**REPORT**

# Gore Park Residences - 18-22, 24, 28, 30 King Street East and 4 Hughson Street South, Hamilton, Ontario

Cultural Heritage Impact Assessment

Submitted to:

**Ninco Developments Inc.**

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Submitted by:

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July 22, 2026

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# Executive Summary

WSP Canada Inc. (WSP) was retained by Ninco Developments Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) in support of a Design Review Panel (DRP) application for the proposed Gore Park Residences development in the City of Hamilton, Ontario. Landwise is acting on behalf of the client and is leading the proposed mixed-use redevelopment.

The subject property comprises 18–22 King Street East, 24–28 King Street East, 30 King Street East, and 4 Hughson Street South, located within Hamilton's downtown heritage core within the broader heritage context of the King Street East Cultural Heritage Landscape (CHL), Gore Park CHL, and the Beasley Historic Neighbourhood. The properties at 18–22 King Street East and 24–28 King Street East remain designated under Part IV of the *Ontario Heritage Act*; however, the buildings on these properties were lost following the November 2025 collapse and subsequent demolition. The property at 30 King Street East, formerly occupied by the Gourlay-Bickle Building, is a listed, non-designated property that is currently vacant. The property at 4 Hughson Street South contains an extant 10-storey commercial office building that is listed on the City of Hamilton Municipal Heritage Register and is proposed to be retained and adaptively reused as part of the redevelopment. The site is also situated within a broader heritage setting containing numerous designated and listed heritage properties.

The proposed development will consolidate the subject properties into a single development parcel and construct a new 12-storey mixed-use building containing approximately 163 residential units and ground-floor commercial space. The proposal also includes the retention and adaptive reuse of the existing building at 4 Hughson Street South through the addition of two storeys integrated into the overall development.

The CHIA was prepared in response to direction received through the City of Hamilton formal consultation process in May 2026. Heritage staff identified the need to assess potential impacts on the heritage attributes and character of the subject property, adjacent protected heritage properties, the King Street East CHL, the Gore Park CHL, and the Beasley Historic Neighbourhood, and to evaluate opportunities for conservation, mitigation, interpretation, and commemoration. Furthermore, this CHIA was prepared in accordance with the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5: Heritage Impact Assessments and Conservation Plans (MCM 2006), the City of Hamilton Cultural Heritage Impact Assessment Guidelines (City of Hamilton n.d.), the Urban Hamilton Official Plan (UHOP 2026), and *the Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

This CHIA assessment determined that:

- Conservation through retention, restoration, rehabilitation, or adaptive reuse of the former heritage buildings at 18–22 King Street East, 24–28 King Street East, 30 King Street East is no longer feasible as these resources are no longer extant. Accordingly, the preferred conservation approach is to mitigate the loss of these resources through compatible infill development, public commemoration and interpretation, and integration of salvaged heritage materials where feasible.
- Direct impacts related to alteration are anticipated to 4 Hughson Street South and the King Street East CHL. Potential indirect impacts related to isolation from surrounding context, obstruction or modification of views, land use change, and shadowing may occur to adjacent listed and designated heritage properties, as well as the King Street East CHL, Gore Park CHL, the Beasley Historic Neighbourhood Heritage Character Area. Indirect impacts to these surrounding heritage resources are appropriately addressed through the

conservation strategy and mitigation measures recommended in this CHIA and incorporated into the proposed development.

- The options analysis of alternative development scenarios determined that **Development Option C: Proceed with the Proposed Development Subject to Recommended Mitigation Measures** is preferred from a cultural heritage perspective. This option focuses on compatible infill design, adaptive reuse of 4 Hughson Street South, public realm enhancement, heritage commemoration, incorporation of salvaged materials, and ongoing coordination with City heritage staff.
- The design of the proposed development should incorporate the conservation guidance and mitigation measures presented in this CHIA. This CHIA provides Design Guidance to conserve remaining heritage value of the subject property at 4 Hughson Street South, suggest interpretive strategies to commemorate former heritage buildings, improve the streetwall along King Street East, and strengthen the compatibility of the proposed development with the broader heritage context. Additional mitigation measures include documentation and design coordination, and preparation of a Commemoration Strategy. Based on the commemoration options reviewed **Option B: Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration** is recommended as the preferred approach.
- A review of the current development plans (APPENDIX C; dated July 17, 2026), found that design generally satisfies the recommended conservation strategies by providing a heritage-responsive podium/streetwall condition, pedestrian-scaled active frontage, masonry-compatible materials, façade articulation, upper-storey setbacks, adaptive reuse of 4 Hughson Street South, and opportunities for public-facing commemoration. Overall, the proposed development is acceptable from a cultural heritage perspective, subject to the implementation of the mitigation measures and recommendations outlined in this CHIA.

Based on the above findings, WSP makes the following recommendations:

1) The proposed development should proceed in accordance with the recommended design guidance outlined in this CHIA. The current development plans have been reviewed against this guidance and are considered to generally satisfy the recommended conservation approach. The design guidance includes:
    - general design compatibility;
    - podium and streetwall design;
    - pedestrian scale and active frontage;
    - material compatibility and design cues;
    - façade articulation, fenestration, and historic lot rhythm;
    - upper-storey massing and tower setbacks;
    - views, visual permeability, and the relationship with the Gore Park CHL;
    - design response for the retained building at 4 Hughson Street South; and,
    - Gore Park-specific design considerations.

    Any alterations to the current development plans, including changes to podium design, material treatment, façade articulation, tower setbacks, glazing, treatment of 4 Hughson Street South, or the public realm

interface, should continue to follow this design guidance and should remain consistent with the conservation strategy outlined in this CHIA.

2) A preferred commemoration strategy should be selected for the former heritage buildings within the subject property. The selected strategy should prioritize public accessibility, visibility from the public realm, integration of salvaged material, visual and information displays interpretive clarity, durability, and integration with the final architectural, landscape, lighting, signage, and public realm design. The commemorative options presented in this CHIA include:

   - **Commemoration Option A:** Plaque Based Interpretation; and,
   - **Commemoration Option B:** Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration

   Based on the options reviewed, discussions with client and input from City staff via virtual meeting conducted on July 8, 2026, this CHIA recommends **Option B** as the preferred approach.

3) Where trees, plantings, or other landscape elements within the municipal ROW were removed as a result of the November 2025 collapse / demolition of former heritage buildings, or will be removed as part of the proposed development, replacement planting and public realm improvements should be provided. Public realm and landscape reinstatement should be coordinated with the City of Hamilton and should support the pedestrian-oriented character of King Street East, Hughson Street South, and the Gore Park CHL.

4) If substantive changes are made to the current development plans, a CHIA addendum must be prepared. The addendum must reassess the potential impacts of the proposed development and confirm whether the updated design remains consistent with the conservation strategy and mitigation measures recommended in this CHIA.

5) This CHIA should be submitted to the City of Hamilton for review and approval as part of the development approvals process. Comments provided by City staff should be addressed, as required, and the recommended mitigation measures should be carried forward through the applicable approval, design coordination, and implementation stages.

6) Upon completion and acceptance of the CHIA through the municipal review process, the final CHIA should be submitted to the MCM for information purposes.

The results of this CHIA are based on analysis of the design drawings contained in APPENDIX C (dated July 17, 2026).

# Abbreviations

| | |
|---|---|
| BHR | Built Heritage Resource |
| CHP | Canada's Historic Places |
| CHIA | Cultural Heritage Impact Assessment |
| CHL | Cultural Heritage Landscape |
| CHVI | Cultural Heritage Value or Interest |
| DRP | Design Review Panel |
| MCM | Ministry of Citizenship and Multiculturalism |
| PHP | Provincial Heritage Property |
| PPS | Provincial Planning Statement |
| ROW | Right of Way |
| SCHVI | Statement of Cultural Heritage Value or Interest |
| UHOP | Urban Hamilton Official Plan |

# Glossary

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| Adaptive Reuse | Means the adaptation of an existing building for another land use. (Urban Hamilton Official Plan 2026 'UHOP'). |
| Adjacent | In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a *protected heritage property* (UHOP 2026). |
| Adjacent lands | Means those lands contiguous to hazard lands, a specific natural heritage feature, or area where it is likely that development or site alteration would have a negative impact on the hazard, feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives (UHOP 2026). |
| Built Heritage Resource | Means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community, including an indigenous community (PPS, 2020). These resources may be identified through inclusion in the City's Municipal Heritage Register, designation or heritage conservation easement under the *Ontario Heritage Act*, and/or listed by local, provincial or federal jurisdictions (UHOP 2026).<br><br>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 (Government of Ontario 2024). |
| 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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (UHOP 2026). |
| Compatibility/compatible | Means land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. *Compatibility or compatible* should not be narrowly interpreted to mean "the same as" or even as "being similar to" (UHOP 2026). |
| Conserve | Means the identification, protection, use and/or management of *cultural heritage* and *archaeological resources*. (UHOP 2026) |

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| Conserved | In the context of cultural heritage resources, means the identification, protection, use and/or management of *cultural heritage* and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or cultural heritage impact assessment that has been approved, accepted, or adopted by the City. Mitigative measures and/ or alternative development approaches can be included in these plans and assessment (PPS, 2020, as amended). (OPA 167) (UHOP 2026) |
| 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 (Government of Ontario 2024). |
| Cultural Heritage Properties | Properties that contain *cultural heritage resources*. (UHOP 2026) |
| Cultural Heritage Resources | Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities. |
| Development (Urban) | 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, R.S.O., 1990 c. P.13 but does not include:<br>activities that create or maintain infrastructure used by a public body and authorized under an environment assessment process; or,<br>works subject to the Drainage Act. (PPS, 2005, amended) |
| Heritage Attributes | In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (Government of Ontario 2024).<br>Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (Government of Ontario 2024). (OPA 167) |

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| Protected Heritage Property | Means property designated under Part IV or V 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 (Government of Ontario 2024). |
| Significant | Resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (Government of Ontario 2024). |

# Study Limitations

WSP Canada Inc. (WSP) prepared this report solely for the use of the intended recipient, Ninco Developments Inc., in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional, and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

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Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

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# 1 INTRODUCTION

## 1.1 Project Background

WSP Canada Inc. (WSP) was retained by Ninco Developments Inc. (the client) to prepare a Cultural Heritage Impact Assessment (CHIA) in support of a Design Review Panel (DRP) Application for the Gore Park Residences development (the project) in the City of Hamilton, Ontario. Landwise is acting on behalf of the client and is leading the proposed mixed-use development at the subject property.

The subject property includes the properties at 18–22 King Street East, 24–28 King Street East, 30 King Street East, and 4 Hughson Street South in downtown Hamilton, within a broader heritage setting that includes properties designated under Part IV of the *Ontario Heritage Act*, listed on the City of Hamilton Municipal Heritage Register, the King Street East Cultural Heritage Landscape (CHL), the adjacent Gore Park CHL, and the broader Beasley Established Historic Neighbourhood. The properties at 18–22 and 24–28 King Street East remain designated under Part IV of the *Ontario Heritage Act* but are currently vacant due to a building collapse that occurred on the site in November 2025 and subsequent demolition of the former designated Kerr, Skinner, and Glassco buildings. 30 King Street East is a listed, non-designated property that is vacant following the loss of the former Gourlay-Bickle Building in 2011. The property at 4 Hughson Street South contains an extant 10-storey late 20th century commercial office building and is listed on the Municipal Heritage Register as a non-designated property under Section 27 of Part IV of the *Ontario Heritage Act.*

The intent of the proposed development is to consolidate the subject properties into a single development parcel and facilitate the construction of a new 12-storey mixed-use building containing 163 residential dwelling units and approximately 493.5 m² of ground-floor commercial space, together with the adaptive reuse of the existing office building located at 4 Hughson Street South through the addition of two storeys integrated into the overall development. Through the City of Hamilton's Formal Consultation (FC) process, heritage staff identified the requirement for a CHIA to evaluate the potential impacts of the proposed development on the heritage attributes of the subject property, adjacent protected heritage properties and surrounding inventoried CHLs and heritage character areas. Staff also requested that the assessment examine opportunities for conservation, mitigation, interpretation, and commemoration of the former heritage buildings, including consideration of salvaged materials and design responses that acknowledge the historical significance of the site and its contribution to the Gore area.

This CHIA is prepared in accordance with the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5: Heritage Impact Assessments and Conservation Plans (MCM 2006), the City of Hamilton Cultural Heritage Impact Assessment Guidelines (City of Hamilton n.d.), the Urban Hamilton Official Plan (UHOP 2026), and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2010).

The scope of this CHIA includes the following:

- Review of applicable federal, provincial, and municipal heritage policy and planning frameworks.
- Historical research and analysis of the subject property, including the historical evolution of the site and surrounding heritage context.
- Consultation and information gathering with relevant heritage agencies and stakeholders.
- Documentation and analysis of existing conditions within the subject property and surrounding heritage context through field investigation, photographic documentation, and review of available records.

- Identification of cultural heritage resources located within, adjacent to, and in proximity to the subject property, including designated and listed built heritage resources and CHLs.
- Assessment of potential visual, physical, contextual, and cumulative impacts of the proposed development on identified cultural heritage resources, including public views, streetscape character, built form relationships, and heritage landscape features.
- Evaluation of the proposed development from a conservation perspective, including the adaptive reuse of the existing office building at 4 Hughson Street South; assessment of conformity with applicable heritage policies, conservation principles, design objectives, and mitigation measures; identification of opportunities for the incorporation of salvaged heritage materials and commemoration of the former Kerr, Skinner, Glassco, and Gourlay-Bickle buildings; and,
- Development of recommendations, conservation strategies, mitigation measures, and interpretive initiatives intended to conserve and communicate the cultural heritage value and historical significance of the site and surrounding cultural heritage resources.

## 1.2 Subject Property Description

The subject property comprises the properties municipally known as 18–22, 24, 28, and 30 King Street East and 4 Hughson Street South in the City of Hamilton, Ontario. Collectively, the subject property has a total area of approximately 2,570.18 m² and occupies a prominent location within Hamilton's downtown core at the intersection of King Street East and Hughson Street South. The location of the subject property within the City of Hamilton and its immediate surroundings is illustrated on Figure 1 and Figure 2.

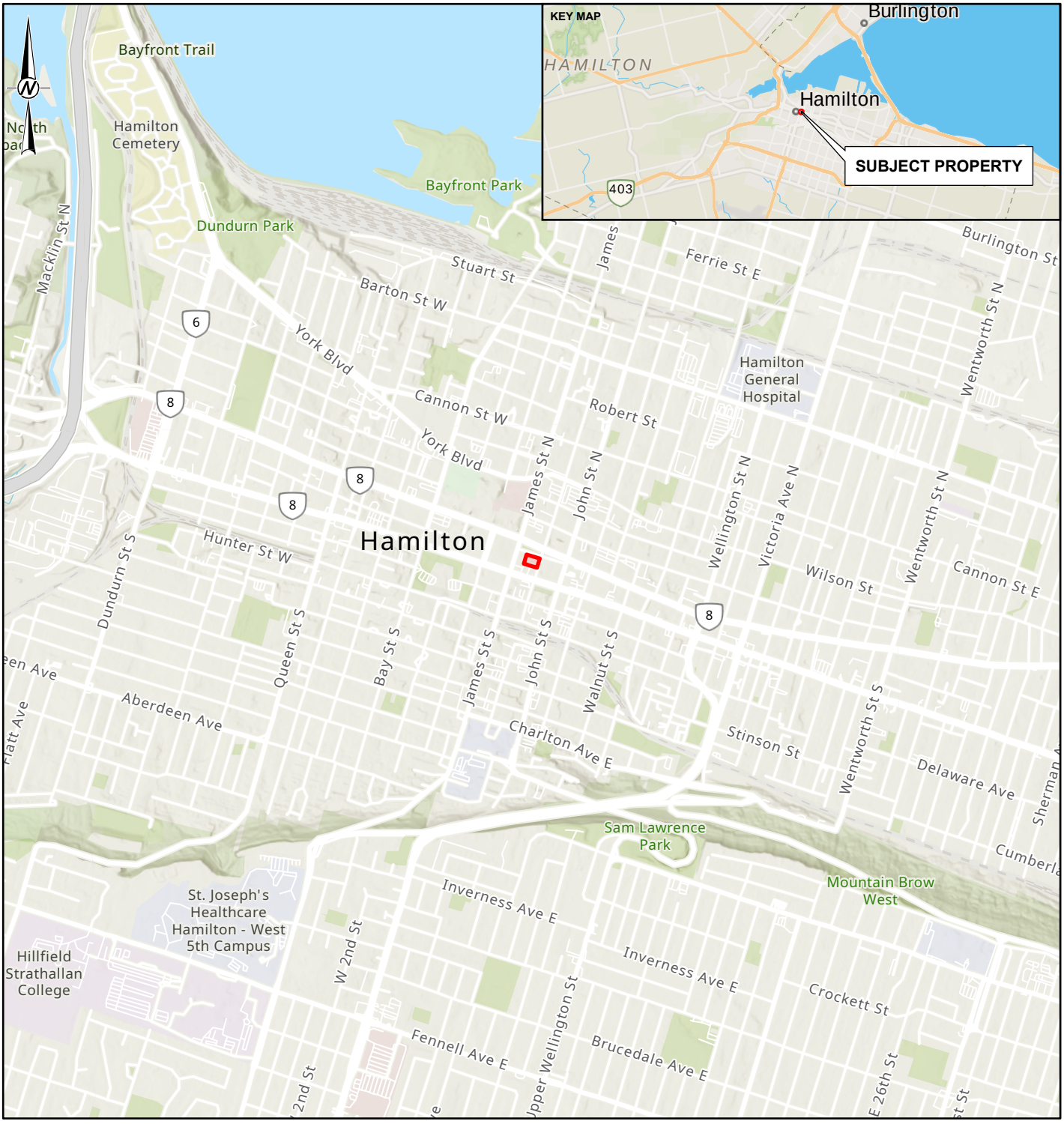
At present, the subject property contains a 10-storey office building at 4 Hughson Street South, constructed in 1979, which remains extant on the property and is proposed for retention and adaptive reuse as part of the redevelopment. The remaining parcels fronting King Street East are currently vacant. Historically, 18–22, 24, and 28 King Street East were occupied by the designated Kerr, Skinner, and Glassco Buildings (collapsed in 2025), while 30 King Street East contained an additional commercial building, formerly the Gourlay-Bickle Building (collapsed in 2011). Archival drawings of the structures prior to their collapse are provided in APPENDIX A. Following the collapse of the heritage buildings and subsequent demolition and removal activities, these lands are now vacant.

The subject property is situated within a highly urbanized portion of downtown Hamilton characterized by a mix of commercial, office, institutional, residential, and civic land uses. The property is located within the Beasley Historic Neighbourhood, (a non-listed and non-designated inventoried Heritage Character Area) and forms part of the King Street East CHL (a non-listed and non-designated inventoried Cultural Heritage Landscape).[1] The subject property is also immediately adjacent to the Gore Park CHL (a listed, non-designated inventoried CHL), which is located directly north of the subject lands and serves as one of Hamilton's most significant civic open spaces. The surrounding streetscape contains a concentration of designated and listed heritage resources, historic commercial buildings, contemporary mixed-use developments, and public spaces that collectively contribute to the historic character of downtown Hamilton. Figure 3 illustrates the boundaries of the inventoried cultural heritage resources, including the Beasley Historic Neighbourhood, the King Street East CHL, and the Gore Park CHL.

[1] The heritage status of the properties identified within and adjacent to the subject property was obtained from the City of Hamilton Municipal Heritage Register (City of Hamilton n.d.) and verified with City of Hamilton Heritage Planning staff at the time of report preparation.

A detailed description of the subject property, including existing site conditions, built form, landscape characteristics, adjacent heritage resources, and the surrounding cultural heritage context, is provided in Section 3 (Existing Conditions) of this report. The cultural heritage status of adjacent and nearby properties, including designated and listed resources associated with the Beasley Heritage Character Area, King Street East CHL, and Gore Park CHL, is discussed in Section 1.2.1.

Together, the retained office building at 4 Hughson Street South and the vacant lands fronting King Street East comprise the development site subject to the proposed redevelopment. The current condition and configuration of the subject property is illustrated on the Topographic Site Survey (APPENDIX B).




**LEGEND**

SUBJECT PROPERTY

0 250 500 1,000

1:25,000 METRES

**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: ESRI, NASA, NGA, USGS, FEMA, SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT
NINCO DEVELOPMENTS INC.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT: GORE PARK RESIDENCES – 18-22, 24, 28, 30 KING STREET EAST AND 4 HUGHSON STREET SOUTH, HAMILTON, ONTARIO

TITLE
**LOCATION OF SUBJECT PROPERTY**

CONSULTANT

wsp

| | |
|---|---|
| YYYY-MM-DD | 2026-07-22 |
| DESIGNED | AF |
| PREPARED | BR |
| REVIEWED | KK |
| APPROVED | HS |

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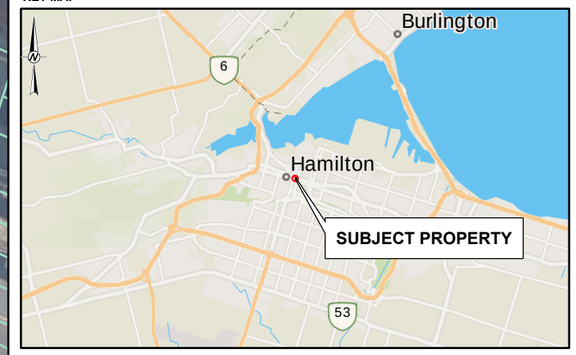
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HUGHSON ST N
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MAIN ST W
HUGHSON ST S
JOHN ST S
MAIN ST E

**KEY MAP**




SCALE: 1:325,000

**LEGEND**

SUBJECT PROPERTY

0 12.5 25 50

1:1,000 METRES

**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT
NINCO DEVELOPMENTS INC.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT: GORE PARK RESIDENCES – 18-22, 24, 28, 30 KING STREET EAST AND 4 HUGHSON STREET SOUTH, HAMILTON, ONTARIO

TITLE
**LOCATION OF SUBJECT PROPERTY AND SURROUNDING CONTEXT**

CONSULTANT

wsp

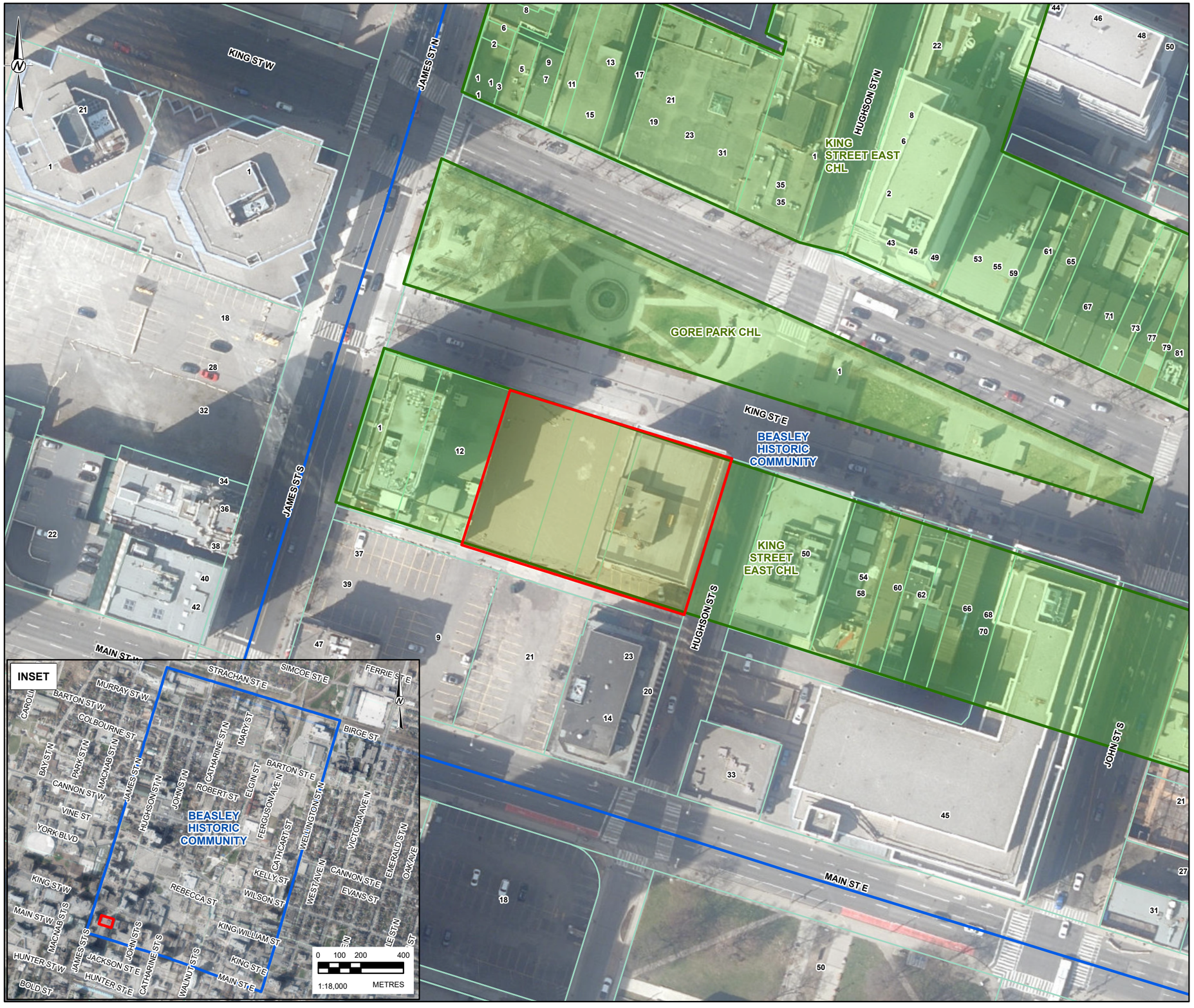
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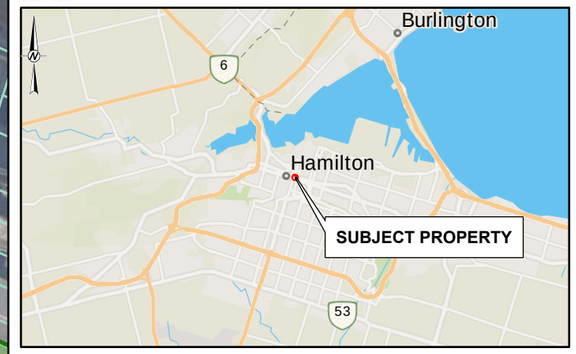
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KEY MAP




SCALE: 1:325,000

**LEGEND**

- SUBJECT PROPERTY
- CULTURAL HERITAGE LANDSCAPE (CHL)
- BEASLEY HISTORIC NEIGHBOURHOOD

0 12.5 25 50
1:1,000 METRES

**NOTE(S)**
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT
NINCO DEVELOPMENTS INC.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT: GORE PARK RESIDENCES – 18-22, 24, 28, 30 KING STREET EAST AND 4 HUGHSON STREET SOUTH, HAMILTON, ONTARIO

TITLE
**HERITAGE CONTEXT MAP SHOWING THE SUBJECT PROPERTY, KING STREET CHL, GORE PARK CHL, AND BEASLEY HISTORIC NEIGHBOURHOOD**

CONSULTANT

wsp

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| YYYY-MM-DD | 2026-07-22 |
| DESIGNED | AF |
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| REVIEWED | KK |
| APPROVED | HS |

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### 1.2.1 Heritage Recognition

#### *1.2.1.1 Municipal*

Table 1 presents the heritage recognition of built heritage resources (BHRs) and cultural heritage landscapes (CHLs) within the subject property and Table 2 presents this information for BHRs and CHLs adjacent to the subject property. Table 3 presents inventoried resources applicable to the subject property. Figure 4 illustrates the listed and designated heritage properties located within and adjacent to the subject property. The heritage status of the BHRs and CHLs identified below were confirmed through information gathering with the City of Hamilton.

**Table 1: Municipal Heritage Recognition of Properties Within the Subject Property**

| Resource Type | Property Address | Property Name | Heritage Status | Current Status |
|---|---|---|---|---|
| BHR-1 | 18-22 King Street East | The Kerr Thomas Building<br>The Smith-Thomas Building | **Designated** under Part IV of the *Ontario Heritage Act* (By-law No. 18-321) | Demolished |
| BHR-2 | 24-28 King Street East | The Skinner Building<br>The Glasco Building | **Designated** under Part IV of the *Ontario Heritage Act* (By-law No. 18-321) | Demolished |
| BHR-3 | 30 King Street East | Gourlay-Bickle Building | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Demolished |
| BHR-4 | 4 Hughson Street South | HSBC Building | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |

**Table 2: Municipal Heritage Recognition of Properties Adjacent to the Subject Property**

| Resource Type | Property Address | Property Name | Heritage Status | Current Status |
|---|---|---|---|---|
| BHR-5 | 47 James Street South | Landed banking and Loan Company Building | **Designated** under Part IV of the Ontario Heritage Act (By-law No. 87-271) | Extant |
| BHR-6 | 45 Main Street East | John Sopinka Court House | **Designated** under Part IV of the Ontario Heritage Act (By-law No. 93-011) | Extant |
| BHR-7 | 54 King Street East | Former bank of Nova Scotia | **Designated** under Part IV of the Ontario Heritage Act (By-law No. 25-146) | Extant |
| BHR-8 | 12-14 King Street East | Scotia Bank | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |
| BHR-9 | 58-60 King Street East | N/a | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |
| BHR-10 | 46-50 King Street East | Canada Trust Building | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Modified |
| BHR-11 | 20 Hughson Street South and 31 Main Street East | Union Gas Building | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |

| Resource Type | Property Address | Property Name | Heritage Status | Current Status |
|---|---|---|---|---|
| BHR-12 | 1 James Street South | Equitrust Tower | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |
| CHL-1 | 1 Hughson Street South | Gore Park | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | Extant |

**Table 3: Inventoried Resources Applicable to the Subject Property**

| Resource Type | Resource Name | Heritage Status | Inventory | Current Status |
|---|---|---|---|---|
| Heritage Character Area | Beasley Historic Neighbourhood | Non- listed; non-designated | City of Hamilton's Historic Neighbourhood Inventory | Extant |
| CHL 1 | Gore Park CHL | **Listed** (non-designated) on the City of Hamilton Municipal Heritage Register | City of Hamilton's Cultural Heritage Landscape Inventory | Extant |
| CHL 2 | King Street East CHL | Non- listed; non-designated | City of Hamilton's Cultural Heritage Landscape Inventory | Extant |

#### *1.2.1.2 Provincial*

The subject property does not contain, nor is adjacent to, any Provincial Heritage Properties (PHP), Provincial Heritage Properties of Provincial Significance (PHPPS), properties subject to an Ontario Heritage Trust (OHT) easement, or properties containing an OHT plaque.

#### *1.2.1.3 Federal*

A review of the Directory of Federal Heritage Designations and the Canadian Register of Historic Places determined that the subject property is not identified as having CHVI at the federal level.

## 1.3 Ownership Information

Table 4 provides information about the present owner and their contact information.

**Table 4: Present Owner and Contact Information**

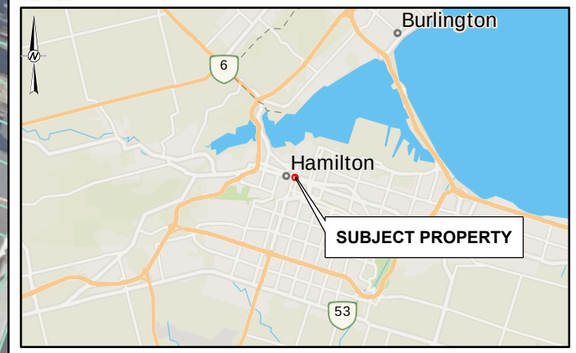
| Property Address | Current Owner | Contact Information |
|---|---|---|
| 18-22 King Street East | Hughson Business Space | Michelle Blanchard<br>Markland Property Management<br>905-527-1144 ext. 601 |
| 24-28 King Street East | Hughson Business Space | |
| 30 King Street East | David H. Blanchard Property | |

| BHR/CHL | Type |
|---|---|
| | |
| BHR-01 – 18–22 King Street East (Kerr Thomas Building / Smith-Thomas Building) | Designated under Part IV of the Ontario Heritage Act |
| BHR-02 – 24–28 King Street East (Skinner Building / Glasco Building) | Designated under Part IV of the Ontario Heritage Act |
| BHR-03 – 30 King Street East (Gourlay-Bickle Building) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-04 – 4 Hughson Street South (HSBC Building) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-05 – 47 James Street South (Landed Banking and Loan Company Building) | Designated under Part IV of the Ontario Heritage Act |
| BHR-06 – 45 Main Street East (John Sopinka Courthouse) | Designated under Part IV of the Ontario Heritage Act |
| BHR-07 – 54 King Street East (Bank of Nova Scotia) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-08 - 12-14 King Street East (Scotiabank Building) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-09 – 58-60 King Street East | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-10 – 46–50 King Street East (Canada Trust Building) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-11 – 20 Hughson Street South / 31 Main Street East (Union Gas Building) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| BHR-12 - 1 James Street South (The Equitrust Tower) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |
| CHL-01 – 1 Hughson Street South (Gore Park) | Listed / Non-designated on the City of Hamilton Municipal Heritage Register |

KING ST W
JAMES ST N
KING ST E
JAMES ST S
HUGHSON ST S
MAIN ST E
JOHN ST S

CHL-01 – 1 Hughson Street South (Gore Park)
BHR-12 - 1 James Street South (The Equitrust Tower)
BHR-08 - 12-14 King Street East (Scotiabank Building)
BHR-01 – 18–22 King Street East (Kerr Thomas Building / Smith-Thomas Building)
BHR-03 – 30 King Street East (Gourlay-Bickle Building)
BHR-02 – 24–28 King Street East (Skinner Building / Glasco Building)
BHR-04 – 4 Hughson Street South (HSBC Building)
BHR-10 – 46–50 King Street East (Canada Trust Building)
BHR-09 – 58-60 King Street East
BHR-07 – 54 King Street East (Bank of Nova Scotia)
BHR-05 – 47 James Street South (Landed Banking and Loan Company Building)
BHR-11 – 20 Hughson Street South / 31 Main Street East (Union Gas Building)
BHR-06 – 45 Main Street East (John Sopinka Courthouse)

**KEY MAP**




SCALE: 1:325,000

**LEGEND**

- SUBJECT PROPERTY
- DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT
- LISTED / NON-DESIGNATED ON THE CITY OF HAMILTON MUNICIPAL HERITAGE REGISTER
- PROPERTY PARCEL BOUNDARY

0 10 20 40
1:800 METRES

**NOTE(S)**
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. BASE MAP: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 CSRS UTM ZONE 17N

CLIENT
NINCO DEVELOPMENTS INC.

PROJECT
CULTURAL HERITAGE IMPACT ASSESSMENT: GORE PARK RESIDENCES – 18-22, 24, 28, 30 KING STREET EAST AND 4 HUGHSON STREET SOUTH, HAMILTON, ONTARIO

TITLE
**CULTURAL HERITAGE RESOURCES WITHIN THE SUBJECT PROPERTY AND SURROUNDING AREA**

CONSULTANT

| | |
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| YYYY-MM-DD | 2026-07-22 |
| DESIGNED | AF |
| PREPARED | BR |
| REVIEWED | KK |
| APPROVED | HS |

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# 2 METHODOLOGY

## 2.1 Regulatory Requirements

### 2.1.1 Federal and International

No federal or international heritage policies apply to the subject property. However, federal and international cultural heritage policies and guidance documents serve to establish best practices in the field of cultural heritage. Federal and International guidance documents used to inform this CHIA are summarized in Table 5.

**Table 5: Federal and International Policies and Guidance Documents**

| Title | Type | Description |
|---|---|---|
| *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010) | Federal Guidance Document | The *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP Standards and Guidelines) was released by Canada's Historic Places, a federal, provincial and territorial pan-Canadian collaboration, in 2010. The CHP Standards and Guidelines outline the conservation decision-making process and defines three conservation strategies: preservation, rehabilitation, and restoration. The document also includes general guidelines for heritage conservation as well as guidelines that are specific to different types of heritage resources and materials, including cultural landscapes/heritage districts, archaeological sites, buildings, engineering works (civil, industrial, and military works), and materials. |

### 2.1.2 Provincial

The *Ontario Heritage Act* is the primary piece of legislation that determines policies, priorities, and programs for the conservation of Ontario's cultural heritage. Provincial policies and guidance documents used to inform this CHIA are summarized in Table 6.

**Table 6: Provincial Regulatory Requirements and Guidance Documents**

| Title | Type | Description |
|---|---|---|
| *Ontario Heritage Act*, R.S.O 1990, Chapter O. 18 | Provincial Legislation | The *Ontario Heritage Act* provides a framework for the protection of cultural heritage resources in the province. It gives municipalities and the provincial government powers to protect heritage properties and archaeological sites. The *Ontario Heritage Act* has regulations on cultural heritage significance: O. Reg. 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the cultural heritage value or interest (CHVI) of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance. |
| *Provincial Planning Statement, 2024 (Government of Ontario 2024)* | Provincial Legislation | The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applicable to the entire Province of Ontario and prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, CHLs, and archaeological as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term by taking a coordinated, integrated, and comprehensive approach to managing cultural heritage resources (Government of Ontario 2024: 34). Section 4.6 of the PPS gives specific direction regarding built heritage resources, |

| Title | Type | Description |
|---|---|---|
| | | CHLs, protected heritage properties, and engagement with Indigenous communities (Government of Ontario 2024). |
| Planning Act, R.S.O. 1990, c. P.13 | Provincial Legislation | The *Planning Act* describes planning direction in Ontario. Under Section 2 of the *Planning Act*, planning authorities such as municipalities, shall have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. |
| *Ontario Heritage Toolkit*, (MCM 2025) and *Heritage Resources in the Land Use Planning Process*, InfoSheet # 5: Heritage Impact Assessment and Conservation Plans (MCM 2006) | Provincial Guidance Document | The MCM *Ontario Heritage Tool Kit* (MCM 2025) and *Heritage Resources in the Land Use Planning Process* (MCM 2006) provide guidance and information on the heritage conservation process in Ontario. MCM InfoSheet#5: Heritage Impact Assessment and Conservation Plans of the *Heritage Resources in the Land Use Planning Process* (InfoSheet #5) was used to guide the general preparation of this report. |

### 2.1.3 Municipal

The subject property is located in the City of Hamilton, Ontario. Municipal policies and guidance documents used to inform this CHIA are summarized in Table 7.

**Table 7: Municipal Policies and Guidance Documents**

| Title | Type | Description |
|---|---|---|
| City of Hamilton Urban Hamilton Official Plan (UHOP 2026) | Municipal Policy Document | The City of Hamilton's Urban Hamilton Official Plan (UHOP 2026) establishes the municipality's guiding framework for land use planning, growth management, and cultural heritage conservation within the urban area. The Plan is structured across multiple volumes, including city-wide policies, secondary plans, and area-specific policies.<br>Cultural heritage policies are addressed under Section 3.4 Cultural Heritage Resources (Policies B.3–25), which provide direction for the identification, evaluation, and conservation of built heritage resources, CHLs, and archaeological resources as part of the land use planning and development review process. |
| City of Hamilton CHIA Guidelines | Municipal Guidance Document | The City of Hamilton's CHIA Guidelines provide direction on when a CHIA is required and outline the methodology, content, and evaluation criteria to be applied in assessing potential impacts of development on cultural heritage resources. The guidelines ensure that heritage conservation is appropriately considered in Planning Act applications and municipal decision-making processes. |

### 2.1.4 Compliance with the City of Hamilton's CHIA Guidelines

Table 8 summarizes compliance with the City of Hamilton's CHIA Guidelines, identifying relevant criteria and the corresponding sections of this CHIA where they are addressed.

**Table 8: Compliance with the City of Hamilton's CHIA Guidelines**

| Criteria | Section |
|---|---|
| Introduction to the Development Site | Section 1.2 Subject Property Description<br>Section 3 Existing Conditions |
| Background Research and Analysis. | Section 4 Background Research and Analysis |
| Statement of Significance | Section 6 Statement of Significance |
| Description of Proposed Development | Section 7 Description of the Proposed Development |
| Impact of Proposed Development and/or Site Alteration | Section 8 Impact Assessment |
| Alternatives and/or Mitigation Measures | Section 9 Alternatives and Mitigation Measures |
| Conservation Strategy | Section 11 Summary of Conservation Strategy |
| Conclusions and Recommendations | Section 12 Conclusions and Recommendations |
| Qualifications of Report Contributors | Section 13 Staff Qualifications |
| Cited Materials | Section 14 Cited Materials |

## 2.2 Field Review

On July 9, 2026, WSP Cultural Heritage Specialist, Austin Foster, conducted a field review to document existing conditions within the subject property, adjacent properties, and the surrounding context. The assessment consisted of a visual survey and photographic documentation of the subject property, including built features, landscape elements, and spatial relationships within the broader setting.

The field review also included documentation of salvaged materials from the collapsed structures, which are stored at an off-site facility located at 701 Main Street West, Hamilton, Ontario.

The results of the field review have been used to inform the creation of this CHIA and are described in Section 3 of this report.

## 2.3 Background Research

Background research was undertaken to establish an understanding of the historical context of the subject property and local context.

A review of primary and secondary sources, historical mapping, and aerial photography was completed, as appropriate, to identify relevant historical themes and development timelines. This included targeted research on the physiography, survey and settlement patterns, and 19th- and 20th-century land use history of the subject property. Historical maps (1875–1996) and aerial photographs and imagery (1954–present) were analyzed to identify the evolution of settlements, structures, and landscape features within and adjacent to the subject property.

The results of this background research are presented in Section 4.

## 2.4 Information Gathering

Property-specific information-gathering for this CHIA commenced in July 2026 and included formal inquiries by email to the OHT, the MCM, the City of Hamilton to identify cultural heritage considerations, previous reporting, associations, or knowledge specific to the subject property.

The results of these information-gathering activities are presented in Section 5 of this report.

## 2.5 Impact Assessment

An impact assessment is required when a property evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. The MCM's Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans (InfoSheet #5) (MCM 2006) provides guidance to assess the direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property. This guidance is reiterated in the City of Hamilton's CHIA Guidelines. Accordingly, this assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MCM InfoSheet #5, apply to archaeological resources (MCM 2006b). An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MCM.

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

The results of the impact assessment are presented in Section 8 of this report.

## 2.6 Alternatives and Mitigation Measures

When an impact assessment determines that development will negatively affect the CHVI and heritage attributes of a subject property, mitigation measures are required. Mitigation measures outlined in the MCM InfoSheet #5 were used to guide the preparation of considered alternatives, mitigation and conservation methods.

As the designated properties at 18–22 King Street East and 24–28 King Street East, as well as the listed property at 30 King Street East, are no longer extant within the subject property, retention, replication, or adaptive reuse of the former heritage façades is not feasible. Accordingly, mitigation measures and design direction for the proposed development are informed by the UHOP, as directed by City of Hamilton Cultural Heritage Staff.

The considered alternatives and mitigation measures are presented in Section 9 of this report.

# 3 EXISTING CONDITIONS

## 3.1 Subject Property Context

The subject property is located within the broader Beasley historic neighbourhood, an established downtown area within the City of Hamilton characterized by compact urban built form, mixed land uses, and development reflecting multiple periods of Hamilton's growth. The surrounding context includes historic masonry commercial buildings, 20th century office buildings, contemporary residential towers, civic and institutional buildings, public open spaces, active ground-floor commercial uses, sidewalks, transit infrastructure, and pedestrian activity. Buildings are generally located close to the public sidewalk, with minimal setbacks, varied heights, and a mix of historical and contemporary construction. As a result, the area presents a layered downtown character in which heritage resources and newer development are experienced together, rather than a streetscape representative of a single architectural period. Within this context, Gore Park functions as a central civic and landscaped open space, while King Street East remains a principal commercial and pedestrian-oriented corridor within Hamilton's historic downtown core

The subject property is located on the south side of King Street East, at and west of its intersection with Hughson Street South. It includes the vacant properties at 18–22 King Street East, 24–28 King Street East, and 30 King Street East, as well as the existing building at 4 Hughson Street South. The subject property occupies a prominent location opposite Gore Park within a dense, mixed-use downtown context characterized by commercial, office, institutional, residential, civic, and public open space uses (**Error! Reference source not found.** to Plate 7).

The surrounding area exhibits a strongly urban character. Buildings are generally located at or near the public sidewalk, creating a continuous street edge and pedestrian-oriented environment. Development reflects successive phases of Hamilton's growth from the 19th century to the present, resulting in a layered urban landscape where heritage resources, later office development, and contemporary high-rise and mid-rise buildings are experienced together (Plate 8 to Plate 9).

A defining feature of the subject property is its direct visual and spatial relationship with Gore Park and the surrounding heritage commercial streetscape. Views north from the subject property includes Gore Park's landscaped open space, mature tree canopy, pathways, seating areas, fountain, monuments, commemorative features, and the continuous historical commercial streetwall along the north side of King Street East. The juxtaposition of civic open space and historical urban development contributes significantly to the area's character and sense of place (Plate 10 to Plate 11).

The subject property forms part of the King Street East CHL, defined as the portion of the King Street East corridor bounded by King Street East to the north, Main Street East to the south, James Street South to the west, and Wellington Street North to the east. The CHL is characterized by a largely continuous heritage commercial streetwall composed primarily of late 19th and early 20th century masonry buildings constructed close to the lot line and public sidewalk (Plate 12 to Plate 13). Historical commercial buildings within the corridor generally exhibit narrow lot frontages, ground-floor storefronts, upper-storey commercial façades, regularly spaced punched window openings, cornices, parapets, pilasters, decorative stone detailing, and masonry construction in materials such as red brick, buff brick, limestone, sandstone, cast stone, and decorative masonry units. Architectural influences represented in the surrounding area include Italianate, Commercial Italianate, Neo-Classical, Classical Revival, Edwardian Commercial, and Beaux-Arts styles (Plate 14 to Plate 16). Collectively, these features contribute to the CHL's cohesive historic character, pedestrian-oriented commercial function, and close visual and functional relationship with Gore Park.

The area is highly pedestrian-oriented, with sidewalks, signalized crossings, transit infrastructure, active storefronts, street furniture, decorative lighting, and public gathering spaces contributing to the public realm. Pedestrian activity is concentrated along King Street East and within Gore Park, where buildings, streets, and open spaces are experienced as an integrated cultural landscape (Plate 17).

The broader setting includes the Gore Park CHL, the King Street East CHL, and the Beasley historic neighbourhood. Together, these resources contribute to a distinctive downtown heritage environment characterized by historic commercial development, civic spaces, mature vegetation, commemorative elements, and a strong relationship between built form and public open space.



