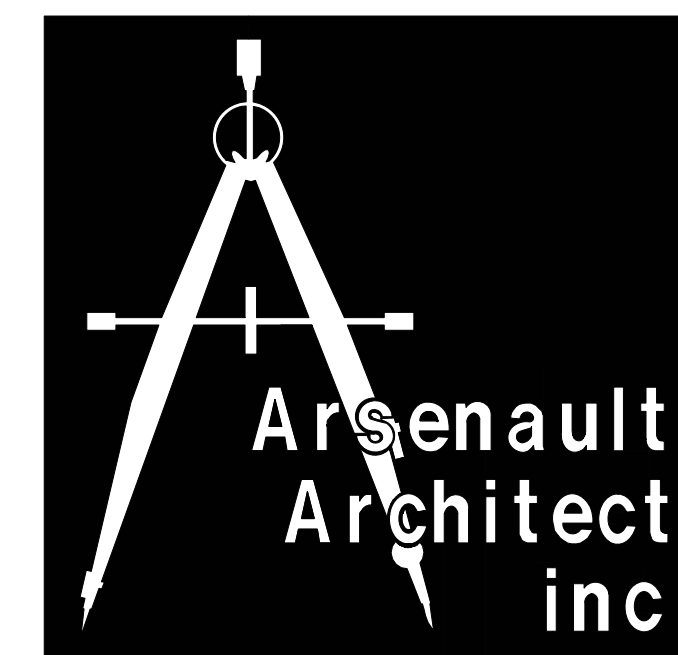
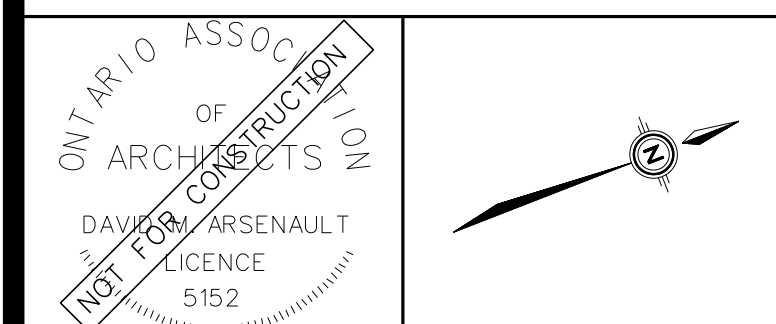
UNIT COUNT
1 BEDROOM 6 UNITS X 11 FLOORS = 66 UNITS
1+ DEN 6 UNITS X 11 FLOORS = 66 UNITS
TOTAL 12 UNITS X 11 FLOORS = 132 UNITS

14TH FLOOR -	FFE 147.53
13TH FLOOR -	FFE 144.53
12TH FLOOR -	FFE 141.53
11TH FLOOR -	FFE 138.53
10TH FLOOR -	FFE 135.53
9TH FLOOR -	FFE 132.53
8TH FLOOR -	FFE 129.53
7TH FLOOR -	FFE 126.53
6TH FLOOR -	FFE 123.53
5TH FLOOR -	FFE 120.53
4TH FLOOR -	FFE 117.53