*Plate 1: Aerial view of the subject property and surrounding mixed-use context including characterized by commercial, office, institutional, residential, civic, and public open space (Google Earth 2024)*

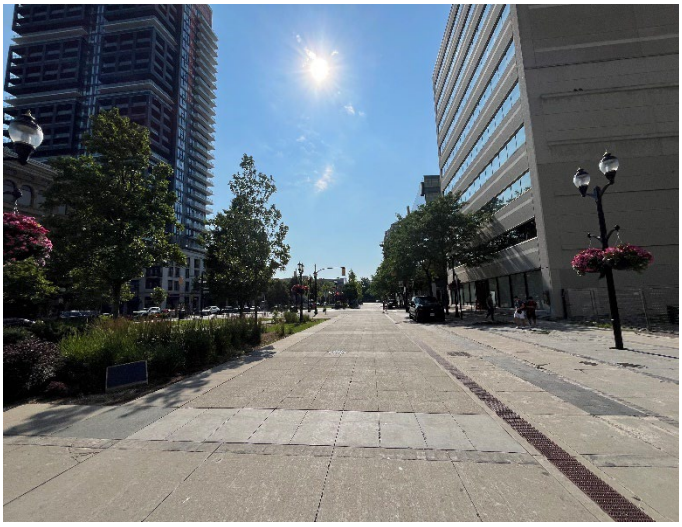


*Plate 2: King Street East facing east (subject property on right)*

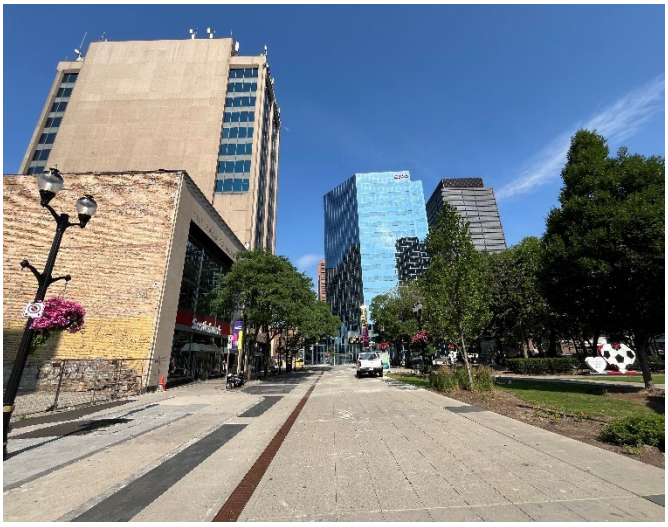


*Plate 3: King Street East facing west (subject property on left)*



*Plate 4: View of intersection at King Street East and Hughson Street South, facing north from Hughson Street*

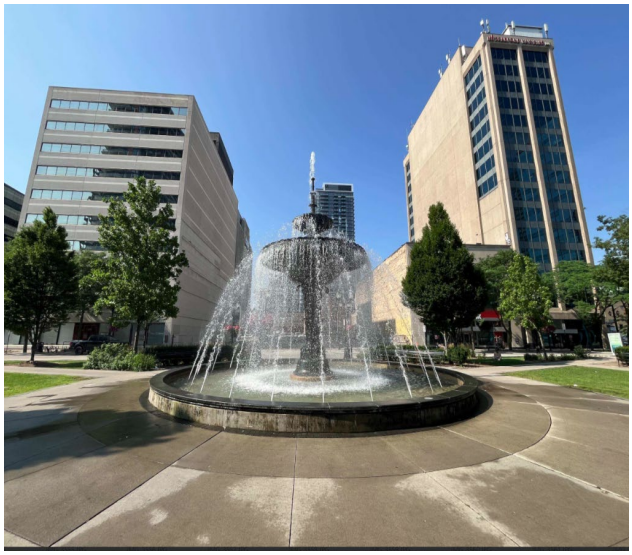


*Plate 5: View of commercial structures around Gore Park (facing south from Gore Park)*

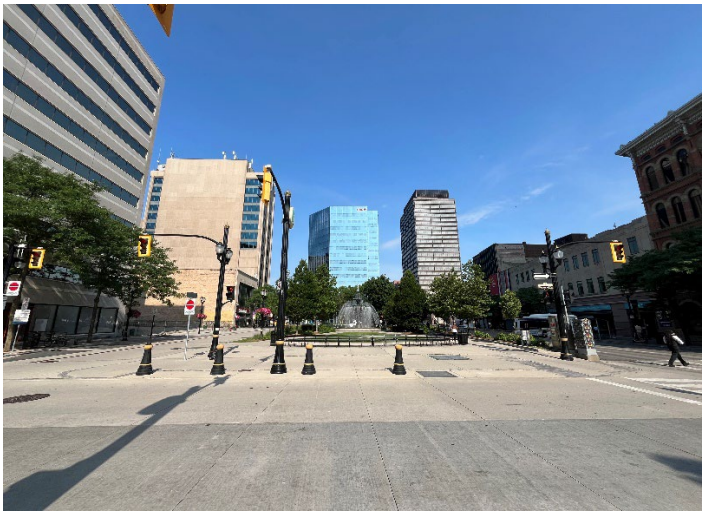


*Plate 6: View of Gore Park, King Street East, and surrounding commercial and residential structures and public spaces looking west from Hughson Street South*



*Plate 7: View of Gore Park, King Street East, and surrounding commercial and residential structures and public spaces looking west from John Street South*



*Plate 8: Example of a new (2023) high-rise condominium adjacent to 19th century masonry structures north of the subject property*

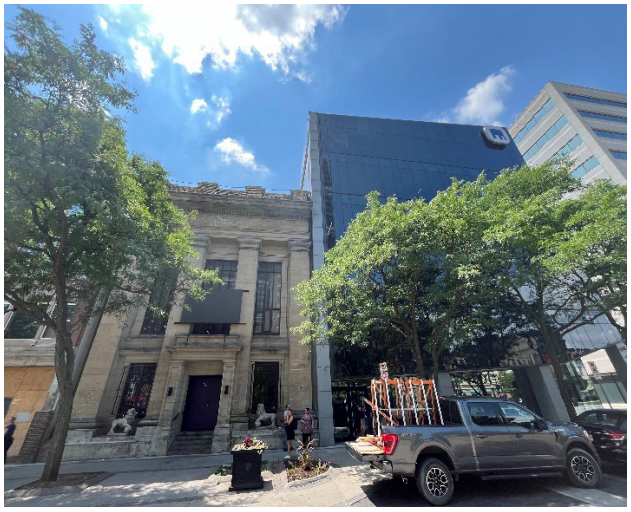


*Plate 9: Example of a new (2021) low-rise commercial structure adjacent to 19th century masonry structures northeast of the subject property*



*Plate 10: View of Gore Park and commercial streetwall looking north from the subject property*



*Plate 11: Views of landscaping and streetwall enclosure to the north from the subject property within Gore Park*




*Plate 12: Example of the streetwall of 19th century commercial structures on narrow lots within the King Street East CHL*



*Plate 13: Example of the streetwall of 19th century commercial structures on narrow lots within the King Street East CHL*



*Plate 14: Example of a painted masonry 19th century Italianate-style commercial building adjacent to Gore Park*

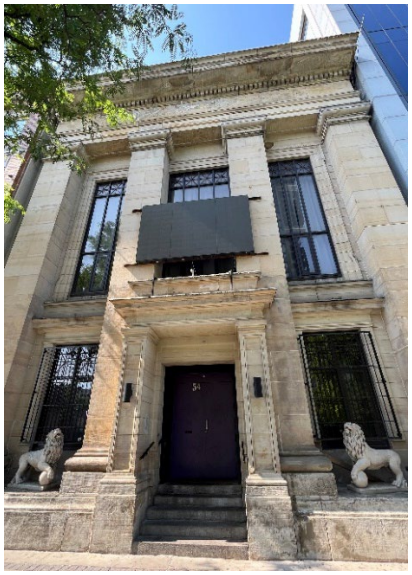


*Plate 15: Example of a limestone-clad 19th century Neo-Classical-style institutional building adjacent to Gore Park*



*Plate 16: Example of a red brick and limestone 19th century Italianate-style commercial building adjacent to Gore Park*



*Plate 17: Pedestrian oriented spaces along King Street east including tree canopies, benches, decorative lighting, landscaping, and wide paved walkways (looking northwest from subject property)*

## 3.2 The Subject Property

The subject property comprises the vacant properties at 18–22, 24–28, and 30 King Street East, as well as the existing commercial office building at 4 Hughson Street South. Together, these properties occupy a prominent location on the south side of King Street East, opposite Gore Park (Plate 18).

The vacant parcels at 18–30 King Street East form a substantial gap within the otherwise continuous commercial streetscape (Plate 19 to Plate 20). Unlike adjacent properties, which are generally occupied by buildings located at or near the public sidewalk, the vacant lands create an open condition that interrupts the established streetwall and historical lot rhythm characteristic of King Street East. The absence of storefronts, upper-storey façades, masonry detailing, and active frontage reduces the sense of enclosure typically associated with the downtown environment (Plate 21). As the former heritage structures within the subject property maintained the historic streetwall enclosure of Gore Park, the vacant lots continue to maintain clear northward views to the landscape, with a clear axial alignment with Gore Park fountain (Plate 22).

The vacant lots are flanked by 12-14 King Street East to the west, outside the subject property, and 4 Hughson Street South to the east, within the subject property. Constructed in 1954, 12-14 King Street East is a modern-style former bank building characterized by smooth Indiana limestone cladding, a recessed glazed curtain wall, black granite detailing, low rectilinear massing, and a flat roof. Its exposed east elevation, visible from the vacant parcels, is constructed of red brick masonry (Plate 23 to Plate 24).

The property at 4 Hughson Street South is located at the northwest corner of King Street East and Hughson Street South and contains a later 20th century multi-storey commercial office building. The building forms the eastern edge of the subject property and is characterized by a regular façade composition, horizontal window patterning, simple detailing, and a flat roofline. Although its architectural expression differs from the earlier masonry commercial buildings nearby, it maintains built form at the corner and contributes to the urban enclosure of Hughson Street South (Plate 25 to Plate 26).




*Plate 18: View of the subject property facing south from Gore Park*

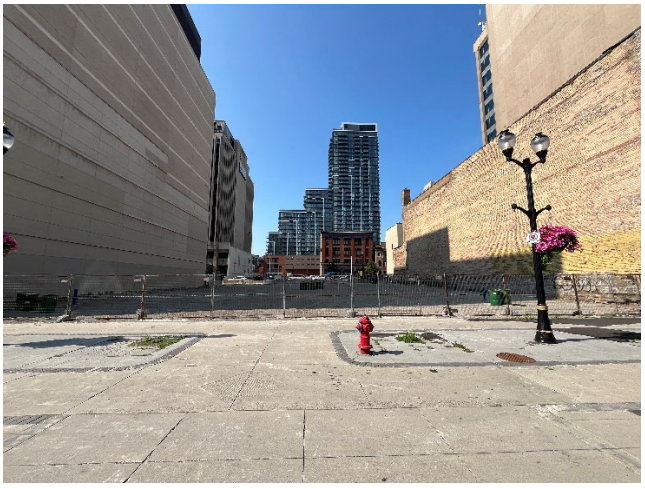


*Plate 19: Vacant Lots at 18-30 King Street East (facing south from King Street East)*



*Plate 20: Vacant Lots at 18-30 King Street East (facing north from rear alley)*



*Plate 21: Example of continuous streetwall condition along King Street East*



*Plate 22: Views from the subject property to Gore Park*

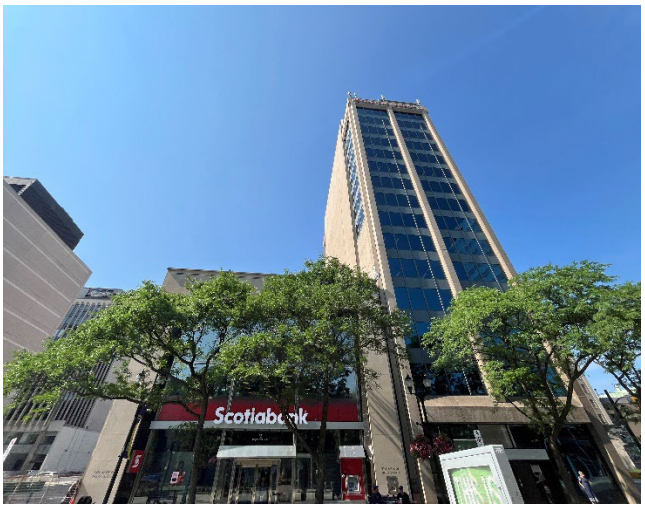



*Plate 23: Front (north) façadeof 12-14 King Street East*



*Plate 24: Red brick east wall of 12-14 King Street East, looking west from the subject property*



*Plate 25: 4 Hughson Street facing Southwest from Hughson Street South*

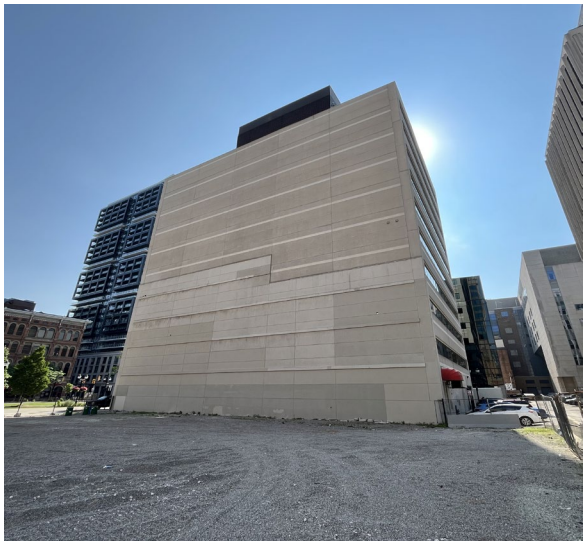


*Plate 26: View of 4 Hughson Streets east wall facing west within the vacant lots*

## 3.3 Gore Park

Gore Park is located immediately north of the subject property, on the north side of King Street East. The park forms a linear landscaped civic space within the downtown core and extends along the King Street East corridor opposite the subject property. It is characterized by open lawn areas, paved pedestrian pathways, mature trees, ornamental planting beds, seating areas, decorative lighting, monuments, commemorative features, and public realm amenities (Plate 27).

The central portion of the park includes the Gore Park Fountain, which is located within a paved gathering area surrounded by pathways, seating, ornamental plantings, and mature tree cover. (Plate 28). Additional commemorative and civic features are located throughout the park, including the Cenotaph (Plate 29), Queen Victoria Monument (Plate 30), John A. Macdonald Monument and Canons (Plate 31), memorial wall and enclaves (Plate 32 to Plate 33), historic and interpretive plaques (Plate 34), and public art. These elements are generally integrated into the park's pathways, landscaped areas, and seating zones, and are experienced as part of the pedestrian environment within Gore Park

Vegetation within Gore Park includes mature deciduous trees, manicured lawn areas, shrubs, and ornamental planting beds. Tree canopies are distributed throughout the park and provide shade over portions of the pathways, seating areas, and landscaped open space. The planted areas are maintained as part of the park's formal civic landscape and contribute to the contrast between the landscaped park setting and the surrounding urban streetscape (Plate 35 to Plate 38)

Views within and around Gore Park are defined by a mix of historic commercial buildings, office, residential, and civic uses that contribute to a well-established urban character. The park is enclosed by a generally continuous streetwall of heritage commercial buildings and later development, creating a strong sense of definition along its edges (see Plate 12 to Plate 16 and Plate 39 to Plate 40). Views between Gore Park and the subject property reflect this built form context, characterized by historic streetwall conditions, varied downtown development, and the visual relationship between the park and surrounding mixed-use buildings.



*Plate 27: Aerial view of Gore Park looking west (City of Hamilton 2022)*



*Plate 28: A view of the Gore Park Fountain*




*Plate 29: The Gore Park Cenotaph*



*Plate 30: The Queen Victoria Monument*



*Plate 31: The John A. Macdonald Monument and canons*



*Plate 32: Panels of the Memorial Wall*



*Plate 33: A view of the Memorial Enclaves along Gore Park's southern boundary*



*Plate 34: A historic plaque in Gore Park*



*Plate 35: Landscaping, decorative lighting, benches, and circulation routes within Gore Park*



*Plate 36: Tree lined circulation routes within Gore Park*

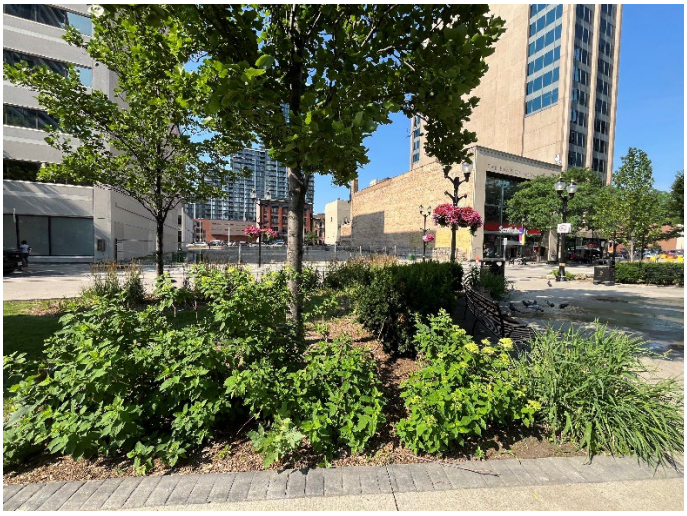


*Plate 37: Gardens and plantings within Gore Park*

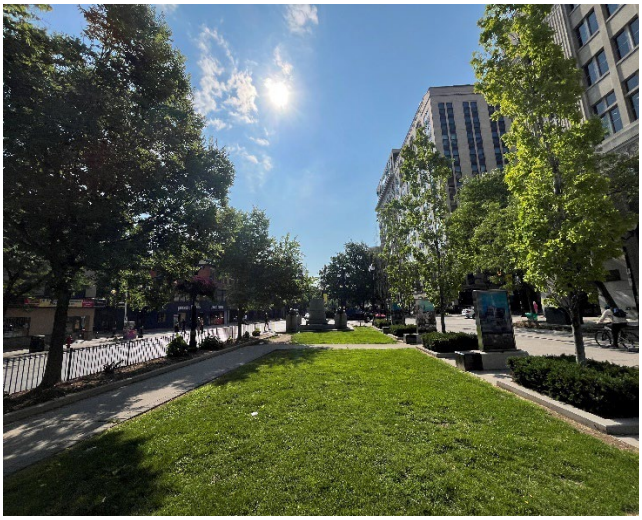


*Plate 38: Open green spaces within Gore Park*



*Plate 39: Street wall facing north from Gore Park - 1*




*Plate 40: Street wall facing north from Gore Park - 2*

# 4 BACKGROUND RESEARCH AND ANALYSIS

## 4.1 Indigenous History

*The following section is a high-level summary of the rich history of Indigenous Nations who fished, hunted, trapped, travelled, and harvested the lands and waters presently known as the City of Hamilton. WSP is committed to gathering Indigenous perspectives on Ontario history to continually improve our understanding of cultural heritage resources that may have significance to Indigenous Nations. The text below is not intended to provide a comprehensive historical overview of the landscape prior to, and following, the arrival of Europeans to Ontario, but rather to provide a general context that can be referenced when determining the potential for heritage landscapes and structures within the Study Area.*

Indigenous presence in southern Ontario, including what is now the City of Hamilton, dates back approximately 11,000 years to the retreat of the last glaciers at the end of the Pleistocene (Storck 2004). The earliest known inhabitants were highly mobile foragers who hunted large game species that are now extinct. As the climate stabilized and southern Ontario became increasingly forested, communities adapted to local ecosystems during the Archaic period, which spanned from approximately 9,500 to 3,000 years ago. Archaic populations developed more diverse toolkits, relied on seasonal resources such as fish, nuts, and game, and became gradually less mobile, forming semi-permanent settlements tied to localized resource zones (Ellis and Ferris 1990).

The Archaic period is divided by archaeologists into Early, Middle, and Late phases, each characterized by changes in tool technology, mobility patterns, and environmental adaptation (Ellis and Ferris 1990). This era was succeeded by the Woodland period, which began approximately 2,400 years ago and is marked by the introduction of pottery (Williamson 2013; Ferris and Spence 1995). During the Early and Middle Woodland periods, community identities became more entrenched, and settlements became increasingly sedentary. By the Late Woodland period (ca. 500–1600 CE), evidence of agriculture, particularly maize cultivation, became widespread in southern Ontario, enabling larger permanent village sites and increased social complexity (Ferris and Spence 1995).

During the Late Woodland period, two broad cultural traditions became prominent in southern Ontario: the Nadowek (Iroquoian-speaking) and Anishinaabeg (Algonquian-speaking) peoples (Sioui 2019). The Nadowek developed a horticultural economy centred on maize, beans, and squash and established palisaded villages often located near watercourses or elevated terraces. These settlements included longhouses accommodating extended families. Over time, villages became larger and more complex, particularly throughout the northwestern Lake Ontario region, including present-day Hamilton. The Anishinaabeg and other groups associated with the Western Basin tradition were generally more mobile but practiced a mixed subsistence strategy. Borderland communities between these groups adopted flexible economic systems incorporating both farming and seasonal movement (Sioui 1999; Ferris 2013).

At the time of European contact in the early 17th century, numerous Indigenous Nations occupied the Great Lakes region, including the Wendat (Huron), Petun (Tionnontaté), Neutral (Attawandaron), Haudenosaunee Confederacy, and Anishinaabe peoples such as the Ojibwe, Odawa, Nipissing, and Algonquin (Ferris 2009). Indigenous peoples initially acquired European goods indirectly through existing trade networks and later through direct exchange. While contact introduced new materials and external influences, many Indigenous communities maintained their traditional practices. Colonization gradually intensified, however, altering settlement patterns, political dynamics, and population distributions across the region (Ferris 2009).

Following the British victory in the Seven Years' War (1756–1763), the Royal Proclamation of 1763 recognized Indigenous land rights and restricted settlement to lands ceded through treaty (Hele 2021). The Treaty of Niagara (1764), negotiated between the Crown and numerous Indigenous Nations, reinforced these principles and formalized mutual recognition of sovereignty and land stewardship. The Covenant Chain Wampum Belt, exchanged during the treaty council, symbolizes a relationship of equality and non-interference between the British and Indigenous Nations (Hele 2021). These nation-to-nation agreements form the legal and moral foundations for treaty obligations that remain in effect today.

The City of Hamilton is situated upon lands traditionally occupied and stewarded by the Erie, Neutral, Huron-Wendat, Haudenosaunee, and Mississaugas of the Credit. The Hamilton area is also situated within the territory covered by the Dish With One Spoon Wampum Belt Covenant, an agreement between Indigenous Nations to share and care for the lands and resources surrounding the Great Lakes. In addition, Hamilton falls within the area encompassed by the Between the Lakes Treaty (Treaty No. 3), an agreement between the Mississaugas of the Credit and the British Crown that was finalized in 1792. The treaty covers approximately three million acres of land situated between Lakes Ontario, Erie, and Huron and includes present-day Hamilton. These treaty relationships remain significant in understanding Indigenous connections to the Hamilton area and continue to inform contemporary discussions regarding stewardship, cultural heritage, reconciliation, and Indigenous rights (Hamilton Civic Museums n.d.).

Presently, there are ongoing land claims between Indigenous communities and the Government of Canada related to differing perspectives on treaty lands and traditional territory in Ontario (Sault 2021). Indigenous perspectives on land rights and treaties from the communities traditionally associated with the areas being considered by this project include:

- Mississaugas of the Credit First Nation: Treaty Lands & Territory and Between the Lakes Treaty, No. 3 (1792) (https://mncfn.ca/; https://mncfn.ca/between-the-lakes-treaty-no-3-1792/)
- Six Nations of the Grand River First Nation: Land Rights and Land Claims (https://www.sixnations.ca/)
- Haudenosaunee Confederacy Chiefs Council / Haudenosaunee Development Institute: History of Haudenosaunee Land Claims (https://www.haudenosauneeconfederacy.com/history-of-haudenosaunee-land-claims/)
- Huron-Wendat Nation: History and Culture (https://wendake.ca)

The City of Hamilton developed the following land acknowledgement to recognize the traditional territory of Indigenous communities who called, and still call, the land home before the arrival of settlers. The City of Hamilton's land acknowledgement states:

> *The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.*
>
> (City of Hamilton 2024)

## 4.2 Beasley Historic Neighbourhood

The Beasley neighbourhood is one of Hamilton's oldest urban communities and formed one of the city's first four neighbourhoods, together with Central, Durand, and Corktown. The neighbourhood is named after Richard Beasley (1761–1842), a prominent merchant, politician, landowner, and early settler in the Head-of-the-Lake area. Beasley arrived in Upper Canada during the late 18th century and established himself at Burlington Heights, where he participated in fur trading, land speculation, and milling enterprises (OHT 2026). Through his commercial activities and extensive landholdings, Beasley became an influential figure in the early development of the region that would later become Hamilton. Although financial difficulties eventually required him to sell his property at Burlington Heights, his legacy remained closely associated with the city's early growth. The Beasley neighbourhood and Beasley Park were subsequently named in his honour (City of Hamilton 2012). During the 19th century, the Beasley area developed from a relatively small settlement at the edge of Hamilton's emerging town centre into a densely built residential and commercial neighbourhood. Its proximity to the downtown core, principal transportation corridors, industrial facilities, public markets, and civic and institutional uses attracted labourers, merchants, tradespeople, and successive immigrant communities. This growth contributed to the development of a socially and functionally diverse urban neighbourhood characterized by Victorian-era residential buildings, mixed-use commercial streetscapes, industrial properties, and prominent civic and institutional buildings (City of Hamilton 2025). By the late 19th and early 20th centuries, Beasley had become an established component of Hamilton's urban and industrial landscape. Its physical development reflected the city's rapid population growth, industrialization, and expansion as a regional commercial centre. During the 20th century, the neighbourhood experienced periods of physical and economic decline associated with industrial restructuring, suburbanization, and changes to the downtown commercial environment. Despite these changes, Beasley has retained a substantial concentration of historic building stock and cultural heritage resources. More recent revitalization and redevelopment have introduced new residential and commercial development while the neighbourhood continues to reflect its long-standing function as a central, diverse, and mixed-use downtown community (City of Hamilton 2026).

## 4.3 King Street East

King Street East is one of Hamilton's oldest and most historically significant thoroughfares. Prior to the establishment of the Town of Hamilton, its general route followed an Indigenous trail connecting communities across the western end of Lake Ontario (Manson 2003). When George Hamilton surveyed and laid out the Town of Hamilton in 1815, this established travel corridor was incorporated into the town plan and named King Street in honour of King George III. As Hamilton developed into a regional commercial, administrative, and industrial centre during the 19th century, King Street East emerged as one of the city's principal commercial thoroughfares. The corridor became lined with shops, hotels, banks, offices, public institutions, and transportation facilities serving the city's growing population. Its central location and direct relationship with the surrounding street network established King Street East as an important focus of commercial and civic activity and influenced the development and urban form of Hamilton's downtown core (Manson 2003). Throughout the 19th and early 20th centuries, King Street East became associated with many of Hamilton's principal civic, commercial, and institutional landmarks. Gore Park, located along King Street East, was formally opened by the Prince of Wales in 1860 and developed into the symbolic centre of the city and an important gathering place for public events, ceremonies, and commemorative activities (Bailey 1981). Gore Park and King Street East have maintained a strong historical and contextual relationship since the mid-19th century. The area surrounding Gore Park was historically characterized by a largely continuous commercial streetscape that provided a sense of enclosure around the public space while supporting an active, pedestrian-oriented, and publicly accessible downtown

environment. Plate 41 to Plate 43 provide photographs and postcard views illustrating the commercial streetscape that characterized King Street East in the vicinity of Gore Park during the early 20th century. King Street East also contained some of Hamilton's earliest commercial developments. These included MacNab's Block, located at the corner of King and James Streets and constructed during the 1840s, which has been identified as one of the oldest surviving commercial developments in downtown Hamilton (Downtown Hamilton BIA n.d.). During the late 19th and early 20th centuries, the concentration of streetcar routes, department stores, theatres, hotels, banks, and other commercial and financial institutions further reinforced King Street East's role as Hamilton's principal commercial corridor. Although portions of King Street East have been substantially altered through demolition, road improvements, modernization, and redevelopment, the corridor retains numerous historic buildings and cultural heritage resources. Its surviving built form and urban relationships continue to reflect the evolution of Hamilton from an early 19th-century settlement and market town into a major urban, commercial, and industrial centre.




*Plate 41: A c. 1920s photograph of Gore Park and King Street East showing street-level commercial context, Gore Park's streetwall enclosure, and architectural styles along the King Street Corridor (Hamilton Public Library)*




*Plate 42: A c.1930s post card depicting Gore Park and King Street East showing street-level commercial context, Gore Park's streetwall enclosure, and architectural styles along the King Street Corridor (Hamilton Public Library)*

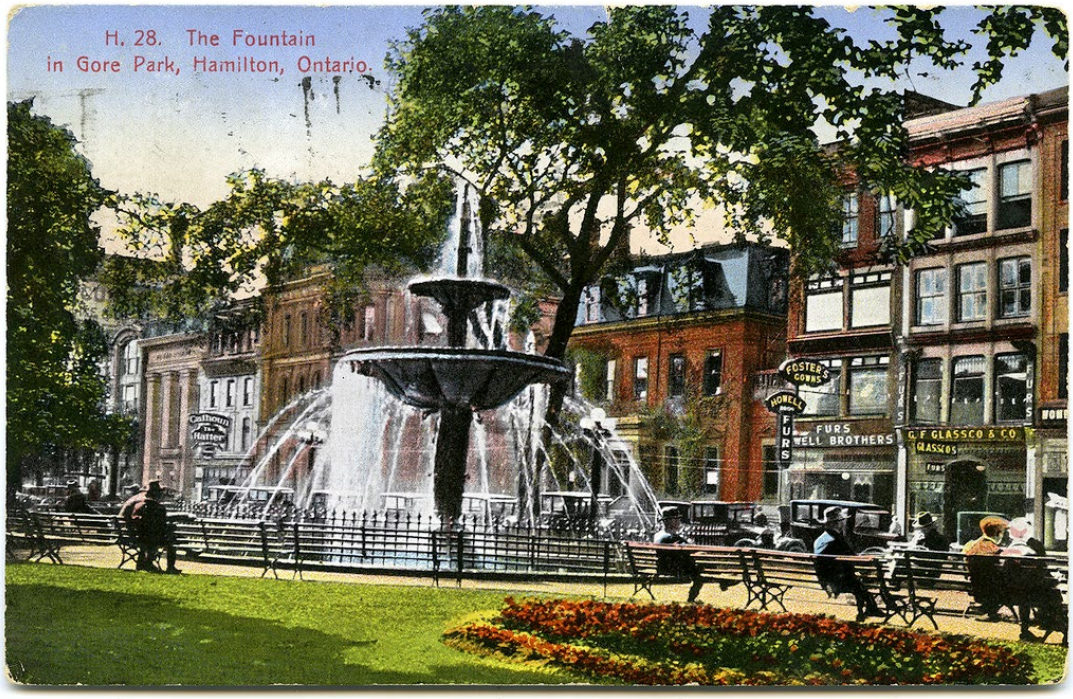



*Plate 43: A c.1930s post card depicting Gore park and King Street East showing street-level commercial context, Gore Park's streetwall enclosure, and architectural styles along the King Street Corridor (Hamilton Public Library)*

## 4.4 Gore Park

Gore Park occupies a central place in the historical development of Hamilton and is closely associated with the city's original 19th-century town plan. The site originated as part of the lands acquired by George Hamilton in 1816 during the establishment of the Town of Hamilton around a proposed civic square. The irregular triangular parcel at the centre of the town plan became known as "the Gore," a term commonly used to describe a wedge-shaped or triangular piece of land (LHA 2026).

During the early decades of settlement, the Gore remained largely undeveloped and became the subject of ongoing disputes concerning its ownership and intended use. Municipal officials periodically proposed converting the land into a public market or subdividing it for private development. These proposals were met with public opposition, and subsequent legal decisions contributed to the preservation of the property as a public open space. By 1847, sustained citizen advocacy had successfully protected the Gore from private development, establishing the basis for its later development as Hamilton's principal civic park (LHA 2026). As Hamilton expanded during the 19th century, Gore Park emerged as a focal point of the city's civic, commercial, and social activity. Situated along King Street East in the centre of the downtown, the park became surrounded by banks, hotels, retail establishments, office buildings, and public institutions. The gradual intensification of the surrounding streetscape contributed to the development of the area as Hamilton's principal commercial district and a prominent public gathering place (LHA 2026).

The park accommodated a range of civic and recreational activities, including leisure, social interaction, public announcements, celebrations, and community events. Its central location and the concentration of pedestrian activity around the park also supported the surrounding commercial uses. In this manner, Gore Park contributed to the establishment of King Street East as Hamilton's principal commercial corridor and reinforced the broader area's role as the economic, civic, and cultural centre of the city (LHA 2026). Gore Park also developed an important ceremonial and commemorative function beyond its role as an urban green space. In 1860, the park was formally opened by the Prince of Wales, later King Edward VII, during his royal visit to Hamilton, further elevating the site's civic significance (Bailey 1981). During the late 19th and early 20th centuries, the park became a setting for public celebrations, political gatherings, military commemorations, and civic ceremonies.

A number of commemorative monuments were subsequently erected within or adjacent to the park, including the Sir John A. Macdonald Monument in 1893 and the Hamilton Cenotaph in 1923. These additions contributed to the park's development as a place of collective memory and civic identity (LHA 2026). Through its monuments, ceremonies, and continued public use, Gore Park became closely associated with Hamilton's evolving expressions of community, patriotism, and civic life. Plate 44 and Plate 45 capture the park setting and surrounding context in the late 19th century.

The physical landscape of Gore Park has evolved considerably since the 19th century while retaining its historic function as the symbolic centre of Hamilton. Originally an open triangular parcel, the park was gradually formalized through the introduction of trees, pathways, ornamental plantings, monuments, and other civic amenities. These improvements transformed the space into a more formally designed urban park and reinforced its role as a prominent feature of the downtown landscape. Changes to the surrounding transportation network, including the introduction and later removal of streetcar infrastructure, as well as subsequent modifications to roadways and pedestrian circulation along King Street East, altered the manner in which residents and visitors accessed and experienced the park (LHA 2026). Despite these changes, Gore Park has remained a defining element of Hamilton's downtown core and continues to anchor the surrounding commercial streetscape. Its

continued use as a public open space within a substantially altered urban environment reflects its enduring civic importance and the longstanding relationship between public space, commercial activity, and urban development along King Street East.



*Plate 44: A c.1890s photograph of Gore Park looking east (Local History and Archives: The History of Gore Park)*



*Plate 45: A c.1880s photograph of Gore Park looking west (Hamilton Public Library)*

## 4.5 History of the Subject Property

Historical mapping indicates that the subject property formed part of Hamilton’s established downtown core by the mid-19th century. Plate 46 to Plate 48 provide a view of the structures as they appeared in the late 19th to early 20th centuries. The 1859 (Plate 49) and 1880 (Plate 49) mapping shows the property situated within the city’s organized street grid along King Street East, directly associated with the commercial and civic functions of Gore Park and the emerging downtown business district. Subsequent mapping from 1909 (Plate 51) and 1938 (Plate 52) illustrates the continued development of the area as part of a densely built commercial corridor characterized by continuous street frontage and strong connections to the surrounding commercial core. Historical mapping and aerial imagery demonstrate the persistence of the original 19th century lotting pattern, characterized by narrow commercial frontages, regular lot divisions, and buildings constructed close to the street line. These conditions supported the development of a continuous commercial streetwall facing Gore Park and contributed to the pedestrian-oriented character of King Street East. Despite 20th century redevelopment and modernization elsewhere in the downtown, mapping from 1954 (Plate 53) and 1972 (Plate 54) indicates that the historic street pattern and block structure remained largely intact, reflecting the subject property’s long-standing role within Hamilton’s principal commercial district.

Constructed circa 1840, the Kerr-Thomas and Smith-Thomas Buildings were among the earliest commercial buildings established along King Street East, opposite Gore Park. The properties were associated with Hamilton's 19th century commercial growth, particularly through the wholesale dry goods business operated by Archibald and Thomas C. Kerr. Located within the original George Hamilton Survey, the buildings occupied narrow commercial lots typical of the historic downtown development pattern and formed part of the continuous commercial streetwall surrounding Gore Park. Designation documents recognize their historical associations with Hamilton's commercial prosperity, their connection to architect William Thomas, and their contribution to the character of the King Street East streetscape and Gore area (City of Hamilton 2013).

The Skinner and Glassco Buildings were constructed in 1874–1876 during a period of significant commercial expansion along King Street East. The Skinner Building was developed for James A. Skinner's successful crockery business, while the Glassco Building was constructed for the long-established furrier firm of William H. Glassco & Sons. Situated on narrow commercial parcels facing Gore Park, both buildings reflected the fine-grained lotting pattern that characterized Hamilton's 19th century downtown. Their location within the city's principal commercial corridor contributed to the continuous streetwall framing Gore Park and reinforced the area's role as Hamilton's historic business district (City of Hamilton 2013).

Constructed in 1874 for Emily Gourlay, also identified as Mrs. William Gourlay, 30 King Street East occupied part of Lot 14 within the original George Hamilton Survey and formed part of the established commercial streetscape facing Gore Park. Its construction date is documented through the 1873 and 1874 assessment rolls for St. George’s Ward. The building’s original tenants were druggists Tristram Bickle and John W. Bickle, who operated T. Bickle and Son, wholesale druggists, at the property from approximately 1874 to 1881. Tristram Bickle had established his Hamilton drug business in 1835, specializing in patent medicines and remedies, and was joined by his son John in 1848. Over more than 40 years, the firm developed a broad reputation throughout Ontario, linking the property to Hamilton’s expanding 19th-century wholesale trade and commercial prosperity. The property also had an association with the Gourlay family: Emily Whyte married Colonel William Gourlay in 1850, and the couple resided at Barton Lodge, an Italianate villa constructed during the 1830s near the top of Beckett’s Drive (COHHRSS n.d.).

A succession of commercial tenants subsequently occupied 30 King Street East, reflecting the continued adaptation of the property to changing commercial activities within Hamilton's downtown core. Documented occupants included the Mail and Empire newspaper from approximately 1906 to 1919; Howell Brothers, furriers operated by F. Morley and Frank W. Howell, from approximately 1919 to 1965; Foster's Imported Gowns from approximately 1920 to 1933; and the Carling Company, milliners, from approximately 1936 to 1948. The property was known as the former Howell Building between 1952 and 1973. By May 1983, it was owned by Quattro Foods Limited and occupied by Caesar's Dinner Theatre and Big Julie's, with its use identified as commercial and restaurant-related. Although the building was demolished in 2011, its long history of wholesale, retail, newspaper, clothing, millinery, fur, entertainment, and restaurant uses illustrates the enduring commercial function of the property within the King Street East corridor. The information sheet identifies the May 1983 Current City Assessment Roll; the 1878 insurance plans; the 1896 insurance plans, updated to 1916; the 1875 Historical Atlas of the County of Wentworth; Vernon's Hamilton City Directories from 1870 to 1982; the City Assessment Rolls from 1872 to 1876; and Bailey's Dictionary of Hamilton Biography as sources of information (COHHRSS n.d.).

Constructed in 1979 for Norwich Union Life and designed by Allward and Gouinlock, the HSBC Building occupies the northwest corner of Hughson Street South and King Street East, opposite Gore Park. The building was erected on the former site of the Gore Bank and later the Bank of Commerce, continuing the long-standing commercial and financial function of the property within Hamilton's downtown core. While representing a later phase of development than the surrounding 19th century commercial buildings, the property maintains a prominent contextual relationship with Gore Park and King Street East and contributes to the evolution of the historic commercial district surrounding the Gore.



*Plate 46: 18-22 King Street East c.1890s (Memory Lane: Downtown Hamilton)*




*Plate 47: 24-28 King Street East c.1910s (Hamilton Public Library)*




*Plate 48: View of the subject property in c.1930s (Memory lane: Downtown Hamilton)*

## 4.6 Mapping

The historical mapping and aerial imagery presented in Plate 49 to Plate 54 illustrate the evolution of the subject property and its surrounding context from the mid-19th century through the latter half of the 20th century. Collectively, these sources demonstrate the property's long-standing association with Hamilton's downtown commercial core and its relationship to King Street East and Gore Park. The mapping also illustrates the continuity of the historic street grid, lotting pattern, and urban block structure that have characterized the area throughout its development.

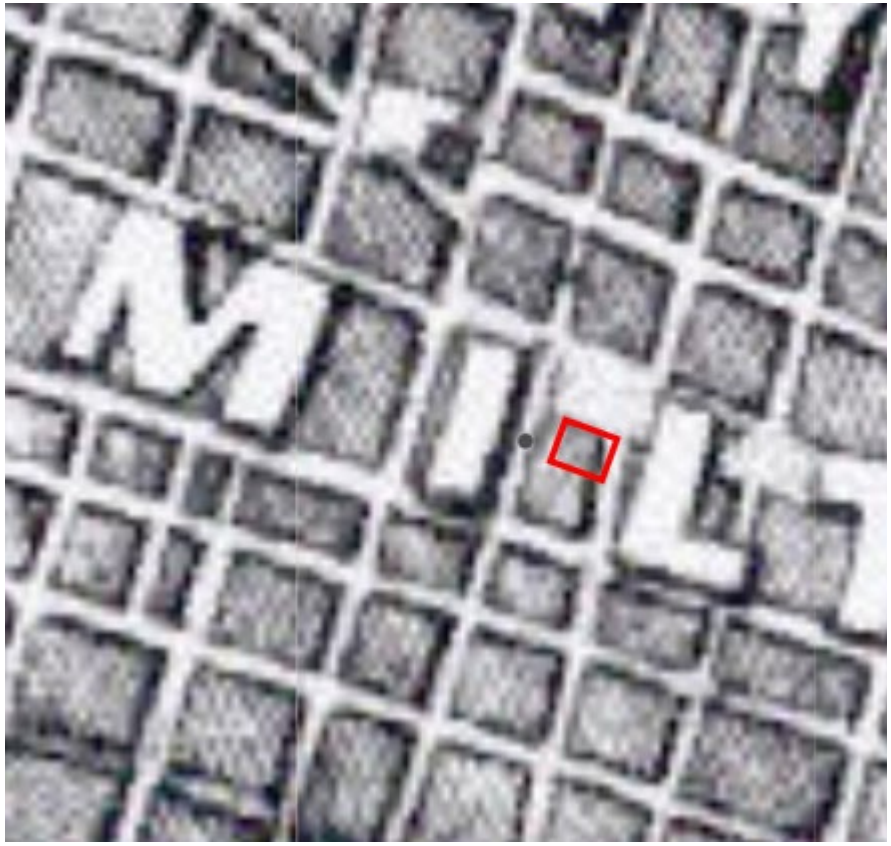


Plate 49: Approximate location of the subject property identified on an 1859 Historical Map (Tremaine 1859)




Plate 50: Approximate location of the subject property identified on an 1880 Historical Map (H.R. Page & Co. 1880)



Plate 51: Approximate location of the subject property identified on 1909 topographic mapping (Department of Militia and Defence 1909)

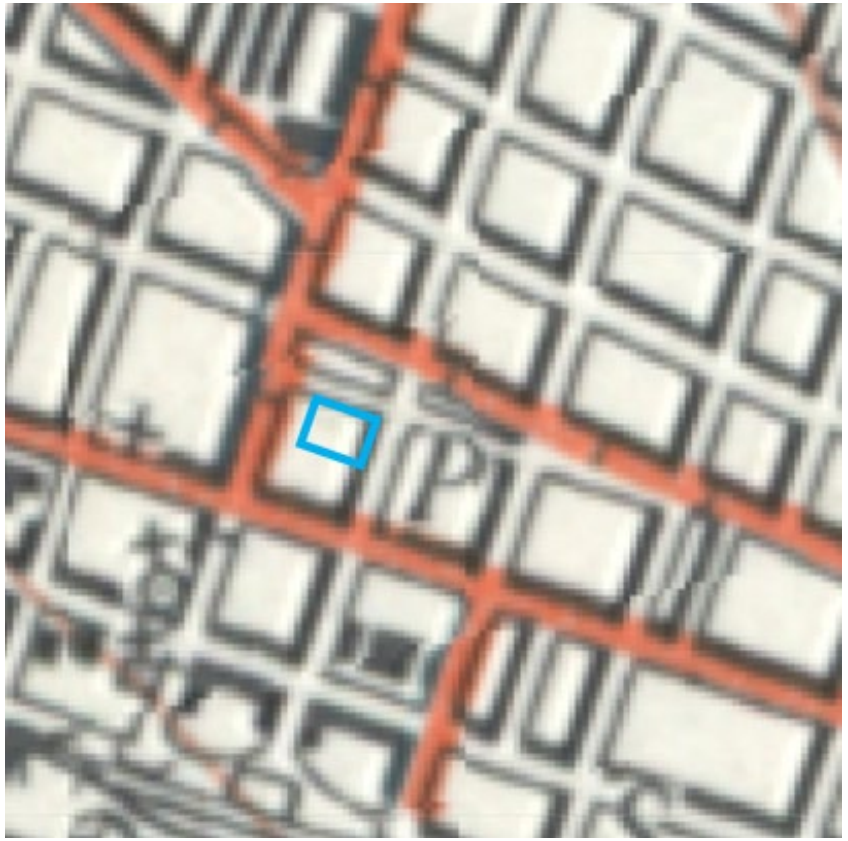


Plate 52: Approximate location of the subject property identified on 1938 topographic mapping (Department of National Defence 1938))



*Plate 53: Approximate location of the subject property identified on 1954 Aerial Image (University of Toronto 2026)*




Plate 54: Approximate location of the subject property identified on 1972 topographic mapping (Department of Energy, Mines and Resources. 1972)

# 5 INFORMATION GATHERING

Property-specific information-gathering for this CHIA commenced in July 2026 and included formal inquiries to the OHT, the MCM, and the City of Hamilton to identify cultural heritage considerations, previous reporting, associations, or knowledge specific to the subject property and adjacent properties. The results of these information-gathering activities are summarized in Table 9.

**Table 9: Information Gathering Record**

| Contact Details | Information Request | Response Received | Incorporation into CHIA Reporting |
|---|---|---|---|
| **MCM**<br>Karla Barboza, RPP, MCIP, CAHP<br>Team Lead, Heritage<br>Karla.Barboza@ontario.ca | **WSP contacted MCM by email on July 8, 2026**, to request information to support the CHIA. Specifically, WSP sought information regarding the presence of any PHPs or PHPPSs within the subject property, including any properties currently being evaluated for provincial heritage designation. WSP also requested confirmation of any additional known or potential BHRs or CHLs that should be considered as part of the assessment, including resources protected through heritage easements, conservation agreements, or other municipal, provincial, or federal heritage recognition processes. Finally, WSP requested access to any relevant cultural heritage documentation, records, or previous studies on file, such as cultural heritage evaluations, impact assessments, screening reports, or other background materials that may assist in informing the CHIA. | **Response received July** 17, 2026, confirming that no properties within the subject property have been designated by the Minister under the *Ontario Heritage Act*. The Ministry noted that the Hamilton GO Centre, located south of the subject property, is identified as a Provincial Heritage Property of Provincial Significance (PHPPS). WSP notes that the Hamilton GO Centre is located approximately 260m south of the proposed development and is separated from subject property by 1.5 city blocks and two streets (Jackson Street East and Hunter Street East). There is no risk of direct or indirect impacts of the proposed development to the Hunter GO Centre. Accordingly, the Hamilton GO Centre is not considered further in this CHIA.<br>MCM further advised that information regarding designated properties, heritage easements, and provincial plaques be sought from the Ontario Heritage Trust and the City of Hamilton. The MCM requested the opportunity to review any cultural heritage studies prepared for the project. | Information noted in Table 9; City of Hamilton Heritage Planning staff and the Ontario Heritage Trust (OHT) were contacted, and a recommendation was added that the final CHIA be shared with the MCM for information purposes. |
| **OHT**<br>Samuel Bayefsky<br>Real Property Coordinator<br>Ontario Heritage Trust<br>Samuel.Bayefsky@heritagetrust.on.ca | **WSP contacted the Ontario Heritage Trust by email on July 8, 2026**, to request information to support the CHIA. Specifically, WSP sought confirmation of any properties within or adjacent to the subject property that are owned, managed, or protected through conservation easements, covenants, or other legal agreements held by the OHT. WSP also requested information regarding any properties identified by the OHT as having provincial cultural heritage significance, as well as any plaques, commemorative markers, or other heritage recognitions within or adjacent to the subject property. Finally, WSP | **Response received July 15, 2026**, confirming that no OHT-owned properties, conservation easements, or heritage plaques were identified within or immediately adjacent to the study area. The OHT noted that St. Paul's Presbyterian Church and the Bank of Montreal building, located southwest of the Main Street East and James Street South intersection, are protected by OHT conservation easements, and a heritage plaque is located on the grounds of St. Paul's Church. | Information noted in Table 9 |

| Contact Details | Information Request | Response Received | Incorporation into CHIA Reporting |
|---|---|---|---|
| | requested access to any relevant heritage studies, conservation documentation, historical research, records, or datasets on file that may assist in informing the CHIA. | WSP notes that the OHT properties subject to a conservation easement (St. Paul's Presbyterian Church and the Bank of Montreal) and associated heritage plaque are located approximately 200 m from the subject property and will not be impacted by the proposed development. These OHT properties are not considered further in this CHIA. | |
| **City of Hamilton**<br>Emily Bent, MRTPI,<br>Cultural Heritage Planner<br>CulturalHeritagePlanning@hamilton.ca | **WSP contacted the City of Hamilton by email on July 8, 2026**, to request information to support the CHIA. Specifically, WSP sought confirmation that the identified heritage resources and their associated heritage status are current and accurate; information regarding any additional designated, listed, or otherwise recognized BHRs or CHLs within or adjacent to the subject property; and details of any existing heritage studies, reports, or documentation that may inform the assessment. WSP also requested confirmation of the boundaries, status, and any ongoing updates related to the properties at 18–22, 24, and 28 King Street East, as well as the King Street East and Gore Park CHLs. | **Response received July 15, 2026**. The City of Hamilton confirmed the inventory and status of listed and designated heritage resources within and adjacent to the study area, including properties on the Municipal Heritage Register and designated under Part IV of the *Ontario Heritage Act*. The City provided Heritage Research Summary Sheets, designation by-laws, and related heritage documentation, confirmed there are no additional identified cultural heritage landscapes within or adjacent to the subject property, and noted that Gore Park is currently a candidate for designation. The City also confirmed that no updates are proposed to the King Street East or Gore Park CHL boundaries. | Information incorporated into Section and 1.2; Section 4, and Section 6. |

# 6 STATEMENT OF SIGNIFICANCE

## 6.1 Designated Properties within the Subject Property

### 6.1.1 18-22 King Street East

The properties municipally known as 18–20 King Street East, Hamilton (The Kerr-Thomas Building) and 22 King Street East, Hamilton (The Smith-Thomas Building) (Plate 55 to Plate 56 and Section 3.2) are designated under Part IV of the *Ontario Heritage Act* by the City of Hamilton through By-law No. 18-321 in 2013. The properties are legally described as Part Lot 14, Plan 1431, George Hamilton Survey and Part Lot 15, Plan 1431, George Hamilton Survey, as in VM101331, City of Hamilton (PIN 17167-0074 [LT]). The following Statement of Cultural Heritage Value or Interest (SCHVI) has been reproduced in its entirety from the designation by-law.

***NOTE:** The building at 18-22 King Street East collapsed in November 2025 and the remaining building elements were subsequently demolished and cleared from the property. No heritage attributes remain but select building materials were salvaged. The SCHVI references heritage attributes that are no longer extant.*

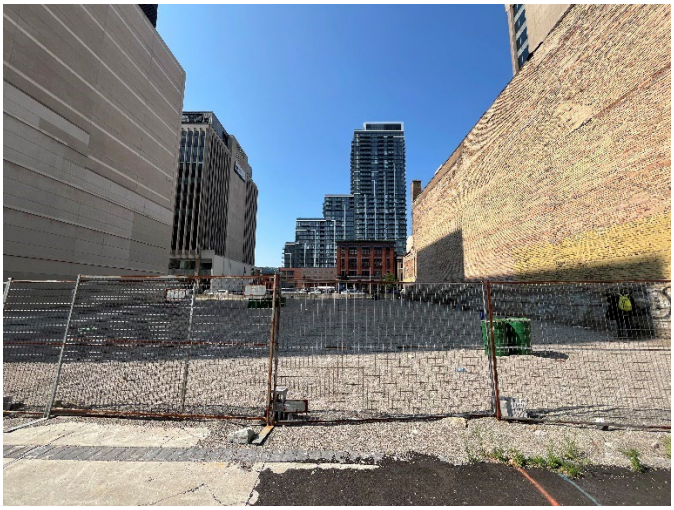


*Plate 55: 18-20 King Street East current conditions (2026)*




*Plate 56: 18-20 King Street East in 2012 (Google Earth)*

#### *6.1.1.1 Statement of Cultural Heritage Value or Interest*

The three storey buildings located at 18-22 King Street East, Hamilton possess cultural heritage value due to their historical associations with the growth and commercial prosperity of the City of Hamilton in the nineteenth century, their physical design associations with the architect William Thomas and the Renaissance Revival Style of architecture, and contextual associations with Gore Park and the King Street East streetscape.

18-20 King Street East was constructed circa 1840 and early occupants were Archibald and Thomas C. Kerr, who established their successful wholesale dry goods business there as early as 1848. 22 King Street East was constructed circa 1840 for H. E. Smith. By the 1850s, both buildings were under single ownership.

Architect William Thomas was considered a key figure in Canadian architecture, designing important buildings throughout Ontario as well as in other Provinces. The building's composition, design and materials provide a representative example of Renaissance Revival architecture dating to the pre-Confederation period and display a

high-degree of craftsmanship. The buildings retain their original architectural features on the upper levels of their front façades and are among very few pre-Confederation stone commercial buildings remaining in Hamilton.

The buildings face Gore Park and are integral components to the King Street East streetscape and the character of the 'Gore' area. Gore Park is surrounded by largely intact groupings of three to four storey commercial row buildings, many displaying early architectural styles and high levels of craftsmanship in both design and construction.

#### *6.1.1.2 Description of Heritage Attributes*

The heritage attributes of the three storey buildings are derived from their built heritage value as examples of the Renaissance Revival Style of architecture as designed by William Thomas, architect. The heritage attributes include the upper levels of the front façades of 18-20 King Street East and 22 King Street East, including, but not limited to:

- All stone blocks, coursing, quoins and voussoirs on the second and third levels of the front façades;
- All window surrounds, sills and hood mouldings on the second and third levels of the front façades;
- The stone cornices and parapet walls of both buildings;
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level; and,
- The gable roof and dormers of 18-20 King Street East.

(City of Hamilton 2013)

### 6.1.2 24-28 King Street East

The properties municipally known as 24 King Street East, Hamilton (The Skinner Building) and 28 King Street East, Hamilton (The Glasco Building) (Plate 57 to Plate 58 and Section 3.2) are designated under Part IV of the *Ontario Heritage Act* by the City of Hamilton through By-law No. 18-321 in 2013. The properties are legally described as Part Lot 14, Plan 1431, George Hamilton Survey, as in CD156699 and AB124346, City of Hamilton (PIN 17167-0112 [LT]). The following Statement of Cultural Heritage Value or Interest (SCHVI) has been reproduced in its entirety from the designation by-law.

***NOTE:*** *The building at 24-28 King Street East collapsed in November 2025 and the remaining building elements were subsequently demolished and cleared from the property. No heritage attributes remain but select building materials were salvaged. The SCHVI references heritage attributes that are no longer extant.*



*Plate 57: 24-28 King Street East current conditions (2026)*

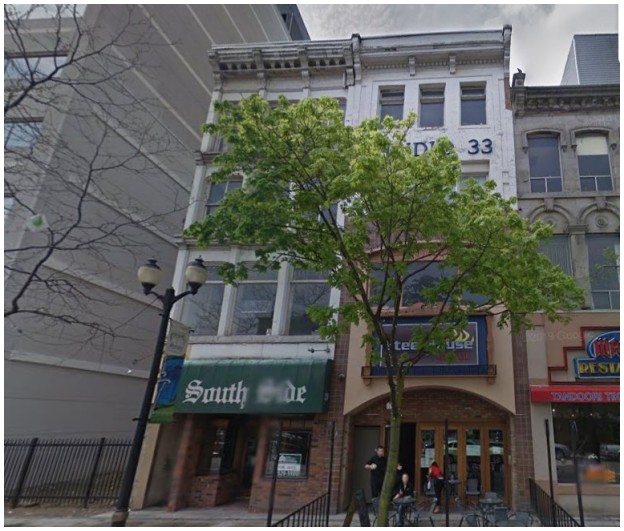



*Plate 58: 24-28 King Street East in 2012 (Google Earth)*

#### 6.1.2.1 Statement of Cultural Heritage Value or Interest

The four storey buildings located at 24-28 King Street East, Hamilton possess cultural heritage value due to their historical associations with the growth and commercial prosperity of the City of Hamilton in the nineteenth century and contextual associations with Gore Park and the King Street East streetscape. 28 King Street East also has physical design value as an example of the Victorian Style of architecture.

24 King Street East was constructed in 1875-76 for James A. Skinner. Skinner was a crockery merchant who opened his “China Palace” at another location around 1850 and the current building was built as an expansion. James A. Skinner and Co. was recognized as “the largest importer of crockery, glassware, etc. and largest shippers to Manitoba, British Columbia and the Northwest”. Later, Minden’s Ladies Wear operated in this location between 1924 and 1951.

The building at 24 King Street East was originally designed and constructed in the Victorian Style of architecture with vertical brick coursing, stone window sills, metal hood mouldings and a metal cornice. Several alterations have been undertaken to the building and only the brick façade (painted), three window openings on the fourth level and the cornice and brackets remain.

28 King Street East was constructed in 1874 for William H. Glassco & Sons to house their furrier business, established in 1843 and first located in a building further to the east along King Street East. The building housed a large cold storage vault that was considered to be advanced at time. G.F. Glassco & Co. operated in this location until 1931 and a succession of other furrier businesses subsequently operated out of the building.

The composition, design and materials of the building at 28 King Street East provide a representative example of Victorian architecture. At the time of its construction, the building was less elaborate than the buildings on either side; however, the building has retained most of its original architectural features on the upper levels of its front façade.

The buildings face Gore Park and are integral components of the King Street East streetscape and the character of the 'Gore' area. Gore Park is surrounded by largely intact groupings of three to four storey commercial row buildings, many displaying early architectural styles and high levels of craftsmanship in both design and construction.

#### *6.1.2.2 Description of Heritage Attributes*

**24 King Street East (The Skinner Building)**

The heritage attributes of the four storey building are derived from its historical and contextual value. The heritage attributes include the upper levels of the front façade of 24 King Street East, including, but not limited to:

- The brick façade of the third and fourth levels of the front façade;
- The window openings and stone sills on the third and fourth levels of the front façade;
- The cornice and stone end brackets;
- All surviving original brick and stone materials and features remaining under the existing storefront cladding and signage on the ground and second levels; and,
- The parapet walls.

**28 King Street East (The Glassco Building)**

The heritage attributes of the four storey building are derived from its built heritage value as an example of the Victorian Style of architecture. The heritage attributes include the upper levels of the front façades of 28 King Street East, including, but not limited to:

- All stone masonry walls and pilasters on the second, third and fourth levels of the front façade;
- All window openings and sills on the second, third and fourth levels of the front façade;
- The original two-over-two wood window sashes and frames in the third and fourth level window openings;
- The wood framed picture windows and leaded transoms in the second level window openings;
- The projecting stone horizontal mouldings between the second and third levels and the third and fourth levels;
- The cornice and parapet walls;
- A stone pilaster at the northeast corner of the ground level; and,
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level.

(City of Hamilton 2013)

## 6.2 Listed properties within the Subject Property

### 6.2.1 30 King Street East

The property at 30 King Street East, Hamilton, colloquially referred to as the Gourlay-Bickle Building (Plate 59 to Plate 60 and Section 3.2), is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in 2013. The following description has been excerpted from the City of

Hamilton Municipal Heritage Register. It is noted that the Gourlay-Bickle Building was demolished in 2011, and no potential heritage attributes or built heritage features associated with the property remain extant.

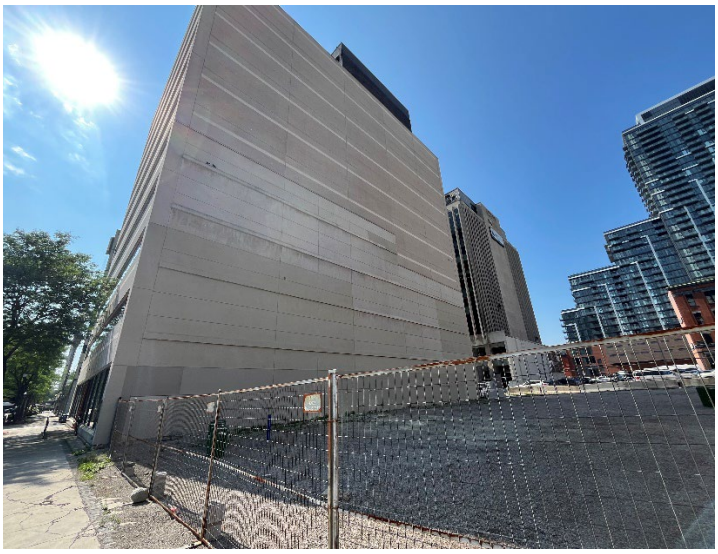


*Plate 59: 30 King Street East current conditions (2026)*




*Plate 60: 30 King Street East c.1820s (Memory Lane: Downtown Hamilton)*

#### *6.2.1.1 Potential Heritage Value or Interest*

**Potential Associative Value:** 30 King Street East was built in 1874 for Mrs. William (Emily) Gourlay who resided with her husband, Colonel William Gourlay, in the Italianate villa at the top of Beckett's Drive, known as Barton Lodge. This Mountain brow estate was built in 1836 for Emily's uncle, James Whyte. The Whyte family was renowned for its alleged connection with British royalty. Emily herself bore a remarkable likeness to Queen Victoria, explained by the claim that her mother was the queen's half sister. The first tenant of 30 King Street East was Tristam and John W. Bickle, druggists, who remained here until about 1881. Tristam Bickle established his drug business in Hamilton in 1835, dealing in a variety of patent medicines and remedies. Joined by his son John in 1848, the firm of T. Bickle and Son gained a wide reputation throughout Ontario.30 King Street East was occupied by Howel Brothers Furriers from 1919 to 1965 and Caesar’s Dinner Theatre from the 1980s to the early 21st century.

### 6.2.2 4 Hughson Street South

The property municipally known as 4 Hughson Street South, Hamilton (Plate 61), referred to as the HSBC Building, is listed on the City of Hamilton Municipal Heritage Register pursuant to Section 27 of Part IV of the *Ontario Heritage Act*. The property was added to the Municipal Heritage Register in 2013. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.



*Plate 61: 4 Hughson Street South (2026)*

### *6.2.2.1 Potential Heritage Value or Interest*

**Preliminary Design Value:** 4 Hughson Street South is a 10-storey office building constructed in 1979. The building has a rectangular plan with a long façade fronting onto Hughson Street South and a flat roof. The façades are clad with texturized concrete and consist of horizontal banded windows with metal muntins. There are two entrances to the ground floor commercial units, 40 King Street East and 10 Hughson Street South, and an entrance to the offices in the upper storeys at 4 Hughson Street South.

**Preliminary Associative Value:** 4 Hughson Street South was designed by architects Allward and Gouinlock (Don Mills) and was constructed by Pigott Structures Company Limited (Hamilton) in 1979 for the Norwich Union Life. The building was constructed on the former site of the Gore Bank (later the Bank of Commerce) which was located there from the 1840s to 1929. 4 Hughson Street South was originally occupied by the Continental Bank of Canada on the first floor and offices in the upper storeys. In 2012, the building was known as the HSBC Building and it was occupied by HSBC and triOS College on the ground floor.

**Preliminary Contextual Value:** 4 Hughson Street South is a high-rise office building located on the northwest corner of the intersection of King and Hughson Streets opposite Gore Park, fronting directly onto the public ROWs. The building is part of a commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James to Wellington Streets.

(City of Hamilton n.d.)

## 6.3 Designated Properties Adjacent to the Subject Property

### 6.3.1 47 James Street South

The property at 47 James Street South, Hamilton, known as the Landed Banking and Loan Company Building (Plate 62), is designated under Part IV of the *Ontario Heritage Act* through City of Hamilton By-law No. 86-271, enacted in 1986. The Statement of Cultural Heritage Value or Interest and associated heritage attributes are excerpted from the City of Hamilton's designation by-law.




*Plate 62: 47 James Street South (2026)*

#### *6.3.1.1 Statement of Cultural Heritage Value or Interest*

Located at 47 James Street South, on the northeast corner of Main Street, the three-storey Classical Revival bank was built originally for the Landed Banking and Loan Company in 1908. In 1944, the building became the branch office of the Canada Permanent Bank and, from 1972 to 1985, it housed the Mercantile Bank of Canada.

The building is considered a major architectural landmark of the downtown core. Its significance derives in part from the exceptionally skillful use of Classical Revival features, including the limestone Corinthian columns and pilasters, the large-scale entablature, and the rooftop balustrade. These architectural details are extant and still retain their original appearance. Behind the historic façade is a modern steel frame construction.

Although attributed to local architect Charles Mills, the bank is a close copy of New York City's Knickerbocker Trust and Safe Deposit Bank, which was built in 1904 and designed by the acclaimed leaders of the Classical Revival Style in North America, McKim, Mead and White. Now that the original New York bank has been demolished, the Hamilton example acquires greater significance.

As a high-styled and distinctive work of architecture on a prime corner location in the downtown core, the Landed Banking and Loan Company Building serves as an anchor block and vital component in the complex of historic architectural monuments centred in the Main–James Street area.

Historically, the Landed Banking structure is now the oldest bank building still standing in the city's original financial centre.

#### *6.3.1.2 Heritage Attributes*

Of importance to the preservation of 47 James Street South is the retention of the original features on the west and south façades, including, but not limited to:

- The Indiana limestone columns and pilasters;
- The wall panels;
- The fenestration;
- The doorways;
- The entablature; and,
- The balustrade.

(City of Hamilton 1986)

### 6.3.2 45 Main Street East

The property municipally known as 45 Main Street East (Plate 63), Hamilton (formerly 10 John Street South), commonly referred to as the John Sopinka Courthouse, was designated under Part IV of the *Ontario Heritage Act* by the City of Hamilton through By-law No. 93-011 in 1993. The property is legally described as Lots 9 and 24 and part of Lots 10, 21, 22 and 23 and part of the alleyway stopped up and closed by By-law No. 4646, registered as By-law No. 1083, Plan 1431 George Hamilton Survey, in the block bounded by John Street South, Main Street East, Hughson Street South and King Street East, designated as Parts 1, 2, 3 and 4, Plan 62R-10520, City of Hamilton, Regional Municipality of Hamilton-Wentworth. The following SCHVI has been reproduced in its entirety from the designation by-law.



*Plate 63: 45 Main Street East (2026)*

### *6.3.2.1 Statement of Cultural Heritage Value or Interest*

The Dominion Public Building was erected in 1935–1936 on John Street South between King and Main Streets to serve as Hamilton's main post office and federal office building. Located on a major site in the downtown core, the front façade of this monumental six-storey edifice faces John Street; its north façade is an integral part of the Gore Park streetscape and its south façade faces the grounds of the present courthouse. As such, 10 John Street is recognized as an important city landmark.

Erected on the site of the earlier 1886 post office, the new Dominion Public Building was built to accommodate not only the post office but also customs and excise, national health, immigration, and various other federal departments, all brought together for the first time in Hamilton under one roof.

The main post office was located in this building for over fifty years, closing in 1991, when the Province of Ontario purchased the building for conversion to a new court facility, consolidating the Provincial and General Division courts.

The John Street building belongs to the group of large office blocks built by the Federal Government across the country during the 1920s and 1930s; the Hamilton structure was erected as part of a depression-era works program introduced by the government in 1934 under the *Public Works Construction Act*.

Hamilton's Dominion Public Building has been ranked as one of the three best examples of the large federal public buildings which were erected across Canada between 1934 and 1939.

In accordance with the government's current policy, a local architect rather than the public works architect was commissioned to design the building. The Hamilton firm of Hutton and Souter, well known for other major works such as the Cathedral of Christ the King, provided the plans.

In terms of architectural style, Hutton and Souter's design can be described as "modern classical," used also in the five other federal buildings erected at this time. Classical inspiration is visible in the use of pilasters, engaged columns, symmetry, the rectangular block form, and the general horizontal divisions of base, shaft, and cornice.

These traditional elements, however, are given contemporary expression, typified in the use of smooth, crisp planes; bold, simple masses; and contrasting linear-patterned ornamentation which accentuates the main architectural features of the building.

This richness of decorative detailing is found throughout the building: on the exterior in the stone ornamentation at the cornice and belt-course, the crowning narrative relief of the frontispiece, the coat-of-arms over the front door, and the bronze work of the window and door panels; and on the interior through the use of marble wainscotting and flooring, as well as bronze grillwork, mosaics, and painted ceilings.

The Hamilton building is considered to have the finest interior of any federal post office building erected from the mid-to-late 1930s. The main entrance, postal and elevator lobby areas, and the main stairwell demonstrate the extensive use of costly materials and quality craftsmanship.

#### *6.3.2.2 Heritage Attributes*

Important to the preservation of the Dominion Public Building are:

- The original features of the east (main), north, and south façades, including the masonry work, windows, doorways, and all ornamental decoration; and
- The interior spaces of the entrance, postal and elevator lobby areas, and main stairwell, including all original decorative elements such as:
  - Marble cladding and flooring;
  - Bronze decorative work on doors and windows;
  - Painted ceilings;
  - Light fixtures; and
  - Mosaics.

(City of Hamilton 1993)

### 6.3.3 54 King Street East

The property municipally known as 54 King Street East (Plate 56), Hamilton, commonly referred to as the former Bank of Nova Scotia Building, was designated under Part IV of the *Ontario Heritage Act* by the City of Hamilton through By-law No. 25-146 on August 6, 2025. The property is legally described as PT LT 11 PL 1431 GEORGE HAMILTON SURVEY AS IN VM215714, T/W INTEREST IN VM246254; CITY OF HAMILTON, and is identified by PIN 17167-0086 (LT). The property is located on the south side of King Street East near the intersection of Hughson Street South and King Street East, opposite Gore Park, within Hamilton's Beasley Neighbourhood. The following SCHVI has been reproduced in its entirety from the designation by-law.

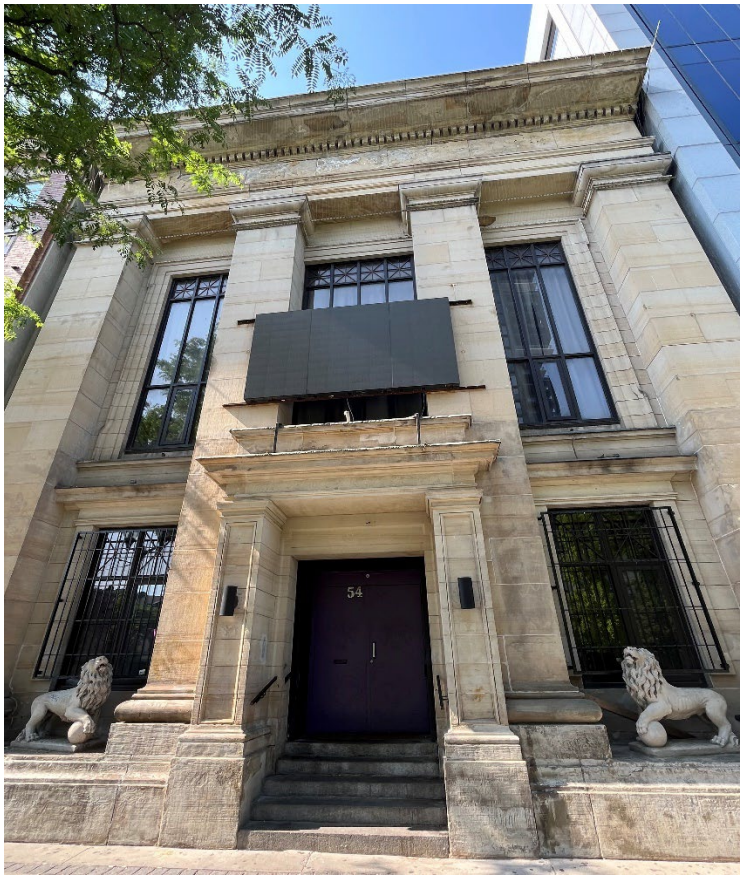



*Plate 64: 54 King Street East (2026)*

#### *6.3.3.1 Statement of Cultural Heritage Value or Interest*

The 0.05-hectare property municipally addressed as 54 King Street East, Hamilton, known as the former Bank of Nova Scotia Building, is comprised of a three-storey high, stone-faced building constructed in 1914 of brick, steel, and concrete. It is located on the south side of King Street East, near the intersection of Hughson Street South and King Street East, across from Gore Park, in the Beasley Neighbourhood of Downtown Hamilton, in the City of Hamilton.

The property at 54 King Street East has physical value as a representative example of an early-twentieth century Beaux-Arts Classicism commercial building. Completed in 1914, the three-storey high building was constructed with brick, steel, and concrete, and features a symmetrical, and imposing façade faced with Ohio Canyon cut stone, massive pilasters with Doric capitals, and large multi-pane windows, among other notable features. The property also displays a high degree of artistic merit in its grand, symmetrical, and detailed design of the façade, including its balustrade, entablature, stone-lined columns with Doric capitals, the presence of tall metal-framed windows with decorative grillwork, and the recessed central entrance with stone surround.

The property has historical and associative value due to its direct connections with the banking institutions and Hamilton's 2SLGBTQ+ communities and reflects the work and ideas of the nationally prominent firm Bond & Smith Architects. Originally built for the Bank of Nova Scotia (now Scotiabank), the building is centrally located in what was the city's growing financial center surrounding Gore Park. By the 1950s, trends in urban renewal began to change the face of Gore Park and, by the mid-1970s, the property transitioned into a restaurant, and eventually

a nightclub by 1983. In 1993, a new nightclub called The Embassy opened its doors as one of very few openly 2SLGBTQ+ friendly spaces and would go on to become a cornerstone of the 2SLGBTQ+ landscape in Hamilton until its closure in 2018. As a high-profile 2SLGBTQ+ place, The Embassy was home to many important community events, including both positive celebratory events and homophobic attacks. The property's involvement in important 2SLGBTQ+ events, and as a major 2SLGBTQ+ landmark in Hamilton's downtown core, is a continued tangible reminder of Hamilton's 2SLGBTQ+ urban heritage.

The former Bank of Nova Scotia building is considered to be an important landmark for 2SLGBTQ+ people, has been widely used in film and visual media, and is important in defining the character of the area around Gore Park in downtown Hamilton. The property is visually, physically, and historically linked to its surroundings as part of the King Street East streetscape adjacent to Gore Park, which includes other architecturally significant buildings.

#### *6.3.3.2 Heritage Attributes*

The key attributes that embody the physical value of the property as a representative example of a commercial bank building designed in the Beaux-Arts Classicism architectural style displaying a high degree of artistic merit, and the historical value of the property for its associations with early-nineteenth century banking institutions, late-twentieth century 2SLGBTQ+ communities and events, and Bond & Smith architects, include the:

- Front (north) elevation and roofline of the three-storey high building, including its:
- Symmetrical façade clad with Ohio Canyon cut stone with an even-course finish and decorative details, including its:
  - Stone balustrade;
  - Entablature with a dentilated course, plain frieze, and moulded cornice;
  - Four large stone-lined pilasters with Doric capitals and moulded plinths;
  - Flat-headed window openings with:
    - Moulded stone surrounds and trim; and,
  - The presence of multi-pane metal windows with decorative metal Roman lattice window grillwork;
- Recessed central entrance with:
  - Stone surround with flanking columns with moulded panels and Doric capitals and entablature; and,
  - The presence of a double-leaf door.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature of Gore Park, include its:

- Location fronting onto King Street East.

(City of Hamilton 2025)

## 6.4 Listed Properties Adjacent to the Subject Property

### 6.4.1 12-14 King Street East

The property municipally known as 12-14 King Street East, Hamilton, commonly referred to as The Bank of Nova Scotia Building, is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in 2013. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.




*Plate 65: 12-14 King Street East (2026)*

#### *6.4.1.1 Potential Heritage Value or Interest*

**Preliminary Design Value:**12-14 King Street East is a one-storey bank, totaling three storeys in height, which was constructed in 1954. The building has a rectangular plan with a short façade, a flat roof, and a rear two-storey wing. Influenced by the Modern architectural style, the front façade has a vault design with smooth Indiana limestone cladding, a recessed curtain wall composed of plate glass windows with a stainless steel frame, and a black granite base and cladding in the arch. “THE BANK OF NOVA SCOTIA” is incised in the top of the arch and near the base in the flanking columns. The neon lighting that sat in the top lettering was removed and the contemporary red neon sign reading “Scotiabank” that sits above the front entrance was installed circa 1997.

**Preliminary Associative Value:** 12-14 King Street East was designed by architects McDonnell and Lenz and constructed by Pigott Construction Company in 1954 for the Bank of Nova Scotia. The bank was built on a site that was occupied by the Bank of British North America, one of Hamilton’s first banks, in the mid-nineteenth century. The previous building was constructed in 1848 and was occupied by the Bank of Montreal (1918–1922) and the Hamilton Hydro Electric Commission (1923–1950) before it was demolished in 1952. In 2012, the Bank of Nova Scotia continued to occupy the building at 12-14 King Street East.

**Preliminary Contextual Value:** 12-14 King Street East is located on the south side of King Street East between James and Hughson Streets opposite Gore Park, fronting directly onto the public ROW. 12-14 King Street East is

also accessed via a rear alleyway running east-west between James and Hughson Streets. 12-14 King Street East is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James Street to Wellington Street.

(City of Hamilton n.d.)

### 6.4.2 1 Hughson Street South

The property municipally known as 1 Hughson Street South (Plate 66 to Plate 67 and Section 3.3), Hamilton, referred to as Gore Park and inventoried as the Gore Park CHL, is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in 2008. It is also listed on the City of Hamilton's Cultural Heritage Landscape Inventory. No official description of the property's potential CHVI is provided on the Municipal Heritage Register. The CHL is described in more detail in Section 6.5.2.



*Plate 66: 1 Hughson Street South current conditions (2026)*



*Plate 67: 1 Hughson Street South c.1870s (City of Hamilton Heritage Register)*

### 6.4.3 46-50 King Street East

The property municipally known as 46-50 King Street East (Plate 68 to Plate 69), Hamilton, commonly referred to as the Canada Trust Building, is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in July 2013. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.

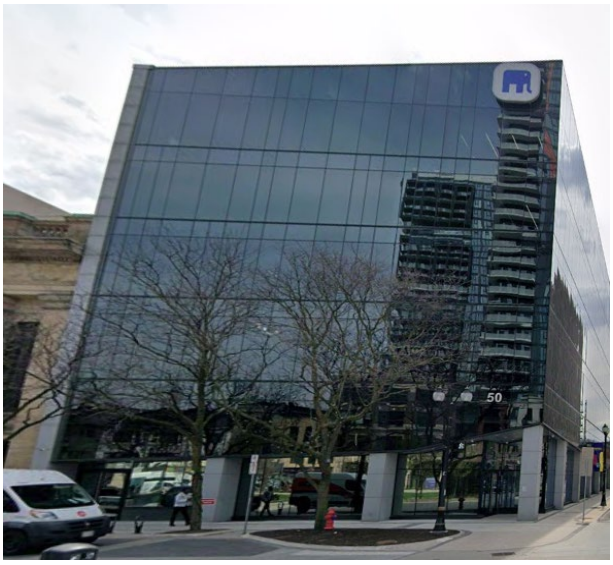


*Plate 68: 46-50 King Street East current conditions (2026)*




*Plate 69: 46-50 King Street East in 2012 (City of Hamilton Heritage Register)*

### *6.4.3.1 Potential Heritage Value or Interest*

**Preliminary Design Value:** 46 King Street East is a three-storey office building, consisting of 46 to 50 King Street East and 11 Hughson Street South, constructed in 1962 with brick, concrete block and stone. The building was jointly designed by architects Crang and Boake (Toronto) and Prack & Prack (Hamilton) in the International Style. The building has a rectangular plan with a short façade, a flat roof and underground parking. The façades are clad with exposed concrete and have granite-clad pilasters, paired flat windows with metal muntins and spandrels, and a curtain wall on the first storey topped with contemporary awnings.

**Preliminary Associative Value:** 46 King Street East is an International Style office building designed jointly by architects Crang and Boake (Toronto) and Prack & Prack (Hamilton) and constructed in 1962 by Cooper Construction Company for the Canada Trust Company. The building was constructed on the site of the former Hamilton Provident and Loan Society Building, which was erected in 1881. The Provident and Loan Society occupied the building until 1926, when it was purchased by Huron and Erie Mortgage Corporation, which later became Canada Trust Company. The building was demolished circa 1961 and the contemporary three-storey building was constructed in its place.

When the building opened on January 15, 1963, it contained Hamilton's first underground parking area. In 2012, 46 King Street East was vacant and 11 Hughson Street South was occupied by Allegra Printing.

**Preliminary Contextual Value**: 46 King Street East is an office building located on the southwest corner of Hughson and King Streets opposite Gore Park, fronting directly onto the public rights-of-way. 46 King Street East consists of 46 to 50 King Street East and 11 Hughson Street South, and also has access to the underground parking area via a rear alley running east-west from Hughson Street South.

46 King Street East is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James Street to Wellington Street.

### 6.4.4 1 James Street South

The property municipally known as 46-50 King Street East (Plate 70), Hamilton, commonly referred to as the Canada Trust Building, is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in July 2013. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.




*Plate 70: 1 James Street South (2026)*

#### *6.4.4.1 Potential Heritage Value or Interest*

**Preliminary Design Value:** 1 James Street South is a fifteen-storey office building designed by architect Stanley Roscoe and constructed in 1974. The building has a rectangular plan with a long façade fronting onto James Street South and a flat roof. Inspired by the International style, the building is composed of curtain walls with copper-tinted glass, plain spandrels, continuous bronze mullions and concrete pilasters delineating bays of four windows. There are six bays fronting onto James Street South and two bays fronting onto King Street East. The first storey has concrete piers and entrances fronting onto King Street East and James Street South.

**Preliminary Associative Value:** 1 James Street South was designed by architect Stanley Roscoe and was constructed by Yale Properties in 1974 for the Fidelity Mortgage and Savings Corporation. The building was constructed on the site of the former Birks Building, which was constructed in 1883 for the Canada Life Assurance Company and renamed after it was damaged by fire in 1929 and renovated by the new owners, Henry Birks & Sons. The Birks clock tower, a replica of the 600-year-old clock of the Charging Horsemen at Wells Cathedral in England, was designed by Kruger Gray and installed on the previous building in 1930.

When the Birks Building was demolished in 1972, the “Charging Horsemen” clock tower was retained and mounted on the new building, which was known as the Equitrust Tower. The clock was later removed and mounted outdoors at the entrance to Jackson Square at the northwest corner of King and James Streets. After numerous restoration projects, the clock was mounted in the Hamilton Farmers Market after it was renovated in

2011. In 2012, 1 James Street South housed the First Ontario Credit Union in the ground floor fronting onto King Street East.

**Preliminary Contextual Value:** 1 James Street South is a fifteen-storey office building located on the southeast corner of the intersection of King and James Streets opposite Gore Park, fronting directly onto the public right-of-ways. 1 James Street South is the tallest building fronting onto the Gore and is accessed via King and James Streets. 1 James Street South is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James and Wellington Streets.

(City of Hamilton n.d.)

### 6.4.5 20 Hughson Street South and 31 Main Street East

The properties municipally known as 20 Hughson Street South, Hamilton and 31 Main Street East, Hamilton, commonly referred to as the Union Gas Building (Plate 71), are listed on the City of Hamilton Municipal Heritage Register. The properties were added to the Municipal Heritage Register in 2014. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.



*Plate 71: 20 Hughson Street South and 31 Main Street East (2026)*

#### *6.4.5.1 Potential Heritage Value or Interest*

**Preliminary Design Value:** 20 Hughson Street South is a ten-storey steel-frame office building constructed in 1966. The building has a rectangular plan with a long façade fronting onto Hughson Street South and a flat roof. Inspired by the International Style, the building is composed of curtain walls of windows and plain spandrels with T-shaped concrete pilasters. There is a two-storey podium base supported by concrete piloti with banded

windows and a course of green-coloured marble panels between the storeys. The entrance at 20 Hughson Street South is recessed, with green-coloured marble stairs and white-coloured marble cladding flanking the three metal doors, sidelights and large transom. Metal lettering reading “UNION GAS BUILDING” is fixed in the marble panel above the entrance.

**Preliminary Associative Value:** 20 Hughson Street South, known as the Union Gas Building, was constructed in 1966 for Union Gas Limited on the prestigious corner across from the former Court House and Court House Square to the southeast. Union Gas Limited is an Ontario-based company specializing in the storage, transmission and distribution of natural gas in Canada, which was founded in 1911.

Hamilton has played a significant role in the development of the company since the transmission line was expanded into Hamilton in 1950. Significant events include Union Gas’ acquisition of Dominion Natural Gas Company of Hamilton in 1958, amalgamation with United Gas of Hamilton and expansion into the Hamilton area in 1978, and Hamilton’s transit system, the Hamilton Street Railway, becoming the first in Canada to convert a bus to operate on natural gas in 1985.

In 2012, 20 Hughson Street South operated as an office building occupied by a variety of businesses, including YMCA CareerWorx Employment Services on the ground floor at 23 Main Street East.

**Preliminary Contextual Value:** 20 Hughson Street South is a ten-storey office building located on the northwest corner of the intersection of Hughson and Main Streets, fronting directly onto the public rights-of-way. There are three ground-floor entrances: 14 Hughson Street South, 20 Hughson Street South, and 23 Main Street East.

(City of Hamilton n.d.)

### 6.4.6 58-60 King Street East

The property municipally known as 58-60 King Street East (Plate 72), Hamilton is listed on the City of Hamilton Municipal Heritage Register. The property was added to the Municipal Heritage Register in July 2013. The following description has been excerpted from the City of Hamilton Municipal Heritage Register.



*Plate 72: 58-60 King Street East (Google Earth 2022)*

### *6.4.6.1 Potential Heritage Value*

**Preliminary Design Value:** 58-60 King Street East was originally constructed circa 1850 as part of a three-storey brick commercial row and had a fourth storey added circa 1876. The façade was renovated circa 1920 based on a design by architects Stewart & Witton. The building has a rectangular plan with a short façade and a stepped brick parapet with stone capping. The front façade is framed by two brick pilasters supporting a stone segmental arch and cornice with a stone course below the second-storey windows. The upper storeys originally had flat tripartite hung windows with an arched opening in the fourth storey. The windows have been replaced and the central portion of the façade is clad with vinyl siding.

The first storey has contemporary stone cladding, lettering that reads “CHESTER’S” below the second-storey stone course, a recessed entrance and banded windows with transoms, wood trim and wooden panels. The rear wall is parged, has three bays of segmental window openings and a metal fire escape.

**Preliminary Associative Value:** 58-60 King Street East was constructed as a three-storey brick commercial building circa 1850 for merchant Russell Prentiss and was originally occupied by hardware merchants Harvey and Young. A fourth storey was added to the building circa 1876 under the ownership of Edward Browne. 58-60 King Street East was occupied by wholesale jewellery manufacturers Levy Brothers Company Limited from 1877 to 1945. The Level Brothers wholesale jewellery company was founded in 1857 by Herman Abraham Levy and continued to prosper in Hamilton for 100 years. The company sold jewellery, jewellers’ materials and clocks coast to coast and it was the leading wholesale house in the Dominion. The warehouse was located at 58-60 King Street East for 68 years before moving to 25 Main Street West.

The front façade was renovated circa 1920 based on designs by architects Stewart & Witton. 58-60 King Street East was occupied by a series of men's wear companies in the 20th century including Lou Davidson Limited (1954-1968), Robert Ward Limited (1969-1980). In 2012, 58 King Street East housed Chester's Restaurant, which had occupied the site since the early 1980s.

**Preliminary Contextual Value:** 58-60 King Street East is located on the south side of King Street East between Hughson and John Streets opposite Gore Park, fronting directly onto the public right-of-way. 58-60 King Street East also has access via a rear alley running east-west from Hughson Street South. 58-60 King Street East is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James and Wellington Streets.

(City of Hamilton n.d.)

## 6.5 Inventoried Heritage Character Areas

The following resources are identified as inventoried heritage resources, or, in the case of Gore Park, as both a listed and inventoried heritage resource. As official SCHVIs or detailed potential CHVI descriptions are not available for these resources, the following descriptions of potential CHVI and potential heritage attributes have been prepared based on field review and the background research presented in Section 3 and Section 4.

### 6.5.1 Beasley Historic Neighbourhood Heritage Character Area

The Beasley Historic Neighbourhood may have potential cultural heritage value as one of Hamilton's early urban neighbourhoods and as an important part of the city's historic Lower City. The neighbourhood is generally bounded by the Canadian National Railway corridor to the north, James Street North to the west, Main Street East to the south, and Wellington Street North to the east. Its name reflects its association with Richard Beasley, an early settler, businessman, and political figure in Upper Canada, and the area is closely associated with Hamilton's 19th-century urban growth.

**Potential Associative Value:** The neighbourhood may have potential historical and associative value through its long-standing role as a residential, commercial, institutional, religious, civic, and mixed-use district within Hamilton's downtown. Its layered urban fabric reflects successive phases of 19th-, 20th-, and 21st-century development and illustrates the continued evolution of Hamilton's Lower City.

**Potential Design Value**: Beasley may also have potential design and physical value for its dense and varied building stock. The neighbourhood contains a substantial collection of late 19th- and early 20th-century buildings, many of which are constructed of brick and masonry and reflect Victorian, Edwardian, and early commercial architectural traditions. These buildings are interspersed with later 20th-century and contemporary development, including apartment buildings, office buildings, mixed-use infill, public facilities, and surface parking areas.

**Potential Contextual Value**: The neighbourhood may have potential contextual value through its compact block pattern, sidewalk-oriented buildings, narrow lots, traditional residential streetscapes, commercial corridors, historic places of worship, and concentration of recognized heritage properties. Although portions of the neighbourhood have been altered through redevelopment, Beasley retains a strong concentration of older buildings that continue to contribute to its layered historic downtown character.

#### 6.5.1.1 Potential Heritage Attributes

Potential heritage attributes associated with the Beasley Historic Neighbourhood may include:

- Its location within Hamilton's historic Lower City;
- Its general boundaries between the Canadian National Railway corridor, James Street North, Main Street East, and Wellington Street North;
- Its association with Richard Beasley and Hamilton's 19th-century urban growth;
- Its compact urban block pattern and dense downtown neighbourhood form;
- Its mix of residential, commercial, institutional, religious, civic, office, and mixed-use buildings;
- Its concentration of late 19th- and early 20th-century buildings;
- Brick and masonry building stock reflecting Victorian, Edwardian, and early commercial architectural traditions;
- Traditional residential streetscapes, commercial corridors, and historic places of worship;
- Narrow lots, sidewalk-oriented buildings, minimal setbacks, and street-facing entrances;
- Brick façades, stone or masonry detailing, punched window openings, projecting bays, porches, storefronts, cornices, parapets, and decorative brickwork;
- Pitched and flat roof forms associated with residential, commercial, institutional, and mixed-use buildings;
- The interrelationship between older heritage buildings and later 20th-century and contemporary infill;
- The concentration of properties designated under Part IV of the *Ontario Heritage Act* and properties listed on the City of Hamilton Municipal Heritage Register; and,
- The neighbourhood's layered historic downtown character, reflecting its continued residential, commercial, institutional, civic, and mixed-use function.

### 6.5.2 Gore Park CHL

The Gore Park CHL is a recognized cultural heritage resource listed on the City of Hamilton Municipal Heritage Register and included on the City's Cultural Heritage Landscape Inventory. Gore Park is one of downtown Hamilton's most prominent and recognizable public spaces. It occupies the triangular block formed by James Street South to the west, John Street South to the east, and the divided north and south sections of King Street East. The park's name reflects its shape; narrow triangular parcels that did not conform to a square survey grid were historically known as "gores."

#### 6.5.2.1 Gore Park CHL Potential Heritage Value

**Potential Associative Value:** Gore Park may have potential cultural heritage value as one of downtown Hamilton's most prominent and recognizable public spaces. Its triangular form, central location, long-standing civic function, landscaped character, and relationship to King Street East contribute to its role as a defining open space within Hamilton's downtown core. Gore Park may have potential historical and associative value through its association with the early development of Hamilton's downtown. The land has formed part of the downtown since the early 19th century and came into the possession of George Hamilton in 1816. Prior to its development as a

park, the space was associated with utilitarian and commercial uses, including use as a dump, lumber yard, and proposed market square.

**Potential Design Value:** Gore Park may also have potential design, physical, and contextual value as a landscaped civic open space within a dense urban commercial setting. Its walkways, planting beds, mature trees, seating areas, fountain, monuments, and pedestrian-oriented character contribute to its function as a public gathering space and pedestrian corridor within the downtown core.

**Potential Contextual Value:** The potential contextual value of Gore Park appears to be closely tied to its relationship with King Street East and the surrounding commercial streetwalls. The park is experienced as a public open space framed by commercial, civic, office, residential, and mixed-use buildings, including a concentration of listed and designated heritage properties. This relationship contributes to the park's sense of enclosure, urban civic character, and visual connection to the broader King Street East and Beasley neighbourhood context.

The land has been a defining element of Hamilton's downtown since the early 19th century and came into the possession of George Hamilton in 1816. Before being laid out as a park in the 19th century, the space was associated with utilitarian and commercial uses, including as a dump, lumber yard, and proposed market square.

#### *6.5.2.2 Potential Heritage Attributes*

- Its triangular plan and historic "gore" form between the north and south sections of King Street East;
- Its location within downtown Hamilton, bounded generally by James Street South to the west, John Street South to the east, and King Street East to the north and south;
- Its function as a landscaped civic open space, public gathering area, and pedestrian corridor;
- Landscaped green space, mature trees, planting beds, and other landscape features;
- Pedestrian walkways, seating areas, benches, shaded areas, and decorative lighting;
- The central fountain as a prominent visual focal point within the park;
- Civic commemorative elements, including the Queen Victoria memorial and the Hamilton Cenotaph / Gore Park Veterans Memorial;
- Views across and along Gore Park toward the surrounding King Street East commercial streetscape;
- The visual and spatial relationship between Gore Park and the commercial streetwalls to the north and south along King Street East;
- The surrounding built form that contributes to the park's sense of enclosure, including masonry façades, storefronts, upper-storey windows, cornices, parapets, and generally continuous streetwall conditions;
- The park's relationship to the King Street East CHL and the broader Beasley neighbourhood context; and,
- Its role as a visual and spatial contrast to the dense surrounding commercial and mixed-use downtown environment.

### 6.5.3 King Street East CHL

The King Street East CHL is a non-designated and non-listed heritage resource located in downtown Hamilton. It is generally defined as the portion of the King Street East corridor bounded by King Street East to the north, Main Street East to the south, James Street South to the west, and Wellington Street North to the east. The CHL contains a substantial concentration of recognized heritage resources, including eight properties designated under Part IV of the *Ontario Heritage Act*, 32 properties listed on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*, and five additional inventoried properties that have been identified but are not currently protected. Together, these properties contribute to the corridor's historic commercial character and illustrate the continued development of downtown Hamilton from the 19th century to the present.

#### *6.5.3.1 King Street East CHL Potential Heritage Value*

**Potential Associative Value:** The King Street East CHL may have potential cultural heritage value as a historic downtown commercial corridor associated with the 19th- and early 20th-century development of Hamilton's core.

**Potential Design Value:** The CHL may have potential design and physical value for its concentration of late 19th- and early 20th-century commercial buildings. These buildings generally form a continuous streetwall along King Street East and are characterized by masonry construction, red brick façades, limestone or ashlar stone detailing, buff brick accents, storefronts, upper-storey windows, cornices, parapets, and other traditional commercial façade elements. Mid-20th century commercial structures and later downtown buildings also contribute to the layered character of the corridor.

**Potential Contextual Value:** The CHL may have potential contextual value through its pedestrian-oriented commercial setting, relationship to Gore Park, and concentration of listed, designated, and inventoried heritage resources. The area reflects a dense downtown streetscape in which lower-scale historic commercial buildings are experienced alongside later office, residential, and mixed-use buildings. This combination illustrates the continued commercial and urban development of downtown Hamilton from the nineteenth century to the present.

The relationship between King Street East and Gore Park may also contribute to the potential heritage value of the CHL. Gore Park provides an important landscaped civic space within the corridor and supports the visual, functional, and pedestrian relationship between the commercial streetscape and surrounding downtown blocks.

#### *6.5.3.2 Potential Heritage Attributes*

Potential heritage attributes associated with the King Street East CHL may include:

- Its location within downtown Hamilton along and around the King Street East corridor;
- Its general boundaries between King Street East, Main Street East, James Street South, and Wellington Street North;
- Its historic commercial corridor function and pedestrian-oriented streetscape character;
- The concentration of late 19th- and early 20th-century commercial buildings along King Street East;
- The generally continuous streetwall condition along portions of King Street East;
- Masonry commercial façades, including red brick, limestone, dressed ashlar stone, buff brick, and occasional fieldstone accents;
- Storefronts, sidewalk-oriented entrances, signage areas, and active ground-floor commercial frontages;

- Upper-storey window openings, regular fenestration patterns, vertical bay divisions, pilasters, cornices, parapets, and decorative masonry detailing;
- Views along King Street East and toward surrounding historic and contemporary downtown buildings;
- The visual and functional relationship between King Street East and Gore Park;
- Street trees, sidewalks, public realm features, and other pedestrian-oriented streetscape elements;
- The concentration of designated, listed, and inventoried heritage resources within the corridor; and,
- The CHL's role in illustrating the continued development of downtown Hamilton from the 19th century to the present.

# 7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development consists of a 12-storey mixed-use residential building to be constructed on the properties municipally known as 18–22, 24, 28, and 30 King Street East and 4 Hughson Street South in downtown Hamilton. The development is proposed on a 2,570.18 m² site and will contain 163 residential dwelling units, residential amenity space, and at-grade commercial floor area fronting King Street East.

At present, the subject lands contain a 10-storey office building at 4 Hughson Street South that was constructed in 1979 and remains standing on the site. The project incorporates the adaptive reuse of the existing 10-storey office building, which will be retained, converted to retail and residential use, and integrated into the overall development through the construction of a two-storey vertical addition. The retained building will form part of a larger unified development extending across the subject lands. The remainder of the development site consists of vacant lands. As such, the proposed development will combine the retention and adaptive reuse of the existing office structure with the redevelopment of the vacant lands fronting King Street East. The proposed building is organized as a four-storey podium supporting a stepped residential tower above. The podium will accommodate commercial uses, parking, and residential functions, while the upper floors will contain residential suites and associated amenity spaces.

Parking will be accommodated within a structured parking podium and one level of underground parking integrated within the building. The development proposes a total of 142 parking spaces, together with one loading space, bicycle storage facilities, resident storage lockers, loading facilities, and waste management areas. Vehicular access will be provided from the existing municipal laneway located to the south of the property, with access connections to Hughson Street South and James Street South.

Through the retention and adaptive reuse of the existing office building and the redevelopment of the vacant lands fronting King Street East, the proposal seeks to intensify the site with a contemporary mixed-use form that maintains an active street frontage and contributes to the ongoing revitalization of Hamilton's downtown core. Please refer to APPENDIX C for the proposed development architectural and landscape drawings.

# 8 IMPACT ASSESSMENT

The MCM InfoSheet #5 and the City of Hamilton CHIA Guidelines give guidance on how to complete impact assessments for cultural heritage resources in the land use planning process (MCM 2006). The purpose of an impact assessment is to determine if identified BHRs and CHLs will be impacted by the proposed work and identify mitigation measures to reduce or eliminate the impact and conserve the heritage attributes of the resource. This assessment considers the following negative impacts:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

These negative impacts can be classified into two categories:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property.

An illustration of potential direct and indirect adverse impacts is provided in Figure 5. WSP notes that historical structures, particularly of masonry construction, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, historic buildings are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001: 3-6). Other potential impacts may also be considered, such as encroachment or construction vibration, particularly for heritage attributes within 60 m of proposed construction. There is no applicable policy defining the distance within which vibration impacts must be considered, however, 200 ft. or 60 m is a standard screening radius used in State Departments of Transportation (Carmen et. al. 2012).

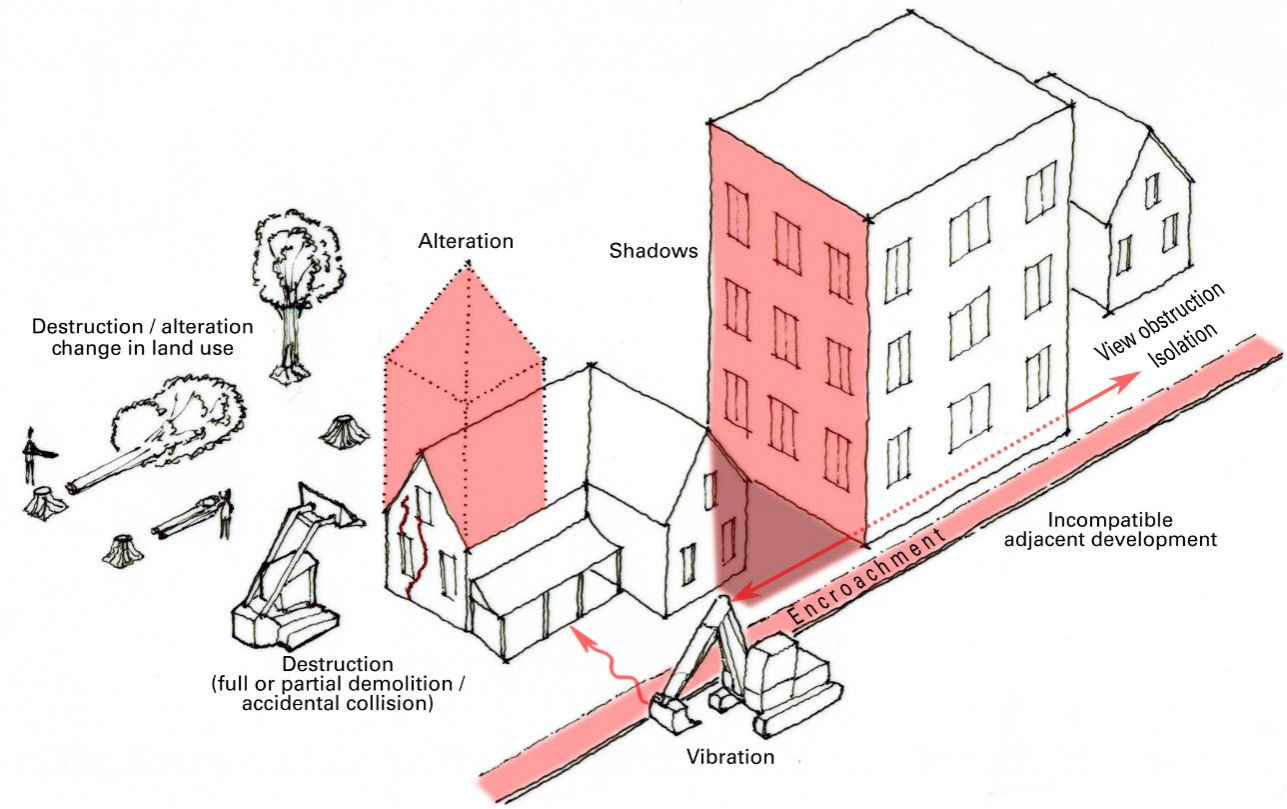



**Figure 5: Examples of adverse impacts (designed and drawn by H. Cary, WSP)**

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

**Major**

- Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Changes that substantially diminish or obscure the ability of the designated property and surrounding heritage context to convey their historical, associative, or contextual heritage value and interest.
- Development that precludes or severely limits opportunities for meaningful commemoration, interpretation, or acknowledgement of the demolished heritage resource and its contribution to the historical development of the area.