DATE	ISSUED FOR

No	Date	Revisions
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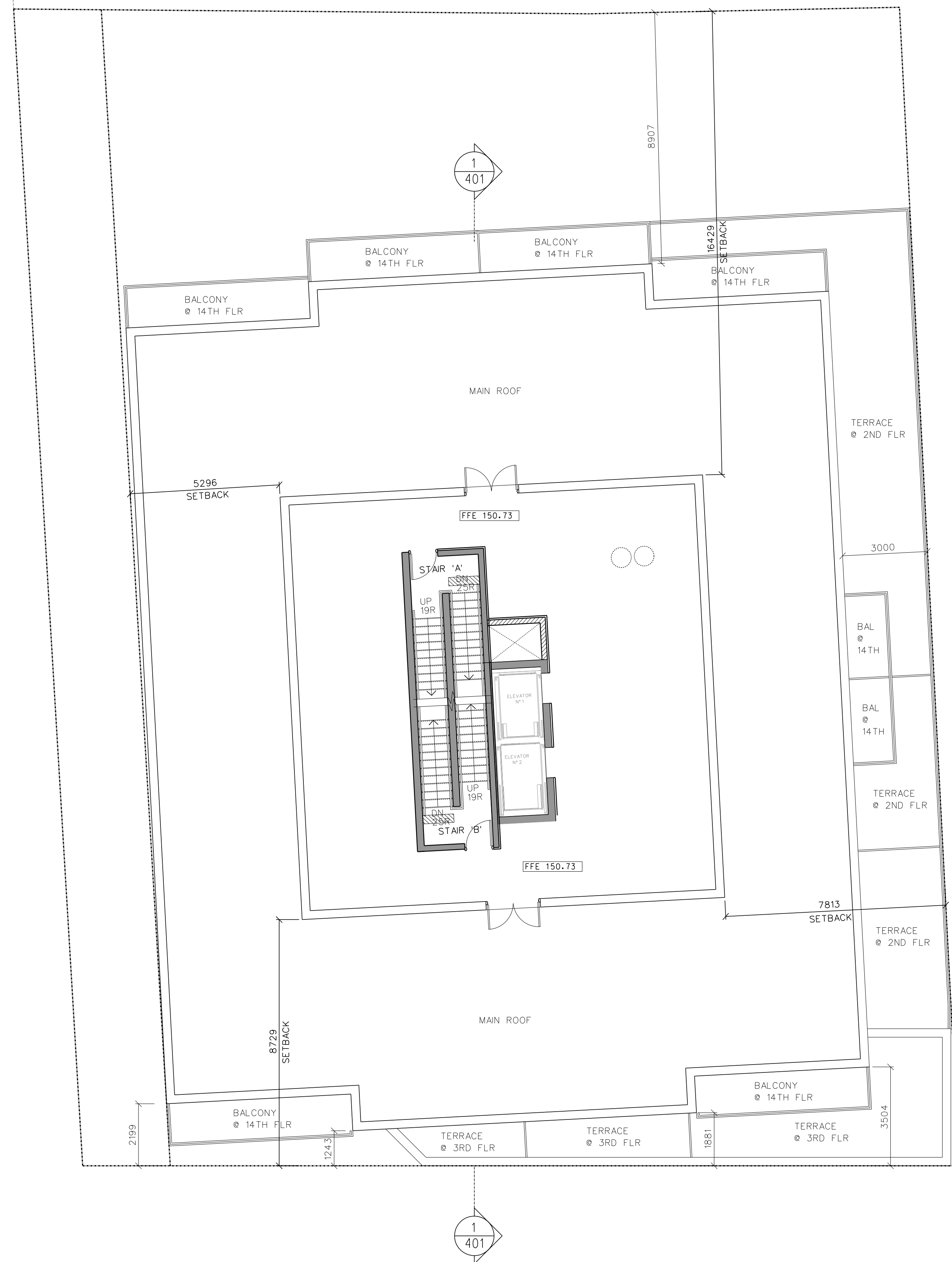
ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	JANUARY 09 2025
SCALE	:	1 : 100
CLIENT'S NAME	:	RENTAL APARTMENTS

PROJECT NAME :
306 KING STREET WEST
HAMILTON, ONTARIO

DRAWING TITLE :
TYPICAL FLOORS
(4 - 14)