**Moderate**

- Change to many key historic building elements, such that the resource is significantly modified.
- Changes to the setting of an historic building, such that it is significantly modified.

- Changes that significantly alter the ability of the designated property and surrounding area to communicate heritage value and interest, while some understanding of the property's historical significance remains.
- Development that constrains or reduces the effectiveness of future commemorative or interpretive measures associated with the demolished heritage resource.

**Minor**

- Change to key historic building elements, such that the asset is slightly different.
- Change to the setting of an historic building, such that it is noticeably changed.
- Changes that slightly affect the ability of the designated property and surrounding context to convey heritage value and interest.
- Limited modifications to the heritage setting or adjacent streetscape that are perceptible but generally compatible with the historic character of the area.
- Development that requires minor modifications to commemorative or interpretive opportunities but does not substantially reduce their effectiveness.
- Minor alterations to views, spatial relationships, or interpretive elements that do not substantially diminish understanding of the former heritage resource.

**Negligible**

- Slight changes to the designated property or surrounding heritage context that have little or no discernible effect on the understanding, appreciation, interpretation, or commemoration of heritage value and interest.

Changes that are generally consistent with the existing character of the area and maintain established contextual relationships.

**No impact**

- No change to fabric or setting.

While primarily intended for use in CHIAs prepared for Provincial Heritage Properties and prescribed public bodies under the Ontario Heritage Act, MCM Information Bulletin No. 3: *Heritage Impact Assessments for Provincial Heritage Properties* (MCM 2017) provides additional guidance regarding the identification of positive heritage impacts. Information Bulletin No. 3 defines a positive impact as one that conserves or enhances a property's CHVI, surrounding context, and/or heritage attributes. Although this CHIA is not subject to the requirements of Information Bulletin No. 3, this definition has been adapted to assist in the assessment of potential positive heritage outcomes associated with the proposed development, including opportunities for conservation, interpretation, commemoration, and the enhancement of heritage character and understanding.

## 8.1 Impact Assessment for Heritage Properties within the Subject Property

### 8.1.1 18-22 King Street East

***NOTE:*** *The building at 18-22 King Street East collapsed in November 2025 and the remaining building elements were subsequently demolished and cleared from the property. No heritage attributes remain but select building materials were salvaged and may be potentially reused in the proposed development.*

**Table 10: Impact Assessment for 18-22 King Street East**

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | The structures formerly located on the property have been demolished, and no heritage attributes remain in situ. As such, the proposed development will not result in the destruction of extant heritage attributes or features on the property. | No mitigation is required for destruction of extant heritage attributes, as no heritage attributes remain in situ on the property. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No extant heritage fabric remains on the property to be physically altered. As such, the proposed development is not considered to result in a direct alteration impact to heritage attributes on this property.<br>Select materials associated with the former heritage building have been salvaged and should be treated as retained heritage material rather than in situ heritage attributes and incorporated into a commemoration strategy where feasible. | No property-specific mitigation measures related to direct alteration of extant heritage fabric are required.<br>Refer to **Commemoration Guidance** within Section 9.2.2 for review of salvaged materials for potential reuse, display, interpretation, or commemorative incorporation within the proposed development. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | No heritage attributes, including heritage landscape elements are extant on the property that would be directly affected by shadowing; similarly, no natural or contextual features, including trees, gardens, or other plantings, have been identified as heritage attributes. | No property-specific mitigation measures are required for this impact category. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | No heritage attributes remain in situ that could be isolated from their surrounding environment, context, or a significant relationship. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | No significant views of extant heritage attributes on the property remain, and no significant views to or from the property have been identified as heritage attributes. The heritage attributes identified for the property were associated with the former structures, which are no longer extant. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Major | The property is currently vacant; however, it remains designated under Part IV of the *Ontario Heritage Act*. Although no extant heritage fabric remains on the property to be physically altered, the proposed development represents a change in land use through redevelopment and infill on a designated property where the heritage buildings are no longer extant. As such, the potential impact is not related to direct physical alteration of surviving heritage fabric, but rather to the introduction of new built form and the potential effect this may have on the ability to conserve, interpret, or commemorate the cultural heritage value formerly expressed by the demolished structures.<br>Built form historically occupied this location as part of the King Street East commercial streetscape, and redevelopment would reintroduce a streetwall condition to a historically developed urban parcel. However, incompatibility may arise if the proposed development does not respond to the former street-level scale, rhythm, materiality, streetwall condition, and contextual role of the property within the surrounding heritage streetscape. The | Mitigation measures are required to address the potential impact of redevelopment, increased height, scale, and massing on the former heritage character of the property, as well as the King Street East and Gore Park CHLs.<br>Refer to **Design Guidance** within Section 9.2.1 and **Commemoration Guidance** within Section 9.2.2 | Positive impact as the proposed development fills in the formerly open site and responds to the former street level-scale, rhythm, materiality, streetwall condition and is compatible with the surrounding heritage streetscape. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| | | | | primary heritage concern relates to whether the new development appropriately addresses the former heritage character of the property and its relationship to the King Street East and Gore Park CHLs through podium design, massing, materials, façade articulation, commemoration, and public realm treatment. . | | |

### 8.1.2 24-28 King Street East

***NOTE:*** *The building at 24-28 King Street East collapsed in November 2025 and the remaining building elements were subsequently demolished and cleared from the property. No heritage attributes remain but select building materials were salvaged and may be potentially reused in the proposed development.*

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | The structures formerly located on the property have been demolished, and no heritage attributes remain in situ. As such, the proposed development will not result in the destruction of extant heritage attributes or features on the property. | No mitigation is required for destruction of extant heritage attributes, as no heritage attributes remain in situ on the property. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No extant heritage fabric remains on the property to be physically altered. As such, the proposed development is not considered to result in a direct alteration impact to heritage attributes on this property.<br>Select materials associated with the former heritage building have been salvaged and should be treated as retained heritage material rather than in situ heritage attributes and incorporated into a commemoration strategy where feasible. | No property-specific mitigation measures related to direct alteration of extant heritage fabric are required.<br>Refer to **Commemoration Guidance** within Section 9.2.2 for review of salvaged materials for potential reuse, display, interpretation, or commemorative incorporation within the proposed development. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | No heritage attributes, including heritage landscape elements are extant on the property that would be directly affected by shadowing; similarly, no natural or contextual features, including trees, gardens, or other plantings, have been identified as heritage attributes. | No property-specific mitigation measures are required for this impact category. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | No heritage attributes remain in situ that could be isolated from their surrounding environment, context, or a significant relationship. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | No significant views of extant heritage attributes on the property remain, and no significant views to or from the property have been identified as heritage attributes. The heritage attributes identified for the property were associated with the former structures, which are no longer extant. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Major | The property is currently vacant; however, it remains designated under Part IV of the *Ontario Heritage Act*. Although no extant heritage fabric remains on the property to be physically altered, the proposed development represents a change in land use through redevelopment and infill on a designated property where the heritage buildings are no longer extant. As such, the potential impact is not related to direct physical alteration of surviving heritage fabric, but rather to the introduction of new built form and the potential | Mitigation measures are required to address the potential impact of redevelopment, increased height, scale, and massing on the former heritage character of the property, as well as the King Street East and Gore Park CHLs. | Positive impact as the proposed development fills in the formerly open site and responds to the former street level-scale, rhythm, materiality, streetwall |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| | | | | effect this may have on the ability to conserve, interpret, or commemorate the cultural heritage value formerly expressed by the demolished structures.<br>Built form historically occupied this location as part of the King Street East commercial streetscape, and redevelopment would reintroduce a streetwall condition to a historically developed urban parcel. However, incompatibility may arise if the proposed development does not respond to the former street-level scale, rhythm, materiality, streetwall condition, and contextual role of the property within the surrounding heritage streetscape. The primary heritage concern relates to whether the new development appropriately addresses the former heritage character of the property and its relationship to the King Street East and Gore Park CHLs through podium design, massing, materials, façade articulation, commemoration, and public realm treatment. . | Refer to **Design Guidance** within Section 9.2.1 and **Commemoration Guidance** within Section 9.2.2 | condition and is compatible with the surrounding heritage streetscape. |

### 8.1.3 30 King Street East

***NOTE:*** *The building at 30 King Street East was demolished in 2011 and no potential heritage attributes associated with the property remain extant.*

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | The structures formerly located on the property have been demolished, and no heritage attributes remain in situ. As such, the proposed development will not result in the destruction of extant heritage attributes or features on the property. | No mitigation is required for destruction of extant heritage attributes, as no heritage attributes remain in situ on the property. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No extant heritage fabric remains on the property to be physically altered. As such, the proposed development is not considered to result in a direct alteration impact to heritage attributes on this property.<br>Select materials associated with the former heritage building have been salvaged and should be treated as retained heritage material rather than in situ heritage attributes and incorporated into a commemoration strategy where feasible. | No property-specific mitigation measures related to direct alteration of extant heritage fabric are required.<br>Refer to **Commemoration Guidance** within Section 9.2.2 for review of salvaged materials for potential reuse, display, interpretation, or commemorative incorporation within the proposed development. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | No heritage attributes, including heritage landscape elements are extant on the property that would be directly affected by shadowing; similarly, no natural or contextual features, including trees, gardens, or other plantings, have been identified as heritage attributes. | No property-specific mitigation measures are required for this impact category. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | No heritage attributes remain in situ that could be isolated from their surrounding environment, context, or a significant relationship. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | No significant views of extant heritage attributes on the property remain, and no significant views to or from the property have been identified as heritage attributes. The heritage attributes identified for the property were associated with the former structures, which are no longer extant. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Major | The property is currently vacant; however, it remains designated under Part IV of the *Ontario Heritage Act*. Although no extant heritage fabric remains on the property to be physically altered, the proposed development represents a change in land use through redevelopment and infill on a designated property where the heritage buildings are no longer extant. As such, the potential impact is not related to direct physical alteration of surviving heritage fabric, but rather to the introduction of new built form and the potential effect this may have on the ability to conserve, interpret, or commemorate the cultural heritage value formerly expressed by the demolished structures.<br>Built form historically occupied this location as part of the King Street East commercial streetscape, and redevelopment would reintroduce a streetwall condition to a historically developed urban parcel. However, incompatibility may arise if the proposed development does not respond to the former street-level scale, rhythm, materiality, streetwall condition, and contextual role of the property within the surrounding heritage streetscape. The primary heritage concern relates to whether the new development appropriately addresses the former heritage character of the property and its relationship to the King Street East and Gore Park CHLs through podium design, massing, materials, façade articulation, commemoration, and public realm treatment. . | Mitigation measures are required to address the potential impact of redevelopment, increased height, scale, and massing on the former heritage character of the property, as well as the King Street East and Gore Park CHLs. Refer to **Design Guidance** within Section 9.2.1 and **Commemoration Guidance** within Section 9.2.2 | Positive impact as the proposed development fills in the formerly open site and responds to the former street level-scale, rhythm, materiality, streetwall condition and is compatible with the surrounding heritage streetscape. |

### 8.1.4 4 Hughson Street

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | The existing 10-storey office building is proposed to be retained and adaptively reused as part of the proposed development. As such, the proposed development is not anticipated to result in the destruction of the existing building or the loss of features that support the property's preliminary associative and contextual value. Retention of the building assists in maintaining its association with late 20th century commercial office development at the King Street East and Hughson Street South intersection | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | Y | Major | No heritage attributes have been formally identified for the property. However, the building has preliminary design value as a late 20th century commercial office building and preliminary associative and contextual value through its architects 19th century commercial associations, corner location, and relationship to King Street East, Hughson Street South, and Gore Park. Exterior alterations, recladding, additions, or changes to the upper-storey profile, including a rooftop addition, may affect the legibility of the existing building's late 20th century design expression, particularly where they remove, conceal, or substantially alter the texturized concrete cladding, horizontal composition, flat-roof profile, or original 10-storey form.<br>Conversely, façade alteration, podium-level recladding may provide an opportunity to improve the property's contextual compatibility with the King Street East and Gore Park CHLs, particularly where the treatment reinforces the commercial streetwall, pedestrian-scaled frontage, and material relationship with the surrounding masonry heritage context. | Mitigation measures are required to ensure that alterations, recladding, and additions conserve the legibility of the retained building while improving its contextual relationship with the surrounding heritage streetscape Refer to **Design Guidance** within Section 9.2.1. | Positive impact as the proposed development responds to the historic street level-scale, rhythm, materiality, ties the existing building at 4 Hughson with the new proposal and creates a stronger podium language at King Street and Hughson Street South intersection. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | No heritage attributes, natural features, garden features, or heritage plantings have been formally identified on the property. The property is occupied by an urban office building fronting directly onto the public ROW. As such, shadow impacts are not anticipated. | No property-specific mitigation measures are required for this impact category. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | Y | Moderate | No heritage attributes have been formally identified for the property. However, the property's preliminary contextual value is related to its location at the northwest corner of King Street East and Hughson Street South, opposite Gore Park, and its contribution to the commercial streetscape and streetwall on the south side of King Street East. The proposed development may affect this contextual value if new additions, façade alterations, or surrounding new construction visually overwhelm the retained building, diminish its corner presence, or disrupt its relationship to King Street East, Hughson Street South, and Gore Park. | Mitigation measures are required to maintain the building's corner presence, streetwall condition, and relationship with King Street East, Hughson Street South, and Gore Park Refer to **Design Guidance** within Section 9.2.1. | Positive impact as the proposed development maintains the building's corner presence, and and relationship with King Street East, Hughson Street South, and Gore Park. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | No significant views of extant heritage attributes on the property remain, and no significant views to or from the property have been identified as heritage attributes. The heritage attributes identified for the property were associated with the former structures, which are no longer extant. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use,or allowing new development or site alteration to fill in the formerly open spaces. | N | No impact | The property is currently zoned Downtown Mixed Use – Pedestrian Focus (D2) under City of Hamilton Zoning By-law No. 05-200, which permits a range of commercial, institutional, office, hospitality, and residential uses and is intended to support active street-level uses and a pedestrian-oriented streetscape. The property currently contains a commercial office building with ground-floor commercial units and upper-storey office space. Its existing and historical role is consistent with the commercial and mixed-use character of the downtown core. The continuation of commercial, office, residential, or mixed-use functions is generally compatible with the property's existing role. | No mitigation measures related to land use change on this property are required. | No impact. |

## 8.2 Impact Assessment for Adjacent Heritage Properties

### 8.2.1 47 James Street South

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the designated property at 47 James Street South is proposed as part of the development. The proposed development is located on separate lands and is not anticipated to result in the destruction of the identified heritage attributes associated with the property, including the original features of the west and south façades. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development is not anticipated to result in adverse shadow impacts to the designated property at 47 James Street South. No heritage plantings, gardens, or natural features have been identified as heritage attributes associated with this property. Given the property's location, existing mixed-use downtown context, and absence of identified shadow-sensitive heritage landscape features, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the designated property from its surrounding environment, context, or significant relationships. The property is located on a corner lot fronting James Street South and Main Street East and is not immediately abutted by the proposed development. Its primary contextual relationships are with the James Street South and Main Street East commercial/civic streetscapes. These relationships will remain legible and are not anticipated to be isolated by the proposed development. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | The proposed development is not anticipated to obstruct significant views to or from the designated property at 47 James Street South. Views to and from the property are primarily experienced along James Street South and Main Street East, particularly toward the west and south façades where the identified heritage attributes are concentrated. The proposed development will not obstruct views of these principal façades from James Street South or Main Street East, nor is it anticipated to obstruct significant views from the property toward its immediate commercial/civic context. The property cannot be clearly viewed from Gore Park or the King Street East streetscape, and it does not maintain clear views toward Gore Park or King Street East. Existing intervening development, including the Equitrust Tower at 1 James Street South, obscures views between the property and the Gore Park / King Street East context. | No property-specific mitigation measures related to obstruction of significant views or vistas are required | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Negligible to Minor | No change in land use, function, or zoning is proposed for the designated property at 47 James Street South. The proposed development is located on separate lands and will not directly alter the property's use, function, or zoning. Moreover, the property does not form part of the immediate King Street East streetwall context to which the subject property belongs, and its primary contextual relationships are with James Street South and Main Street East.<br>However, the proposed development represents a change in land use through redevelopment and site alteration within the broader downtown heritage context. As such, it may result in a negligible to minor indirect impact on the broader setting in which 47 James Street South is experienced, particularly through the introduction of new height, scale, massing, and mixed-use built form within the surrounding downtown area. This impact is expected to be limited, as the property is physically separated from the subject property, is not immediately adjacent to the proposed development, and will continue to be understood within its established James Street South and Main Street East commercial/civic context. | No property-specific mitigation measures related to land use change are required. Broader compatibility considerations are addressed through **Design Guidance** within Section 9.2.1, where applicable. | No impact. |

### 8.2.2 45 Main Street East

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development is not anticipated to result in adverse shadow impacts to the designated property at 45 Main Street East. No heritage plantings, gardens, or natural features have been identified as heritage attributes associated with this property. Given the property's location, orientation, and separation from the primary development frontage, shadow impacts are not anticipated to alter the appearance, experience, or legibility of the property's identified heritage attributes. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the designated property from its surrounding environment, context, or significant relationships. While the northwestern corner of the parcel is adjacent to the subject property, the principal heritage façades and contextual relationships of 45 Main Street East are experienced along King Street East, John Street South, and Main Street East. The north façade fronting King Street East is located approximately 80 m east of the subject property frontage, and the proposed development will not physically separate or visually isolate the designated property from its primary street frontages, civic setting, or Gore Park streetscape relationship. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | The proposed development is not anticipated to obstruct significant views to or from the designated property at 45 Main Street East. Views to and from the structure are primarily along King Street East, John Street South, and Main Street East. The King Street East façade is located approximately 80 m east of the subject property frontage, and the proposed development will not affect views to or from the property along its King Street East, John Street South, or Main Street East frontages. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Negligible to Minor | No change in land use, function, or zoning is proposed for the designated property at 45 Main Street East. The proposed development is located on separate lands and will not directly alter the civic, institutional, or courthouse function of the property. Moreover, the property does not form part of the immediate King Street East streetwall context to which the subject property belongs, and its primary contextual relationships are with King Street East, John Street South, Main Street East, and the surrounding civic/institutional setting.<br>However, the proposed development represents a change in land use through redevelopment and site alteration within the broader downtown heritage context. As such, it may result in a negligible to minor indirect impact on the broader setting in which 45 Main Street East is experienced, particularly through the introduction of new height, scale, massing, and mixed-use built form within the surrounding downtown area. This impact is expected to be limited, as the property is physically separated from the primary | No property-specific mitigation measures related to land use change are required. Broader compatibility considerations are addressed through **Design Guidance** within Section 9.2.1, where applicable. | No impact. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| | | | | development frontage, will continue to be understood within its established civic/institutional context, and will retain its principal relationships with King Street East, John Street South, and Main Street East. | | |

### 8.2.3 54 King Street East

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the property at 54 King Street East is proposed as part of the development. The property is located several addresses east of the subject property and is not anticipated to be directly affected by construction or site alteration. As such, the proposed development is not anticipated to result in the destruction of any significant heritage attributes or features associated with the former Bank of Nova Scotia Building. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding downtown area; however, adverse shadow impacts to the property at 54 King Street East are not anticipated. No heritage plantings, gardens, or natural features have been identified as heritage attributes associated with this property. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the property at 54 King Street East from its surrounding environment, context, or significant relationships. The property will continue to front onto King Street East and maintain its visual, physical, and contextual relationship with the King Street East Gore Park CHLs. The proposed development is separated from 54 King Street East by Hughson Street South and 50 King Street East and will not sever, remove, or diminish the property's immediate contextual relationship with King Street East or adjacent heritage resources. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | The proposed development is not anticipated to directly or indirectly obstruct significant views to or from the property at 54 King Street East. The property is separated from 54 King Street East by Hughson Street South and 50 King Street East and will remain visible from King Street East and the Gore Park CHLs. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Minor to Moderate | No change in land use, function, or zoning is proposed for the property at 54 King Street East. However, the proposed development would introduce new built form through redevelopment and site alteration within the broader King Street East and Gore Park heritage context. The former Bank of Nova Scotia Building is a landmark property within the King Street East streetscape and contributes to the commercial and civic character of the area around Gore Park. Although the property is separated from the subject property by intervening lands, incompatible redevelopment could indirectly affect the broader streetscape context in which 54 King Street East is experienced, particularly through changes to streetwall continuity, podium massing, materiality, façade articulation, pedestrian frontage, and the visual relationship with Gore Park. | Mitigation measures are required to ensure that redevelopment and site alteration within the surrounding King Street East context remain sympathetic to the broader downtown civic and commercial heritage setting. Refer to **Design Guidance** within Section 9.2.1. | Positive impact, as the proposed development responds to the street-level scale, rhythm, materiality, and streetwall condition of the surrounding heritage streetscape. |

### 8.2.4 12-14 King Street East

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of this property is proposed as part of the development. As such, the proposed development is not anticipated to result in the destruction of any significant heritage attributes or features associated with this property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding area; however, adverse shadow impacts to the listed property at 12-14 King Street East are not anticipated. No plantings, gardens, or natural features have been identified as heritage attributes associated with this property. Given the property's location, existing surrounding built form, and absence of identified shadow-sensitive heritage attributes or landscape features, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate any identified or potential heritage attributes of 12–14 King Street East from their surrounding environment, context, or significant relationships. The property will continue to front onto King Street East and remain legible within the commercial streetscape. Broader concerns related to the adjacent redevelopment, streetwall continuity, podium design, and surrounding King Street East / Gore Park context are more appropriately addressed under change in land use through redevelopment and site alteration, and through the King Street East CHL assessment. | No property-specific mitigation measures related to isolation are required. | No Impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | The proposed development is not anticipated to directly or indirectly obstruct significant views or vistas within, from, or of 12–14 King Street East. The property will continue to front onto King Street East, and views toward its principal north façade from King Street East and Gore Park will remain available. No significant views to or from 12–14 King Street East have been identified as heritage attributes, and no east-facing windows or significant eastward views associated with the property have been identified that would be obstructed by the proposed development.<br>While the proposed development may alter the broader streetscape context in which 12–14 King Street East is experienced, including oblique views along King Street East and from the Gore Park area, these effects are more appropriately addressed under change in land use through redevelopment and site alteration, and through the King Street East CHL and Gore Park CHL assessments. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. Broader visual and contextual considerations are addressed through **Design Guidance** within Section 9.2.1, where applicable. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Minor to Moderate | No change in land use, function, or zoning is proposed for the listed property at 12–14 King Street East. However, the proposed development would introduce new built form through redevelopment and site alteration on the adjacent lands. Because the proposed development will immediately abut 12–14 King Street East at the streetwall level, the redevelopment may indirectly affect the property's surrounding context and its relationship to the King Street East commercial streetscape. Without mitigation, incompatible height, podium massing, streetwall treatment, materiality, façade articulation, or inactive frontage could alter the way the listed property is experienced within the broader King Street East and Gore Park heritage context. | Mitigation measures are required to ensure that redevelopment and site alteration on the adjacent lands maintain and reinforce the listed property's relationship to the King Street East commercial streetwall and Gore Park setting. Refer to **Design Guidance** within Section 9.2.1. | Positive impact, as the proposed development fills in the formerly adjacent open site and responds to the street-level scale, rhythm, materiality, and streetwall condition of the surrounding heritage streetscape. |

### 8.2.5 1 Hughson Street South (Gore Park CHL)

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of this property is proposed as part of the development. As such, the proposed development is not anticipated to result in the destruction of any significant heritage attributes or features associated with this property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No physical alteration to Gore Park is proposed as part of the development. The proposed development is contained within the subject property to the south of King Street East and will not result in direct alteration to Gore Park's potential heritage attributes, including its landscaped open space, pedestrian walkways, fountain, monuments, commemorative elements, mature trees, planting beds, or public realm features. | No property-specific mitigation measures related to direct alteration of Gore Park are required. Potential impacts related to setting, visual character, streetscape relationship, public realm interface, and compatibility with the Gore Park CHL are addressed under change in land use through redevelopment and site alteration, below. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | Y | Minor to Moderate | The proposed 12-storey development may introduce new shadow conditions within Gore Park. While no specific plantings, gardens, or natural features have been identified as heritage attributes, Gore Park has historically functioned as an open public green space and contains mature trees, gardens, hedges, and other landscape plantings that contribute to its contextual value and heritage character. Increased shadowing may affect the health and viability of these plantings and could alter the park's appearance, visitor experience, patterns of use, and legibility as a CHL and significant public open space. | A sun/shadow study has been prepared to determine whether the proposed development would result in adverse shadow impacts on 1 Hughson Street South / Gore Park. Refer to Design Guidance within Section 9.2.1 . No shadows are anticipated for prolonged periods of time from the proposed development (APPENDIX D). | Minor and reversible. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate Gore Park, or any potential heritage attributes associated with Gore Park, from their surrounding environment, context, or significant relationships. Gore Park will continue to function as a landscaped public open space and CHL within downtown Hamilton and will remain physically, visually, and functionally connected to King Street East and the surrounding commercial and civic streetscape.<br>While the proposed development may affect the broader setting, visual enclosure, pedestrian experience, and contextual relationship between Gore Park and the south side of King Street East, these effects are more appropriately addressed under change in land use through redevelopment, infill, and site alteration. The potential impact relates to the introduction of new built form on formerly vacant parcels that were historically occupied by commercial buildings contributing to the enclosure and commercial character of Gore Park, rather than the isolation of a heritage attribute from its context. | No property-specific mitigation measures related to isolation are required. Broader contextual and streetscape compatibility considerations are addressed under change in land use through redevelopment, infill, and site alteration, and through **Design Guidance** within Section 9.2.1. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | Y | Minor | The proposed development may affect views within, from, and toward Gore Park, including views across King Street East, views along the King Street East streetscape, and views toward adjacent heritage buildings that define the character of the Gore Park area. The redevelopment of the currently vacant parcels may either reinforce or diminish the historic visual relationship between Gore Park and the former commercial streetwall on the south side of King Street East. | Mitigation measures are required to conserve views to, from, and within Gore Park and to reduce visual dominance in views from Gore Park and along King Street East. Refer to **Design Guidance** within Section 9.2.1. | Positive impact as the proposed development partially reinstates this contextual relationship by aligning the King Street entrance to the Gore Park fountain. The proposed at grade glazing along the North elevation further enhances the views to the adjacent CHLs. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Moderate to Major | No change in land use, function, or zoning is proposed for Gore Park itself. Gore Park will continue to function as a public open space and CHL. However, the proposed development represents a change in land use through redevelopment, infill, and site alteration on the subject property to the south of King Street East. The currently vacant parcels at 18–22 King Street East, 24–28 King Street East, and 30 King Street East were historically occupied by commercial buildings that formed part of the King Street East streetwall and contributed to the visual enclosure, pedestrian scale, commercial character, and civic setting of Gore Park.<br>The redevelopment of these formerly built parcels may indirectly affect the setting, experience, visual character, and contextual relationship of the Gore Park CHL by introducing new built form where historic commercial buildings previously contributed to the enclosure of the park and the broader King Street East CHL. While infill development has the potential to re-establish a more continuous streetwall condition along the south side of King Street East, incompatibility may arise if the proposed height, scale, massing, podium/streetwall treatment, materiality, façade articulation, active frontage, or public realm interface does not respond to the former street-level scale, rhythm, material character, and contextual role of the demolished buildings. As such, the primary heritage concern is the effect of redevelopment and infill on the relationship between Gore Park, the south side of King Street East, and the surrounding commercial heritage streetscape. | Mitigation measures are required to ensure that redevelopment and site alteration on the subject property are sympathetic to Gore Park, the King Street East CHL, and the surrounding heritage context. Refer to **Design Guidance** within Section 9.2.1. | Positive impact, as the proposed development responds to the former street-level scale, rhythm, materiality, and streetwall condition and is compatible with the surrounding heritage streetscape. |

### 8.2.6 46-50 King Street East

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the listed property at 46-50 King Street East is proposed as part of the development. As such, the proposed development is not anticipated to result in the destruction of any potential heritage attributes or built heritage features associated with this property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding area. However, adverse shadow impacts on the listed property at 46-50 King Street East are not anticipated. No plantings, gardens, or natural features have been identified as heritage attributes associated with this property. Given the property's location, the established surrounding built form, and the absence of identified shadow-sensitive heritage attributes or landscape features, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate any identified or potential heritage attributes of 46–50 King Street East from their surrounding environment, context, or significant relationships. The property will continue to front onto King Street East and remain legible within the commercial streetscape and Gore Park setting. Broader concerns related to streetscape compatibility, streetwall continuity, and the King Street East / Gore Park context are more appropriately addressed under change in land use through redevelopment and site alteration, and through the King Street East CHL assessment. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No Impact | The proposed development is not anticipated to directly or indirectly obstruct significant views or vistas within, from, or of this property. No significant views or vistas to or from this property have been identified as heritage attributes, and the proposed development will not obstruct views of extant built heritage features from the property's principal public-facing frontages. Where the proposed development may alter the broader streetscape, setting, visual character, or contextual relationship in which this property is experienced, those effects are more appropriately addressed under change in land use through redevelopment and site alteration, and, where applicable, through the King Street East CHL and/or Gore Park CHL assessments. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. Broader visual and contextual considerations are addressed through **Design Guidance** within Section 9.2.1, where applicable. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Minor to Moderate | No change in land use, function, or zoning is proposed for the listed property at 46–50 King Street East. However, the proposed development would introduce new built form through redevelopment and site alteration within the same King Street East and Gore Park heritage context. The property forms part of the broader commercial streetwall and heritage setting surrounding Gore Park. Without mitigation, incompatible height, podium/streetwall massing, material treatment, façade articulation, or public realm interface could indirectly affect the way this property is experienced as part of the King Street East commercial streetscape. | Mitigation measures are required to ensure that redevelopment and site alteration within the surrounding King Street East context remain compatible with the listed property's streetscape setting. Refer to **Design Guidance** within Section 9.2.1. | Positive impact, as the proposed development responds to the street-level scale, rhythm, materiality, and streetwall condition of the surrounding heritage streetscape. |

### 8.2.7 20 Hughson Street South and 31 Main Street East

| Classification | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the listed property at 20 Hughson Street South and 31 Main Street East is proposed as part of the development. As such, the proposed development is not anticipated to result in the destruction of any potential heritage attributes or built heritage features associated with this property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No physical alteration to the listed property at 20 Hughson Street South and 31 Main Street East is proposed. While the construction of the proposed 12-storey mixed-use residential building will introduce a new visual element within the surrounding downtown context, the property exists in a relatively isolated state compared to other listed and designated heritage properties within and adjacent to the subject property. The property occupies a corner lot at Hughson Street South and Main Street East within a mixed-use area. The existing building at 4 Hughson Street South is located to the north, while the adjacent parcel to the west is occupied by a parking lot. As such, the proposed development is not anticipated to alter the historic fabric or appearance of this property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |

| Classification | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding area. However, adverse shadow impacts to the listed property at 20 Hughson Street South and 31 Main Street East are not anticipated. No plantings, gardens, or natural features have been identified as heritage attributes associated with this property. Given the property's location south of the development, existing surrounding built form, and absence of identified shadow-sensitive heritage attributes or landscape features, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the listed property from its surrounding environment, context, or significant relationships. The property is located south of the development and does not have a clearly identified contextual relationship with Gore Park that would be disrupted by the proposal. The existing building at 4 Hughson Street South is located between the listed property and the King Street East / Gore Park context, and the adjacent parcel to the west is occupied by a parking lot. The proposed development is therefore not expected to visually or functionally isolate the property from Hughson Street South, Main Street East, or its immediate mixed-use commercial/civic context. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | No significant views to or from 20 Hughson Street South and 31 Main Street East have been identified as heritage attributes. The existing building does not maintain a clear view north toward Gore Park or other heritage buildings along King Street East, as views in this direction are obstructed by the existing building at 4 Hughson Street South. The proposed development is not anticipated to obstruct views from the property to the west, south, or east. It is also not anticipated to obstruct views of the listed building from Hughson Street South, Main Street East, surrounding parking areas, or pedestrian-level viewpoints within the property's immediate context. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Negligible to Minor | No change in land use, function, or zoning is proposed for the listed property at 20 Hughson Street South and 31 Main Street East. The proposed development is located on separate lands and will not directly alter the use, function, or zoning of this property. Moreover, this property does not form part of the immediate King Street East streetwall context to which the subject property belongs, and its primary contextual relationships are with Hughson Street South, Main Street East, and its surrounding mixed-use commercial/civic setting.<br>However, the proposed development represents a change in land use through redevelopment and site alteration within the broader downtown heritage context. As such, it may result in a negligible to minor indirect impact on the broader setting in which 20 Hughson Street South and 31 Main Street East is experienced, particularly through the introduction of new height, scale, massing, and mixed-use built form within the surrounding downtown area. This impact is expected to be limited, as the property is physically separated from the subject property, does not form part of the immediate King Street East / Gore Park streetwall condition, and will continue to be understood within its established Hughson Street South and Main Street East context. | No property-specific mitigation measures related to land use change are required. Broader compatibility considerations are addressed through **Design Guidance** within Section 9.2.1, where applicable. | No impact. |

### 8.2.8 58-60 King Street East

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the property at 58–60 King Street East is proposed as part of the development. The property is located several addresses east of the subject property and is not anticipated to be directly affected by construction or site alteration. As such, the proposed development is not anticipated to result in the destruction of any potential heritage attributes or built heritage features associated with the property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to incompatible alteration are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding downtown area. However, adverse shadow impacts to the property at 58–60 King Street East are not anticipated. No plantings, gardens, or natural features have been identified as potential heritage attributes associated with this property. Given its location several addresses east of the subject property, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No Impact | The proposed development is not anticipated to isolate the property at 58–60 King Street East from its surrounding environment, context, or significant relationships. The property will continue to front onto King Street East and maintain its visual, physical, and contextual relationship with the King Street East streetscape and Gore Park area. The proposed development is not expected to sever, remove, or diminish the property's immediate contextual relationship with King Street East or adjacent commercial heritage resources. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No Impact | The proposed development is not anticipated to directly or indirectly obstruct significant views to or from the property at 58–60 King Street East. The property will remain visible from King Street East and within the broader Gore Park area. While the proposed development may be visible within broader streetscape views, it is not anticipated to obstruct views of the property or materially affect its presence within the King Street East commercial streetscape. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Minor to Moderate | No change in land use, function, or zoning is proposed for the property at 58–60 King Street East. However, the proposed development would introduce new built form through redevelopment and site alteration within the broader King Street East heritage streetscape. The property forms part of the remaining commercial streetwall on the south side of King Street East and contributes to the corridor's historic commercial character. Although located several addresses east of the subject property, incompatible redevelopment could indirectly affect the broader streetscape context in which the property is experienced. | Mitigation measures are required to ensure that redevelopment and site alteration within the surrounding King Street East context remain sympathetic to the historic commercial streetscape. Refer to Design Guidance within Section 9.2.1. | Positive impact, as the proposed development responds to the street-level scale, rhythm, materiality, and streetwall condition of the surrounding heritage streetscape. |

### 8.2.9 1 James Street South

| Classification | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude with mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of the property at 1 James Street South is proposed as part of the development. The property is located on separate lands at the southeast corner of King Street East and James Street South and is not anticipated to be directly affected by construction or site alteration. As such, the proposed development is not anticipated to result in the destruction of any potential heritage attributes or built heritage features associated with the property. | No property-specific mitigation measures related to destruction of any, or part of any, significant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | N | No impact | No demolition, removal, recladding, addition, or physical alteration to this property is proposed as part of the development. As such, the proposed development is not considered to result in a direct alteration impact to the property's identified or potential heritage attributes. Any broader change to the surrounding streetscape, setting, streetwall condition, or Gore Park relationship is more appropriately addressed through the assessment of the King Street East CHL and Gore Park CHL, rather than as a direct alteration to this individual property. | No property-specific mitigation measures related to direct alteration of extant heritage fabric are required. | No impact. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions in the surrounding downtown area. However, adverse shadow impacts to the property at 1 James Street South are not anticipated. No plantings, gardens, or natural features have been identified as potential heritage attributes associated with this property. Given the property's location, existing surrounding built form, and absence of identified shadow-sensitive heritage attributes or landscape features, shadow impacts are not anticipated. | No property-specific mitigation measures related to shadow impacts are required. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the property at 1 James Street South from its surrounding environment, context, or significant relationships. The property will continue to occupy a prominent corner location at King Street East and James Street South and will maintain its visual, physical, and contextual relationship with Gore Park, King Street East, James Street South, and the surrounding downtown commercial context. | No property-specific mitigation measures related to isolation are required. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | N | No impact | The proposed development is not anticipated to directly or indirectly obstruct significant views to or from the property at 1 James Street South. The property will remain visible from King Street East, James Street South, and Gore Park. While the proposed development may be visible within broader streetscape and park-facing views, it is not anticipated to obstruct views of the property or materially affect its prominent corner presence within the Gore Park setting. | No property-specific mitigation measures related to obstruction of significant views or vistas are required. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Negligible to Minor | No change in land use, function, or zoning is proposed for the property at 1 James Street South. The proposed development is located on separate lands and will not directly alter the use, function, or heritage character of this property. The property occupies a prominent corner location at King Street East and James Street South and forms part of the broader Gore Park and King Street East commercial/civic setting. However, the proposed development represents a change in land use through redevelopment and site alteration within the broader downtown heritage context. As such, it may result in a negligible to minor indirect impact on the broader setting in which 1 James Street South is experienced, particularly through the introduction of new height, scale, massing, and mixed-use built form within the surrounding Gore Park and King Street East context. This impact is expected to be limited, as the property is physically separated from the subject property, will continue to occupy its established corner condition at King Street East and James Street South, and will remain legible within the surrounding commercial and civic streetscape. | No property-specific mitigation measures related to land use change are required. Broader compatibility considerations are addressed through Design Guidance within Section 9.2.1, where applicable. | No impact. |

# 8.3 Impact Assessment for Inventoried Resources

## 8.3.1 Gore Park CHL

As Gore Park is both an inventoried CHL and a listed property at 1 Hughson Street South identified as a candidate for designation, the impact assessment for this CHL is provided in Section 8.2.5.

## 8.3.2 King Street East CHL

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of extant built heritage resources within the broader King Street East CHL is proposed as part of the development. The former buildings within the Study Area have already been lost or demolished, and no extant heritage attributes remain in situ on the vacant King Street East parcels. As such, the proposed development is not anticipated to result in the destruction of extant heritage attributes or features of the King Street East CHL. | No CHL-specific mitigation measures related to destruction of extant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | Y | Major | The proposed development is located within the King Street East CHL and has the potential to alter the character, appearance, and experience of the historic commercial streetscape if the design does not respond to the established streetwall, pedestrian scale, façade rhythm, materiality, fenestration patterns, and relationship with Gore Park. The CHL is defined by a concentration of late 19th and early to mid 20th century commercial buildings, generally continuous streetwall conditions, masonry materials, active storefronts, and a pedestrian-oriented commercial setting. Without mitigation, incompatible height, podium design, material treatment, façade articulation, blank frontage, or visually dominant upper-storey massing could diminish the legibility and cohesion of the King Street East CHL. | Mitigation measures are required to ensure that the proposed development is sympathetic to the King Street East CHL, Gore Park CHL, adjacent listed and designated properties, and the former heritage character of the Study Area. Refer to Design Guidance within Section 9.2.1. | Positive impact as the proposed development responds to the former street level-scale, rhythm, materiality, streetwall condition and is compatible with the surrounding heritage streetscape. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions within the surrounding downtown area. However, adverse shadow impacts to the King Street East CHL are not anticipated. The King Street East CHL is primarily defined by its commercial streetscape character, continuous streetwall, masonry buildings, pedestrian-oriented frontage, and relationship to Gore Park. No specific shadow-sensitive heritage attributes, plantings, gardens, or natural features have been identified within the King Street East CHL that would be adversely affected by the proposed development. | No CHL-specific mitigation measures related to shadow impacts are required for the King Street East CHL. | No impact. |
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the King Street East CHL, or potential heritage attributes within the CHL, from their surrounding environment, context, or significant relationships. The proposed development is located within the CHL and would reintroduce built form to vacant parcels that historically formed part of the King Street East commercial streetscape. As such, the proposal would not sever, remove, or physically disconnect the CHL from its broader downtown commercial context, Gore Park relationship, or surrounding heritage setting. Potential impacts related to streetwall continuity, pedestrian scale, façade rhythm, materiality, visual cohesion, height, massing, and the relationship between King Street East and Gore Park are more appropriately addressed under direct alteration and change in land use through redevelopment and site alteration. | No CHL-specific mitigation measures related to isolation are required. Relevant compatibility considerations are addressed through Design Guidance within Section 9.2.1. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | Y | Minor | The proposed development may affect views along King Street East, views across the King Street East / Hughson Street South intersection, views toward Gore Park, and oblique streetscape views in which the subject property is experienced as part of the broader commercial streetwall. Without mitigation, increased height, visually dominant upper-storey massing, incompatible podium design, or poor façade articulation could diminish the visual cohesion of the King Street East CHL and affect how adjacent listed and designated heritage properties are experienced within the streetscape. | Mitigation measures are required to conserve streetscape views, reduce visual dominance, and maintain the visual cohesion of the King Street East CHL. Refer to Design Guidance within Section 9.2.1. | Minor and reversible. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Moderate to Major | The proposed development represents a change in land use through redevelopment and site alteration within the King Street East CHL. While the proposed mixed commercial/residential use is broadly consistent with the historic and existing mixed-use character of the King Street East corridor, the redevelopment would introduce substantial new built form on vacant parcels that historically formed part of the commercial streetwall facing Gore Park. As such, the primary heritage concern is not the mixed-use function itself, but the potential impact of redevelopment, height, scale, massing, podium design, materiality, façade articulation, and public realm treatment on the character, appearance, and experience of the King Street East CHL.<br>The vacant parcels at 18–22 King Street East, 24–28 King Street East, and 30 King Street East currently interrupt the historic streetwall; however, these parcels were historically occupied by late 19th-century commercial buildings that contributed to the CHL through their street-level scale, narrow lot rhythm, masonry materiality, commercial frontage, and relationship to Gore Park. Redevelopment has the potential to either re-establish a compatible streetwall condition or further diminish the legibility and cohesion of the King Street East CHL if the proposed building does not respond to the established commercial streetscape character. Without mitigation, incompatible height, visually dominant upper-storey massing, blank or inactive frontage, inappropriate materials, or poorly resolved podium articulation could adversely affect the historic commercial character, pedestrian scale, and visual relationship between King Street East and Gore Park. | Mitigation measures are required to ensure that the proposed redevelopment and site alteration are sympathetic to the King Street East CHL, Gore Park CHL, adjacent listed and designated properties, and the former heritage character of the subject property. Refer to Design Guidance within Section 9.2.1 and Commemoration Guidance within Section 9.2.2. | Positive impact, as the proposed development fills in the formerly open site, re-establishes a compatible streetwall condition, and responds to the former street-level scale, rhythm, materiality, and commercial character of the King Street East heritage streetscape. |

### 8.3.3 Beasley Historic Neighbourhood Heritage Character Area

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| Direct | Destruction of any, or part of any, significant heritage attributes or features. | N | No impact | No demolition, removal, or physical alteration of extant built heritage resources within the broader Beasley Historic Neighbourhood is proposed as part of the development. The proposed development is limited to the subject property and is not anticipated to result in the destruction of buildings, features, or streetscape elements associated with the broader neighbourhood. | No neighbourhood-specific mitigation measures related to destruction of extant heritage attributes or features are required. | No impact. |
| | Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. | Y | Minor | The proposed development is located within the broader Beasley Historic Neighbourhood, a dense downtown neighbourhood characterized by commercial, civic, institutional, residential, office, and mixed-use buildings from multiple periods. Without mitigation, the proposed height, scale, massing, materiality, streetwall treatment, and public realm interface could introduce an incompatible built form at a visually prominent location within the neighbourhood, particularly where the subject property is experienced in relation to King Street East and Gore Park. However, the Beasley context is already varied and includes low-rise historic buildings, later 20th century office buildings, contemporary high-rise residential development, surface parking, public open spaces, and mixed-use infill. | Mitigation measures are required to ensure that the proposed development responds to the layered downtown character of the Beasley Historic Neighbourhood while maintaining compatibility with the more sensitive King Street East and Gore Park heritage context. Refer to Design Guidance within Section 9.2.1. | Positive impact as the proposed development responds to the former street level-scale, rhythm, materiality, streetwall condition and is compatible with the surrounding heritage streetscape. |
| Indirect | Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | N | No impact | The proposed development may create new shadow conditions within the surrounding downtown area. However, these are extremely localized and adverse shadow impacts to the broader Beasley Historic Neighbourhood are not anticipated. No specific shadow-sensitive heritage plantings, gardens, or natural features have been identified as defining attributes of the broader neighbourhood that would be adversely affected by the proposed development. | No neighbourhood-specific mitigation measures related to shadow impacts are required. | No impact. |

| Impact Class | Impact type | Y/N | Predicted Impact magnitude without mitigation | Description of Potential Impacts without Mitigation | Recommended Mitigation Measures | Predicted Impact magnitude without mitigation |
|---|---|---|---|---|---|---|
| | Isolation of a heritage attribute from its surrounding environment context or a significant relationship. | N | No impact | The proposed development is not anticipated to isolate the Beasley Historic Neighbourhood from its broader downtown context. However, without mitigation, an incompatible design could weaken the relationship between the Study Area and the surrounding neighbourhood by failing to respond to the established streetwall, pedestrian orientation, active commercial frontage, and layered built form that characterize this portion of downtown Hamilton. This potential impact is localized and primarily relates to the immediate King Street East / Gore Park setting rather than the neighbourhood as a whole. | Mitigation measures are required to maintain the visual and functional relationship between the proposed development and the surrounding Beasley Historic Neighbourhood context. Refer to Design Guidance within Section 9.2.1. | No impact. |
| | Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. | Y | Negligible | The proposed development will introduce new built form within views in the surrounding Beasley Historic Neighbourhood. However, the neighbourhood is already characterized by a layered downtown setting that includes historic masonry buildings, later 20th century office buildings, contemporary towers, surface parking areas, civic spaces, and mixed-use development. Without mitigation, the proposed development could appear visually dominant in localized views along King Street East, Hughson Street South, and Gore Park. However, it is not anticipated to obstruct significant neighbourhood-wide views or vistas. | Mitigation measures are required to reduce visual dominance in localized views and ensure that the proposed development remains compatible with the surrounding downtown heritage context. Refer to Design Guidance within Section 9.2.1. | No impact. |
| | A change in land use such as rezoning a battlefield from open space to residential use, or allowing new development or site alteration to fill in the formerly open spaces. | Y | Minor | The proposed development represents a change in land use through redevelopment and site alteration within the Beasley Historic Neighbourhood Heritage Character Area. The proposed mixed-use commercial/residential development is generally consistent with the existing and historic mixed-use character of the neighbourhood, which contains a range of commercial, residential, institutional, civic, office, and mixed-use functions. However, the proposed development would introduce substantial new built form on vacant and underutilized parcels within a visually prominent portion of the neighbourhood, near King Street East and Gore Park.<br>Although the proposed land use is compatible with the broader downtown mixed-use character of Beasley, the redevelopment may result in a minor indirect impact on the way this portion of the Heritage Character Area is experienced, particularly through changes to height, scale, massing, streetwall treatment, materiality, and public realm interface. This impact is localized and primarily relates to the subject property's relationship with the more sensitive King Street East and Gore Park heritage context, rather than the land use character of the Beasley Historic Neighbourhood Heritage Character Area as a whole. | Mitigation measures are required to ensure that redevelopment and site alteration respond to the layered downtown character of the Beasley Historic Neighbourhood Heritage Character Area while maintaining compatibility with the King Street East and Gore Park heritage context. Refer to Design Guidance within Section 9.2.1. | Positive impact, as the proposed development reintroduces built form to vacant and underutilized parcels, reinforces the King Street East streetwall, and supports the pedestrian-oriented mixed-use character of the surrounding heritage context. |

# 9 ALTERNATIVES AND MITIGATION MEASURES

When an impact assessment determines that development will negatively affect the CHVI and heritage attributes of a subject property, mitigation measures are required. Mitigation measures outlined in the MCM InfoSheet #5 were used to guide the preparation of considered alternatives, mitigation and conservation methods. These include methods of minimizing or avoiding a negative impact to cultural heritage resources, such as:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations;
- Buffer zones, site plan control and other planning mechanisms;
- Recommendations for additional studies, including CHERs, HIAs and Strategic Conservation Plans; and
- Alterations to project design during construction planning and project controls (i.e., vibration reduction and/or monitoring, dust suppression or other measures).