PROJECT NO.:
24-107

DRAWING NO.:
A-205



1 MAIN ROOF PLAN
A206 SCALE : 1/100

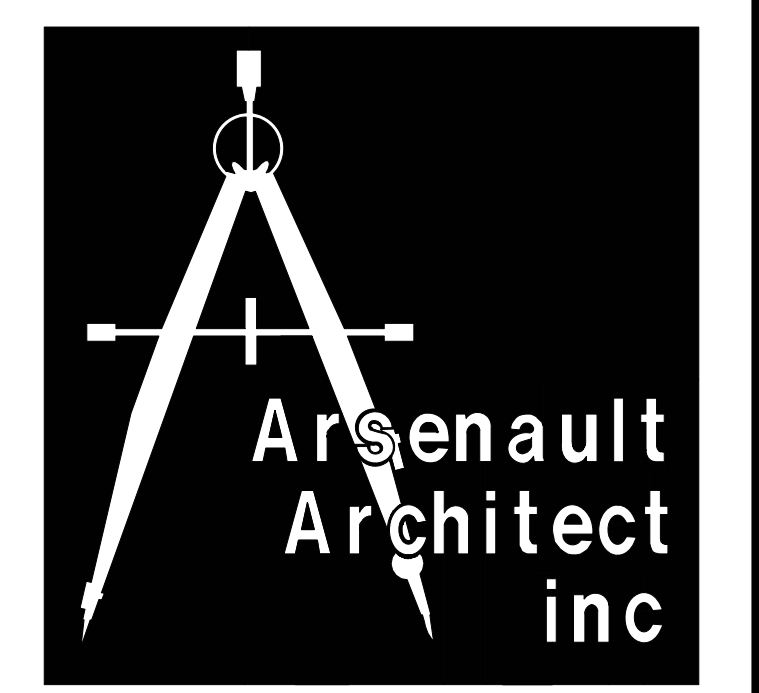
DATE	ISSUED FOR

No	Date	Revisions

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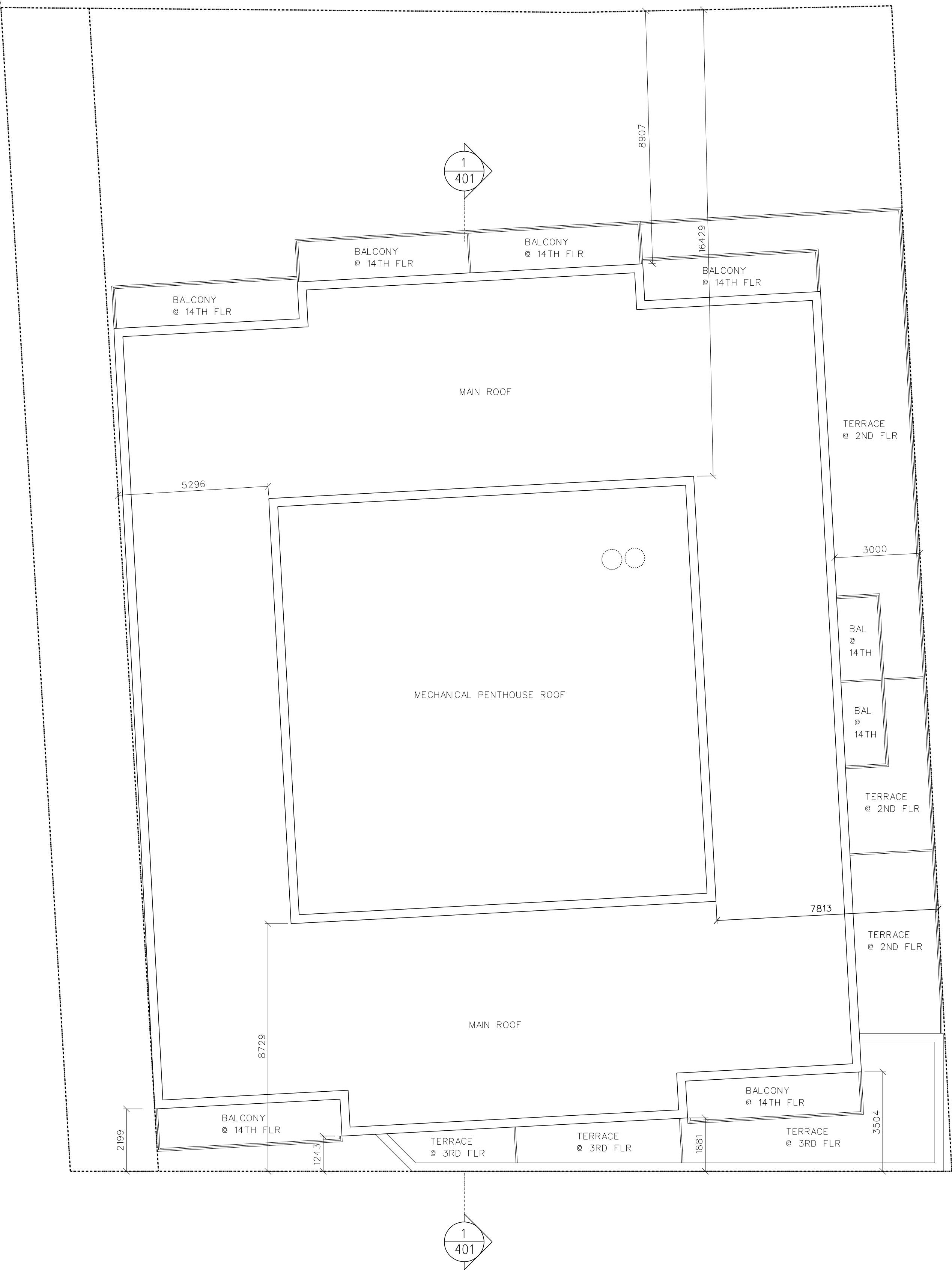
ARCHITECT	:	D. ARSENAULT
JOB CAPTAIN	:	A. ARSENAULT
DRAWN BY	:	A. ARSENAULT
DATE OF PLOT	:	JANUARY 09 2025
SCALE	:	1 : 100
CLIENT'S NAME	:	RENTAL APARTMENTS

PROJECT NAME :
306 KING STREET WEST
HAMILTON, ONTARIO

DRAWING TITLE :
MAIN ROOF PLAN

PROJECT NO.:	DRAWING NO.:
24-107	A-206

PATH NO.



1 MECH ROOM ROOF
A207 SCALE : 1/100

DATE	ISSUED FOR

No	Date	Revisions
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ARCHITECT	:	D. ARSENAULT	
JOB CAPTAIN	:	A. ARSEANULT	
DRAWN BY	:	A. ARSENAULT	
DATE OF PLOT	:	JANUARY 09 2025	
SCALE	:	1 : 100	
CLIENT'S NAME	:	RENTAL APARTMENTS	
PROJECT NAME	:	306 KING STREET WEST HAMILTON, ONTARIO	
DRAWING TITLE	:	MECH ROOM ROOF	
PROJECT NO.:	24-107	DRAWING NO.:	A-207

[illegible]

PATH NO.



DATE		ISSUED FOR	
JAN 23	25	URBAN DESIGN REVIEW PANEL	

No	Date	Revisions
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.		
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LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.		
PRINTS ARE NOT TO BE SCALED.		

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ARCHITECT : D. ARSENAULT
JOB CAPTAIN : A. ARSENAULT
DRAWN BY : A. ARSENAULT
DATE OF PLOT : JANUARY 23 2025
SCALE : 1 : 100
CLIENT'S NAME :
RENTAL APARTMENTS