As the buildings at 18–22 King Street East and 24–28 King Street East, as well as the listed property at 30 King Street East, are no longer extant within the subject property, retention, replication, or adaptive reuse of the former heritage façades is not feasible. Accordingly, mitigation measures and design direction for the proposed development are informed by the UHOP, as directed by City of Hamilton Cultural Heritage Staff.

The following policies establish the framework for mitigating heritage impacts and ensuring that new development is compatible with the cultural heritage character of the surrounding area:

**Urban Hamilton Official Plan (Volume 1)**

**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.

**B.3.4.2.1:** 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.

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

**B.3.4.5.5:** Where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

a) preserving and displaying fragments of the former buildings' features and landscaping;

b) marking the traces of former locations, shapes, and circulation lines;

c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures;

d) incorporation of salvaged material in the design of the new development; and

e) generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3 – Urban Design Policies.

**Downtown Hamilton Secondary Plan (Volume 2)**

**B.6.1.3.1:** Downtown Hamilton has a rich cultural legacy. The heritage structures and spaces provide a physical history of the community. Conservation and re-use of these buildings not only enhances the Downtown but can serve as a catalyst for other public and private investments. Heritage buildings also provide living examples of design elements that can be reflected in new construction that complements rather than diminishes the surrounding streetscape.

To achieve these objectives development shall:

a) Conserve and enhance the built heritage resources and CHLs of Downtown Hamilton;

b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings;

Conserve and enhance the Gore area as the primary landscaped open space and concentration of built heritage resource buildings in Downtown Hamilton.

**B.6.1.6.2:** In addition to Section E.4.3 – Pedestrian Focus Streets of Volume 1, the following policies shall apply to areas identified as Pedestrian Focus Streets:

a) the vision for Pedestrian Focus Streets is to complete the streetwall and provide an uninterrupted building line at the street level through compatible development and infill development along the corridor;

e) the articulation of façades shall retain a similar rhythm and scale to the street front shops in its surroundings;

f) the articulation of the façade of new buildings shall reflect or complement the traditional patterns of fenestration in adjacent buildings;

j) to maintain the architecture and heritage character of the Gore, between James Street and Catharine Street, traditional materials of stone, wood and brick shall be used; other materials may be allowed provided that they are visually harmonious with adjacent buildings in accordance with the Heritage Character Design Guidelines.

**B.6.1.11.1:** Heritage buildings and streetscapes define Downtown Hamilton as a unique place. The existing concentration of heritage built form is one of the key strengths and opportunities in Downtown Hamilton. The Downtown Hamilton Secondary Plan recognizes the value of heritage buildings, streetscapes, and the cultural landscape and places a priority on their retention and enhancement. In addition to Section B.3.4 – Cultural Heritage Resource Policies of Volume 1, the following policies shall also apply to cultural heritage resources within the Downtown Hamilton Secondary Plan:

b) CHLs shall be protected by retaining major characteristics through the review of Planning Act applications. The Downtown CHLs are identified on Appendix B-1 – Downtown Hamilton Secondary Plan – CHLs.

In addition to the mitigation measures contained in InfoSheet #5 and the City of Hamilton's UHOP, general standards for preservation, rehabilitation and restoration are found in the CHP S&Gs (Parks Canada 2010). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resources such as buildings, engineering works, and CHLs. Where applicable, guidelines from the CHP S&Gs were used in this CHIA to recommend mitigation measures that are specific to a resource type.

## 9.1 Options Analysis

As the buildings at 18–22 King Street East and 24–28 King Street East, as well as the listed property at 30 King Street East, are no longer extant within the subject property, retention, replication, or adaptive reuse of the former heritage buildings or façades is not feasible. Accordingly, the options analysis focuses on development alternatives that would address the former heritage character of the subject property, the listed building at 4 Hughson Street South, the King Street East CHL, the Gore Park CHL, and adjacent listed and designated properties.

The options below were considered with reference to MCM InfoSheet #5, the UHOP, the Downtown Hamilton Secondary Plan, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. In particular, the options were assessed against the need to maintain the integrity of on-site and adjacent cultural heritage resources, conserve the character of areas of cultural heritage significance, provide compatible infill and additions, maintain the King Street East commercial streetwall, conserve and enhance the Gore Park CHL as a primary landscaped open space surrounded by a concentration of built heritage resources, and avoid creating a false sense of historical development.

Table 11 provides an options analysis for the proposed development. The options considered are outlined below and ranked on a preference scale from Not Preferred to Most Preferred.

**Table 11: Development Options Analysis**

| Development Option | Option Description | Preference Ranking |
|---|---|---|
| **Development Option A:** Replication or Reconstruction of the Collapsed Historic Façades | This option would involve proceeding with redevelopment while attempting to replicate or reconstruct the former façades of the collapsed and demolished heritage buildings at 18–22 King Street East and 24–28 King Street East using photographic, archival, and documentary evidence. This approach could also include a reconstructed or replica façade treatment intended to evoke the former heritage buildings within the new development. The potential benefit of this option is that it could visually reference the former built form, rhythm, and architectural character of the demolished heritage buildings. It may also provide a recognizable form of commemoration for the former buildings and their historic contribution to the King Street East commercial streetscape and Gore Park setting.<br>However, this option has substantial drawbacks. The former buildings are no longer extant, and only limited portions of original material survive. The extent of material loss is such that there is insufficient historic fabric remaining to support a conservation-based façade retention, rehabilitation, or restoration approach. While isolated surviving elements may remain, their incorporation into a reconstructed façade would serve primarily as a symbolic gesture rather than the conservation of a substantially intact heritage resource.<br>In these circumstances, reconstruction or replication risks creating a false sense of historical development and authenticity by presenting a largely new construction as though the historic buildings remain. Replication may also blur the distinction between historic fabric and new construction. While design cues may be drawn from the now-removed heritage attributes of the demolished buildings including masonry character, window surrounds, sills, hood mouldings, cornice and parapet conditions, pilasters, and façade rhythm, these references should be interpreted in a contemporary and distinguishable manner rather than replicated literally. A replica façade could misrepresent the heritage status of the subject property by suggesting that the former buildings have been conserved or reconstructed using authentic historic materials when the majority of the original fabric has been lost.<br><br>**Technical Feasibility:**<br>This option is not considered technically feasible as a conservation approach owing to the substantial loss of original material, the absence of extant façades to retain or rehabilitate, and the risk of creating false historicism. It is therefore not recommended. Commemoration, interpretation, salvaged material integration where available, and contemporary design references are considered more defensible mitigation measures than literal façade replication. | Least Preferred |
| **Development Option B**: Reduced-Scale Development with Compatible Materials and Architectural Treatment | This option would involve reducing the height, scale, and/or density of the proposed development and designing a lower-scale structure using compatible materials and architectural treatment informed by the King Street East CHL, the Gore Park CHL, the surrounding downtown/Beasley neighbourhood context, and adjacent listed and designated heritage properties.<br>The potential benefit of this option is that a reduced-scale building could lessen impacts associated with height, upper-storey massing, shadowing, and visual dominance. A lower structure may also more closely reflect the traditional scale of the King Street East commercial streetwall and may reduce perceived impacts on Gore Park, 12-14 King Street East, 46-50 King Street East, 45 Main Street East, and other nearby heritage resources. If designed with compatible materials such as brick, stone, precast masonry with ashlar detailing, or other masonry-compatible materials, this option could support the visual continuity of the streetscape and maintain a sympathetic relationship with the surrounding heritage context.<br>This option is technically feasible from a heritage perspective, provided that it incorporates compatible streetwall massing, pedestrian-scaled frontage, active at-grade uses, material compatibility, façade articulation, and contemporary design references that avoid false historicism.<br>However, this option is not preferred. The impact assessment determined that the principal heritage concerns associated with the proposed development relate to height, scale, massing, materiality, streetwall condition, views, contextual relationships, shadowing on Gore Park, and commemoration of demolished heritage resources. These impacts can be reduced through the recommended mitigation measures, including design guidance, tower stepbacks, podium/streetwall articulation, material compatibility, visual permeability, a sun/shadow study, and a commemoration strategy. A substantially reduced-scale development may also limit the ability of the project to achieve broader planning and functional objectives, including downtown intensification, additional housing, mixed-use development, ground-floor commercial activation, and increased local population to support commercial and public spaces. The subject property is already located within a mixed-use downtown context that includes office buildings, apartment buildings, commercial uses, and civic/open space functions. As such, a reduced-scale development is not necessary to avoid or mitigate all heritage impacts, provided that the final design is appropriately guided by the mitigation measures identified in this CHIA.<br><br>**Technical Feasibility:**<br>This option is considered technically feasible but not preferred. It may reduce some impacts associated with height and massing; however, it is not required to appropriately mitigate the identified cultural heritage impacts and would provide fewer planning, housing, commercial, and public realm benefits than proceeding with the planned development with necessary design guidance measures. | Less Preferred |
| **Development Option C:** Proceed with the Proposed Development Subject to Recommended Mitigation Measures | This option would involve proceeding with the proposed mixed-use development while implementing the mitigation measures recommended in this CHIA. These include design guidance for podium and streetwall treatment, material compatibility, façade articulation, upper-storey massing, tower setbacks, visual permeability, the relationship with Gore Park, the adaptive reuse of 4 Hughson Street South, review of sun/shadow impacts on Gore Park, and a commemoration strategy for the former heritage buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East.<br>The principal benefit of this option is that it allows redevelopment of the vacant and underutilized portions of the subject property while providing a structured framework to mitigate impacts to BHRs and CHLs within and adjacent to the subject property. It would re-establish built form along King Street East, reinforce the commercial streetwall, provide active at-grade frontage, and improve the relationship between the subject property, King Street East, Hughson Street South, and Gore Park. This option also provides a strong opportunity for commemoration and interpretation of the demolished heritage buildings. Salvaged materials from 18–22 and 24–28 King Street East may be reviewed for reuse, display, interpretation, or commemorative incorporation within the development. Where salvaged materials are not available, including for 30 King Street | Most Preferred |

| Development Option | Option Description | Preference Ranking |
|---|---|---|
| | East, commemoration may be achieved through interpretive content, historical imagery, material references, public art, or other approaches that acknowledge the former Gourlay-Bickle Building and its contribution to the King Street East streetscape.<br>The option also allows the listed building at 4 Hughson Street South to be retained and adaptively reused. Although recladding and the proposed two-storey addition may alter the building's late 20th-century exterior expression, these impacts can be managed through property-specific design guidance. Recladding may be appropriate where it improves material compatibility with the surrounding heritage context and maintains the retained building as a legible and distinguishable component of the broader development.<br>The drawback of this option is that it would still introduce substantial new built form within a sensitive heritage context. The proposed height, density, and massing may alter the setting and experience of the King Street East and Gore Park CHLs, while recladding 4 Hughson Street South may result in the loss or concealment of existing exterior materials. However, these impacts can be reduced through detailed design review, documentation, compatible material selection, podium and streetwall articulation, tower setbacks, visual relationship measures, commemoration, and continued coordination with City heritage staff.<br><br>**Technical Feasibility:**<br>This option is considered technically feasible and preferred. It balances the conservation objectives of the CHIA with the practical constraints created by the prior loss of the heritage buildings within the subject property. It also aligns with the mitigation approaches identified in MCM InfoSheet #5, the UHOP, the Downtown Hamilton Secondary Plan, and the Standards and Guidelines for the Conservation of Historic Places in Canada by promoting compatible infill, contextual design, commemoration, documentation, and distinguishable new work. Subject to implementation of the recommended mitigation measures, this option provides the most appropriate balance between heritage conservation, redevelopment, housing, commercial activation, and public realm objectives. | |

### 9.1.1 Conclusion of Options Analysis

Three alternative development approaches were considered as part of the options analysis and ranked according to their ability to avoid, reduce, or mitigate impacts to BHRs and CHLs, while also considering technical feasibility, planning objectives, the current condition of the subject property, and opportunities for commemoration, interpretation, and compatible infill. The options were ranked on a preference scale from Least Preferred to Most Preferred.

Based on the options analysis, **Development Option C: Proceed with the Proposed Development Subject to Recommended Mitigation Measures** is the preferred option.

This option recognizes that the former heritage buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East are no longer extant, and that retention, rehabilitation, adaptive reuse, or façade replication of those buildings is not feasible. It also recognizes that the proposed development has the potential to affect the King Street East and Gore Park CHLs, adjacent listed and designated properties, and the listed building at 4 Hughson Street South.

Option C is preferred because it allows redevelopment to proceed while implementing a mitigation framework that addresses the identified impacts through compatible design, streetwall reinforcement, pedestrian-scaled frontage, material compatibility, façade articulation, tower setbacks, visual permeability, documentation, commemoration, and additional study where required. This option provides the most balanced and defensible approach to conserving cultural heritage value while supporting compatible infill development, housing, commercial activity, and the continued evolution of the downtown urban context.

## 9.2 Mitigation Measures

### 9.2.1 Design Guidance

Table 12 summarizes the recommended design mitigation measures for the proposed development. These measures are intended to avoid, reduce, or manage potential heritage impacts related to alteration, contextual isolation, views, streetscape compatibility, public realm conditions, and the setting of adjacent and nearby cultural heritage resources.

Where relevant, the measures address the proposed development’s relationship with the former heritage properties at 18–22 King Street East, 24–28 King Street East, and 30 King Street East; the retained listed building at 4 Hughson Street South; adjacent and nearby listed or designated properties, including 12–14 King Street East, 45 Main Street East, 1 James Street South, 46–50 King Street East, 58-60 King Street East; and the broader heritage context of 1 Hughson Street South / Gore Park, the King Street East CHL, the Gore Park CHL, and the Beasley Historic Neighbourhood Heritage Character Area.

**Table 12: Mitigation Through Design Guidance**

| Mitigation Measure | Description | Incorporated into Proposed Design |
|---|---|---|
| Design New Construction to be Compatible with the Surrounding Heritage Context (General Guidance) | The proposed development should be designed to be sympathetic to the surrounding heritage context, including adjacent listed and designated heritage properties, the King Street East CHL, and the Gore Park CHL. Compatibility should be achieved through the treatment of setbacks, podium and streetwall massing, material selection, façade articulation, pedestrian interface, public realm relationship, and the distinction between the podium and upper-storey tower expression.<br>The podium should be the primary heritage-responsive element of the design and should respond to the historic commercial character of King Street East and the Gore Park setting through compatible scale, massing, materials, active frontage, façade rhythm, punched-window proportions, vertical bay organization, cornice/parapet expression, and pedestrian-oriented articulation. The podium should acknowledge the former scale, rhythm, materiality, streetwall condition, and contextual role of the demolished heritage buildings formerly located at 18–22 King Street East, 24–28 King Street East, and 30 King Street East, without presenting the new development as a reconstruction.<br>The tower component is not expected to replicate the scale or massing of the demolished heritage buildings. Rather, the tower should be stepped back, contemporary, and visually differentiated from the podium through setbacks, material treatment, façade articulation, and overall massing. This approach allows the podium to maintain a compatible relationship with the historic streetscape while allowing the tower to read as a contemporary addition within the broader downtown context. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Reinstate a Heritage-Compatible Podium and Streetwall Condition | The proposed development should provide a heritage-compatible podium and streetwall condition that responds to the King Street East CHL, Gore Park CHL, adjacent listed and designated properties, and the former heritage buildings within the subject property. The podium should be the primary heritage-responsive element of the design and should address the former scale, rhythm, materiality, streetwall condition, and contextual role of the demolished buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East.<br>The podium should re-establish a continuous, pedestrian-scaled commercial frontage along King Street East and Hughson Street South, reinforce the historic orientation of the subject property toward Gore Park, and contribute to the visual enclosure and urban character of the Gore Park setting. Blank frontages, inactive ground-floor conditions, visually dominant podium materials, undifferentiated massing, and poorly resolved transitions to adjacent heritage properties should be avoided. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Maintain and Reinforce Pedestrian Scale and Active Street Frontage | The ground-floor design should support the pedestrian-oriented commercial character of King Street East and the relationship between the subject property, Hughson Street South, and Gore Park. Entrances, storefronts, windows, publicly visible interior spaces, active commercial uses, and other street-level features should be used to reinforce visual permeability, pedestrian activity, and the historic commercial function of the area.<br>Where public realm improvements are proposed, they should support the pedestrian experience through compatible materials, active frontage, clear entrances, transparent glazing, and a strong visual and functional relationship with Gore Park. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Use Compatible Materials and Contemporary Heritage Design Cues | The podium and streetwall should be clad in high-quality materials that are sympathetic to the surrounding heritage context while remaining contemporary and distinguishable as new construction. The use of brick masonry, limestone, limestone ashlar blocks, stone, precast masonry with ashlar detailing, or other masonry-compatible materials is encouraged, particularly at street level and along the first-storey commercial frontage. Substantial masonry at grade would better reflect the material character, visual weight, texture, durability, and craftsmanship of the King Street East and Gore Park CHLs, while providing a more direct material response to the demolished heritage buildings within the subject property.<br>Material selection should assist in interpreting the former material character of the Kerr-Thomas Building, Smith-Thomas Building, Skinner Building, Glassco Building, and Gourlay-Bickle Building, several of which were characterized by stone or brick exterior treatments, masonry coursing, façade articulation, cornices, parapets, pilasters, arches, window surrounds, and other masonry detailing. The use of both stone and brick masonry at the podium and street level is encouraged to break down the perceived mass of the podium, reinforce the historic commercial lot rhythm, and provide visual continuity with the established masonry character of King Street East. Design cues may be drawn from the now-removed heritage attributes of the demolished buildings. For 18–22 King Street East, these may include references to stone exteriors, masonry coursing, quoins, punched window openings, window surrounds, sills, hood mouldings, stone cornices, and parapet walls. For 24 King Street East, these may include references to brick façade treatment, cornice detailing, stone end brackets, and parapet walls. For 28 King Street East, these may include references to masonry exterior treatment, pilasters, horizontal mouldings between levels, cornices, parapet walls, and pilasters or arches associated with window and/or door openings. These references should be abstracted or interpreted through contemporary design and should not create a false sense of historical development.<br>Consideration should also be given to a formally composed entrance treatment at the podium level, particularly along the primary commercial frontage. This may include a vertically proportioned entrance bay, recessed entrance framed by stone or brick masonry, articulated pilasters or engaged piers, simplified entablature or cornice treatment, stone voussoirs or hood moulding, masonry quoining, transom glazing, sidelights, paired door openings, arched or segmental-arched openings, and/or a heavier masonry base or plinth condition. Lightweight or highly synthetic cladding systems, including metal composite panels, large expanses of reflective glazing, spandrel glass, EIFS, synthetic stucco, vinyl cladding, or other panelized systems, should not be used as dominant materials at the podium or streetwall level where they would diminish compatibility with the historic masonry character of the area. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |

| Mitigation Measure | Description | Incorporated into Proposed Design |
|---|---|---|
| Reinforce Historic Lot Rhythm through Façade Articulation and Fenestration | The podium should incorporate façade articulation, fenestration rhythm, vertical bay divisions, masonry piers, storefront divisions, and a clear base-middle-top composition that respond to the historic lot pattern and street-oriented character of King Street East. The design should avoid overly broad, blank, or undifferentiated façades and should instead provide a rhythm of openings, bays, entrances, storefronts, and architectural divisions that reflect the surrounding commercial streetwall.<br>Fenestration patterns, material transitions, cornice or parapet expression, masonry-compatible detailing, and vertical articulation should be used to break down the perceived mass of the podium and reinforce the historic commercial rhythm of the street while remaining contemporary and distinguishable. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Set Back and Differentiate Upper-Storey Massing to Reduce Visual Dominance | Increased height and density should be mitigated through a clearly defined podium condition, pedestrian-scaled streetwall, active at-grade frontage, compatible material palette, and upper-storey stepbacks. Tower components are not expected to replicate the scale or massing of the former heritage buildings. Instead, they should be stepped back and visually differentiated so that the podium remains the dominant heritage-responsive element at pedestrian level.<br>Upper-storey massing should avoid visually overwhelming adjacent or nearby listed and designated heritage properties, the King Street East CHL, and the Gore Park CHL. Stepbacks, tower placement, material changes, glazing, and façade articulation should be used to reduce visual dominance and maintain the legibility of the historic commercial streetwall. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Maintain Views, Visual Permeability, and the Relationship with Gore Park | The proposed development should maintain the historic orientation of the subject property toward King Street East and Gore Park through compatible façade design, active frontage, window placement, and visual permeability. Where feasible, windows, publicly accessible interior spaces, balconies, terraces, or other openings should provide views toward Gore Park and reinforce the visual relationship between the subject property and the surrounding CHLs.<br>Massing, podium articulation, façade rhythm, fenestration, and tower stepbacks should conserve streetscape views and avoid unnecessary obstruction or visual dominance along King Street East and within the Gore Park CHL. The design should also maintain views to the principal north façade of 12–14 King Street East and avoid visually overwhelming adjacent or nearby heritage properties. The development should also be designed to limit adverse shadow impacts on Gore Park and the public realm through appropriate tower placement, upper-storey massing, and stepbacks. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Retain, Adaptively Reuse, and Document 4 Hughson Street South Prior to Exterior Alteration | The existing 10-storey building at 4 Hughson Street South should be retained and adaptively reused as part of the proposed development. Where exterior recladding or façade alteration is undertaken, it should improve contextual compatibility with the King Street East and Gore Park CHLs while maintaining the legibility of the retained building's 10-storey form, corner presence, commercial function, and relationship to King Street East and Hughson Street South.<br>Recladding should not disguise the retained building as a historic structure or create a false sense of historical development. The retained building should remain visually distinguishable from new construction through façade plane changes, material transitions, reveal lines, fenestration rhythm, jointing patterns, roofline treatment, or other design measures. The proposed two-storey rooftop addition should remain stepped back, contemporary, subordinate, and distinguishable from the retained building.<br>Prior to recladding, concealment, or removal of exterior materials at 4 Hughson Street South, the existing building should be documented for the project record. Documentation should include its texturized concrete cladding, horizontal banded windows, metal muntins, façade composition, entrances, flat-roof profile, corner condition, and relationship to King Street East, Hughson Street South, and Gore Park.<br>This documentation should inform the detailed design of the adaptive reuse strategy and may also support future interpretation of the building's role within the commercial evolution of the subject property. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Design the Gore Park Frontage to Reinforce its Heritage Setting | While no physical alteration to Gore Park is proposed, the development should respond to its setting through compatible podium design, streetwall massing, façade articulation, material selection, and public realm interface. The podium should help maintain the historic enclosure and pedestrian relationship between Gore Park and the south side of King Street East.<br>The design should incorporate active and visually engaging frontage toward Gore Park, including masonry materials, vertical bay articulation, regular fenestration, cornice or parapet expression, and tower setbacks that reduce visual dominance in views from and toward the park | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |
| Reinstate and Enhance Public Realm and Landscape Elements | Where trees, planting beds, or other landscape elements within the municipal ROW were removed as a result of collapse, demolition, stabilization, or construction activities associated with the former heritage buildings or the proposed development, these elements should be reinstated or replaced as part of the final landscape and public realm plan.<br>Replacement plantings and landscape treatments should be coordinated with the City of Hamilton and should support the pedestrian-oriented character of King Street East, Hughson Street South, the Gore Park CHL, and the surrounding downtown public realm. | Confirmed<br>Refer to Section 10 for details regarding how the measure has been addressed in the current development plans. |

### 9.2.2 Commemoration Strategy

A commemoration strategy is required for the demolished heritage buildings formerly located within the subject property, including 18–22 King Street East, 24–28 King Street East, and 30 King Street East. As these buildings are no longer extant, commemoration is a key mitigation measure for acknowledging the cultural heritage value formerly expressed by these resources and their contribution to the King Street East and Gore Park CHLs.

The commemoration strategy should:

- Acknowledge the cultural heritage value formerly expressed by these buildings, including their historic relationship to the King Street East commercial streetscape, Gore Park, the surrounding downtown context, and the broader King Street East CHL.
- Not be treated as an isolated or secondary feature, but as an integrated component of the proposed development's public realm, pedestrian-level experience, material strategy, and architectural design. This will ensure that the history of the former buildings remains legible within the public sphere. Interpretive and commemorative elements should be located where they can be seen, understood, and accessed by the public, particularly at the pedestrian level along King Street East, Hughson Street South, and/or within publicly accessible interior or exterior spaces.

For 18–22 King Street East and 24–28 King Street East, the commemoration strategy should consider the potential reuse, display, or interpretive incorporation of salvaged materials. For 30 King Street East, where no salvaged materials from the former structure are available, commemoration should focus on interpretive content, historical imagery, material references, or other commemorative approaches that acknowledge the former building and its contribution to the King Street East streetscape. The commemoration strategy may include, but is not limited to:

- Interpretive panels or displays located within publicly accessible portions of the development;
- integration of salvaged materials into lobby, commercial, exterior, or public realm areas;
- commemorative plaques, inscriptions, or integrated wall treatments;
- historical images, maps, drawings, or archival material;
- public art or interpretive installations;
- material references or design cues drawn from the demolished buildings;
- digital interpretation, where appropriate; and,
- public realm features that acknowledge the historic relationship between the former buildings, King Street East, and Gore Park.

As part of the proposed development's ground-floor lobby design, preliminary locations for heritage commemoration areas have been identified (Plate 73), providing an indication of where dedicated heritage interpretation spaces may be incorporated, subject to refinement through the final commemoration strategy. Plate 73 illustrates the relationship between the proposed building, the adjacent pedestrian realm, and Gore Park.

The following preliminary commemoration options in Section 9.2.2.1 have been developed in consultation with Heritage staff and the client and are evaluated based on a qualitative preference rating of low, medium, or high.

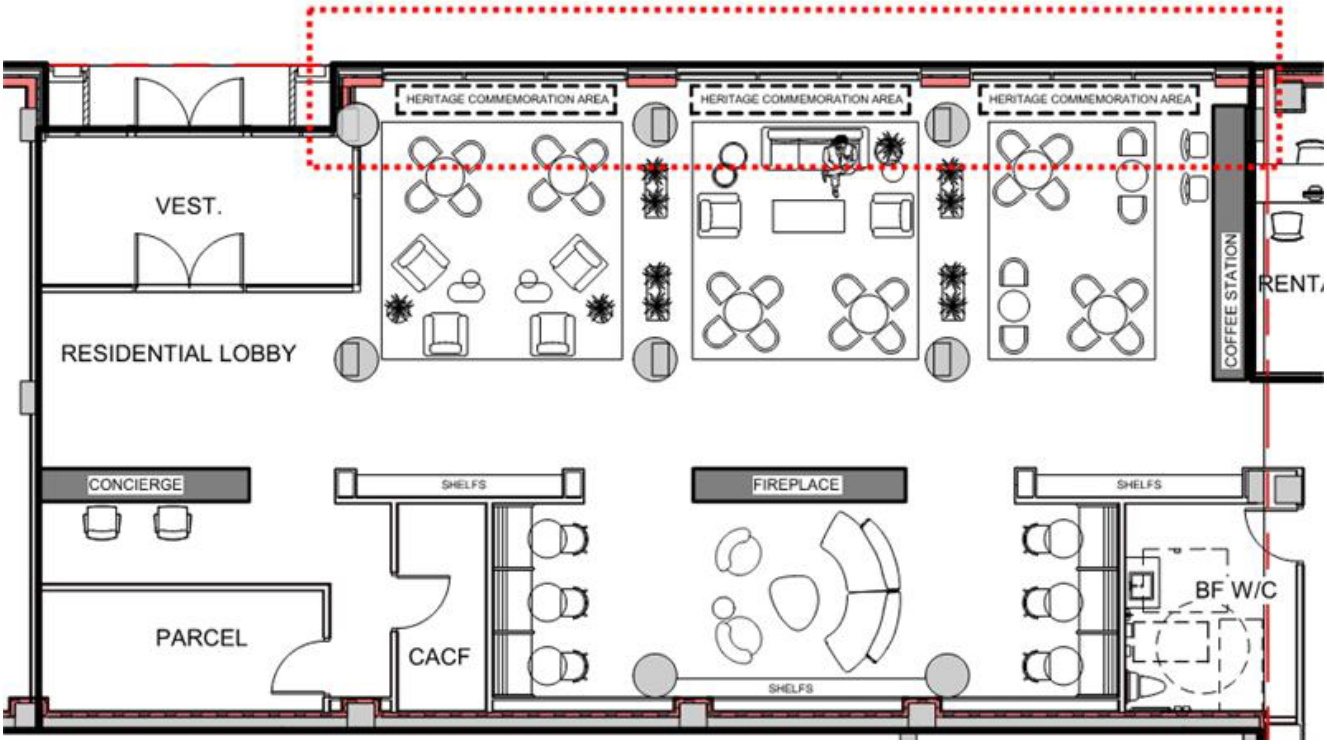



*Plate 73: Preliminary ground-floor lobby plan illustrating proposed locations for heritage commemoration and interpretation spaces within the development, subject to refinement through the final heritage commemoration strategy.*

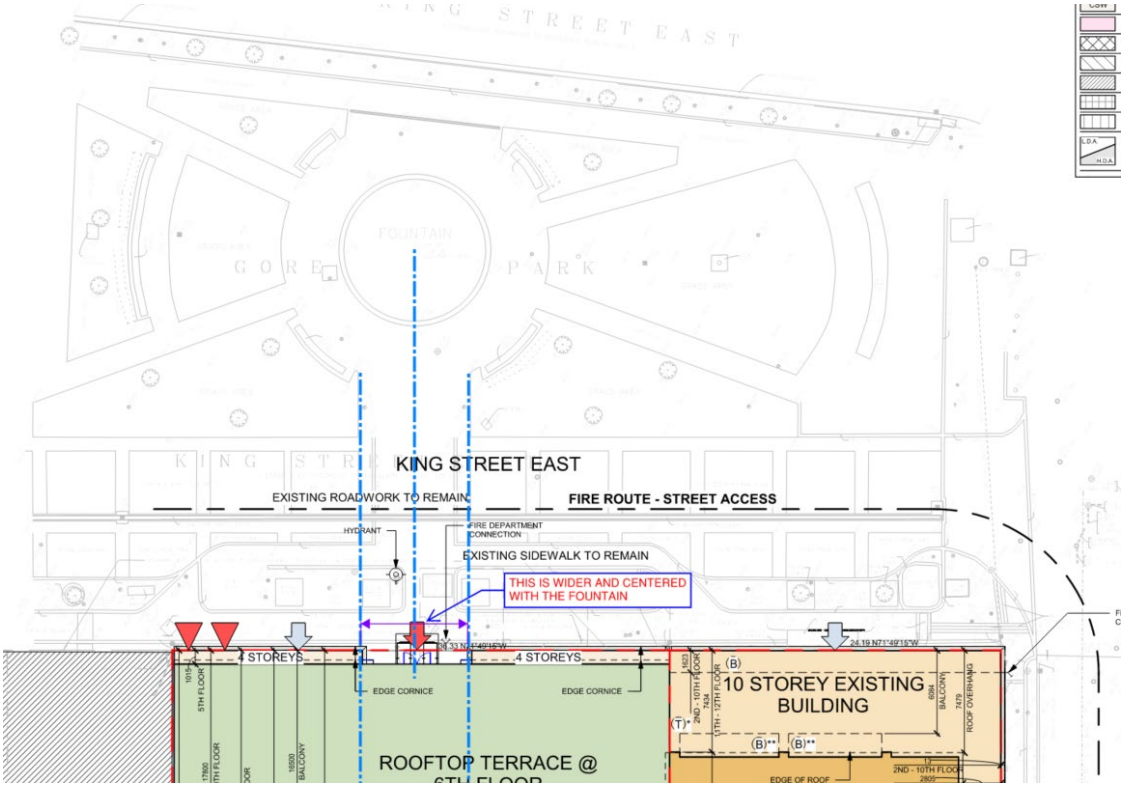



*Plate 74: Visual connection between the proposed structure, Gore Park, and pedestrian frontage along King Street East*

### *9.2.2.1 Options Analysis*

#### 9.2.2.1.1 Commemoration Option A: Plaque Based Interpretation

**Preference Rating:** Low

This option would involve the installation of interpretive plaques within the subject property to identify the former heritage buildings and provide concise information on their history, architectural character, and relationship to King Street East and Gore Park. Plaques may be located along King Street East, along Hughson Street South, or within a publicly accessible lobby, commercial space, vestibule, or exterior pedestrian area.

At minimum, interpretive plaques should be provided for the Kerr-Thomas Building and Smith-Thomas Building at 18–22 King Street East; the Skinner Building and Glassco Building at 24–28 King Street East; and the Gourlay-Bickle Building at 30 King Street East. Each plaque should include the building name, historic address, dates of construction or occupation where available, former uses, archival imagery, and a concise description of the building's contribution to the King Street East commercial streetscape and Gore Park CHL.

The benefit of this option is that it provides a durable, low-cost, and easily implemented method of acknowledging the former heritage resources. It establishes a clear textual record of the subject property's historical development and can be readily incorporated into the completed development.

The drawback of this option is that a plaque-only approach provides a limited interpretive response. It does not incorporate salvaged materials, meaningfully reinforce former lot fabric or architectural expression, or materially

enhance the pedestrian realm or streetscape character of King Street East and Gore Park. It also provides limited visual or tactile engagement with the former buildings.

**Feasibility:**

This option is considered technically feasible, but it is not preferred as a standalone commemoration strategy. It may be appropriate only as a supplementary component of a broader interpretive approach.

#### 9.2.2.1.2 Commemoration Option B: Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration

**Preference Rating:** High

This strategy would involve integrating interpretive glass, panels, salvaged materials, plaques, and visual displays into the public-facing portions of the proposed development so that commemoration is legible from both the interior and exterior of the building. The commemorative elements may be incorporated into the building envelope, storefront glazing, interior glazed panels, framed wall features, or display elements located immediately behind or parallel to street-facing windows. This approach would allow interpretation to remain connected to King Street East, Hughson Street South, and Gore Park while providing a protected environment for salvaged materials and interpretive displays.

At select pedestrian-level locations, etched glass, fritted glass, photographic transfer, transparent graphic panels, or other durable interpretive treatments may be incorporated into storefront glazing, window assemblies, interior glazed panels, or framed display features. These elements could display building names, façade representations, archival photographs, historical imagery, or other interpretive material associated with the former Kerr-Thomas Building, Smith-Thomas Building, Skinner Building, Glassco Building, and Gourlay-Bickle Building.

Interpretive glass or panels may be paired with salvaged-material frames, wall elements, bases, plinths, surrounds, display panels, or integrated plaques. Salvaged brick, stone, cornice elements, quoins, decorative masonry, transom stones, stone fragments, or other retained building components could be used to frame, support, or form part of the interpretive installations. These elements should be accompanied by plaques, inscriptions, interpretive text, or integrated markers describing the former buildings' history, former use, architectural character, and contribution to the King Street East and Gore Park CHLs.

Where feasible, commemorative elements should align with the former building locations, lot rhythm, or approximate façade bays of the demolished buildings. This would allow each former building to be acknowledged individually while also communicating their collective contribution to the historic King Street East commercial streetwall. Where no salvaged material is available, including for 30 King Street East, commemoration may rely on historical imagery, text, material references, contemporary display materials, or other interpretive approaches that acknowledge the former Gourlay-Bickle Building without implying the survival of original fabric. Where a distinct material expression is appropriate, concrete, precast masonry, or another compatible contemporary material may be used as part of the interpretive base, frame, wall feature, or display element.

Salvaged materials, such as cornice elements, quoins, decorative masonry, transom stones, stone fragments, or other retained building components, may also be incorporated into publicly accessible amenities within the lobby, commercial areas, or other public-facing spaces. This could include integration into a seating desk, interpretive feature wall, commemorative benches, display plinths, seating elements, or other functional public-facing installations. Where feasible, these elements should be accompanied by interpretive text or discreet plaques

identifying the source and significance of the salvaged material, allowing the materials to serve both a functional and commemorative purpose within the proposed development.

The strategy may also include large-format visual displays of the former heritage buildings, such as murals, photographic installations, archival drawings, historical mapping, or accurately scaled physical models presented in display cases. These displays should document the form, materiality, architectural detailing, and historical contribution of the former buildings within the subject property.

The benefit of this strategy is that it integrates commemoration into the pedestrian-level architectural expression of the proposed development while allowing interpretation to be experienced from both inside and outside the building. It provides a visible, tactile, durable, and meaningful approach to acknowledging the former buildings individually and collectively, while incorporating salvaged materials where feasible. It also responds to UHOP policies encouraging the display of fragments, graphic and textual descriptions, salvaged material incorporation, and reflection of former architecture and use in new development, and supports Secondary Plan objectives related to compatible development, streetwall completion, façade articulation, traditional materiality, and conservation of the Gore area.

Etched, fritted, photographic, or transparent graphic glass treatments should not reduce transparency to the point that they undermine active frontage, commercial visibility, or pedestrian safety. Salvaged materials should be assessed for condition, stability, durability, and safe integration into frames, wall assemblies, display bases, plaques, amenities, or other building-integrated elements. The design should avoid excessive visual clutter, unclear interpretation, or overly literal reconstruction.

**Feasibility:**

This option is considered technically feasible and represents the preferred approach for maintaining the commemoration of the heritage resource within the public realm, while preserving its relationship with the streetscape and opportunities for public interaction. It provides a contemporary and distinguishable commemorative response that acknowledges the former heritage buildings without creating a false sense of historical development and may be integrated with other commemorative measures where appropriate.

This strategy is considered technically feasible and represents the preferred approach for maintaining commemoration within public-facing portions of the proposed development while preserving a visual relationship with the streetscape. It provides a contemporary and distinguishable commemorative response that acknowledges the former heritage buildings without creating a false sense of historical development and may be integrated with other public realm, architectural, or interior design measures where appropriate.

#### *9.2.2.2 Summary of Salvaged Materials*

The salvage materials from the subject property are currently stored off-site at 701 Main Street West, Hamilton. The materials are secured within three locked shipping containers located inside a fenced compound enclosed by a secure chain-link perimeter fence (Plate 75). Salvaged materials consist primarily of limestone masonry elements. Although the original wooden columns were significantly deteriorated, they were also salvaged and may serve as reference material for future replication. Notable salvaged components include sections of limestone cornice and quoins, transom stones, a decorative masonry element featuring a high-relief floral carving, stone lintels, and masonry entrance details (Plate 76 to Plate 87).




*Plate 75: Off-site material storage location*



*Plate 76: Salvaged masonry from 18-28 King Street East*



*Plate 77: Salvaged masonry from 18-28 King Street East*



*Plate 78: Salvaged masonry from 18-28 King Street East*



*Plate 79: Salvaged masonry from 18-28 King Street East*



*Plate 80: Salvaged masonry from 18-28 King Street East*



*Plate 81: Salvaged masonry Quoins from 18-28 King Street East*



*Plate 82: Salvaged decorative masonry detailing featuring a flower in high relief from 18-28 King Street East*



*Plate 83: Salvaged cornice detailing from 18-28 King Street East*



*Plate 84: Salvaged masonry and bracket from 18-28 King Street East*



*Plate 85: Salvaged transom stones from 18-28 King Street East*



*Plate 86: Salvaged decorative masonry from 18-28 King Street East*



*Plate 87: Salvaged masonry from 18-28 King Street East*

# 10 CURRENT DESIGN REVIEW

The current development plans, included in APPENDIX C, were reviewed to determine how the proposed design responds to the mitigation measures and design guidance outlined in Section 9.2. The review considers the general design, proposed podium and streetwall condition, pedestrian scale and active frontage, material compatibility, façade articulation, upper-storey massing and tower setbacks, views and visual permeability, response to shadow impacts. The review also considers the adaptive reuse of 4 Hughson Street South, the design's contextual integration with the Gore Park CHL, the King Street East CHL, and the Beasely Historic Neighbourhood and the proposed commemoration strategy.

Table 13 provides a design review of the current development plans and evaluates the extent to which the design aligns with the recommended mitigation measures identified in Section 9.2.1. The review is based on the plans available at the time of preparation of this CHIA and should be read in conjunction with the impact assessment and mitigation recommendations provided in this report.

## 10.1 Summary of Design Review

The design review found that the development plans satisfy the design guidance outlined in this CHIA. Additionally, based on the submitted sun/shadow analysis, shadow impacts to Gore Park are limited, localized, seasonal, and consistent with applicable criteria; no further heritage-specific mitigation is recommended for the current design plans.

If the proposed design is revised, future plans should continue to follow the mitigation measures and design guidance outlined in Section 9.2.1. Where substantive design changes are proposed, an addendum to this CHIA should be prepared to assess any updated potential impacts to cultural heritage resources and to confirm alignment with the recommended mitigation measures.

**Table 13: Current Design Review**

| Design Component | Y/N | Description |
|---|---|---|
| General Design Compatibility | Y | The current design satisfies the intent of the general design compatibility guidance by establishing a clear distinction between the heritage-responsive podium/streetwall condition and the contemporary upper-storey tower expression.<br>The primary heritage response is concentrated at the podium level, where the design re-establishes a continuous built edge along King Street East, reinforces the pedestrian-oriented commercial character of the corridor, and contributes to the visual enclosure of Gore Park. The use of stone and brick masonry at street level, together with vertical bay divisions, pilaster-like articulation, regular fenestration, cornice expression, and a legible base-middle-top composition, provides a contemporary reference to the scale, rhythm, and material character of the former buildings without creating a false sense of historical development. The stepped-back tower and integration of 4 Hughson Street South further support compatibility by maintaining the visual primacy of the podium and distinguishing new construction from retained built form. |
| Podium and Street wall Condition | Y | The current design satisfies the podium and streetwall guidance by establishing a defined four-storey podium along King Street East and Hughson Street South. The podium wraps the development at street level, including the retained building at 4 Hughson Street South, and re-establishes a compatible built-form relationship with the historic commercial character of the King Street East and Gore Park CHLs. Although the podium creates a continuous streetwall, it is visually subdivided through stone and brick masonry treatment, differentiated material expression, bay divisions, vertical articulation, varied fenestration patterns, masonry detailing, and storefront rhythm. This avoids a single undifferentiated street-level expression and provides a contemporary reference to the smaller-scale rhythm of the former buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East. The tower is stepped back and materially differentiated from the podium, allowing the podium to remain the primary heritage-responsive element at pedestrian level. |
| Pedestrian Scale and Active Frontage | Y | The current design incorporates a pedestrian-scaled podium and active at-grade commercial frontage along King Street East and Hughson Street South. Large storefront windows, awnings, multiple entrances, individual storefront bays, and publicly visible interior spaces support the active commercial character of the street and reinforce the pedestrian-oriented qualities of the Gore Park and King Street East CHLs. The ground-floor treatment provides visual permeability and street-level activity through transparent glazing, defined entrances, commercial frontage, and active uses. These elements avoid blank or inactive frontages and strengthen the relationship between the proposed development, the public sidewalk, and Gore Park. |
| Materials and Design | Y | The current design satisfies the material compatibility and design cue guidance through:<br>the use of stone and brick masonry at street level;<br>▪ masonry-compatible cladding;<br>▪ channel-jointed ashlar or precast masonry expression;<br>▪ pilaster-like vertical divisions;<br>▪ horizontal banding;<br>▪ cornice or string course treatments; and,<br>▪ a clearly expressed base-middle-top composition.<br>These elements provide a contemporary reference to traditional commercial buildings within the King Street East and Gore Park CHLs while remaining distinguishable as new construction.<br>The stone masonry expression references the masonry character of the former Kerr-Thomas Building and the broader stone and masonry commercial context of King Street East, while the brick masonry treatment provides additional material variation and references the brick commercial character associated with the former Smith-Thomas, Skinner, and Glassco buildings.<br>The use of both stone and brick helps break down the podium massing and reinforces the historic rhythm of smaller commercial frontages. Pilaster-like vertical divisions, differentiated bay articulation, and masonry piers reference the façade organization of the former heritage buildings within the subject property, while avoiding literal reconstruction. Cornice, string course, and horizontal banding treatments reference upper façade divisions, parapet/cornice conditions, and the commercial streetwall datum formerly present across the demolished buildings. Vertically proportioned flat-headed window openings reference traditional commercial fenestration patterns, while three-bay groupings and differentiated bay divisions provide a contemporary reference to the scale and rhythm of the former buildings.<br>Collectively, these design cues acknowledge the former Kerr-Thomas, Smith-Thomas, Skinner, and Glassco buildings, as well as the broader King Street East commercial streetscape, without creating a false sense of historical development. The tower remains visually differentiated from the heritage-referential podium through stepbacks, glazing, contemporary materials, and upper-storey articulation, ensuring that material and design references are concentrated primarily at the pedestrian and podium levels where they most directly support the heritage context. |
| Façade Articulation, Fenestration, and Historical Lot Rhythm | Y | The current design satisfies the façade articulation, fenestration, and historic lot rhythm guidance through a strongly articulated podium/streetwall condition.<br>The podium is organized into vertical bays framed by pilaster-like elements, masonry piers, regularized window openings, differentiated storefront bays, and varied stone and brick masonry treatment. This creates a façade rhythm that reflects the historic commercial lot pattern of King Street East without presenting the new construction as a reconstruction of the demolished heritage buildings. Notable design elements related to articulation, fenestration, and historical lot rhythm include:<br>The incorporation of brick within portions of the podium to break down the overall streetwall expression and improve the legibility of individual bay spacing, façade rhythm, and historical lot pattern.<br>The ground floor is expressed through larger storefront openings, awnings, active frontage, defined entrances, and masonry-framed commercial bays.<br>The middle storeys are organized through vertically proportioned windows and repeated bay divisions.<br>The upper edge of the podium is defined by a pronounced cornice, string course, or horizontal datum.<br>Overall, the design provides appropriate articulation, fenestration rhythm, and legible composition while remaining distinguishable as new construction. |
| Setback, Upper Storey Massing and Towers | Y | The current design satisfies the upper-storey massing and tower setback guidance by addressing increased height and density through a defined podium condition and visually differentiated upper-storey tower expression. The podium provides the principal heritage-compatible response at street level, while the upper-storey massing is separated from the podium through stepbacks, material changes, glazing, balconies, and contemporary façade treatment.<br>The tower components are not intended to replicate the former scale, massing, or architectural character of the demolished heritage buildings. Instead, the design mitigates the visual impact of increased height by concentrating the heritage-compatible scale, rhythm, and materiality at the podium level and setting the upper-storey massing back from the streetwall. This allows the podium to maintain the pedestrian-scaled commercial character of King Street East while allowing the tower to read as a contemporary addition within the broader downtown context. |

| Design Component | Y/N | Description |
|---|---|---|
| Views and Visuals | Y | The current design satisfies the views, visual permeability, and Gore Park CHL relationship guidance by maintaining the historical orientation of the subject property toward King Street East and Gore Park through its primary podium frontage, active commercial ground floor, window placement, and streetwall composition.<br>The pedestrian level provides visual permeability, material richness, and street-level animation through:<br>large storefront windows;<br>transparent glazing;<br>active commercial spaces;<br>multiple entrances;<br>individual storefront bays;<br>publicly visible interior areas; and,<br>and stone and brick masonry.<br>The design of the podium articulation re-establish a coherent streetwall on the south side of King Street East and restore a sense of visual enclosure to Gore Park. The stepped-back and visually differentiated tower reduces dominance in views from Gore Park and along King Street East, while the podium maintains views to and the visual legibility of the principal north façade of 12–14 King Street East. The visual, contextual, and experiential connection between the proposed development and Gore Park is further supported through the preservation of a direct axial view corridor extending from the primary entrance on King Street East toward the Gore Park Fountain, strengthening the site's relationship with this prominent civic landmark. Shadow impacts have been assessed through the submitted sun/shadow study, included as APPENDIX D. |
| Adaptive reuse of 4 Hughson Street south | Y | The current design satisfies the adaptive reuse guidance by retaining and adaptively re-using the existing 10-storey building at 4 Hughson Street South. The design integrates the retained building into the new podium/streetwall condition through:<br>▪ compatible materials;<br>▪ vertical articulation;<br>▪ masonry treatment;<br>▪ cornice expression;<br>▪ active at-grade frontage; and,<br>maintaining distinction from new buildings through adjusted bay spacing, differentiated fenestration patterns, and narrower bay divisions.<br>These design elements allow 4 Hughson Street South to remain legible as a retained building within the development, rather than being visually absorbed into the new construction. The adjusted podium treatment improves the relationship between the retained building and the historical spacing, bay rhythm, and lot pattern of the King Street East and Gore Park heritage context. The proposed two-storey addition above the existing building remains stepped back, subordinate, contemporary, and distinguishable. The proposed recladding improves the building's material compatibility with the surrounding King Street East and Gore Park heritage context while maintaining the legibility of the retained 10-storey form, including its corner presence, vertical extent, and relationship to King Street East and Hughson Street South. |
| Contextual integration with Gore Park and King Street East CHLs and Beasley Historic Neighbourhood | Y | The current design satisfies the contextual integration guidance by re-establishing a continuous streetwall along the south side of King Street East and improving the relationship between the subject property, Gore Park, and the surrounding downtown heritage context. The proposed development occupies vacant and underutilized parcels that historically formed part of the King Street East commercial streetwall facing Gore Park. Through redevelopment, the design restores built form to this park-facing edge and will create a sense of enclosure, street definition, and urban continuity that historically characterized this portion of the King Street East and Gore Park CHLs. The podium provides the primary contextual response through:<br>stone and brick masonry at street level;<br>▪ masonry-compatible materials;<br>▪ regular bay divisions;<br>▪ vertical articulation;<br>▪ storefront rhythm;<br>▪ cornice expression; and,<br>▪ active at-grade uses.<br>The combination of stone and brick masonry breaks down the podium mass, reinforces the historic material character of King Street East, and provides a clearer contemporary response to the former lot rhythm, façade spacing, and commercial streetwall organization of the demolished buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East. The design also supports the public-facing relationship between Gore Park and the south side of King Street East through transparent storefront glazing, multiple entrances, awnings, publicly visible interior spaces, and a pedestrian-scaled base. These elements animate the park-facing streetscape and maintain the historic functional relationship between Gore Park as a civic open space and King Street East as a commercial frontage.<br>The retained building at 4 Hughson Street South is distinguished through adjusted bay spacing, fenestration, and window proportions, improving its legibility within the overall composition and strengthening the relationship between retained and new built form. The stepped-back tower components are visually separated from the podium through setbacks, material changes, glazing, and contemporary articulation, allowing the podium to remain the dominant contextual element in pedestrian-level and park-facing views. The design responds to the broader context of the Beasley Historic Neighbourhood, which contains a layered mix of commercial, civic, residential, institutional, and mixed-use buildings from multiple periods.<br>Overall, the design provides a compatible infill response that strengthens the King Street East streetwall, improves the visual enclosure of Gore Park, maintains a pedestrian-oriented commercial edge, and remains distinguishable as contemporary development. |

| Design Component | Y/N | Description |
|---|---|---|
| Reinstatement and Enhancement of Public Realm and Landscape Elements | Y | The proposed development includes reinstatement of landscape and public realm elements that were damaged or removed as a result of the structural collapse, stabilization, demolition, and associated site disturbance, including replacement tree planting where feasible. These improvements are intended to restore and enhance the pedestrian-oriented streetscape condition along King Street East and Hughson Street South, support the visual and functional relationship between the subject property and Gore Park, and contribute to the overall public realm character of the King Street East and Gore Park CHLs. The Landscape Plan is provided in APPENDIX C of this report. |
| Sun and Shadow Impacts | Y | The proponent completed a Shadow Impact Analysis as part of a Design Impact Analysis (KNYMH 2026; APPENDIX D) for the design completed in June 2026. The Shadow Impact Analysis demonstrates that the proposed development generally meets the applicable standards outlined in the UHOP with respect to Gore Park. The study indicates that Gore Park receives a minimum of five hours of continuous sunlight on March 21 and September 21, with only a small area on the west parcel receiving less than five continuous hours. On June 21, Gore Park receives no shadow from the proposed development.<br>The Shadow Impact Analysis indicates that in March, June, and September, shadows cast by the proposed development do not cover more than 50 percent of Gore Park at any time. The greatest shadowing occurs during the March and September assessment periods, with the most pronounced effects concentrated in the southeast portion of the park's western parcel during the afternoon. Limited net new shadow is also identified during these periods, with peak impacts occurring in the mid-to-late afternoon. By contrast, no net new shadow impacts are identified during the June assessment period.<br>Overall, the shadow impacts to Gore Park are limited, localized, seasonal and align with the shadow impact thresholds outlined in the City of Hamilton’s Sun/Shadow Study – Development Application Guidelines. The proposed upper-storey setbacks and massing strategy reduce shadow impacts on the park while maintaining sufficient sunlight access and avoiding excessive overall shadow coverage. Based on the submitted study, the proposed development satisfies the UHOP sun/shadow criteria for Gore Park, with no further heritage-specific mitigation recommended for the current design plans. |

# 11 SUMMARY OF CONSERVATION STRATEGIES

The conservation strategy for the proposed development is based on a combination of compatible infill design, adaptive reuse, commemoration, public realm enhancement, and additional documentation where required. As the former heritage buildings at 18–22 King Street East, 24–28 King Street East, and 30 King Street East are no longer extant, conservation through retention, rehabilitation, or adaptive reuse of those buildings is not feasible. Accordingly, the conservation strategy focuses on mitigating the loss of these resources through a heritage-responsive design approach, public-facing commemoration, and the incorporation of salvaged materials where feasible. The overall conservation strategy proposes the following:

- Re-establish the streetwall along King Street East
- Select a commemoration strategy
- Public realm interpretation for historical buildings and landscape elements
- Documentation and design coordination.

## 11.1 Re-establish the Streetwall along King Street East

For the vacant properties at 18–22 King Street East, 24–28 King Street East, and 30 King Street East, the primary conservation approach is to re-establish a compatible streetwall along King Street East and to acknowledge the former heritage buildings through design and interpretation. For 4 Hughson Street South, the conservation strategy is based on adaptive reuse. The existing 10-storey building will be retained and incorporated into the proposed development rather than demolished. The design will maintain the legibility of the retained building as a distinct component of the development, while allowing for compatible integration with the new podium and surrounding heritage context. For the King Street East and Gore Park CHLs, the conservation strategy emphasizes compatible podium design, pedestrian-scaled frontage, active commercial uses, masonry-compatible materials, façade articulation, tower setbacks, visual permeability, and maintenance of the historical relationship between the subject property, King Street East, and Gore Park.

## 11.2 Select a Preferred Commemoration Strategy

Commemoration is a central component of the conservation strategy. A preferred commemoration strategy should be selected for the former heritage buildings within the subject property. The plan should identify the final commemorative approach and include detail on the location of installations, interpretive content, use of salvaged materials where feasible, public accessibility, and maintenance requirements. The commemoration strategy should be design to coordinate with the architectural, landscape, lighting, signage, and public realm design of the proposed development. Based on the commemoration options reviewed **Option B: Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration** is recommended as the preferred approach

## 11.3 Public Realm Interpretation for Historical Buildings and Landscape Elements

Public-facing interpretation (e.g. salvaged-material displays, interpretive glass, plaques, material inlays, feature walls, or other commemorative treatments) should be used to acknowledge the former Kerr-Thomas Building, Smith-Thomas Building, Skinner Building, Glassco Building, Gourlay-Bickle Building, and the former buildings at 24–28 and 30 King Street East. The conservation strategy should also include public realm and landscape reinstatement, where feasible. Where trees, planting beds, or other landscape elements have been, or will be

removed, replacement planting should be planned and coordinated with the City of Hamilton. Landscape rehabilitation plans must support the pedestrian-oriented character of King Street East, Hughson Street South, and the Gore Park CHL.

## 11.4 Documentation and Design Coordination

Additional conservation measures include documentation and continued design coordination. The existing building at 4 Hughson Street South should be documented prior to recladding or substantial exterior alteration. The final design should continue to conform to the mitigation measures and design guidance outlined in this CHIA. If substantive changes are made to the proposed development, an addendum to this CHIA is required to reassess impacts and confirm continued alignment with the recommended conservation and mitigation strategy. Overall, the conservation strategy balances the practical constraints created by the prior loss of heritage buildings within the subject property with the need to conserve the character and setting of the surrounding heritage context. Through compatible infill, adaptive reuse, podium-level design, tower stepbacks, public-facing commemoration, reuse of salvaged material, and public realm improvements, the proposed development provides a defensible approach to managing heritage impacts while supporting the continued evolution of the downtown urban context.

# 12 CONCLUSIONS AND RECOMMENDATIONS

This CHIA has assessed the potential direct and indirect impacts of the proposed mixed-use development within the subject property, inclusive of 18–22 King Street East, 24–28 King Street East, 30 King Street East, and 4 Hughson Street South. The assessment considered the former heritage buildings within the subject property, the existing listed building at 4 Hughson Street South, and adjacent listed and designated heritage properties. This CHIA further assessed the potential impacts of the proposed development on the broader heritage context, including the King Street East CHL, the Gore Park CHL, and Beasley Historic Neighbourhood Heritage Character Area.

The proposed development will consolidate the subject properties into a single development parcel and construct a new 12-storey mixed-use building containing approximately 163 residential units and ground-floor commercial space. The proposal also includes the retention and adaptive reuse of the existing building at 4 Hughson Street South through the addition of two storeys integrated into the overall development.

This CHIA assessment determined that:

- Conservation through retention, restoration, rehabilitation, or adaptive reuse of the former heritage buildings at 18–22 King Street East, 24–28 King Street East, 30 King Street East is no longer feasible as these resources are no longer extant. Accordingly, the preferred conservation approach is to mitigate the loss of these resources through compatible infill development, public commemoration and interpretation, and integration of salvaged heritage materials.
- Direct impacts related to alteration are anticipated to 4 Hughson Street South and the King Street East CHL. Potential indirect impacts related to isolation from surrounding context, obstruction or modification of views, land use change, and shadowing may occur to adjacent listed and designated heritage properties, as well as the King Street East CHL, Gore Park CHL, the Beasley Historic Neighbourhood Heritage Character Area. Indirect impacts to these surrounding heritage resources are appropriately addressed through the conservation strategy and mitigation measures recommended in this CHIA and incorporated into the proposed development.
- The options analysis of alternative development scenarios determined that **Development Option C: Proceed with the Proposed Development Subject to Recommended Mitigation Measures** is preferred from a cultural heritage perspective. This option focuses on compatible infill design, adaptive reuse of 4 Hughson Street South, public realm enhancement, heritage commemoration, incorporation of salvaged materials, and ongoing coordination with City heritage staff.
- The design of the proposed development should incorporate the conservation guidance and mitigation measures presented in this CHIA. This CHIA provides Design Guidance to conserve remaining heritage value of the subject property at 4 Hughson Street South, suggest interpretive strategies to commemorate former heritage buildings, improve the streetwall along King Street East, and strengthen the compatibility of the proposed development with the broader heritage context. Additional mitigation measures include documentation and design coordination, and preparation of a Commemoration Strategy. Based on the commemoration options reviewed **Option B: Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration** is recommended as the preferred approach.
- A review of the current development plans (APPENDIX C; dated July 17, 2026), found that design generally satisfies the recommended conservation strategies by providing a heritage-responsive podium/streetwall

condition, pedestrian-scaled active frontage, masonry-compatible materials, façade articulation, upper-storey setbacks, adaptive reuse of 4 Hughson Street South, and opportunities for public-facing commemoration. Overall, the proposed development is acceptable from a cultural heritage perspective, subject to the implementation of the mitigation measures and recommendations outlined in this CHIA.

Based on the findings of this CHIA, WSP makes the following recommendations:

1) The proposed development should proceed in accordance with the recommended design guidance outlined in this CHIA. The current development plans have been reviewed against this guidance and are considered to generally satisfy the recommended conservation approach. The design guidance includes:

   - general design compatibility;
   - podium and streetwall design;
   - pedestrian scale and active frontage;
   - material compatibility and design cues;
   - façade articulation, fenestration, and historic lot rhythm;
   - upper-storey massing and tower setbacks;
   - views, visual permeability, and the relationship with the Gore Park CHL;
   - design response for the retained building at 4 Hughson Street South; and,
   - Gore Park-specific design considerations.

   Any alterations to the current development plans, including changes to podium design, material treatment, façade articulation, tower setbacks, glazing, treatment of 4 Hughson Street South, or the public realm interface, should continue to follow this design guidance and should remain consistent with the conservation strategy outlined in this CHIA.

2) A preferred commemoration strategy should be selected for the former heritage buildings within the subject property. The selected strategy should prioritize public accessibility, visibility from the public realm, integration of salvaged material, visual and information displays interpretive clarity, durability, and integration with the final architectural, landscape, lighting, signage, and public realm design. The commemorative options presented in this CHIA include:

   - **Commemoration Option A:** Plaque Based Interpretation; and,
   - **Commemoration Option B:** Publicly Accessible Interpretation with Visual Displays and Salvaged Material Integration

   Based on the options reviewed, discussions with client and input from City staff via virtual meeting conducted on July 8, 2026, this CHIA recommends Option B as the preferred approach.

3) Where trees, plantings, or other landscape elements within the municipal ROW were removed as a result of the November 2025 collapse / demolition of former heritage buildings, or will be removed as part of the proposed development, replacement planting and public realm improvements should be provided. Public

realm and landscape reinstatement should be coordinated with the City of Hamilton and should support the pedestrian-oriented character of King Street East, Hughson Street South, and the Gore Park CHL.

4) If substantive changes are made to the current development plans, a CHIA addendum must be prepared. The addendum must reassess the potential impacts of the proposed development and confirm whether the updated design remains consistent with the conservation strategy and mitigation measures recommended in this CHIA.

5) This CHIA should be submitted to the City of Hamilton for review and approval as part of the development approvals process. Comments provided by City staff should be addressed, as required, and the recommended mitigation measures should be carried forward through the applicable approval, design coordination, and implementation stages.

6) Upon completion and acceptance of the CHIA through the municipal review process, the final CHIA should be submitted to the MCM for information purposes.

The results of this CHIA are based on analysis of the design drawings contained in APPENDIX C (dated July 17, 2026).

# 13 STAFF QUALIFICATIONS

The qualifications of the WSP project team are provided in APPENDIX E of this report.

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# Signature Page

**WSP Canada Inc.**

**Prepared by**



Austin Foster, MA, CAHP-Intern
*Cultural Heritage Specialist*

**Technical Review**



Kanika Kaushal, B.Arch., M.Arch., RPP Candidate, CAHP, APT, MRAIC
Senior Cultural Heritage Specialist

**Senior Review**



Heidy Schopf, MES, CAHP
Cultural Heritage and Social Sciences Team Lead

AF/KK/HS/al

https://wsponlinecan.sharepoint.com/sites/ca-ca0076279.8759/shared documents/06. technical/08. drafts/05. final report/ca0076279.8759_gore park residences chia_22july2026.docx

**APPENDIX A**

# Archival Drawings

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email:building@hamilton.ca

For Inspections Please Call:
905-546-2424 ext. 7777

Hamilton

# BUILDING PERMIT

## PERMIT NO. 16 117408 00 C9
## 47 JAMES ST S , HAMILTON

**Part 9 - Commercial - Offices**
**Roll Number: 2518020151027000000 Ward 02**

This Permit is issued to:

(APPLICANT)
**DAVID PREMI ARCHITECTS INC.**
**(PETRA MATAR)**
**126 CATHARINE ST N 201**
**HAMILTON , ON L8R 1J4**
**Work: (905) 522-0220**

(OWNER)
**DAVID H BLANCHARD**
**PROPERTY CORPORATION**
**701 MAIN ST W 101**
**HAMILTON , ON L8S 1A2**
**Work:**

**Description of Work:**
**Alterations to the exterior of the existing 4 storey office building to install a new exterior finish (Dryvit EIFS) on the North and East facades.**

**Notes and Conditions:**
**Field Review by an Architect is required pursuant to OBC Division C, Section 1.2.**
**Installation of EIFS in accordance with Manufacturer's installation instructions.**

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

Zoning Data: Front Yard m Rear Yard m Side Yard m Zoning **D2**

REVIEWED BY: **Sanja Flynn** Zoning — **Joyanne Beckett** Building

### NOTICE

**PLANS AND DOCUMENTS**
The Plans and documents, on the basis of which this Permit was issued, shall be kept on site.

**REVOCATION**
This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

**CONSTRUCTION**
All construction proposed and authorized, hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Hamilton and any other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED BY: **Joyanne Beckett**
FOR CHIEF BUILDING OFFICIAL

DATE ISSUED: **August 19,2016**

CONSTRUCTION VALUE: $45,000.00

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email:building@hamilton.ca

Hamilton

For Inspections Please Call:
905-546-2424 ext. 7777

# BUILDING PERMIT

**This placard must be kept posted in a conspicuous place on the site of construction.**

# 16 117408 00 C9

**Location:** 47 JAMES ST S , HAMILTON

**Description of Work:**
Alterations to the exterior of the existing 4 storey office building to install a new exterior finish (Dryvit EIFS) on the North and East facades.

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

**Date Issued:** August 19,2016

**Alan Shaw**
Chief Building Official

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email:building@hamilton.ca

For Inspections Please Call:
905-546-2424 ext. 7777

Hamilton

# BUILDING PERMIT

## PERMIT NO. 22 142675 00 C9
## 47 JAMES ST S , HAMILTON

**Part 9 - Commercial - Offices**
**Roll Number: 2518020151027000000 Ward 02**

This Permit is issued to:

(APPLICANT)
**J.P. SAMUEL & ASSOCIATES INC.**
**1040 GARNER RD W SUITE C203**
**ANCASTER , ON L9G 0J2**
**Primary: (416) 616-0196**

**Description of Work:**
**Roof Concrete Repair**

**Notes and Conditions:**
**Field Review by an Architect and Professional Engineer(s) is required pursuant to OBC Division C, Section 1.2.**

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

Zoning Data: Front Yard m Rear Yard m Side Yard m Zoning **D2**

REVIEWED BY: **Sebastian Cuming** (Zoning) **Eric Wong** (Building)

### NOTICE

**PLANS AND DOCUMENTS**
The Plans and documents, on the basis of which this Permit was issued, shall be kept on site.

**REVOCATION**
This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

**CONSTRUCTION**
All construction proposed and authorized, hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Hamilton and any other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED BY: **Eric Wong**
FOR CHIEF BUILDING OFFICIAL

DATE ISSUED: **November 7,2022**

CONSTRUCTION VALUE: $90,000.00

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email:building@hamilton.ca

Hamilton

For Inspections Please Call:
905-546-2424 ext. 7777

# BUILDING PERMIT

**This placard must be kept posted in a conspicuous place on the site of construction.**

# 22 142675 00 C9

**Location:** 47 JAMES ST S , HAMILTON

**Description of Work:**
Roof Concrete Repair

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

**Date Issued:** November 7,2022

**Alan Shaw**
Chief Building Official

CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF BUILDINGS

# BUILDING AND OCCUPANCY PERMIT

No. 7722

APPLICATION DATE Oct 19/32 19 PERMIT DATE Oct 19/32 19

PERMISSION IS HEREBY GRANTED TO A. E. Pitts & Son

| ERECT | ALTER | EXTEND | REMOVE | DEMOLISH | INSTAL | OCCUPY |
|---|---|---|---|---|---|---|
| ○ | ○ | ○ | ○ | ○ | ○ | ○ |

TO: Pt. Lot 1 & Lot 2 Con 1 Twp

IN CONFORMITY WITH BY-LAWS 4797—4798—6503

TO BE USED AS Commercial Bldg.

LOCATION 41 Jones St. & rear

OWNER Canada Permanent Bldg. Soc.

ADDRESS 10 King St. East

CONTRACTOR A. E. Pitts & Son

ADDRESS 221 Frances St. So.

REAR

FRONT

ST.

ESTIMATED COST OF WORK $ 4000

BUILDING PERMIT FEE $ 12

OCCUPANCY PERMIT FEE $

PLUMBING INSPECTION FEE $

PERMIT ISSUED ON AUTHORITY OF A. R. HANNAFORD, BUILDING COMMISSIONER

PER

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

SPECIAL NOTICE

NO PORTION OF ANY BUILDING, WALK, FENCE, VERANDAH, STEP OR OTHER OBSTRUCTION SHALL BE ALLOWED TO BE PLACED ON THE STREET ALLOWANCE. WHERE ANY SUCH OBSTRUCTION IS SO PLACED, THE OWNER IS LIABLE TO PROSECUTION, AND THE OBSTRUCTION MAY BE MOVED AT THE OWNER'S EXPENSE.

BUILDING INSPECTOR'S COPY

CASH REGISTER FIGURES PRINTED BELOW ARE OFFICIAL RECEIPT FOR AMOUNT PAID AT TREASURER'S OFFICE.

| AMOUNT | PARTICULARS | SERIAL NO. | DATE |
|---|---|---|---|
| | | | |

R. J. MENARY
CITY TREASURER

FORM 317

PHONE JACKSON 7-0241

CORPORATION OF THE CITY OF HAMILTON
DEPARTMENT OF BUILDINGS

FILE NO. 32467

# BUILDING AND OCCUPANCY PERMIT

No. A 10520

APPLICATION DATE ____ 195__ PERMIT DATE Aug 20 195__

PERMISSION IS HEREBY GRANTED TO Pigott Const. (APPLICANT'S NAME)

TO ☐ OCCUPY ☒ ERECT ☐ ALTER ☐ EXTEND ☐ CONVERT ☐ REMOVE ☐ REPAIR ☐ DEMOLISH ☐ INSTALL ☐ RE-LOCATE

A Interior alterations and fire escape

IN CONFORMITY WITH BY-LAWS 4792 - 4793 - 6693

LOCATION 47 James St S SIDE

BETWEEN ____ AND ____

TO BE USED AS Bank & Office Bldg

OWNER Can Permanent Mtge Co

ADDRESS 47 James S

CONTRACTOR Pigott Const

ADDRESS Pigott Bldg

REAR

FRONT

ST.

ESTIMATED COST OF WORK $25,000.00

BUILDING PERMIT FEE $ 240.50

OCCUPANCY PERMIT FEE $

ZONING FEE $

TOTAL $ 240.50

DATE

PERMIT ISSUED ON AUTHORITY OF F. J. VEALE, BUILDING COMMISSIONER

Per Code Dept

SERIAL NO.

AMOUNT

SPECIAL NOTICE

NO PORTION OF ANY BUILDING, WALK, FENCE, VERANDAH, STEPS OR OTHER OBSTRUCTION SHALL BE ALLOWED TO BE PLACED ON THE STREET AND ANY PERSON WHO PERMITS THE SAME TO BE DONE WILL BE PROSECUTED, AND THE OBSTRUCTION WILL BE MOVED AT THE EXPENSE OF THE OWNER OF THE PROPERTY.

BUILDING INSPECTOR'S COPY

CASH REGISTER FIGURES PRINTED ARE OFFICIAL RECEIPT FOR AMOUNT PAID.

PAUL HICKEY
CITY TREASURER

5397

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E. L. RUDDY CO. LTD. - No. 3415

STANDARD TYPE SIGN — No. E. L. R. PH-1

SIZE ..... x ..... AREA .....

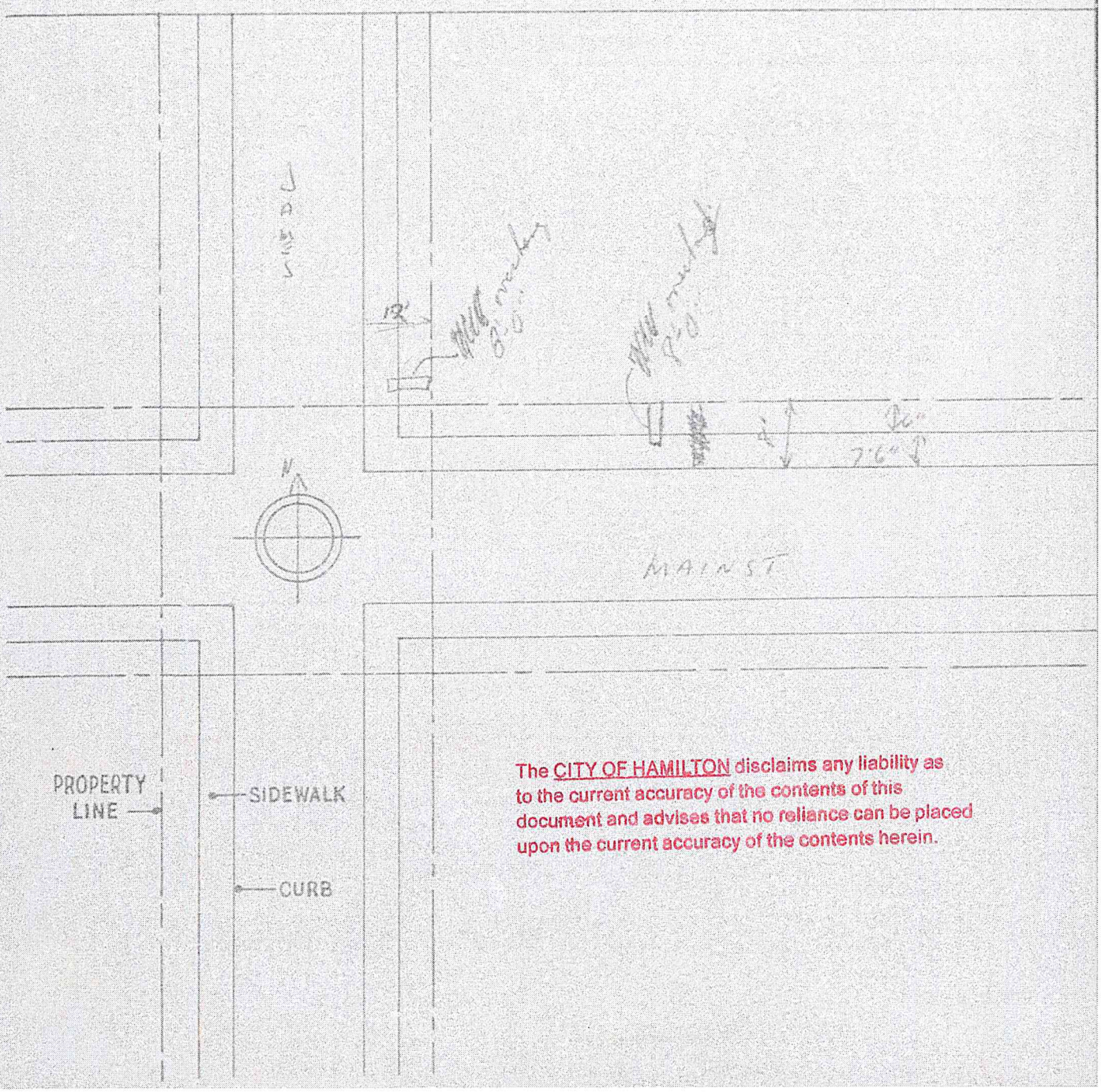
AREA PROJ. .....

HEIGHT ABOVE GRADE ..... 14

CURB TO STREET LINE .....

CURB TO SIGN .....

ERECTED ON PRIVATE PROPERTY ..... NO




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Occupancy Permit fee

$ 5.00

Form No. 792

PREPAID PERMIT FEE

Am't $ 5.00 Cash / Cheque

Rec'd by [illegible] Date Feb 27/73

Receipt No. R.....

(For Office Use Only)

File No. 32 WD 1

Plan No. .....

Permit No. 09 2938

Issued by BC

Date Feb 27/73

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# CITY OF HAMILTON

## DEPARTMENT OF BUILDINGS

Application For

# OCCUPANCY PERMIT

1. Street James St. S. No. 42 Lot No. 17 Side East

Between N/E Corner Main & James Sts. and xxxxxxx

3. Lot Size 51.625 X 72.333 Area Appr. 37 M

4. Building Size Appr. 3000 s.f. / ea. floor No. of Stories 3

5. Last Use (Please be specific) Office

6. Proposed Use (Please be specific) Office and possibly dining room on main floor

I, Percy C. Walton of the City of Hamilton, in the County of Wentworth do solemnly declare:

(a) That I am (~~the owner~~) (the authorized agent of the owner) above-named;
(b) That I have personal knowledge of the particulars above-stated; and
(c) That all the information and statements given on this application and on the drawings and specifications are to the best of my knowledge and belief, true.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

Declared before me at the City of Hamilton, in the County of Wentworth, this 26th day of Feb. 19 73

A commissioner for taking affidavits in and for the County of Wentworth. My commission expires on

Application by P. C. Walton (Owner's or Agent's Signature)

Address 42 James St. S. Hamilton

ENTERED APR 4 1973

Application received by ..... Date .....

Employee Dept. of Buildings

FORM 198

# OP THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF BUILDINGS

CITY HALL HAMILTON, ONTARIO JA. 7-0241

2 - 4 6 1

CASH REGISTER FIGURES PRINTED HERE ARE OFFICIAL RECEIPT FOR AMOUNT PAID. DENNIS A. YOUNG, C.A., TREASURER.

## OCCUPANCY PERMIT

FOR James St. S. (STREET) 47 (NO.) 17 (LOT NO.) East (SIDE)

BETWEEN N/E cor. of Main & James St. AND XXX

TENANT _____ ADDRESS _____

PROPOSED USE Office and possibly dining room on main floor

WHOLE BLDG _____ PART OF BLDG _____ (SPECIFY PART OF BUILDING INVOLVED)

FLOOR AREA Lot size - 51.625' x 72.3,3'

Bldg. size 3 stories

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## OCCUPANCY PERMIT

OCCUPANCY OF THIS BUILDING FOR THE PROPOSED USE WILL CONFORM WITH THE REQUIREMENTS OF BUILDING REGULATIONS BYLAW 4797, HEALTH REGULATIONS BYLAW 4798, AND ZONING BYLAW 6593.

ZONING DISTRICT "D"

FIRE LIMIT _____

APPROVED P. Kuppe. BUILDING COMMISSIONER

DATE _____

OCCUPANCY PERMIT

PERMIT NO. OP 2938

APPLICANT Percy G. Walton

ADDRESS 42 James St. S.

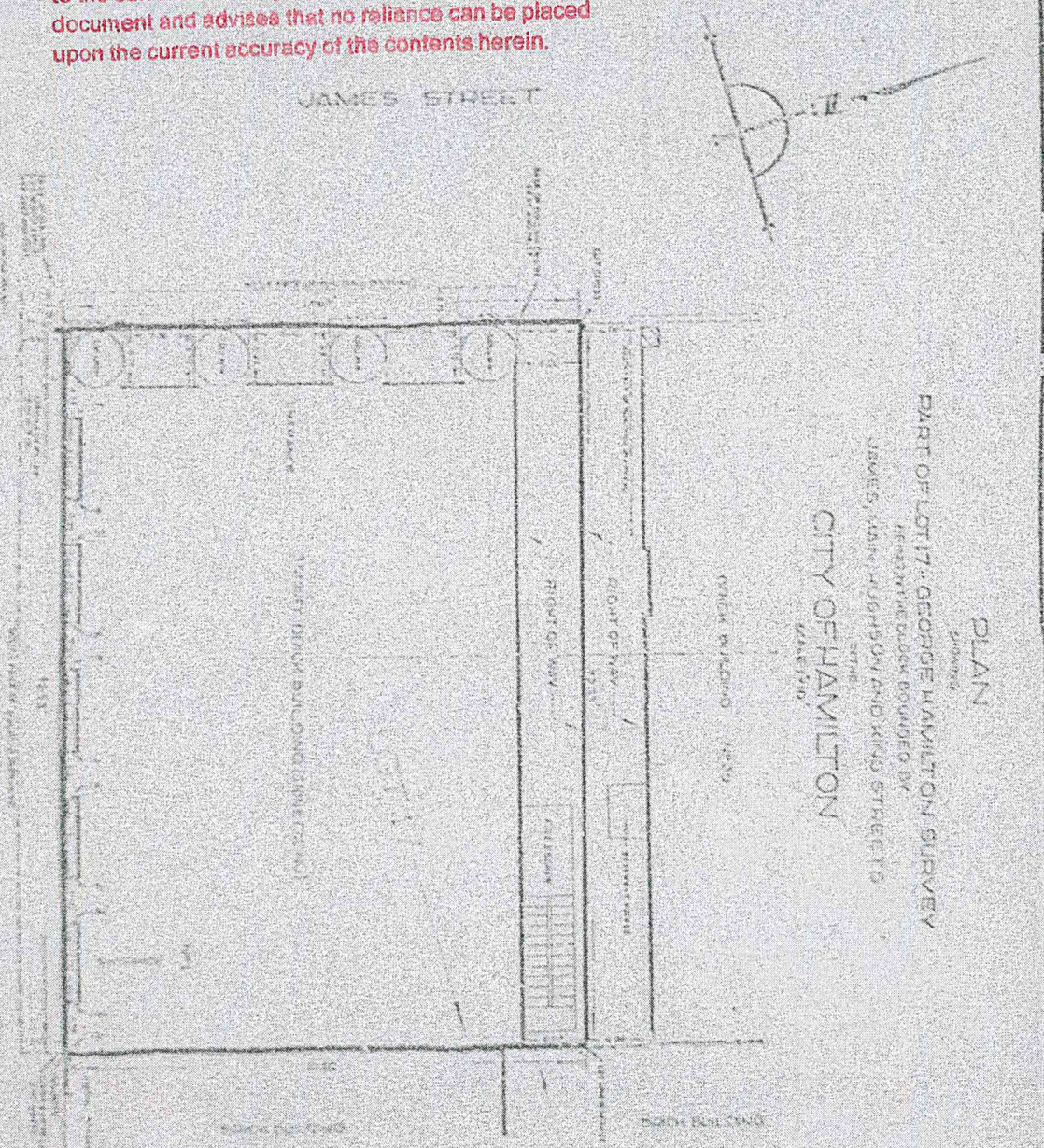
Hamilton, Ontario

DATE RECEIVED Feb.22/73 FEE $ 5.00

SAFEGUARD MOORE BUSINESS FORMS LTD.

# SCHEDULE "B"

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.



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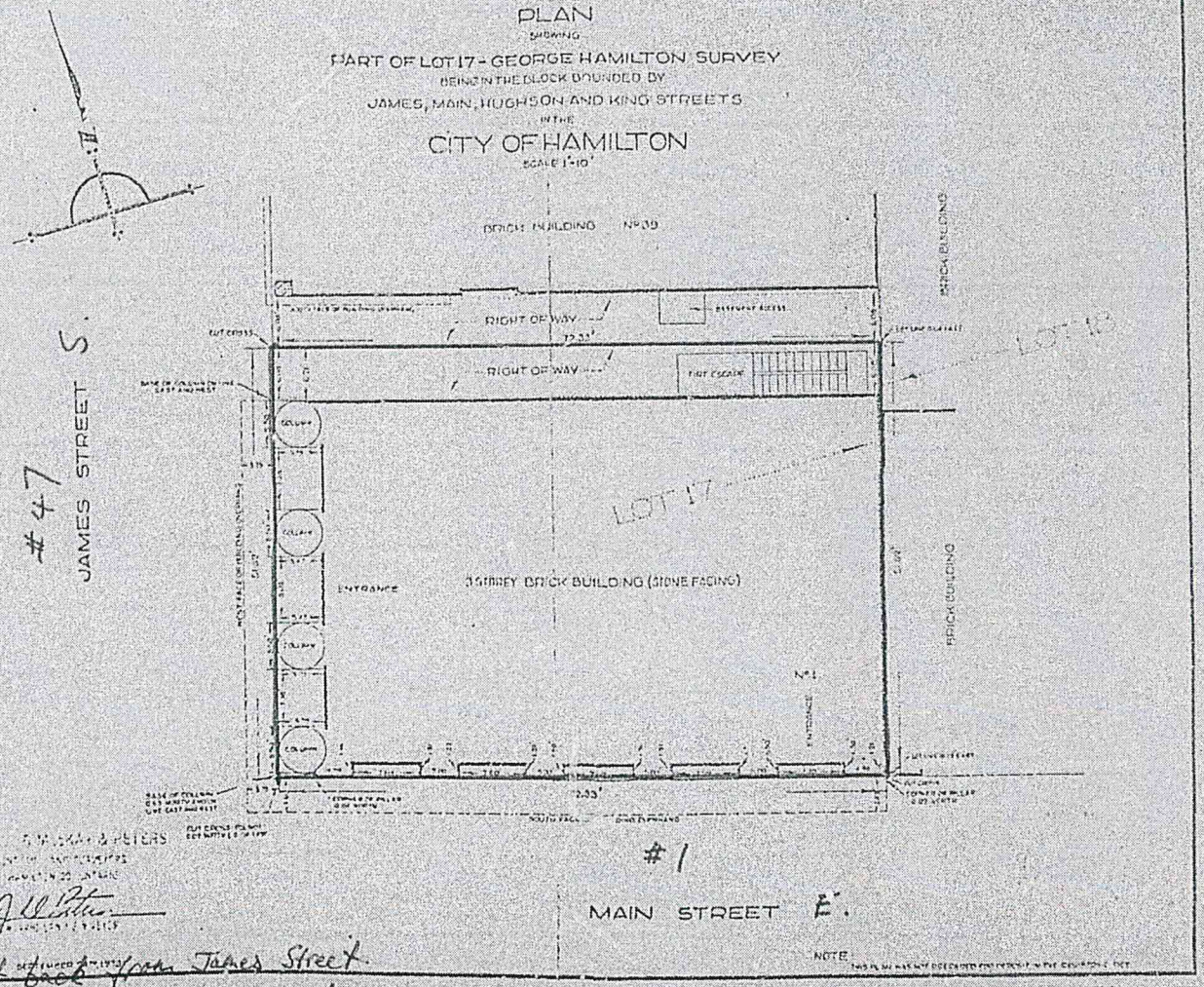
SCHEDULE "B"

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: F. E. Taylor
DATE: June 3/76

This building was erected prior to the passing of Zoning By-law 6593 on July 25, 1950 and does not conform to the Regulations for rear yard, ~~set back from James Street~~ and loading space. An encroachment agreement is required.

BUILDING
BUILDING COMMISSION

PLAN
SHOWING
PART OF LOT 17 - GEORGE HAMILTON SURVEY
BEING IN THE BLOCK BOUNDED BY
JAMES, MAIN, HUGHSON AND KING STREETS
IN THE
CITY OF HAMILTON
SCALE 1"=10'




Y-15877.

FILE #32467

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email building@hamilton.ca

For Inspections Please Call:
905-546-3950

Hamilton

# BUILDING PERMIT

## PERMIT NO. 16 117408 00 C9
## 47 JAMES ST S , HAMILTON

Part 9 - Commercial - Offices
Roll Number: 251802015102700000 Ward 02

[redacted]

**Description of Work:**
Alterations to the exterior of the existing 4 storey office building to install a new exterior finish (Dryvit EIFS) on the North and East facades.

**Notes and Conditions:**
Field Review by an Architect is required pursuant to OBC Division C, Section 1.2.
Installation of EIFS in accordance with Manufacturer's installation instructions.

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Zoning Data: Front Yard m Rear Yard m Side Yard m Zoning D2

REVIEWED BY: Sanja Flynn (Zoning) Joyanne Beckett (Building)

### NOTICE

**PLANS AND DOCUMENTS**
The Plans and documents on the basis of which this Permit was issued, shall be kept on site.

**REVOCATION**
This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

**CONSTRUCTION**
All construction proposed and authorized, hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Hamilton and any other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED BY: Joyanne Beckett
FOR CHIEF BUILDING OFFICIAL

DATE ISSUED: August 19,2016

CONSTRUCTION VALUE: $45,000.00

## EXAMINATION OF SITE AND DRAWINGS

1. VISIT THE SITE AND EXAMINE IT FOR ALL CHARACTERISTIC FEATURES AFFECTING NEW CONSTRUCTION. COMPARE THE ACTUAL ORIGINAL ELEVATIONS WITH THOSE SHOWN ON PLAN. CHECK ALL DIMENSIONS, LEVELS AND DETAILS SHOWN ON STRUCTURAL DRAWINGS AGAINST MECHANICAL, ELECTRICAL, AND OTHER RELEVANT DRAWINGS. REPORT ANY DISCREPANCIES TO OWNER BEFORE SUBMITTING PRICE. REPORT ANY DISCREPANCY TO THE CLIENT BEFORE COMMENCEMENT OF WORK.
2. EXISTING STRUCTURE IS SHOWN DASHED AND SHALL REMAIN, UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS. ANY STRUCTURE NOT SHOWN DASHED SHALL BE ASSUMED TO BE NEW.
3. OBTAIN ALL DETAILS AND DIMENSIONS OF EXISTING WORK IN FIELD AND INCORPORATE SAME INTO NEW CONSTRUCTION. IF DETAILS VARY FROM WHAT IS ASSUMED IN DRAWINGS CONTACT CLIENT IMMEDIATELY.
4. WHERE TWO OR MORE INTERPRETATIONS CAN BE MADE FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS RELATING TO STRUCTURAL ITEMS, THE MOST EXPENSIVE INTERPRETATION SHALL BE ASSUMED FOR PRICING.
5. NO ALLOWANCE WILL BE MADE FOR DIFFICULTIES ENCOUNTERED OR EXPENSES INCURRED RESULTING FROM CONDITIONS CONSIDERED KNOWN AT THE TIME THE TENDERS ARE OPEN.
6. COMPLY WITH THE PROVINCIAL BUILDING CODE, NATIONAL BUILDING CODE, CANADIAN CONSTRUCTION CODE, LOCAL BY-LAWS AND ALL REGULATIONS SET BY AUTHORITIES HAVING JURISDICTION. THE MORE STRINGENT REQUIREMENTS SHALL APPLY IN CASE OF DISCREPANCIES OR CONFLICTS.
7. UNDER NO CIRCUMSTANCES SHALL STRUCTURAL DRAWINGS BE USED TO DETERMINE THE EXTENTS OF DEMOLITION. DEMOLITION MUST BE COORDINATED BY THE GENERAL CONTRACTOR BY USING CLIENT DRAWINGS.
8. J.P. SAMUEL & ASSOC. LTD. SHALL NOT TAKE RESPONSIBILITY FOR AREAS TO BE DEMOLISHED NOT SHOWN ON STRUCTURAL DRAWINGS. GENERAL CONTRACTOR MUST COORDINATE DEMOLITIONS WITH CLIENT/MECHANICAL & ELECTRICAL DRAWINGS. SHOULD DEMOLITION ON OTHER DRAWINGS INTERFERE WITH THE INTENT OF THE STRUCTURAL DRAWINGS, DO NOT PROCEED WITH WORK UNTIL ISSUES HAVE BEEN RESOLVED WITH ALL CONSULTANTS.

## PLANNING OF CONSTRUCTION

1. ALL REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ANY OTHER TRADES OR SERVICES AFFECTING THE STRUCTURE, SHALL BE ESTABLISHED IN CONSULTATION WITH CORRESPONDING MANUFACTURERS OR SUPPLIERS AND CLIENT.
2. DRAINAGE SHALL BE WORKED IN CONFORMITY TO RELEVANT DETAILS. REPORT ANY DEVELOPING PROBLEMS TO CLIENT AND OBTAIN THE NECESSARY INSTRUCTIONS BEFORE PROCEEDING WITH CONSTRUCTION.

## CONSTRUCTION PROCEDURES AND SAFETY

1. J.P. SAMUEL AND ASSOCIATES LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION SAFETY, MEANS, TECHNIQUES AND CONSTRUCTION PROCEDURES OR ANY TEMPORARY WORK AS MAY BE REQUIRED BY THE CONSTRUCTOR TO BUILD AND COMPLETE THE STRUCTURE IN CONFORMITY WITH CONTRACT DOCUMENTS. CONTRACTOR TO RETAIN AN INDEPENDENT STRUCTURAL ENGINEER TO CARRY OUT THE NECESSARY TECHNIQUES TO BE USED TO BUILD AND COMPLETE THE STRUCTURE ACCORDING TO THE CONTRACT DOCUMENTS AND SAFETY GUIDELINES FROM LOCAL CODES/AUTHORITIES. CONTRACTOR SHALL SUPPLY DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER TO J.P. SAMUEL & ASSOC.
2. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF THE WORK, UNTIL COMPLETION (INCLUDING MASONRY WALLS, FLOOR AND ROOF DECKS, ETC). ANY BRACING MEMBERS SHOWN ON PLANS ARE THOSE REQUIRED FOR THE FINISHED STRUCTURE, AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.
3. ALL CONSTRUCTION WORK FOR TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURE SHALL BE DONE ONLY AFTER PERMISSION HAS BEEN GRANTED BY THE CONSTRUCTION HEALTH AND SAFETY BRANCH OF THE GOVERNING MINISTRY OF LABOUR.
4. PROTECT EXISTING BUILDINGS, TREES, FENCING, UTILITIES POLES, CABLES, ACTIVE UNDERGROUND SERVICES AND PAVING ON THE SITE OR ANY ADJOINING PROPERTIES FROM DAMAGE. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WORK SHALL BE MADE GOOD TO THE APPROVAL OF OWNER AT NO COST TO THE OWNER.
5. TRUCKS, CRANES, HOISTS, OR ANY HEAVY EQUIPMENT OR MATERIALS ARE NOT ALLOWED TO ENTER ANY STRUCTURAL FLOOR OR ROOF AREA UNLESS SPECIFICALLY DESIGNED AND DESIGNATED FOR THESE PURPOSES. INSTALL TEMPORARY BARRIERS TO PREVENT ACCIDENTAL OVERLOADING DURING CONSTRUCTION. DESIGN, INSTALL AND MAINTAIN ADEQUATE SHORING SYSTEM AS REQUIRED TO CARRY ANY SUCH TEMPORARY LOADING FROM CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
6. NOTIFY CLIENT IMMEDIATELY UPON DISCOVERY OF ANY CONSTRUCTION ERROR, OMISSION, DEFECTIVE WORK, ETC., SO THAT THE MOST ECONOMICAL REMEDIAL MEASURES MAY BE DESIGNED AT THE EARLIEST POSSIBLE TIME.
7. DO NOT PROCEED WITH ANY REPAIR WORK UNTIL INSPECTION AND WRITTEN INSTRUCTIONS ARE OBTAINED FROM CLIENT AND THE ENGINEER.

## ANALYSIS AND DESIGN OF STRUCTURE

EXAMINE ALL DRAWINGS, SPECIFICATIONS AND REMAINING CONTRACT DOCUMENTS TO OBTAIN ALL APPLICABLE LOADINGS. REPORT ANY DISCREPANCIES TO OWNER.

## REVIEW OF CONSTRUCTION

1. CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR FULL SUPERVISION OF CONSTRUCTION WORK. SITE VISITS AND REVIEW BY DESIGN ENGINEER OR HIS REPRESENTATIVE ARE INTENDED FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. HIS REVIEW SHALL NOT MEAN THAT J.P. SAMUEL AND ASSOCIATES INC., HAS SEEN ALL CONSTRUCTION PROCEDURES. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONSTRUCTOR PERFORMING THE WORK. REVIEW BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS AND FOR MEETING ALL THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS.
2. NOTIFY J.P. SAMUEL AND ASSOCIATES INC. 24 HOURS IN ADVANCE OF ANY REQUIRED SITE VISIT. NO ACCEPTANCE WILL BE GIVEN FOR ANY WORK THAT HAS NOT BEEN REVIEWED BY OUR REPRESENTATIVE.
3. NOTIFY CLIENT SUFFICIENTLY IN ADVANCE OF OPERATIONS TO ALLOW FOR ASSIGNMENT OF LABORATORY PERSONNEL & SCHEDULING OF TEST, SHOP INSPECTIONS, ETC.
4. PAY COSTS FOR UNCOVERING AND MAKING GOOD WORK THAT IS COVERED BEFORE REQUIRED INSPECTION OR TESTING IS COMPLETED & ACCEPTED BY CLIENT.

## CONCRETE RESTORATION

### CONCRETE SLAB DELAMINATION REPAIR:

### QUALITY CONTROL:

1. PROVIDE AT LEAST ONE PERSON IN CHARGE OF EXECUTION, THOROUGHLY FAMILIAR WITH CONCRETE AND POLYMER MODIFIED MORTAR MATERIALS AND WITH INSTALLATION METHODS.
2. PRIOR TO COMMENCEMENT OF WORK OBTAIN MANUFACTURER'S WRITTEN CERTIFICATION OF THE SUITABILITY OF THE MATERIALS SPECIFIED FOR THE REQUIRED APPLICATION. ALSO VERIFY THAT ALL MATERIALS ARE COMPATIBLE WITH OTHER AND EXISTING MATERIALS.
3. IF REPAIR MATERIALS ARE NOT CERTIFIED BY THE MANUFACTURER, PROPOSE ALTERNATIVE FOR THE GIVEN APPLICATION IN WRITING FOR REVIEW BY THE ENGINEER.

### STORAGE:

1. DELIVER MATERIALS TO SITE UNDAMAGED, IN ORIGINAL SEALED CONTAINERS.
2. STORE MATERIALS IN A DRY AREA OFF THE GROUND AND PROTECT FROM RAIN AND/OR WATER. KEEP ALL MATERIALS FROM FREEZING.

### MATERIALS:

**POLYMER MODIFIED MORTAR MATERIALS BONDING AGENT:**

USE A CEMENTITIOUS/LATEX SLURRY BONDING AGENT OF THE SAME MATERIALS AS THE PATCHING OR REPAIR MORTAR IN ALL APPLICATIONS.

**VERTICAL AND SOFFIT DELAMINATION REPAIRS:**

THORITE 120 BY HARRIS SPECIALTY CHEMICALS
STRUCTURITE 200 BY HARRIS SPECIALTY CHEMICALS
SONOPATCH 200 BY SONNEBORN
SIKATOP 123 BY SIKA CHEMICALS OF CANADA INC.
CPD FASTCRETE ULTRA, CPD CONSTRUCTION PRODUCTS

**CO-OPERATION:**
PROVIDE 24 HOURS MINIMUM NOTICE TO THE ENGINEER SO THAT HE MAY ARRANGE TO BE PRESENT FOR INSPECTION AND REVIEW OF THE FOLLOWING

1. ESTABLISH EXTENT OF DELAMINATED CONCRETE AREAS IN THE SLABS DETERMINED BY THE CONTRACTOR.
2. QUALITY AND QUANTITY OF REMOVED UNSOUND OR DELAMINATED CONCRETE.
3. SURFACE PREPARATION OF REINFORCING STEEL AND CONCRETE SURFACES TO BE PATCHED.
4. EPOXY COATING OF THE REINFORCED STEEL.

**REMOVAL OF DELAMINATED CONCRETE:**

1. WHERE UNSOUND CONCRETE EXTENDS BEYOND THE AREA OF SLAB SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL CONTINUE TO REMOVE ALL FURTHER CONCRETE WITHIN THE REPAIR AREA TO THE FULL DEPTH OF THE SLAB.
2. ESTABLISH THE EXTENT OF DELAMINATED AND/OR UNSOUND CONCRETE TO BE REPAIRED AND DELINEATE EXTENT BY MARKING WITH LUMBER CRAYON OR OTHER SUITABLE MARKER.
3. TO ENSURE THE STRUCTURES INTEGRITY DURING THE PROGRESS OF WORK, PROVIDE TEMPORARY SHORING AS REQUIRED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH CSA CODE S269.1 "FALSEWORK FOR CONSTRUCTION PURPOSES".
5. CHIPPING HAMMERS SHALL BE NOT GREATER THAN 14 KG FOR BULK REMOVAL OF DELAMINATED CONCRETE. USE MAXIMUM 7 KG HAMMERS FOR REMOVAL OF CONCRETE TO A DEPTH OF MINIMUM 20 MM BEHIND REINFORCING STEEL. CHIP PERIMETERS OF PATCHES VERTICAL TO A DEPTH MINIMUM 35 MM TO ENSURE NO FEATHER EDGING.
6. DURING THE CONCRETE REMOVAL PROCESS, PROVIDE DUST ENCLOSURES AND PROTECTION TO APARTMENT UNITS AS REQUIRED. REMOVE ALL CHIPPED CONCRETE DUST, ETC. FROM THE WORK AREA AT THE END OF EACH DAY'S WORK.
7. PRIOR TO SURFACE PREPARATION, NOTIFY THE ENGINEER FOR INSPECTION OF REMOVED CONCRETE AREAS.