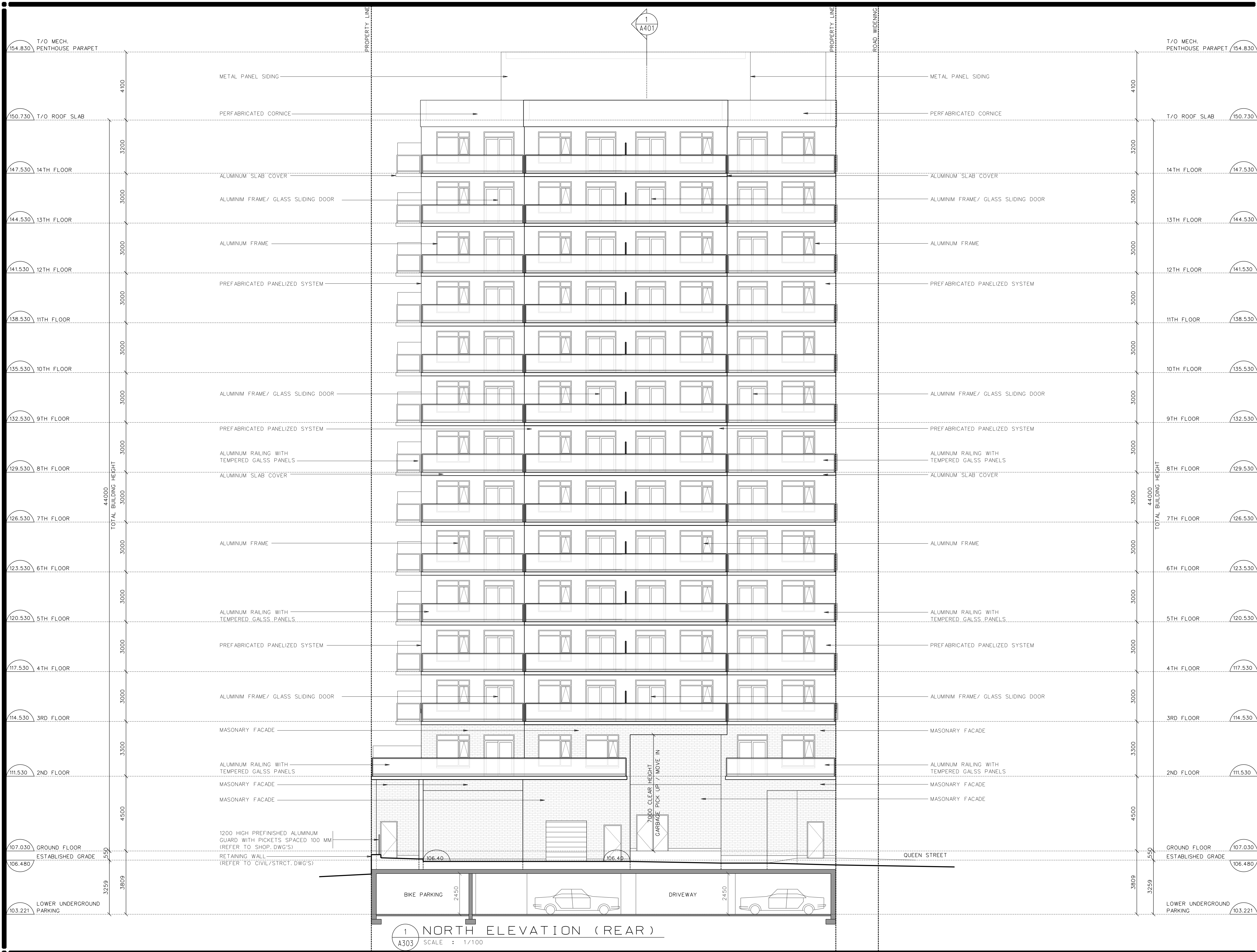
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HAMILTON, ONTARIO