**SURFACE PREPARATION OF REINFORCEMENT AND CONCRETE SANDBLASTING**

1. SILICA SAND SHALL NOT BE USED FOR SAND BLASTING OPERATION.
2. BLACK BEAUTY OR EQUIVALENT COAL SLAG SANDBLASTING ABRASIVES SHALL BE USED. BLACK BEAUTY IS A BY-PRODUCT OF THE COMBUSTION OF COAL WHICH IS PROCESSED INTO ABRASIVE PRODUCTS BY REED MINERALS. IT SHARES MANY OF THE CHARACTERISTICS OF SAND, BUT CONTAINS LESS FREE SILICA. BLACK BEAUTY HAS SHARPER CUTTING EDGES FOR BETTER PERFORMANCE. BLACK BEAUTY HAS MANY GRITS TO CHOOSE FROM AND IS THIRD ON THE LIST FOR DUST FACTOR.
3. CONCRETE SHALL BE TREATED SO AS TO REMOVE LOOSE MATERIAL AND SURFACE CONTAMINANTS AND TO REVEAL FINE AGGREGATE.
4. EXPOSED REINFORCEMENT SHALL BE SANDBLASTED TO REMOVE ALL CORROSION PRODUCTS.
5. EXISTING STEEL MEMBERS SHALL BE SANDBLASTED TO REMOVE ALL CORROSION PRODUCTS.
6. VERTICAL CONCRETE SURFACES AND SURFACES WHERE SHOT-BLASTING IS INACCESSIBLE SHALL BE SANDBLASTED PRIOR TO APPLICATION OF THE PENETRATING CONCRETE SEALER.
7. BEFORE PLACING REPAIR MATERIAL, ALL CONTACT SURFACES OF THE REPAIR AREA SHALL BE CLEANED BY SANDBLASTING TO REMOVE ALL LOOSE CONCRETE, RUST OR OTHER LAITENCE DETRIMENTAL TO GOOD BOND.
8. WHEN SANDBLASTING IS COMPLETE, BLOW AREAS CLEAN AND FREE OF DUST WITH CLEAN OIL-FREE COMPRESSED AIR BEFORE PLACING EPOXY OR BONDING AGENT.
9. PROVIDE MINIMUM 25MM CLEAR COVER TO ALL REINFORCEMENT.

**REPAIRS TO SOFFIT AND VERTICAL SURFACE DELAMINATIONS:**

1. REMOVE ALL DETERIORATED OR UNSOUND CONCRETE AS NOTED ABOVE.
2. PREPARE REINFORCING STEEL AND CONCRETE SURFACE BY SANDBLASTING AS NOTED ABOVE.
3. APPLY SLURRY BONDING AGENT TO THE CONTACT AREA OF THE PATCH WITH THE SAME MATERIALS AS THE REPAIR MORTAR.
4. APPLY POLYMER MODIFIED MORTAR MATERIAL TO THE REPAIR AREA IN LAYERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ENSURE THAT REPAIR MORTAR SELECTED COMPLIES WITH PART -2 PRODUCTS FOR THIS APPLICATION.
6. INSTALL FORMWORK WHERE NECESSARY

**REPAIRS TO SLAB SURFACE DELAMINATIONS:**

1. REMOVE ALL DETERIORATED OR UNSOUND CONCRETE
2. PREPARE REINFORCING STEEL AND CONCRETE SURFACE BY SANDBLASTING.
3. APPLY A NEAT CEMENT SLURRY BONDING AGENT TO THE CONTACT AREA OF THE PATCH OF THE SAME MATERIALS USED IN THE CONCRETE PATCHING MATERIAL.
4. APPLY CONCRETE TO COMPLETELY FILL THE PATCH, CONSOLIDATE THE CONCRETE WITH A PENCIL VIBRATOR TO ENSURE NO VOIDS OR AIR POCKETS REMAIN.
5. DO ALL CONCRETE WORK IN ACCORDANCE WITH CSA A23.1.
6. THE CONCRETE REPAIR MATERIAL SHALL MEET THE REQUIREMENTS AS SPECIFIED IN SECTION 03300 EXCEPT THAT THE COARSE AGGREGATE SHALL BE MAXIMUM 10MM.

**BONDED CONCRETE OVERLAY:**

1. SAW CUT PERIMETER OF SLAB SURFACES TO RECEIVE POLYMER MODIFIED MORTAR TO A DEPTH OF 10MM. REMOVE CONCRETE WITHIN THE REPAIR AREA BY USING A MINISCABBLER OR BY USING MAXIMUM 7 KG JACK HAMMERS.
2. PREPARE CONCRETE SURFACE AS DESCRIBED ABOVE.
3. APPLY SLURRY BONDING AGENT AND REPAIR MORTAR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. FINISH SURFACE AND PROFILE OF REPAIR AREA TO MATCH ADJACENT SURFACES AND SLOPE TO DRAINS/SCUPPERS.

**PREPARATION OF CONCRETE SURFACES TO RECEIVE WATERPROOFING MATERIAL:**

1. REMOVE ALL SPALLING, SCALING AND OTHERWISE UNSOUND CONCRETE SURFACES BY SANDBLASTING OR MECHANICALLY ABRADING THE CONCRETE SURFACES TO BE WATERPROOFED.
2. IF NECESSARY, APPLY A LEVELING COAT OF POLYMER MODIFIED MORTAR TO UNACCEPTABLY ROUGH OR SCALED CONCRETE SURFACES. APPLY SLURRY BONDING AGENT AND LEVELING REPAIR MORTAR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALLOW REPAIR MORTAR TO CURE PRIOR TO APPLICATION OF THE WATERPROOFING SYSTEM.

**HOARDING ENCLOSURES:**

1. WHEN THE AMBIENT TEMPERATURE FALLS BELOW 5°C OR WHEN THERE IS A PROBABILITY OF IT FALLING BELOW 5°C WITHIN 24 HOURS OF PLACING THE REPAIR MORTAR, THE CONTRACTOR SHALL MAKE PROVISIONS FOR HOARDING AND HEATING THE CONCRETE REPAIR. THE HOARDING SHALL BE CONSTRUCTED TO ALLOW THE REPAIR MORTAR TO BE MIXED AND PLACED WITHOUT THE HOUSING HAVING TO BE OPENED.
2. HOARDING ENCLOSURES SHALL BE CONSTRUCTED TO WITHSTAND WIND AND SNOW LOADS AND SHALL BE REASONABLY AIRTIGHT.
3. THE HOARDING SHALL PROVIDE SUFFICIENT SPACE BETWEEN THE CONCRETE AND THE SIDES OF THE ENCLOSURE TO PERMIT FREE CIRCULATION OF WARMED AIR.
4. THE HEATING APPARATUS AND HOARDING SHALL BE SUFFICIENT TO ENCLOSE AND PROTECT THE STRUCTURE IN SUCH A WAY THAT THE AIR SURROUNDING THE FRESH CONCRETE IS KEPT AT A TEMPERATURE OF NOT LESS THAN 15°C AND NOT MORE THAN 25°C FOR 4 DAYS, NOT COUNTING THE DAY ON WHICH THE CONCRETE WAS DEPOSITED.
5. DURING THE NEXT 3 DAYS, THE CONCRETE SHALL BE ALLOWED TO GRADUALLY COOL TO A TEMPERATURE OF NOT LESS THAN 5°C WITH THE DROP IN TEMPERATURE NEVER EXCEEDING 5°C OVER AN 8 HOUR PERIOD. THE HEATING APPARATUS SHALL BE SO POSITIONED THAT THERE IS NO DIRECT DISCHARGE OF HEAT ON THE CONCRETE SURFACES OR FORM WORK CONTAINING CONCRETE. THE RELATIVE HUMIDITY WITHIN THE ENCLOSURE SHALL BE MAINTAINED AT NOT LESS THAN 65%
6. PRIOR TO THE START OF CONCRETE PLACING THE CONTRACTOR SHALL SUPPLY ALL REQUIRED HEATING APPARATUS AND THE NECESSARY FUEL. WHEN DRY HEAT IS USED, A MEANS OF MAINTAINING ATMOSPHERIC MOISTURE SHALL BE PROVIDED.SUFFICIENT STAND-BY HEATING EQUIPMENT MUST BE AVAILABLE TO ALLOW FOR ANY SUDDEN DROP IN OUTSIDE TEMPERATURES AND ANY BREAKDOWNS THAT MAY OCCUR IN THE EQUIPMENT.
7. HEATING APPARATUS USED TO HEAT THE HOUSING SHALL BE OF A TYPE THAT MEETS PROVINCIAL ACTS AND REGULATIONS.
8. HEATING APPARATUS USED IN THE HOARDING THAT DISCHARGES OR RELEASES SMOKE OR GAS FUMES, SHALL BE ADEQUATELY VENTILATED IN SUCH A MANNER AS TO CARRY AWAY ALL SUCH SMOKE OR GAS FUMES FROM THE HOUSING.
9. THE HOARDING SHALL PROVIDE SUFFICIENT CLEARANCE TO PERMIT THE PLACING OF CONCRETE TO PROCEED UNHINDERED.
10. WHERE REQUIRED, THE HOARDING SHALL ALSO PROVIDE SUFFICIENT CLEARANCE TO ALLOW FOR THE REMOVAL OF FORMS IN
11. THE CONTRACTOR SHALL PROVIDE 24 HOUR SURVEILLANCE TO LOOK AFTER THE HEATING OPERATIONS. THE CONTRACTOR SHALL PROVIDE TWO MAXIMUM-MINIMUM TYPE THERMOMETERS FOR EACH ENCLOSURE. THE THERMOMETERS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER TO MONITOR THE TEMPERATURE OF THE CONCRETE AND THE SURROUNDING AIR DURING PLACING AND CURING.
12. THE CONTRACTOR SHALL DEVELOP A SCHEDULE OF TEMPERATURE MONITORING WHICH INCLUDES TIME AND TEMPERATURES INSIDE AND OUTSIDE OF THE HOARDING.
13. THE CONTRACTOR SHALL RECORD THE INFORMATION AND PROVIDE A COPY TO THE ENGINEER

**CURING:**

1. CURING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
2. CONCRETE REPAIR MORTAR THAT IS NOT STORED, HANDLED, PREPARED, PLACED, OR CURED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WILL BE REJECTED BY THE ENGINEER AND HIS/HER DECISION SHALL BE CONSIDERED FINAL.
3. THE ENGINEER RESERVES THE RIGHT TO REQUIRE IMMEDIATE REMOVAL OF ANY CONCRETE FROM REJECTED BATCHES THAT MAY HAVE ALREADY BEEN PLACED IN THE STRUCTURE.

## STRUCTURAL STEEL NOTES:

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP SHALL CONFORM TO CURRENT C.S.A. STANDARD S16.
2. ALL STRUCTURAL STEEL TO BE OF NEW MATERIAL CONFORMING TO C.S.A. STANDARD G40.20/G40.21 – GRADE 350W, GRADE 350W CLASS 'H' FOR HSS SECTIONS.
3. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER.
4. QUALIFIED INSPECTORS WILL BE EMPLOYED BY THE OWNER FOR THIS WORK. INSPECTION ORGANIZATION UNDERTAKING TO INSPECT WELDING SHALL BE QUALIFIED IN ACCORDANCE WITH THE REQUIREMENTS OF CSA W178.1- (LATEST EDITION) "QUALIFICATION CODE FOR WELDING INSPECTION ORGANIZATIONS" AND APPROVED BY THE CANADIAN WELDING BUREAU
5. ALL CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED CONFORMING TO ASTM A325
6. WELDING SHALL CONFORM TO LATEST C.S.A. SPECIFICATION W59 AND BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF C.S.A. W47.
7. MIN. SIZE OF WELDS TO BE 6mm (1/4") EXCEPT FOR SEAL WELDS.
8. ALL EXPOSED WELDS TO BE CONTINUOUS AND GROUND SMOOTH.
9. STRUCTURAL STEEL MEMBERS SHALL NOT BE SPLICED UNLESS APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.

## SHOP DRAWINGS:

1. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS, BALCONY GUARD RAILS, STRUCTURAL WORK AND ANY WORK AFFECTING THE STRUCTURE TO CLIENT. OBTAIN CLIENT'S & ENGINEER'S APPROVAL BEFORE PROCEEDING WITH THE FABRICATION.
2. ALL THE SHOP DRAWINGS MUST BEAR THE SIGNATURE AND STAMP OF A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE.
3. SHOP DRAWINGS MUST BE REVIEWED AND STAMPED REVIEWED BY THE GENERAL CONTRACTOR BEFORE ISSUING TO OWNER. SHOP DRAWINGS NOT STAMPED BY THE GENERAL CONTRACTOR WILL BE REJECTED. ANY DELAYS IN THE CONSTRUCTION SCHEDULE DUE TO NON-COMPLIANCE WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. GENERAL CONTRACTOR AND SUBTRADES SHALL INCLUDE TIME IN THEIR SCHEDULE FOR PROPER SHOP DRAWING REVIEW BY CONSULTANTS. CONTRACTORS SHALL ALLOW 3 BUSINESS DAYS TIME FOR REVIEW BY THE STRUCTURAL CONSULTANT, IN ADDITION TO TIME REQUIRED BY OTHER PARTIES.
5. SHOP DRAWINGS MUST BE ORIGINAL, AND PRODUCED BY THE RESPECTIVE SUB-TRADES. ANY DRAWINGS SUBMITTED FOR REVIEW WHICH CONTAIN DRAWINGS OR PARTS OF DRAWINGS PRODUCED BY J.P. SAMUEL AND ASSOCIATES INC. WILL BE REJECTED, AND THE CONTRACTOR RESPONSIBLE FOR PRODUCING THE SHOP DRAWINGS SHALL TAKE RESPONSIBILITY FOR ANY RESULTING DELAYS IN CONSTRUCTION.

The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

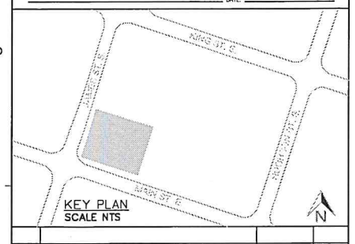
Hamilton
Building Division
Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.
Permit: 22 1426 5 000 00 C9
Date: 11/07/22
Name: Eric Wong
Approved by:

NOTE:
CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
CONTACT ARCHITECT AND ENGINEER FOR ANY DISCREPANCIES.

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

DATE:




| NO | REVISIONS | DATE | BY |
|---|---|---|---|
| 1. | ISSUED FOR PERMIT | 31/08/2022 | J.S. |

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT:
**MARKLAND PROPERTY MANAGEMENT INC.**
25 Main St West, Suite 125
Hamilton, ON L8P 1H1

PROJECT:
**ROOF CONCRETE REPAIR**
47 JAMES STREET S,
HAMILTON, ONTARIO

**JP SAMUEL AND ASSOCIATES INC.**
**STRUCTURAL ENGINEERS**
1377 Cormorant Road, Suite 204
Ancaster, ON L9G 4V5
Tel:(647) 671-8530
email:jsamuel@jpsamuel.com
www.jpsamuel.com

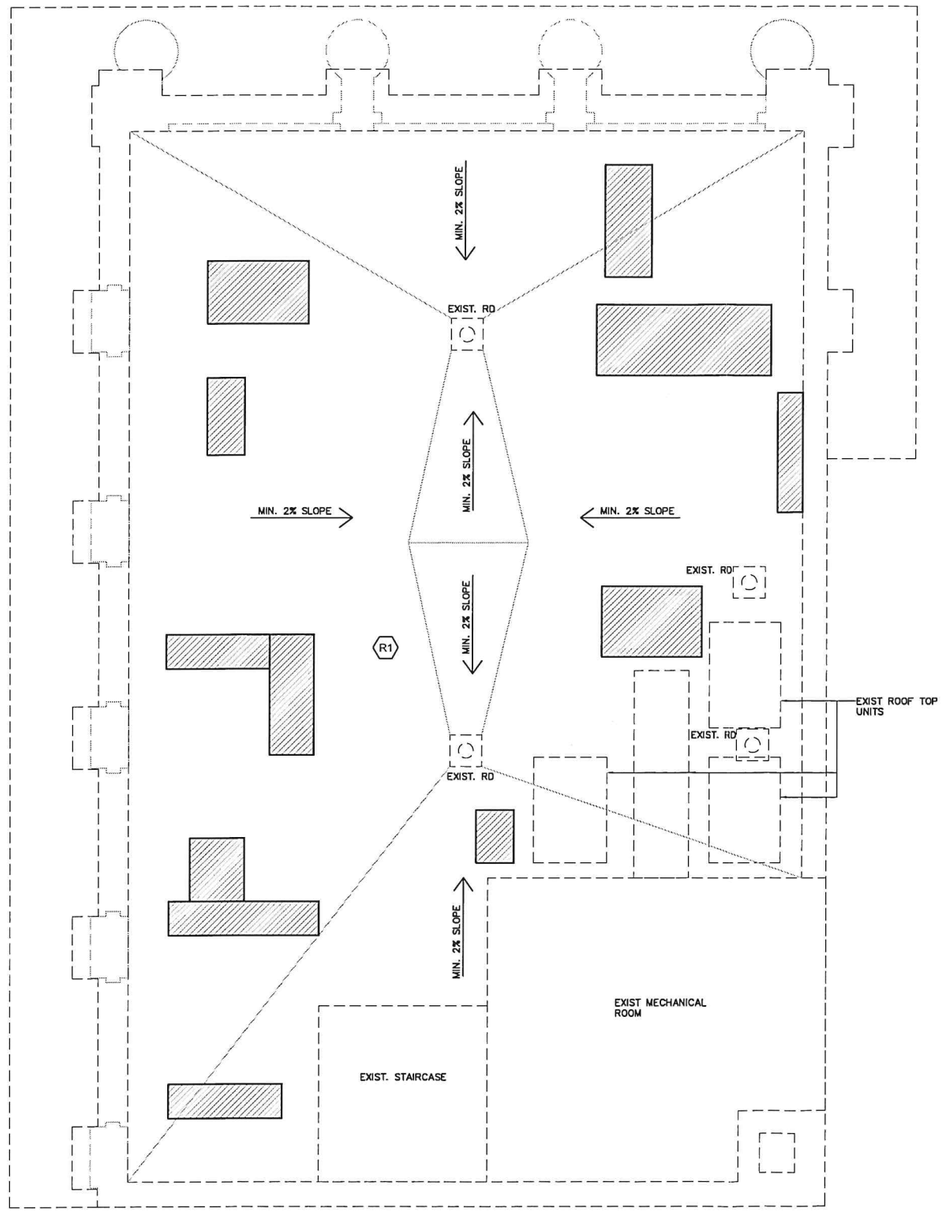
Scale: AS NOTED

**GENERAL NOTES**

LICENSED PROFESSIONAL ENGINEER
J. SAMUEL
100076504
31/08/2022
PROVINCE OF ONTARIO

| | |
|---|---|
| DRAWN BY: | H.M. |
| CHECKED BY: | J.S. |
| DATE: | AUG 24, 2022 |
| ISSUED: | AUG 2022 |

JOB No. 2022-JPS-124
DRAWING No. S0.01




EXISTING ROOF PLAN (1 / S1.01)
SCALE = 1:50

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| LEGEND | |
|---|---|
| EXIST. RD | EXIST. ROOF DRAIN TO BE REPLACED |
| | HATCH INDICATES EXTERIOR CONCRETE SURFACE / SOFFIT REPAIR. |

| NEW ROOF ASSEMBLY (TYP.) | |
|---|---|
| R1 | • 2-PLY MODIFIED BITUMINOUS ROOFING SYSTEM<br>• 13mm FIBREBOARD<br>• R30 POLYISOCYANURATE INSULATION (135mm)<br>• VAPOUR BARRIER<br>• CONCRETE SLAB |

NOTE:
EXISTING ROOF TO BE STRIPPED DOWN TO CONCRETE SLAB AND REPLACED WITH NEW ROOF ASSEMBLY AFTER CONCRETE REPAIR.

Hamilton
Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

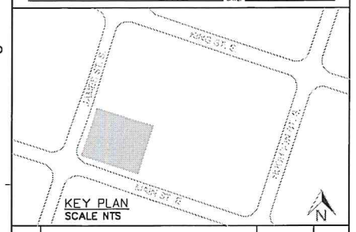
Permit: 22 142675 000 00 CO
Date: 11/07/22
Name: Eric Wong
Approved by:

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|---|---|---|---|
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25 Main St West, Suite 125
Hamilton, ON L8P 1H1

PROJECT:
**ROOF CONCRETE REPAIR**
47 JAMES STREET S,
HAMILTON, ONTARIO

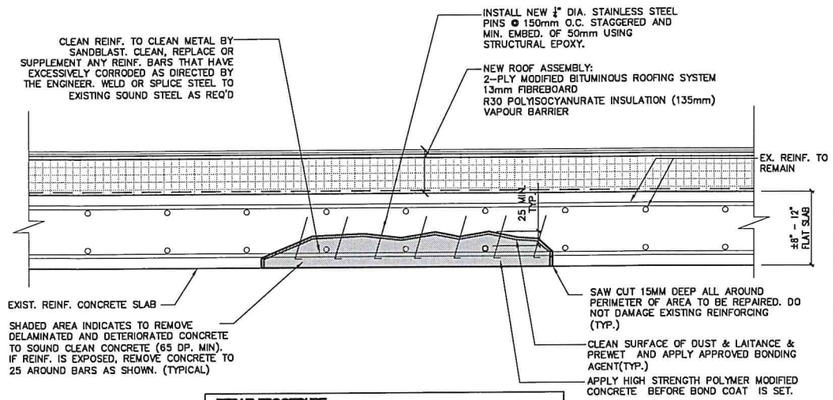
**JP SAMUEL AND ASSOCIATES INC.**
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1377 Cormorant Road, Suite 204
Ancaster, ON L9G 4V5
Tel:(647) 671-8530
email:jsamuel@jpsamuel.com
www.jpsamuel.com

Scale: AS NOTED

**EXISTING ROOF PLAN**

LICENSED PROFESSIONAL ENGINEER
J. SAMUEL
100076504
31/08/2022
PROVINCE OF ONTARIO

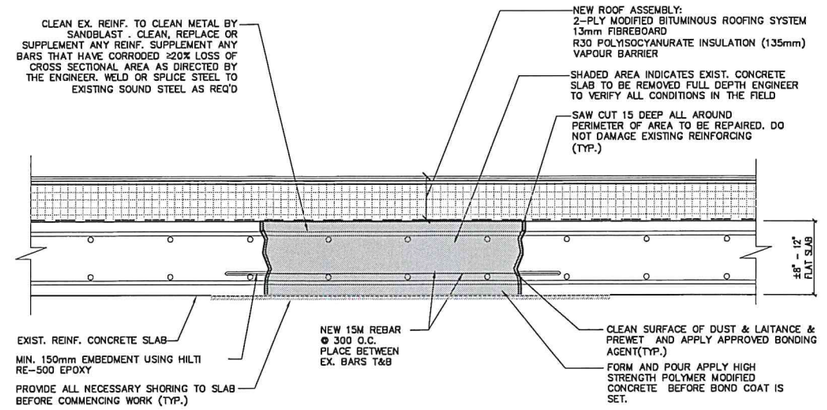
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| DRAWN BY: | H.M. |
| CHECKED BY: | J.S. |
| DATE: | AUG 24, 2022 |
| ISSUED: | AUG 2022 |
| JOB No. | 2022-JPS-124 |
| DRAWING No. | S1.01 |




**REPAIR PROCEDURE:**

1. REMOVE ALL DELAMINATED AND DETERIORATED CONCRETE FROM SOFFIT BY SAWCUT PERIMETER OF REPAIR AREA TO A DEPTH OF 15mm. REINFORCING BARS SHALL NOT BE DAMAGED.
2. REMOVE CONCRETE 25mm MIN. AROUND EXPOSED REBARS.
3. SANDBLAST AND CLEAN REBARS AND SLAB FREE OF ALL RUST AND LAITANCE.
4. INSTALL NEW ¾" STAINLESS STEEL PINS AT 150mm O.C. STAGGERED, MIN. 50mm EMBED. USING STRUCTURAL EPOXY.
5. PATCH REPAIR WITH APPROVED HIGH STRENGTH POLYMER MODIFIED CONCRETE PATCHING MATERIAL PRIOR TO BOND COAT IS SET.

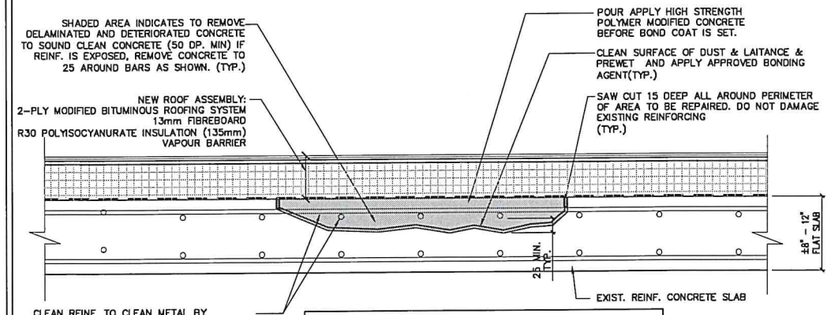
**TYPICAL CONCRETE SLAB SOFFIT REPAIR DETAIL** 1 / S2.01
SCALE = 1:10




**REPAIR PROCEDURE:**

1. SAWCUT PERIMETER OF REPAIR AREA TO A DEPTH OF 15mm AND REMOVE SLAB FOR FULL DEPTH. EXIST. REINFORCEMENT SHALL NOT BE DAMAGED.
2. SANDBLAST AND CLEAN REBARS AND SLAB EDGE FREE OF ALL RUST AND LAITANCE.
3. INSTALL NEW 15M REBAR 150mm INTO SLAB AND PLACE FORM.
4. POUR APPROVED HIGH STRENGTH POLYMER MODIFIED CONCRETE FOR NEW CONCRETE SLAB PRIOR TO BOND COAT IS SET.

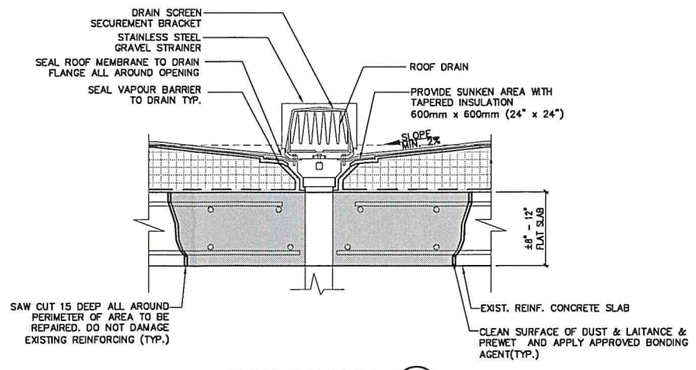
**TYPICAL CONCRETE SLAB THROUGH REPAIR DETAIL** 2 / S2.01
SCALE = 1:10




**REPAIR PROCEDURE:**

1. DETERMINE EXACT LOCATIONS OF DETERIORATED/UNSOUND CONCRETE.
2. REMOVE ALL DELAMINATED AND DETERIORATED CONCRETE FROM SURFACE BY SAWCUT PERIMETER OF REPAIR AREA TO A DEPTH OF 15mm. REINFORCING BARS SHALL NOT BE DAMAGED.
3. REMOVE CONCRETE 25mm MIN. AROUND EXPOSED REBARS.
4. SANDBLAST AND CLEAN REBARS AND SLAB FREE OF ALL RUST AND LAITANCE.
5. PATCH REPAIR WITH APPROVED HIGH STRENGTH POLYMER MODIFIED CONCRETE PATCHING MATERIAL PRIOR TO BOND COAT IS SET.

**TYPICAL CONCRETE SLAB SURFACE REPAIR DETAIL** 3 / S2.01
SCALE = 1:10




**TYPICAL ROOF DRAIN** 4 / S2.01
SCALE = 1:10

**NOTES :**

1. ENGINEER SHALL INSPECT EXISTING REINF. THAT IS EXPOSED TO DETERMINE WHETHER IT IS TO BE REPLACED OR SUPPLEMENTED OR LEFT INTACT.
2. TIE EXPOSED REINF. STEEL WITH PLASTIC COATED TIE WIRE AND USE PLASTIC CHAIRS TO ENSURE PROPER ALIGNMENT AND COVER TO REINFORCEMENT.
3. ALL STRUCTURAL CONCRETE SHALL BE 35MPa CLASS 'C1' EXPOSURE CONCRETE w/ 5%-8% AIR ENTRAINMENT, AND ALL OTHER EXPOSED CONCRETE SHALL BE 32MPa CLASS 'C2' EXPOSURE CONCRETE w/ 5%-8% AIR ENTRAINMENT, TYP.
4. CONTRACTOR SHALL FOLLOW MANUFACTURE'S SPEC. FOR SURFACE PREPARATION AND APPLICATION OF CONCRETE.

Hamilton
Building Division
Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.
Permit: 22 142615 000 00 CP
Date: 11/07/22
Name: Eric Wong
Approved by:

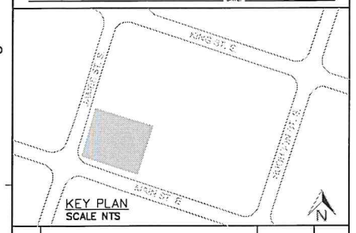
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DATE:




| NO | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| 1. | ISSUED FOR PERMIT | 31/08/2022 | J.S. |

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT:
**MARKLAND PROPERTY MANAGEMENT INC.**
25 Main St West, Suite 125
Hamilton, ON L8P 1H1

PROJECT:
**ROOF CONCRETE REPAIR**
47 JAMES STREET S,
HAMILTON, ONTARIO

**JP SAMUEL AND ASSOCIATES INC.**
**STRUCTURAL ENGINEERS**
1377 Cormorant Road, Suite 204
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Tel:(647) 671-8530
email:jsamuel@jpsamuel.com
www.jpsamuel.com

Scale: AS NOTED

**TYPICAL DETAILS**

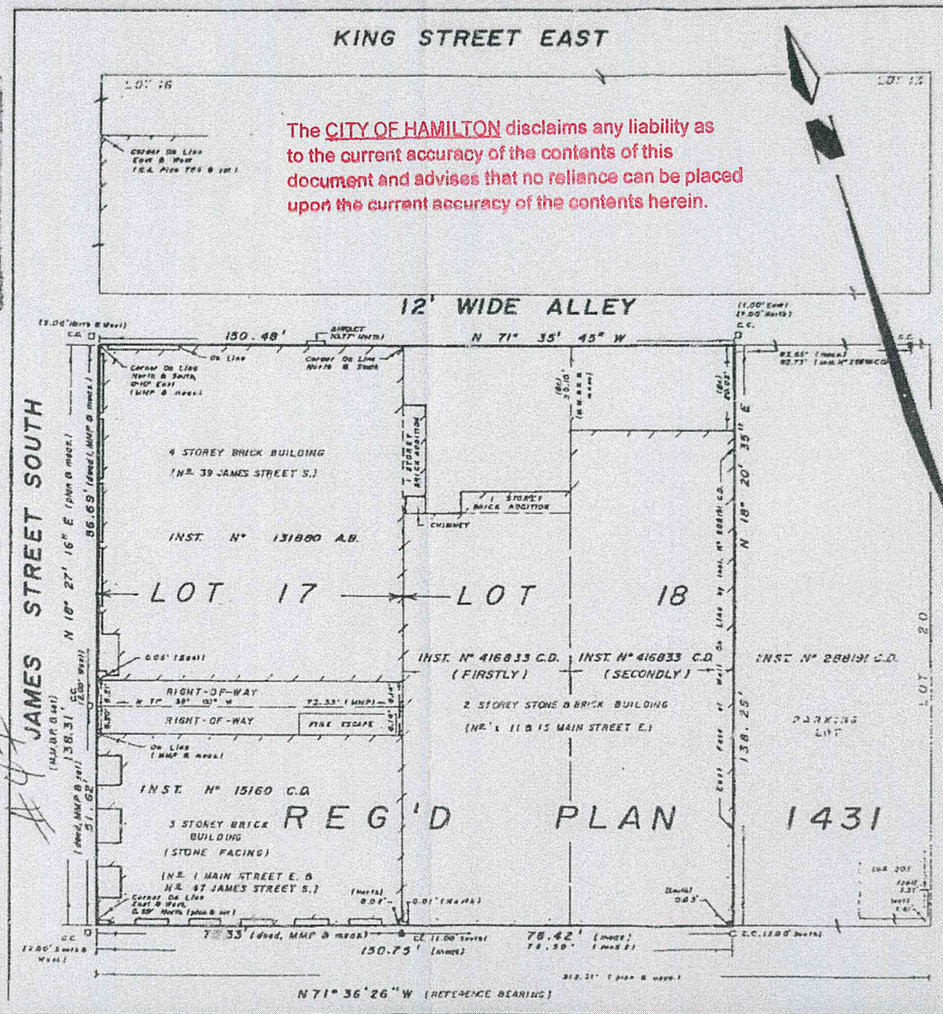
LICENSED PROFESSIONAL ENGINEER
J. SAMUEL
100076504
31/08/2022
PROVINCE OF ONTARIO

| | |
|---|---|
| DRAWN BY: | H.M. |
| CHECKED BY: | J.S. |
| DATE: | AUG 24, 2022 |
| ISSUED: | AUG 2022 |

JOB No. 2022-JPS-124
DRAWING No. S2.01

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
Examined by: Date
Zoning Only for Building Commissioner
20 8176 ZR

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PLAN OF SURVEY OF

# LOT 17 AND PART LOT 18 REGISTERED PLAN 1431

(GEORGE HAMILTON SURVEY)

(BLOCK BOUNDED BY MAIN, HUGHSON, KING AND JAMES STREETS)

CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE 1" = 20'

GUIDO CONSOLI
ONTARIO LAND SURVEYOR
1988

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF MAIN STREET EAST, AS SHOWN ON PLAN 8R-7853, HAVING A BEARING OF N71°36'26"W

LEGEND:

| | |
|---|---|
| SURVEY MONUMENT FOUND | |
| SURVEY MONUMENT PLANTED | |
| STANDARD IRON BAR | S.I.B. |
| IRON BAR | I.B. |
| ROUND IRON BAR | R.I.B. |
| IRON TUBE | I.T. |
| CUT CROSS | C.C. |
| SURVEY NAIL | P.N. |
| CONCRETE MONUMENT | C.M. |
| CUT ARROW | C.A. |
| WITNESS | WIT. |
| BRICK | Br. |
| FRAME | Fr. |
| SIDING | SID. |
| CONCRETE BASE | C.B. |
| 84-783 | plan |
| MACKAY, MACKAY & PETERS, O.L.S. | MMP |
| INST. N° 15160 C.D. | deed |
| INST. N° 131880 A.B. | deed 1 |
| INST. N° 416833 C.D. | deed 2 |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 5th DAY OF JULY, 1988.

JULY 6, 1988
DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR

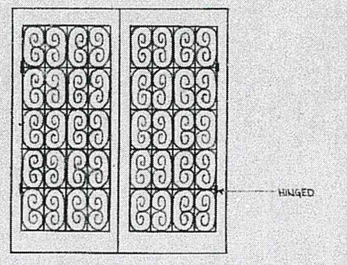
12/02/97 TUE 14:48 FAX 416 869 6282 TRUSCAN PROPERTY 002

## DOOR SCHEDULE

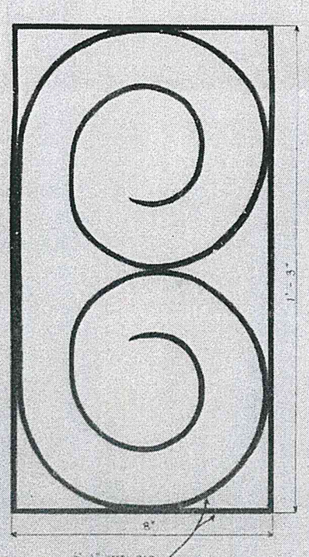
| DOOR | SIZE | MATR. | FRAME | REMARKS |
|---|---|---|---|---|
| A | 3'-0" x 7'-0" x 1¾" SOLID CORE OPENING | WOOD | AT A LATER DATE. | |
| B | 3'-0" x 7'-0" x 1¾" | H.M. | H.M. | 1½ HR. FIRE RATED - WIRED GLASS. |
| C | 2'-6" x 7'-0" x 1¾" | H.M. | H.M. | |
| D | 3'-0" x 7'-0" x 1¾" | H.M. | H.M. | |
| E | 6'-0" x 7'-0" | STEEL | | GRILLE DOOR. |
| F | 3'-0" x 7'-0" x 1¾" SPECIAL | WOOD | | SWING TYPE DOOR - HALF OF FL. SLIDES INTO DOUBLE PARTITION |
| G | | | | |
| H | BI-FOLD 3'-0" UNIT | WOOD | WOOD | |
| J | 2'-6" x 7'-0" x 1¾" | H.M. | H.M. | 1½ HR. FIRE RATED - WIRED GLASS. |
| K | 3'-0" x 7'-0" x 1¾" | WOOD | WOOD. | |

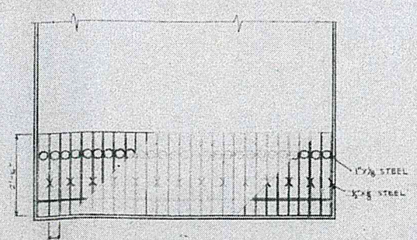
## ROOM FINISH SCHEDULE

| ROOM | NO. | FLOOR | BASE | WALLS | NORTH | EAST | SOUTH | WEST | CEILING | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| ELEV. LOBBY | 001 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| EXIST'G ELEC. ROOM | 002 | V.A.T. | RUBBER | PAINT | | | | | EXIST'G. | |
| MEN W.C. | 003 | CERAMIC TILE | CERAMIC TILE | PAINT | | | | | A.C. TILE | 4'-0" CERAMIC TILE DADO |
| CORRIDOR | 004 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| COATS | 005 | V.A.T. | RUBBER | PAINT | | | | | A.C. TILE | |
| WOMENS W.C. | 006 | CERAMIC TILE | RUBBER | PAINT | | | | | A.C. TILE | 4'-0" CERAMIC TILE DADO |
| KITCHEN [illegible] E | 007 | V.A.T. | RUBBER | PAINT | | | | | A.C. TILE | |
| READING | 008 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| STATIONARY | 009 | V.A.T. | RUBBER | PAINT | | | | | EXIST'G. PLASTER - PAINT | |
| CORRIDOR | 010 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| STORAGE | 011 | V.A.T. | RUBBER | PAINT | | | | | EXIST'G PLASTER - PAINT | |
| LOUNGE | 012 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| FIRST AID ROOM | 013 | V.A.T. | RUBBER | PAINT | | | | | A.C. TILE | |
| COUPON BOOTH | 014 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| CORRIDOR | 015 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| VAULT | 016 | CARPET | RUBBER | PAINT, CONC. | | | | | PAINT, CONC. | |
| EXIST'G. BOILER ROOM | 017 | EXIST'G. | ——— | ——— | | | | | ——— | |
| JANITOR | 018 | V.A.T. | RUBBER | PAINT, DRYWALL | | | | | EXIST'G. PAINT | |
| STAIR | 1 | CARPET | ——— | PAINT | | | | | PAINT | |
| STAIR | 2 | CARPET | ——— | PAINT | | | | | PAINT | |
| STAIR | 3 | EXIST'G. | ——— | PAINT | | | | | PAINT | |
| | | | | | | | | | | |
| LOBBY | 100 | EXIST'G. TERRAZZO | EXIST'G. | EXIST'G. MARBLE | EXIST'G. | EXIST'G. | EXIST'G. | EXIST'G. MARBLE OFF WEST WALL OF GENERAL OFFICE | A.C. TILE | USE MARBLE OFF WEST WALL OF GENERAL OFFICE |
| GENERAL OFFICE | 101 | CARPET | EXIST'G. | PAINT, EXIST'G. | | | | | A.C. TILE | |
| MANAGER | 102 | CARPET | MARBLE | PAINT | MARBLE DADO | ——— | MARBLE DADO | MARBLE DADO | A.C. TILE | MARBLE TOP DADO OFF EAST WALL OF GENERAL OFFICE |
| VESTIBULE | 103 | EXIST'G. | ——— | PAINT | | | | | A.C. TILE | |
| CONFERENCE ROOM | 104 | CARPET | EXIST'G. WOOD | PAINT | | | | | A.C. TILE | SUSPENDED EXIST'G. WOOD GRID |
| WAITING AREA | 105 | CARPET | EXIST'G. | PAINT | | | | | A.C. TILE | |
| TELLERS | 106 | CARPET | EXIST'G. | PAINT | | | | | A.C. TILE | |
| HALL | 107 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| OFFICE | 108 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| STAIR | 1 | CARPET | ——— | PAINT | | | | | A.C. TILE | |
| STAIR | 2 | EXIST'G. | ——— | PAINT | | | | | PAINT | |
| | | | | | | | | | | |
| ELEV. LOBBY | 200 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| ASS'T MGR. | 201 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| BOOK VAULT | 202 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| MACHINE ROOM | 203 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| GENERAL OFFICE | 204 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| LOBBY | 205 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| MEN W.C. | 206 | CERAMIC TILE | CERAMIC TILE | PAINT | | | | | A.C. TILE | 4'-0" CERAMIC TILE DADO |
| JAN. | 207 | EXIST'G. | EXIST'G. | PAINT | | | | | A.C. TILE | |
| LADIES REST ROOM | 208 | EXIST'G. | EXIST'G. | PAINT | | | | | A.C. TILE | |
| STAIR | 2 | EXIST'G. | ——— | PAINT | | | | | PAINT | |
| | | | | | | | | | | |
| ELEV. LOBBY | 300 | CARPET | RUBBER | PAINT | | | | | A.C. TILE | |
| OFFICE WALL | 301 | REMOVE CERAMIC TILE & MIRROR OFF | | TILES | | | | | | |
| LOBBY | 302 | CARPET | | | | | | | | |
| MEN W.C. | 303 | CERAMIC TILE | CERAMIC TILE | PAINT | | | | | A.C. TILE | |
| LADIES REST ROOM | 304 | EXIST'G. | ——— | PAINT | | | | | A.C. TILE | |
| EXIST'G. CORRIDOR | 305 | V.A.T. | EXIST'G. | PAINT | | | | | A.C. TILE | |
| STAIR | 2 | EXIST'G. | ——— | PAINT | | | | | PAINT | |

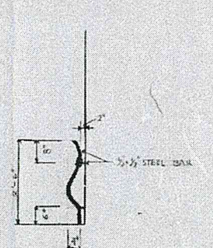



SCALE ½" = 1'-0"
OUTSIDE DOORS




FRONT VIEW
SCALE ½" = 1'-0"




SIDE VIEW
SCALE ½" = 1'-0"

TYPICAL WINDOW RAILING
JOB MEASURE

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Roscoe
Stienstra
Haverty
Rankin

Architects
&
Engineer

135 James St. S.
Hamilton 10 Ont.
528-1117


STANLEY M. ROSCOE ONTARIO ASSOCIATION OF ARCHITECTS MEMBER

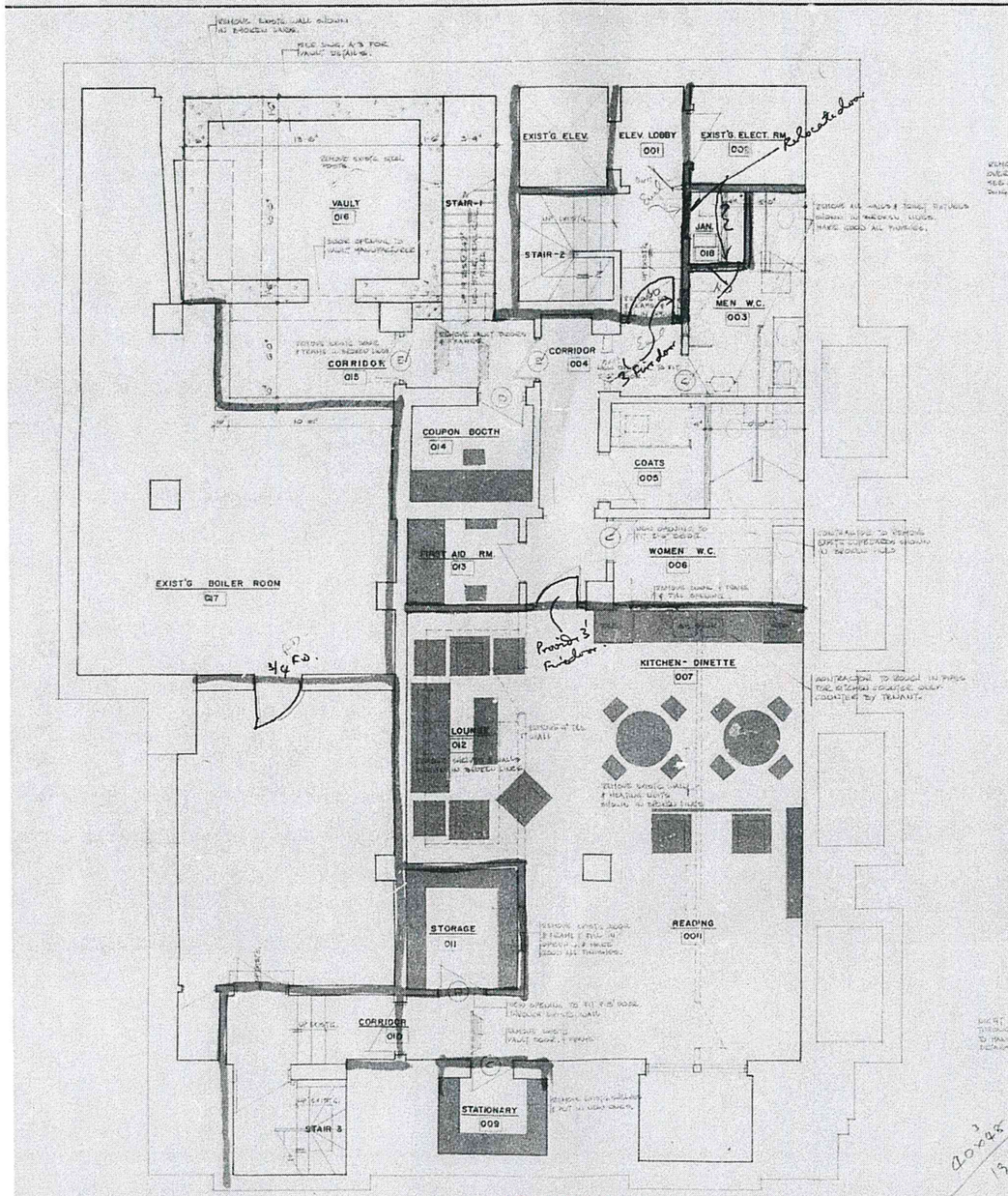
Mercantile
Bank
of
Canada

HAMILTON ONT.

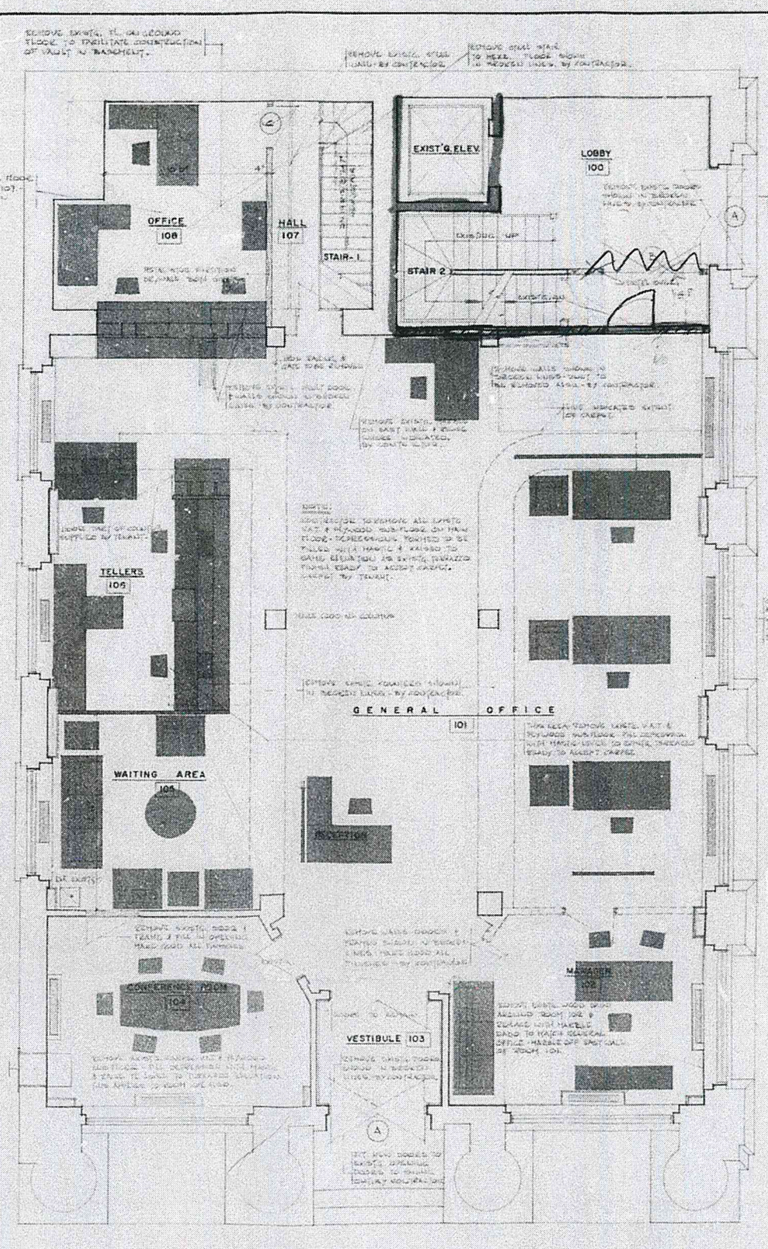
Job No. 7314
Dwn. By
Scale AS SHOWN
Date AUG. 73.