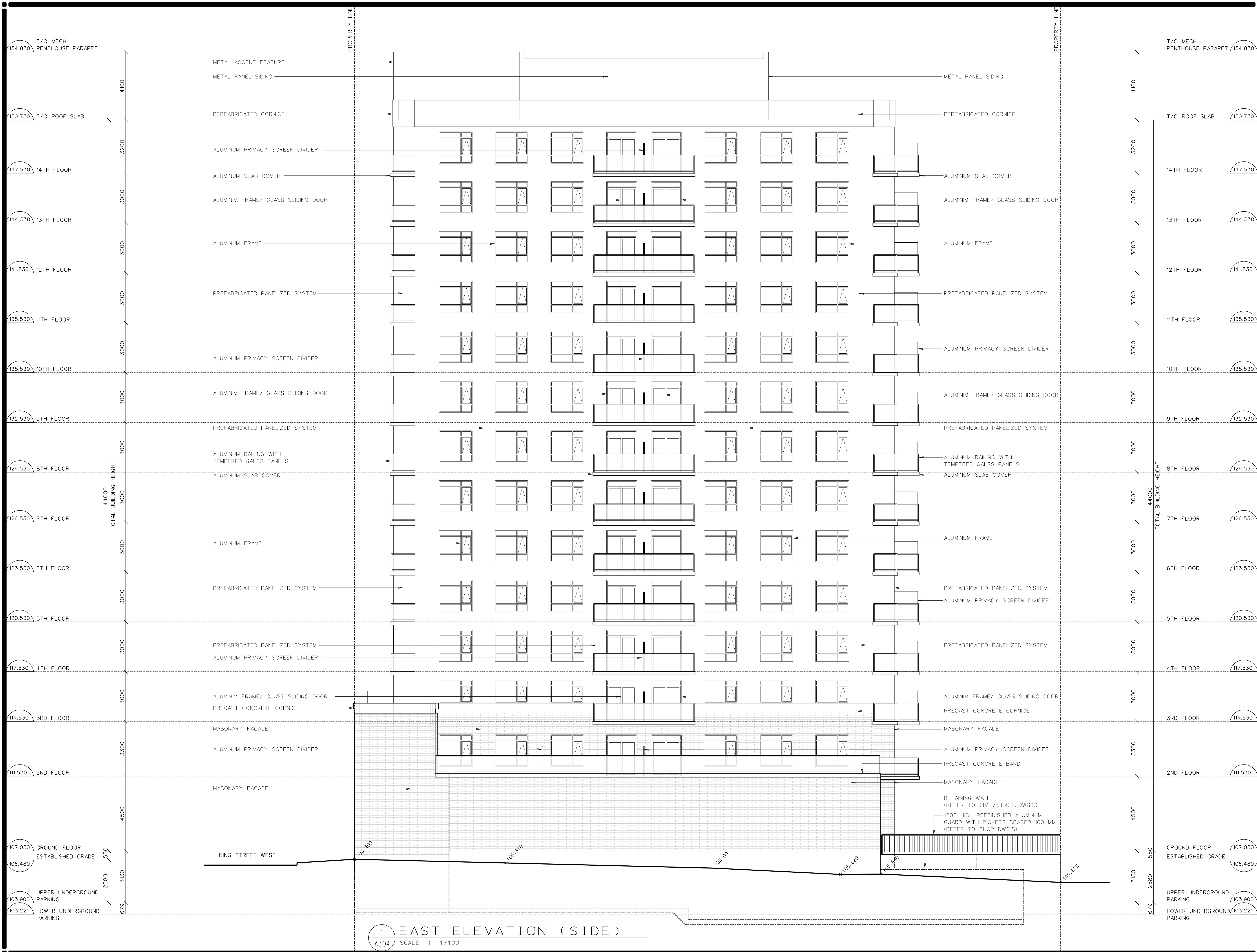
DRAWING TITLE :
WEST ELEVATION
SIDE

PROJECT NO.:
24-107

DRAWING NO.:
A-302

PATH NO.





DATE		ISSUED FOR	
JAN 23	25	URBAN DESIGN REVIEW PANEL	

No	Date	Revisions
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ONTARIO ASSOCIATION OF ARCHITECTS	
DAVID ARSENAULT	ARCHITECT

Arsenault Architect inc	
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ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: A. ARSENAULT
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: JANUARY 23 2025
SCALE	: 1 : 100
CLIENT'S NAME	: RENTAL APARTMENTS
PROJECT NAME	: 306 KING STREET WEST HAMILTON, ONTARIO
DRAWING TITLE	: EAST ELEVATION SIDE
PROJECT NO.:	24-107
DRAWING NO.:	A-304

PATH NO.

Appendix **B**

Shadow Study

March 21st








January 2025

8:49am

1.5 Hours After Sunrise



Legend

- | | | | |
|--|--|---|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

9:49am
1.5 Hours After Sunrise



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |









March 21st

January 2025

10:49am



Legend

 Subject Site	 Proposed Development	 Approved Development	 Shadows Cast by Existing, Approved or Under Construction Buildings
 Shadows Cast by As-of-Right Building	 Shadows Cast by Proposed Development	 Under Construction Development	 Parks and Open Space

11:49am



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |









March 21st

January 2025

12:49pm



Legend

 Subject Site	 Proposed Development	 Approved Development	 Shadows Cast by Existing, Approved or Under Construction Buildings
 Shadows Cast by As-of-Right Building	 Shadows Cast by Proposed Development	 Under Construction Development	 Parks and Open Space

March 21st

1:26pm
Solar Noon



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

January 2025

1:49pm



Legend

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

2:49pm



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |









March 21st

January 2025

3:49pm



Legend

 Subject Site	 Proposed Development	 Approved Development	 Shadows Cast by Existing, Approved or Under Construction Buildings
 Shadows Cast by As-of-Right Building	 Shadows Cast by Proposed Development	 Under Construction Development	 Parks and Open Space

March 21st

4:49pm



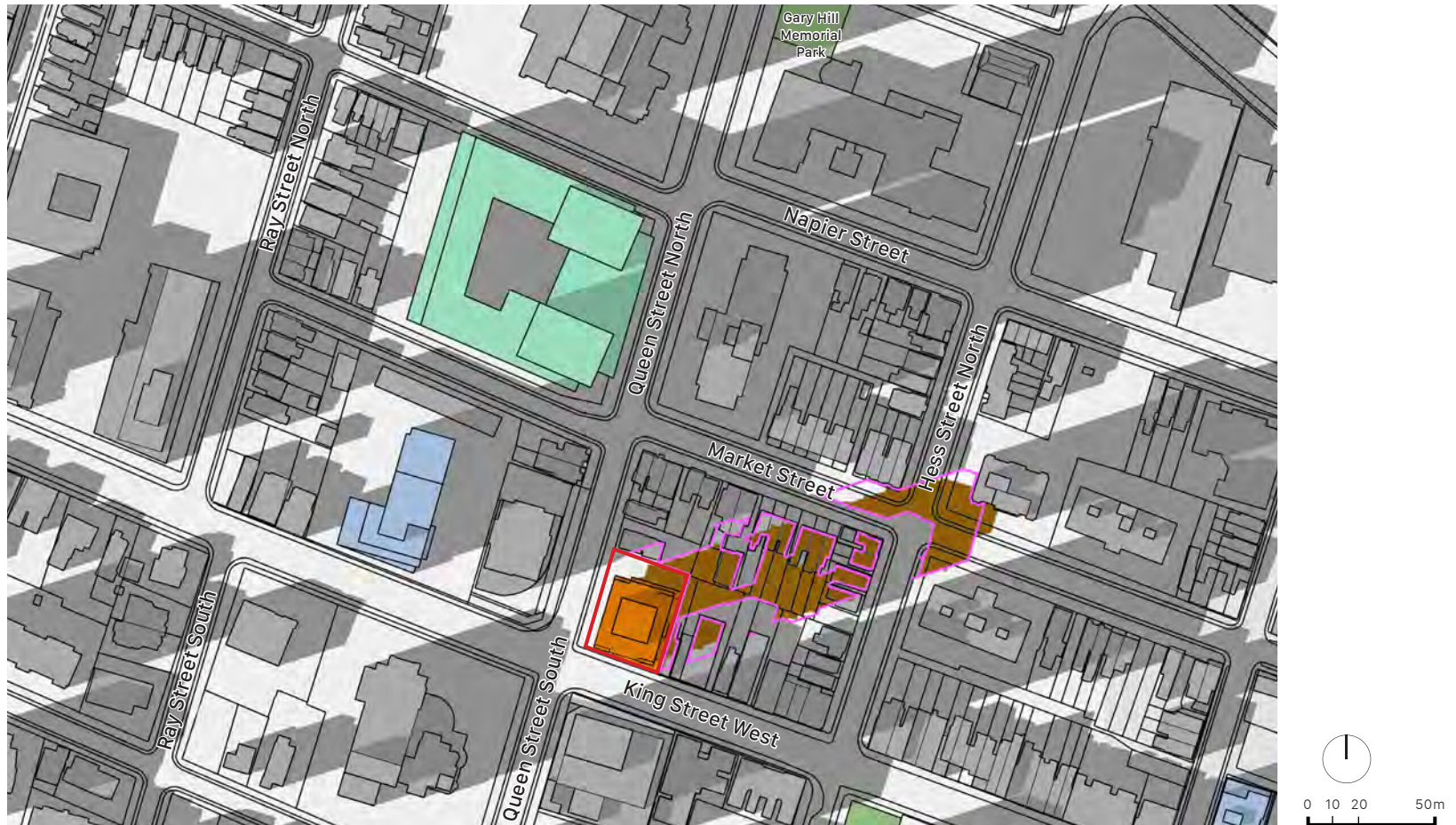
Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |









March 21st

January 2025

5:49pm



Legend

- | | | | |
|--|--|---|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

6:03pm
1.5 Hours Before Sunset



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

Appendix C

CVs

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of
Planners (CIP)

Full Member, Ontario Professional
Planners Institute (OPPI)

Professional Member, Canadian
Association of Heritage Professionals

Contact

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Dan Currie

BA, BES, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

Selected Project Experience

Heritage Conservation District Studies and Plans

- Streetsville Heritage Conservation District Plan (underway)
- Amherstburg Heritage Conservation District Plan (underway)
- Melville Street Heritage Conservation District Plan (underway)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)

Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (on going)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)
- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)

- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development Planning

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

Education

Willowbank School of
Restoration Arts
Diploma in Heritage Conservation
2024

Messors Field School
Art Conservation and Cultural
Heritage Landscapes Workshop
Completed
2023

University of California: Santa
Cruz
Bachelor of Arts in History
2010

Professional Associations

Intern Member,
Canadian Association of
Heritage Professionals (CAHP)

Provincial Board Director at Large
and Education Committee Member,
Architectural Conservancy of
Ontario (ACO)

Emerging Professional Member,
International Council on
Monuments and Sites (ICOMOS)

Member,
Canadian Association for
Conservation of Cultural
Property (CAC)

Contact

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ckirwan@mhbcplan.com
www.mhbcplan.com

Christy Kirwan

BA, Dipl., CAHP-Intern

Christy is a Heritage Planner with MHBC and joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated cum laude with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage landscapes, evaluation reports, and impact assessments. She currently serves on the Provincial Board of Directors of the Architectural Conservancy of Ontario.

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

Professional History

Heritage Planner, MacNaughton Hermesen Britton Clarkson Planning
Limited
(2023 – Present)

Heritage Carpentry Apprentice, Bruce Chambers Period Furniture
Ltd.
(2023)

Heritage Intern, Town of Grimsby
(2023)

Heritage Contractor, DJ McRae Heritage Restoration
(2022)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Project Experience

Cultural Heritage Landscapes

- Doctor's Lane, King City and Old King Road, Nobleton, Township of King

Municipal Heritage Inventories

- Township of Tiny, 31 properties
- City of Barrie, 13 properties

Cultural Heritage Impact Assessments

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London
- 3563 Bostwick Road, London
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 260 Main Street West, Grimsby
- 185 Third Street, Collingwood
- 228 McNeilly Road, Hamilton
- 1069 Highway 8, Hamilton
- 119 Sideroad 19, Fergus
- Mount Zion United Church, 473 Ridgewood Crescent, London
- 66 Banfield Street, Paris
- 1940 Fischer-Hallman Road, Kitchener
- 141 Laurel Street, Cambridge
- 5480 Major Mackenzie Drive, Markham
- 193, 195, 197 & 199 College Avenue, London
- 63 Courtland Avenue East, Kitchener

Cultural Heritage Evaluation Reports

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 934322 Airport Road, Mono
- 986 Powerline Road, Brant
- 53 St. Laurent Drive, Richmond Hill

Conservation Plans

- 18 Portland Street, Toronto

Documentation & Salvage Plans

- 3078 Regional Road 56, Binbrook, Hamilton
- 5515 Garrard Road, Whitby

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Road Municipal Bridge No. 11, Blackstock, Township of Scugog

- Warminster Sideroad, Township of Oro-Medonte
- Shoreline Drive, Township of Oro-Medonte

Heritage Permit Applications

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 2051 Davis Drive, Whitchurch-Stouffville

Heritage By-law Peer Reviews

- St. Mary's Ukrainian Catholic Church, 3625 Cawthra Road, Mississauga
- Trinity Anglican Church, 26 Stavebank Road, Mississauga
- New Apostolic Church, 160 Margaret Avenue, Kitchener

Hands-On Conservation Projects

- St. Paul's Anglican Church, Coulson's Hill, Bradford West Gwillimbury, Ontario
 - Restoration and painting of 1887 Gothic doors
- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
 - Mechanical frescoe cleaning
 - Cellulose poultice frescoe cleaning
 - Plaster infilling and consolidation
- Burwash Hall, University of Toronto, Toronto, Ontario
 - Stone masonry conservation
 - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario
 - Cathedral window woodwork restoration
- 16 Elm Avenue, Branksome Hall, Toronto, Ontario
 - Brick masonry restoration
- Bishop Strachan School, Toronto, Ontario
 - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
 - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
 - Decorative plaster repair
 - Wood window restoration
 - Historic flooring restoration
 - Stonework crack repair
 - Historic painting



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