DOOR & ROOM FINISH SCHEDULE

No. A-5 of




BASEMENT PLAN




GROUND FLOOR PLAN

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Mech/elec
HVAC, PR
Ex. S.

Group D
3.2.2.30
Comb/non-comb.

3 Storeis
PR non comb 1 hr
other FR
Roof } 3/4 hr

Roscoe
Stienstra
Haverty
Rankin

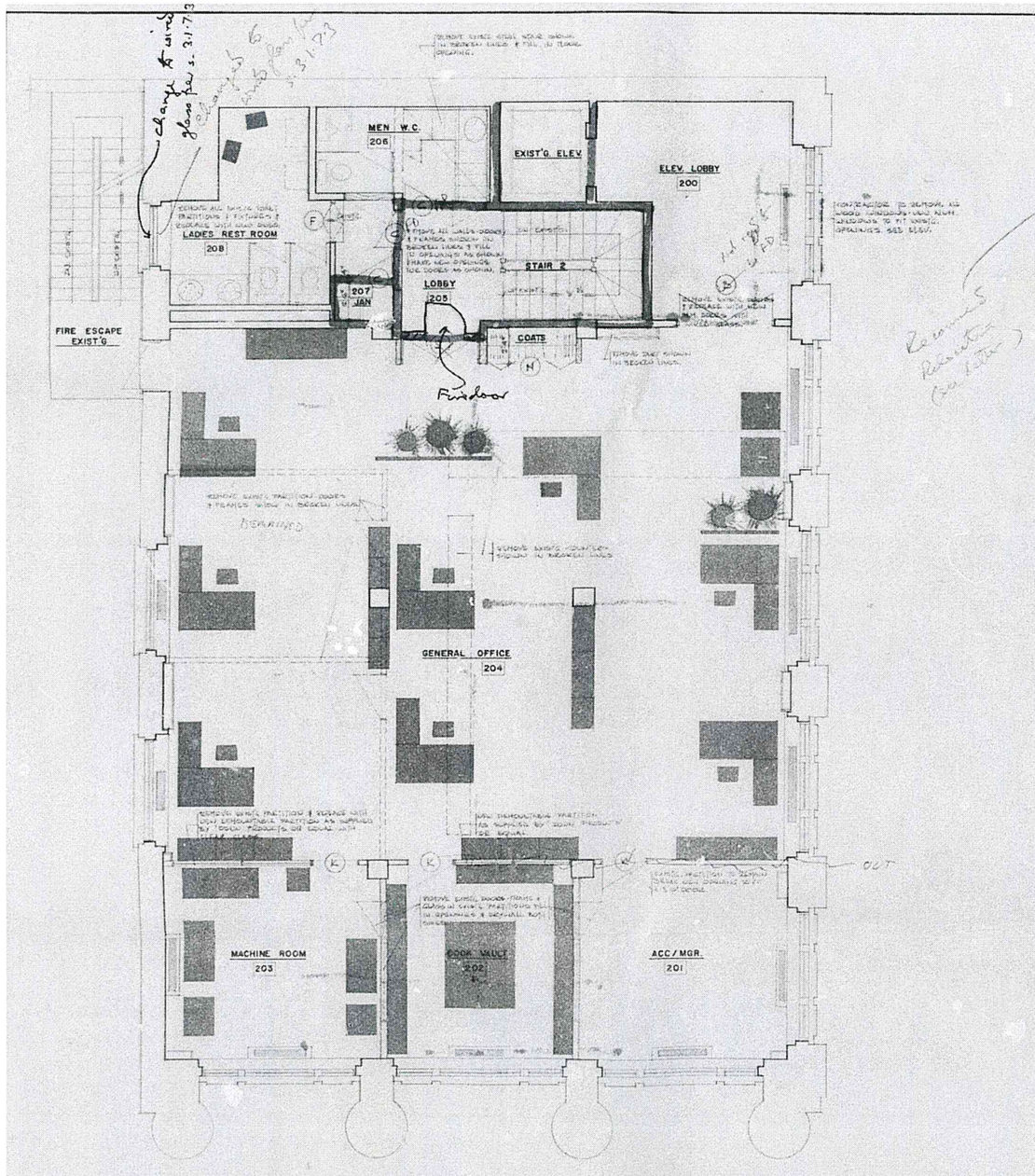
Architects
&
Engineer

135 James St. S.
Hamilton 10 Ont.
528-1117

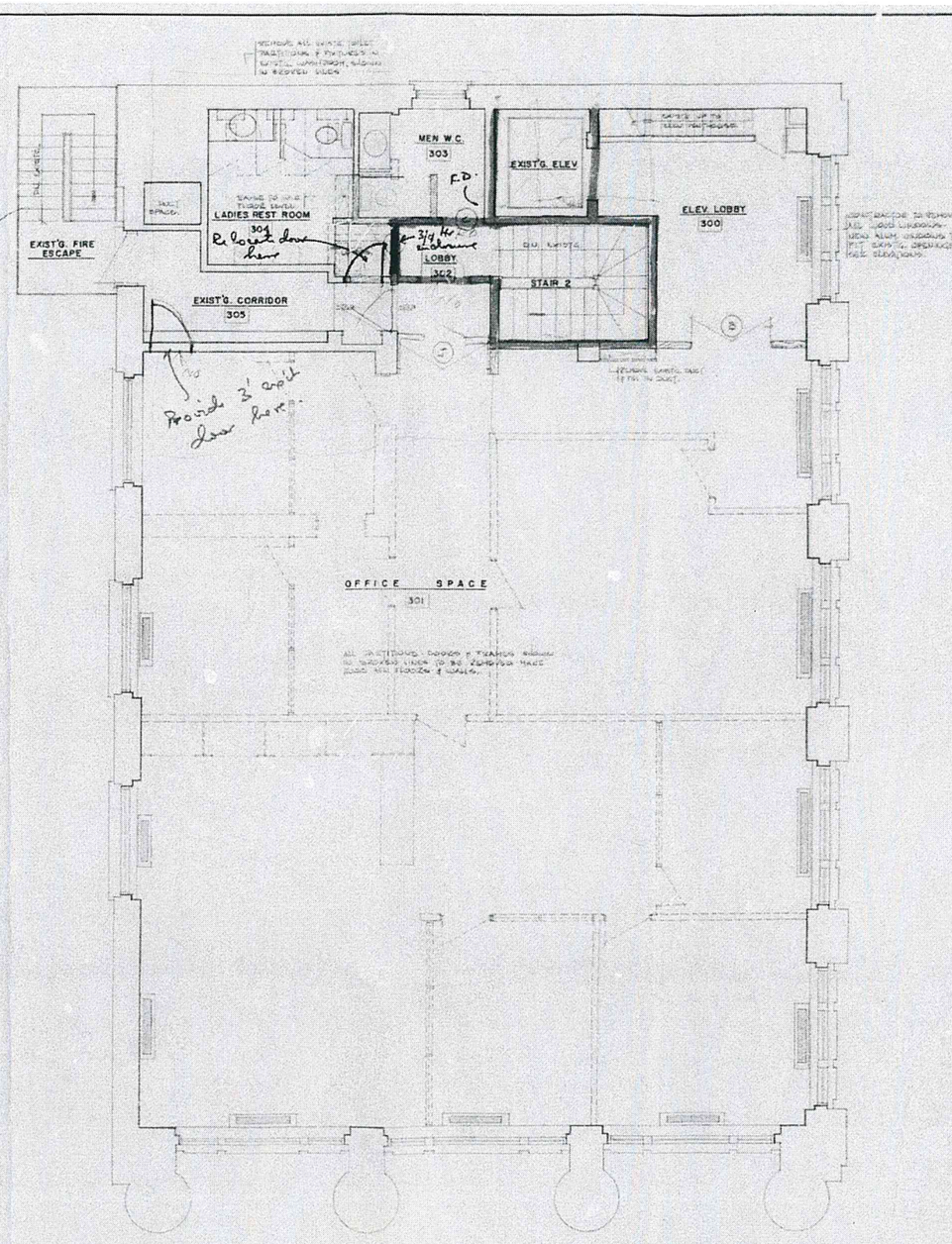
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Canada

HAMILTON ONT.

Job No. 7314
Dwn. By
Scale
Date
BASEMENT & GROUND FLOOR PLAN
No. A-1 of




SECOND FLOOR PLAN




THIRD FLOOR PLAN

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Architects
&
Engineer

135 James St. S.
Hamilton 19 Ont.
528-1117

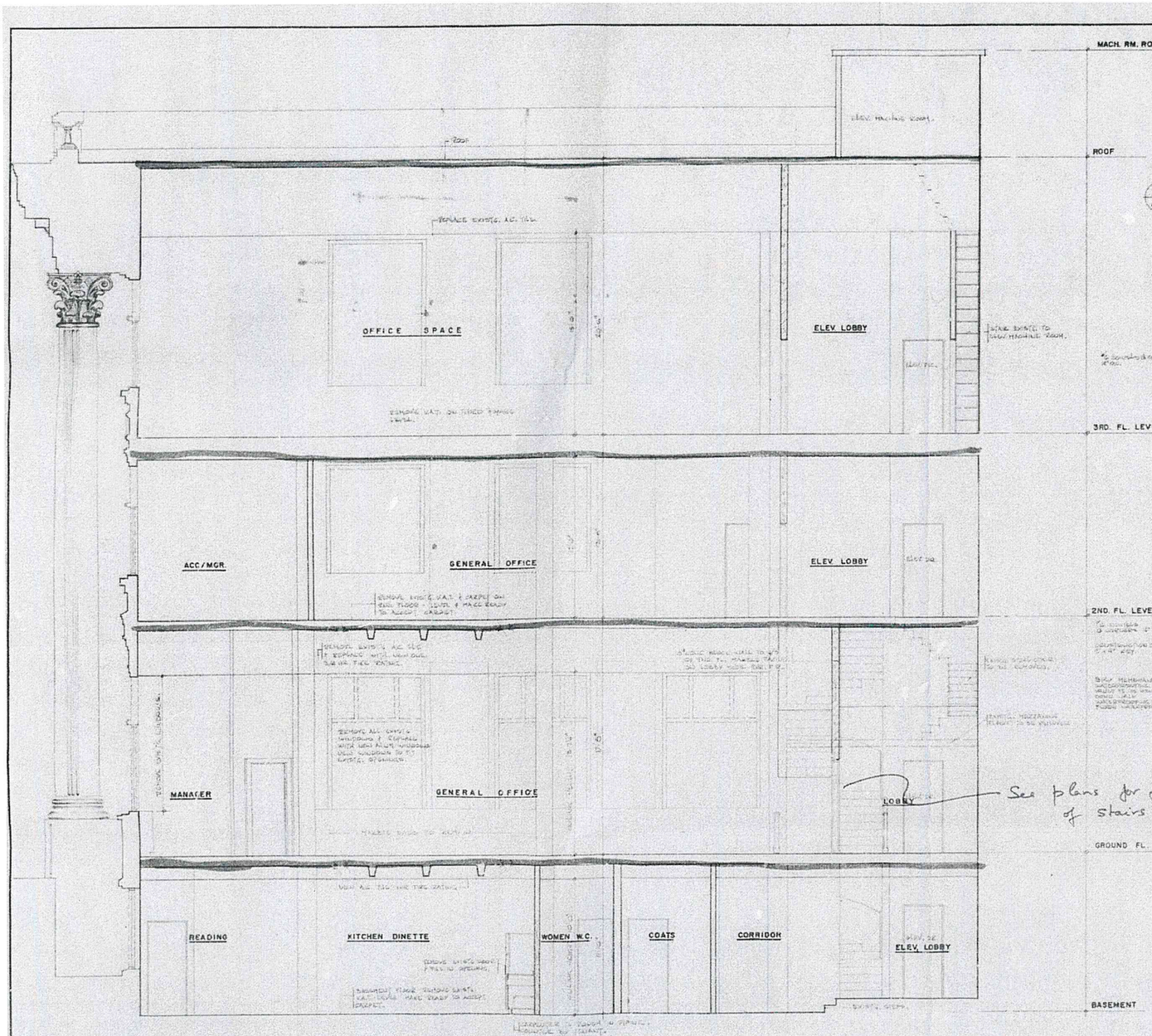
Mercantile
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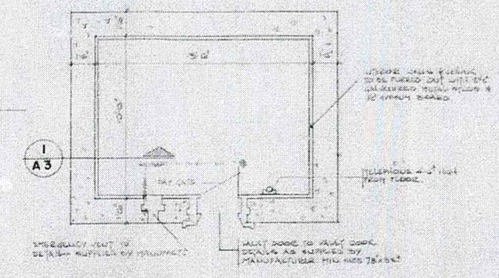
Job No. 7314
Dwn. By
Scale
Date

SECOND & THIRD FLOOR PLAN

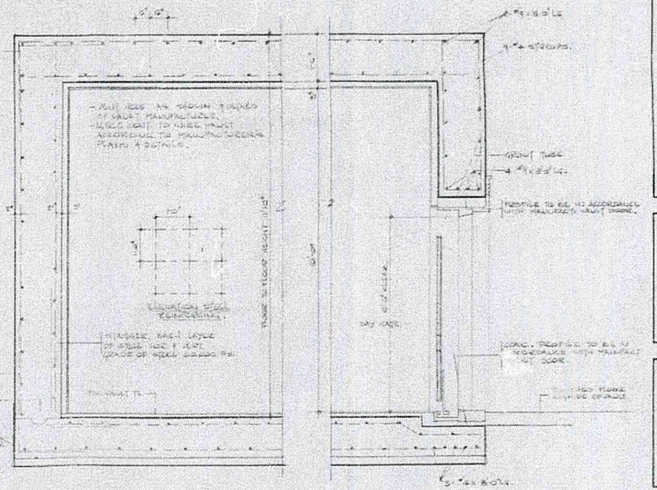
No. A-2 of




CROSS SECTION




VAULT PLAN




SECTION I/A3

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I

**Roscoe Stienstra Haverty Rankin**

Architects
&
Engineer

135 James St. S.
Hamilton 10 Ont.
528-1117

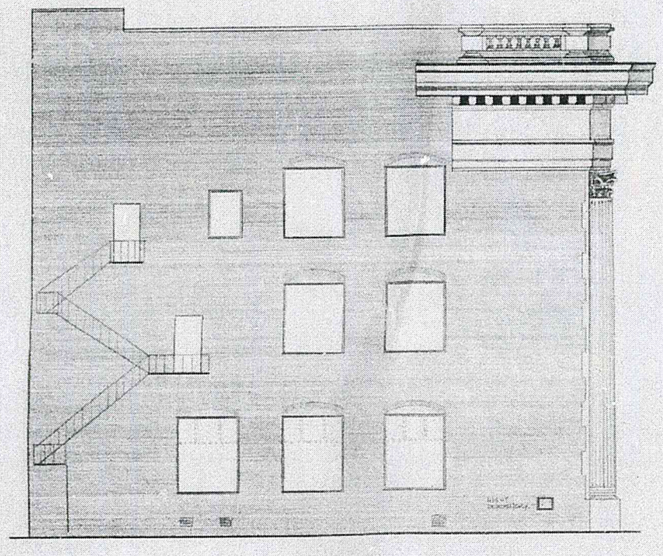
Mercantile Bank of Canada

HAMILTON ONT.

Job No. 7314
Dwn. By
Scale
Date

SECTION & DETAILS

No. A-3 of



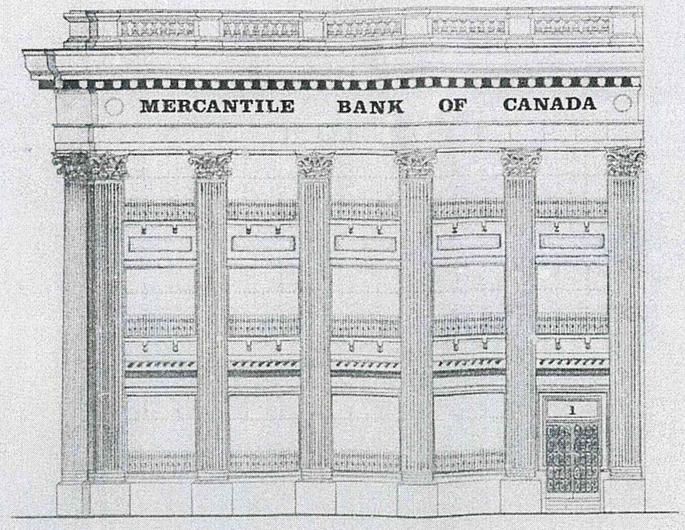
NORTH ELEVATION

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Apply separately for all new signs




WEST ELEVATION




SOUTH ELEVATION

NOTES:
SEE A5 FOR ALL SIGNS, HOURS & BUILDING ISSUE ON ELEVATIONS.
EXISTING LIGHT FIXTURES TO REMAIN - NEW SIGNAGE TREATMENT.
EXISTING AWNINGS TO BE REMOVED. NEW ALUM. AWNINGS TO BE INSTALLED.
ALL WORKS & MATERIALS ALONG PROPERTY LINES TO BE PAINTED.

Roscoe
Stienstra
Haverty
Rankin

Architects
&
Engineer

135 James St. S.
Hamilton 10 Ont.
528-1117

STANLEY M. ROSCOE ONTARIO ASSOCIATION OF ARCHITECTS ARCHITECT

A.P.E.O. MEMBER

Mercantile
Bank
of
Canada

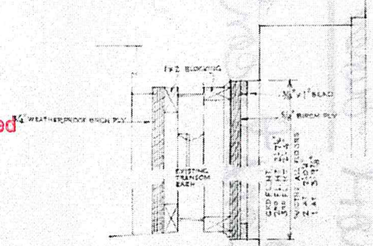
HAMILTON, ONT.

Job No. 7314
Dwn. By M.J.R.
Scale 1/4" = 1'-0"
Date JULY 73

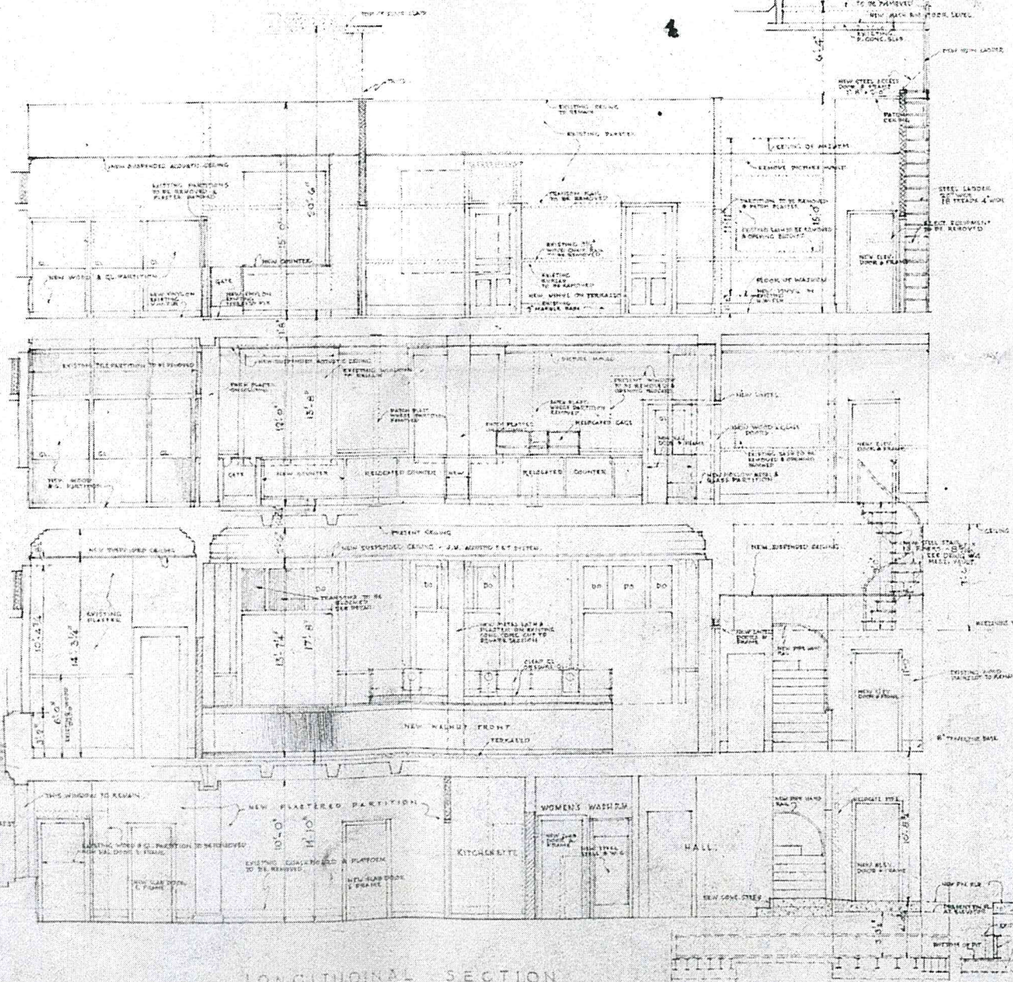
Elevations

No. A-4 of

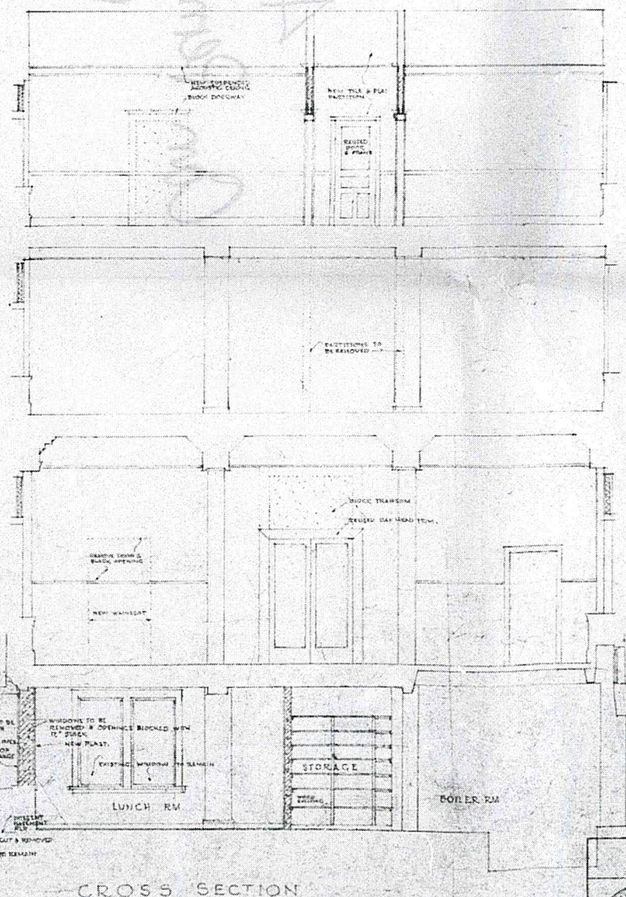
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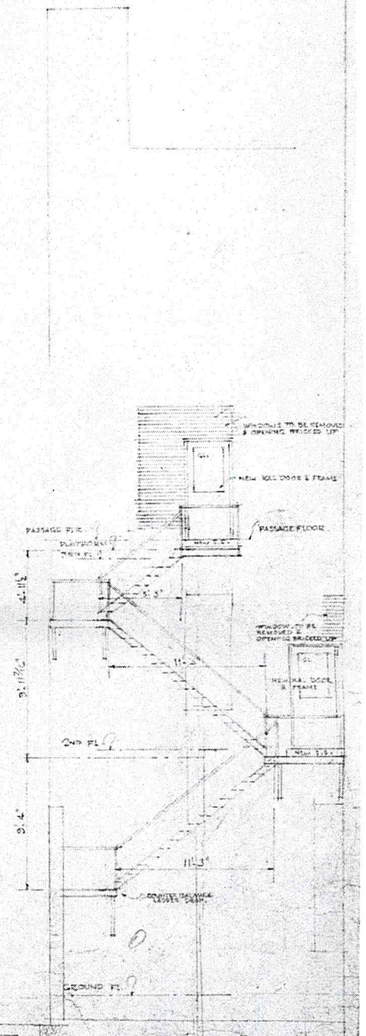
SECTION THRO WINDOW TRANSOM SASH SHOWING PLYWOOD BLOCKING
SCALE 3"=1'-0"



LONGITUDINAL SECTION

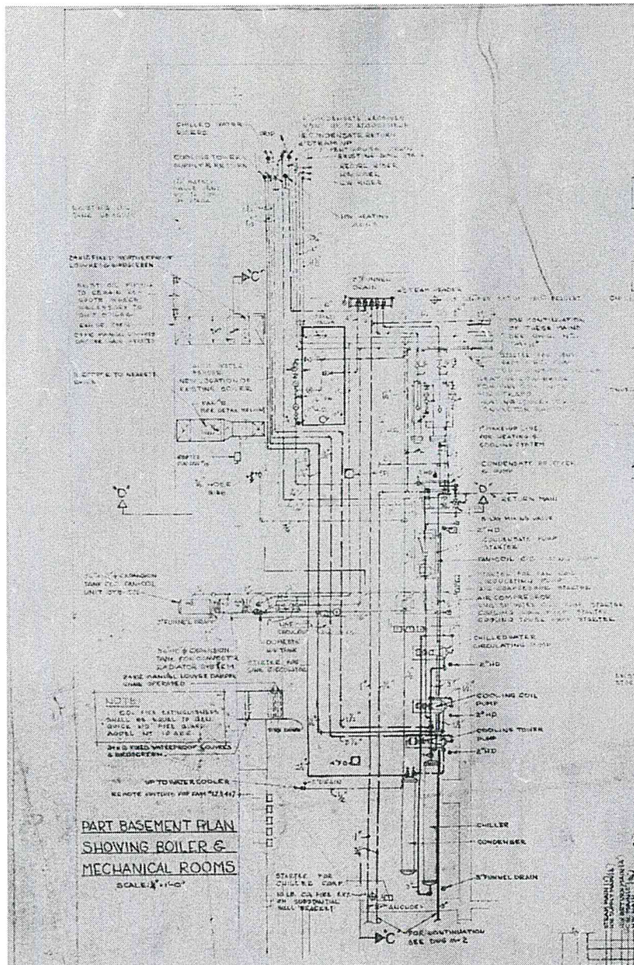


CROSS SECTION
@ Rear about fire ladder



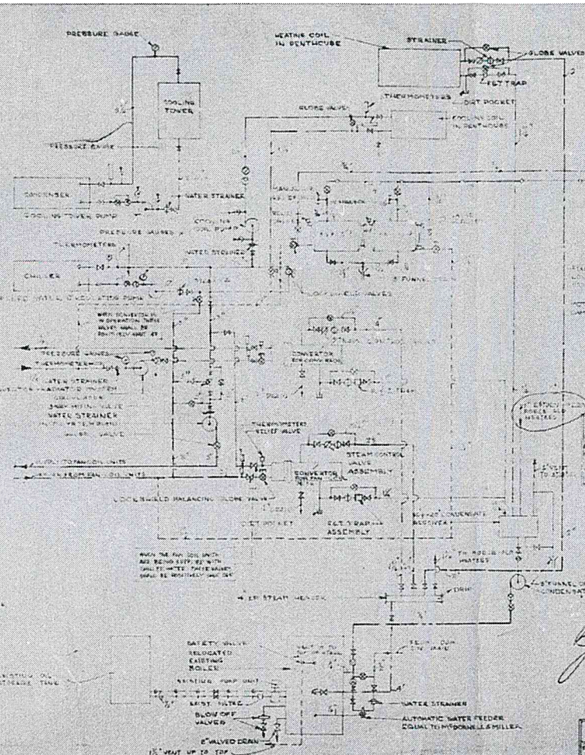
ELEVATION OF FIRE ESCAPE
(NORTH ELEVATION)

HUSBAND & WALLACE ARCHITECTS
30 HUNTER ST. WEST
CANADA PERMANENT
EXISTING CONDITIONS & NEW WORK
SECTIONS
1/4"=1'-0"
5



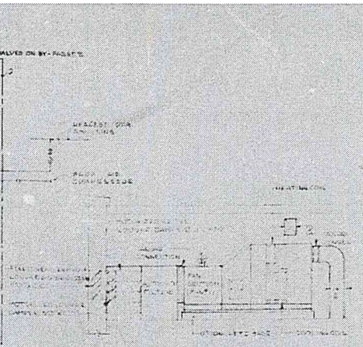
PART BASEMENT PLAN SHOWING BOILER & MECHANICAL ROOMS

SCALE 1/8" = 1'-0"

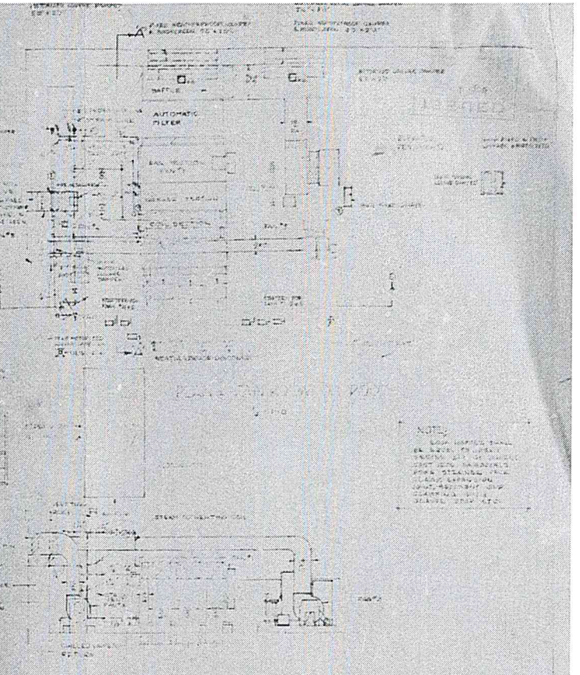


SCHEMATIC LAYOUT of PIPING IN BOILER & MECHANICAL ROOMS

N.T.S.



SECTION A-A



SECTION B-B

COIL SCHEDULE

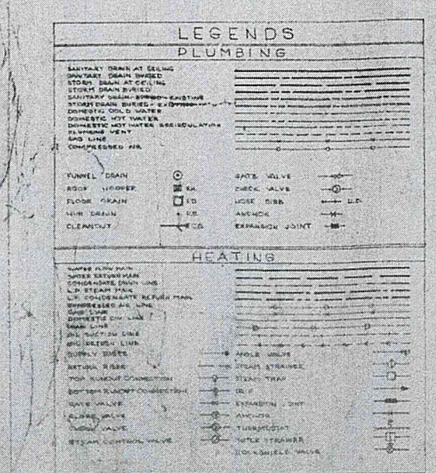
| COIL NO. | LOCATION | MAKE | WIDTH | NTL | FACE AREA | RANGE | CONTROL | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 1 | FAN ROOM | | 4' | | | | | |
| 2 | FAN ROOM | | 3' | | | | | |
| 3 | FAN ROOM | | 3' | | | | | |

FAN SCHEDULE

| FAN NO. | NAME | LOCATION | CFM | S.P. | H.P. | SIZE | ISOLATION | REMOTES | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| 1 | GENERAL SUPPLY | FAN ROOM | 4230 | 1/2 | 2 | 3 SWSWC | SEE ELASTOMOUNTS | MECH. EQUIP. ROOM | TRANE MULTI-ZONE CLIMATE CHANGER |
| 2 | GENERAL EXHAUST | FAN ROOM | 3440 | 1/2 | 3/4 | 445 | KOOLFOND DUPLEX | MECH. EQUIP. ROOM | CENT. TYPE BL. SWSI. CL. |
| 3 | TOILET EXHAUST | FAN ROOM | 300 | 1/2 | 1/6 | 245 | KOOLFOND DUPLEX | MECH. EQUIP. ROOM | CENT. TYPE BL. SWSI. CL. |
| 4 | LUNCH RM. EXH. | FAN ROOM | 600 | 1/2 | 1/6 | 175A | A.E.R. ELASTOMOUNTS | MECH. EQUIP. ROOM | CENT. BELTED VENTSET |
| 5 | FAN RM. EXH. | FAN ROOM | 500 | 1/2 | 1/6 | R-A-BA | NONE | NONE | SHELDON'S TYPE 70 ARROWFLOW FAN |
| 6 | BOILER RM. SUPPLY | MECH. EQUIP. RM. | 950 | 1/2 | 1/6 | RV-178 | NONE | NATURE | SHELDON'S TYPE 70 ARROWFLOW FAN |
| 7 | COOLING TOWER | ROOF | 12,500 | | 1 1/2 | PR150 | A.E.R. ELASTOMOUNTS | MECH. EQUIP. ROOM | MARLEY PERMA-TORQUE COOLING TOWER |

NOTE

LOW WATER CUTOFF SHALL BE EQUAL TO SELL ORICE NO. 9185 SLAVE ANGLE NO. 10 AXE.



LEGENDS

PLUMBING

SANITARY DRAIN AT CEILING
SANITARY DRAIN BURIED
STORM DRAIN AT CEILING
STORM DRAIN BURIED
SANITARY MAIN - EXISTING
STORM DRAIN BURIED - EXISTING
DOMESTIC COLD WATER
DOMESTIC HOT WATER
DOMESTIC HOT WATER RECIRCULATING
PLUMBING VENT
GAS LINE
COMPRESSED AIR

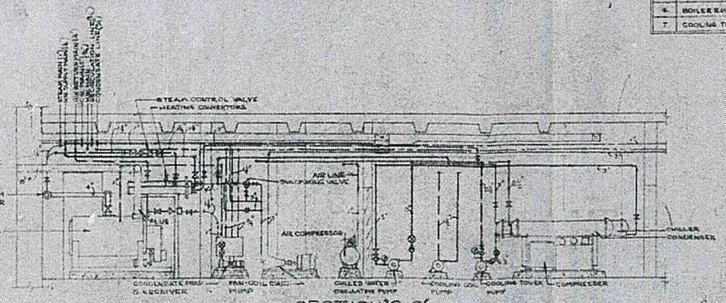
FUNNEL DRAIN
ROOF HOOPER
FLOOR DRAIN
HUB DRAIN
CLEANOUT

GATE VALVE
CHECK VALVE
HOSE BIBB
ANGLE VALVE
EXPANSION JOINT

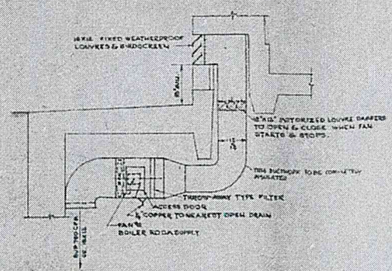
HEATING

SUPPLY FLOW MAIN
WATER RETURN MAIN
CONDENSATE DRAIN LINE
L.P. STEAM MAIN
L.P. CONDENSATE RETURN MAIN
COMPRESSED AIR LINE
GAS LINE
DOMESTIC DW LINE
MAIN LINE
OIL SUCTION LINE
OIL RETURN LINE

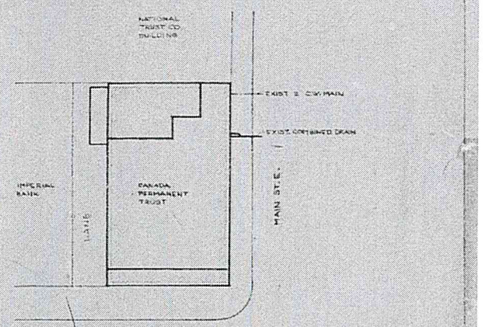
ANGLE VALVE
STEAM STRAINER
STEAM TRAP
GLOBE
EXPANSION JOINT
ANCHOR
TURBULATOR
WATER STRAINER
LOCK SHIELD VALVE



SECTION 'C-C'

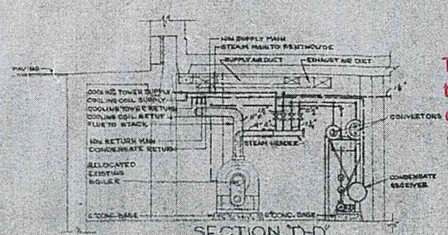


DETAIL OF BOILER R/M. SUPPLY FAN



PLOT PLAN

SCALE - 1" = 20'-0"



SECTION 'D-D'

SECTIONS of BOILER & MECHANICAL ROOMS

SCALE 1/4" = 1'-0"

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Group Plumbing & Htg
Canada pursuant to By-Law

PLUMBING, HEATING & AIR-CONDITIONING

| REVISIONS | | | |
|---|---|---|---|
| DATE | DETAILS | BY | |

| | |
|---|---|
| SCALE | 1/8" SHOWN |
| DATE | |
| DRAWN BY | D.L.C. W.A.K. |
| CHECKED BY | W.A.C. |

ALTERATIONS TO CANADA PERMANENT TRUST MORTGAGE CORPORATION
JAMES STREET S. HAMILTON, ONTARIO.

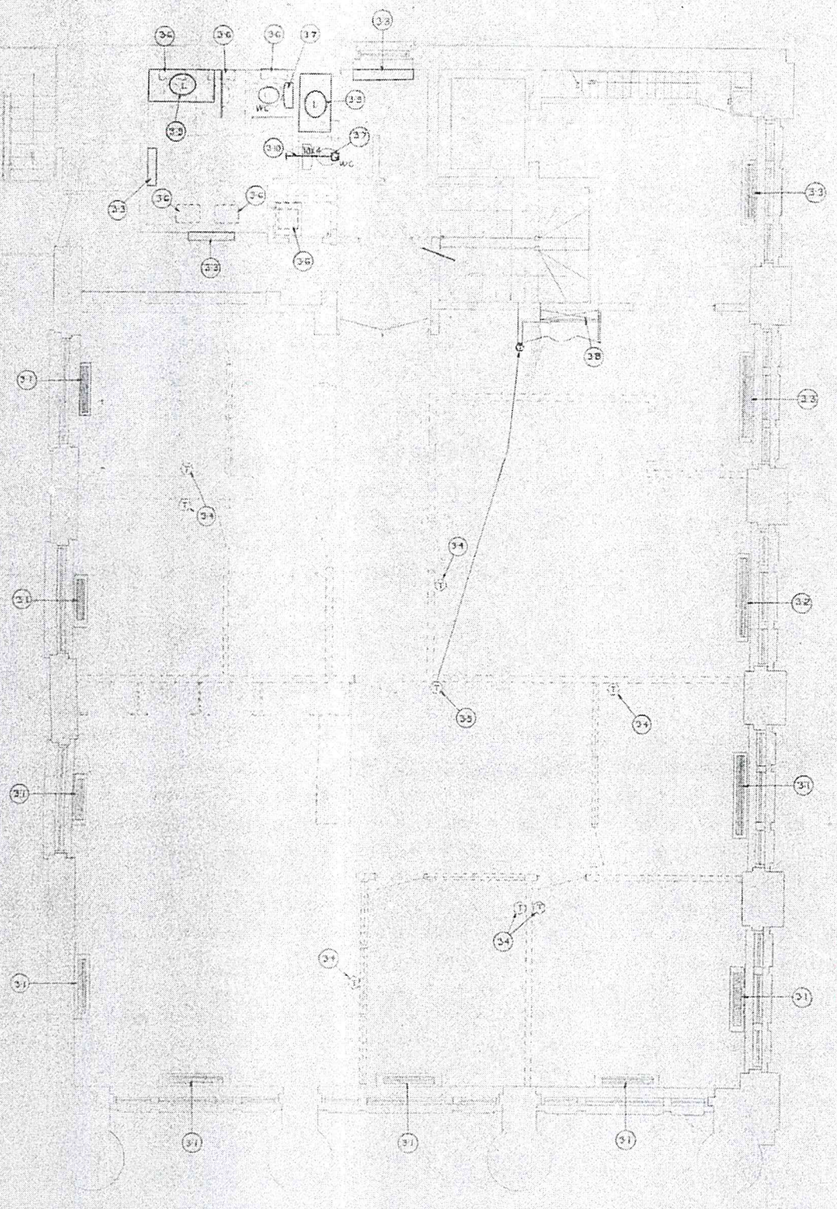
PLANS & SECTIONS

HUSBAND & WALLACE
ARCHITECTS
20 HUNTER ST. W. HAMILTON, ONTARIO

H. H. ANGUS & ASSOCIATES LTD.
CONSULTING ENGINEERS
143 JAMES ST. S. HAMILTON, ONTARIO.

PROJECT No. 975

DRAWING No. A-1




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

## GENERAL NOTES

3.1 EXISTING FAN COIL UNIT - FAN MOTOR OPERATING.
3.2 EXISTING FAN COIL UNIT REBALANCE.
3.3 EXISTING HEATING CONVECTOR TO REMAIN UNCHANGED.
3.4 SPACE IS UNFINISHED REMOVE THERMOSTATS AND STORE UNTIL SPACE IS LEASED. CAP LINES TO PREVENT AIR LEAKS.
3.5 RELOCATE THERMOSTAT.
3.6 EXISTING PLUMBING FIXTURE - REMOVE FIXTURE, WATER PIPING, D.W.V., AND CAP PIPING FLUSH TO SUIT.
3.7 RELOCATE AND RE-USE EXISTING WATER CLOSET.
3.8 EXISTING DUCT TO REMAIN.
3.9 SUPPLY AND INSTALL NEW COUNTER TOP LAV.
3.10 INSTALL NEW FACT C/W EXHAUST GRILLE AND SOUND ATTENUATION. CONNECT TO EXISTING EXHAUST DUCT IN WOMEN'S WASHROOM.

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NOTE: SEE DRAWING M-2 FOR GENERAL CONDITIONS.

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M-73-3

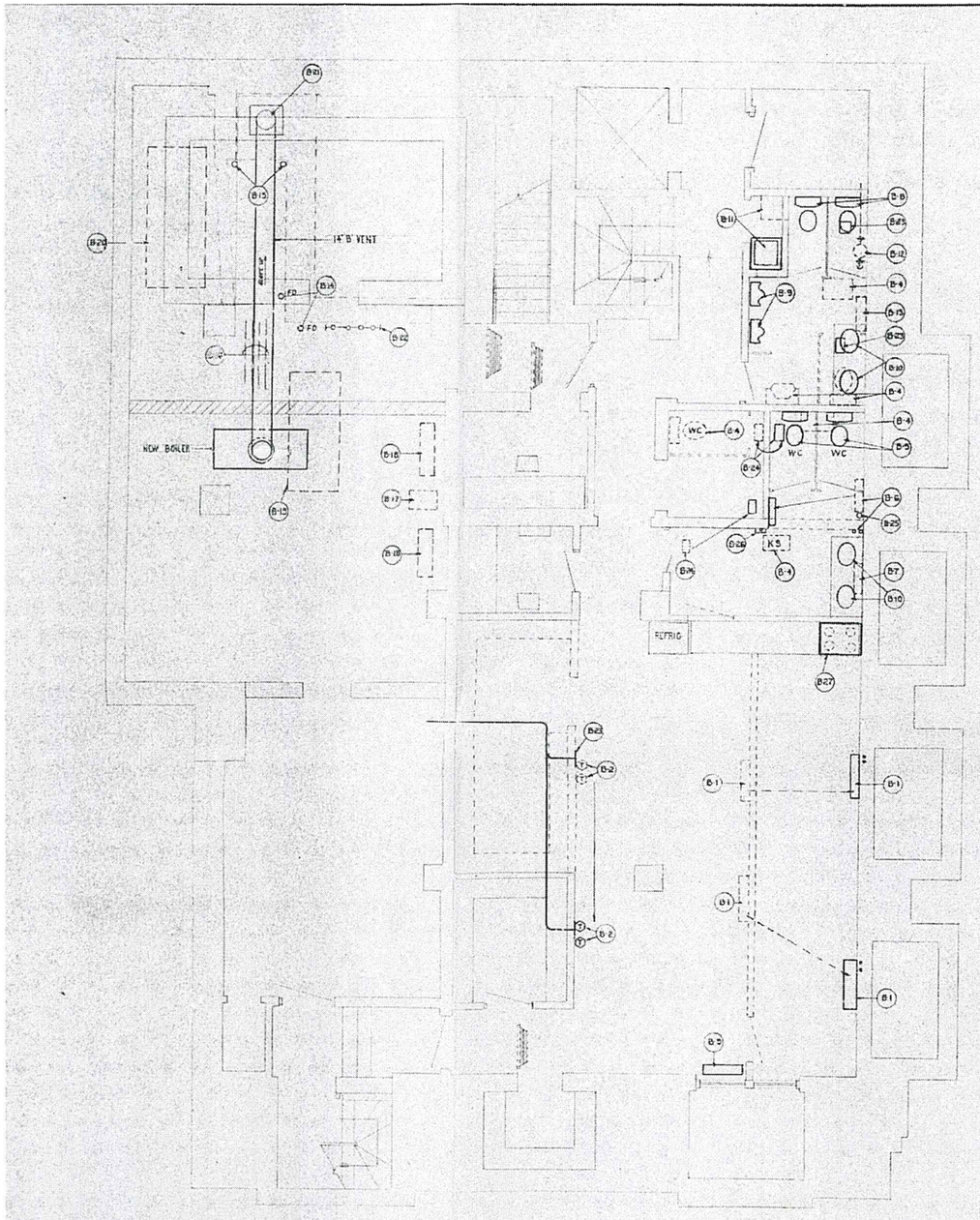
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Job No. 7314
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Date

HEATING, PLUMBING
VENTILATING

No. M-4




BASEMENT LAYOUT
SCALE 1/8"-1'-0"

## GENERAL NOTES

(B1) EXISTING FAN COIL UNIT RELOCATED - EXTEND AND RECONNECT BRANCH RUN OUTS. CHASE PIPING IS OUTSIDE WALL FURRING DROP TO UNITS.

(B2) EXISTING THERMOSTATS RELOCATE.

(B3) EXISTING FAN COIL UNIT TO REMAIN.

(B4) REMOVE EXISTING PLUMBING FIXTURE, WATERPIPING, DWV. REMOVE AND CAP PIPING FLUSH WITH WALL CEILING OR FLOOR.

(B5) SUPPLY AND INSTALL NEW WATERCLOSETS.

(B6) REMOVE EXISTING HEATING PIPE DROP RUNOUT TO CONVECTOR RELOCATE CONVECTOR TO CLEAR TOILET PARTITION.

(B7) REMOVE CONVECTOR.

(B8) RE USE TWO EXISTING WATERCLOSETS IN NEW LOCATION.

(B9) SUPPLY AND INSTALL NEW URINALS.

(B10) SUPPLY AND INSTALL NEW COUNTER TOP LAV'S.

(B11) RELOCATE EXISTING JANITOR SINK.

(B12) RELOCATE EXISTING WATER METER TO ELECTRICAL ROOM AND RECONNECT PIPING. INSULATE.

(B13) RELOCATE CONVECTOR TO CLEAR VANITY AND PIPING TO SUITE .

(B14) EXISTING FLOOR DRAINS TO BE CAPPED.

(B15) EXISTING PLUMBING STACKS TO BE OFFSET ABOVE TO CLEAR NEW VAULT.

(B16) EXISTING STEAM, CONDENSATE, CHILLED WATER, DOMESTIC WATER MAINS, OFFSET TO ABOVE NEW VAULT.

(B17) CONDENSATE TANK AND PUMP REMOVE.

(B18) STEAM TO WATER HEAT EXCHANGERS, REMOVE AND PIPE HOT WATER MAINS TO NEW HEATING BOILER.

(B19) STEAM BOILER - REMOVE COMPLETELY.

(B20) OIL TANK AND PIPING REMOVE COMPLETELY.

(B21) EXISTING CHIMNEY BOTTOM SECTION TO BE REMOVED, INSTALL ALUMINUM LINER IN EXISTING STACK FOR GAS FIRING. INSTALL TYPE "B" VENT FROM NEW HOT WATER BOILER OFFSET ABOVE NEW VAULT TO EXISTING STACK. CHECK FOR CORRECT SIZE.

(B22) EXISTING STEAM HEADER AND CONDENSATE PIPING REMOVE COMPLETELY.

(B23) EXISTING DUCTS AND GRILLES TO REMAIN.

(B24) EXISTING GRILLES - RELOCATE AS SHOWN.

(B25) RELOCATE FLOOR DRAIN TO UNDER VANITY. CONCEAL DRAIN IN WALL.

(B26) RELOCATE OR OTHERWISE PROVIDE FOR TRAP SEAL PRIMER.

(B-27) H-25 SHTONE OR EQUAL, EXHAUST HOOD AND FAN C/W CHARCOAL ODOR FILTER AND MESH GREASE FILTER. COLOUR AS SELECTED BY OWNER.

DRAWING SCHEDULE

M-1 BASEMENT LAYOUT
M-2 FIRST FLOOR LAYOUT
M-3 SECOND FLOOR LAYOUT
M-4 THIRD FLOOR LAYOUT
E-1 BASEMENT & GROUND FLOORS
E-2 SECOND & THIRD FLOORS
E-3 RISERS

NOTE: SEE DRAWING M-2 FOR GENERAL CONDITIONS.

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PROFESSIONAL ENGINEERS MECHANICAL G. E. ELLIOTT PROVINCE OF ONTARIO

M-73-E

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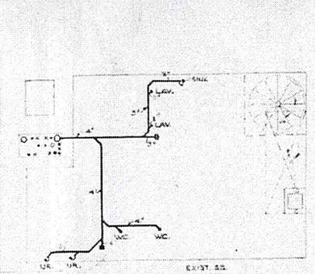
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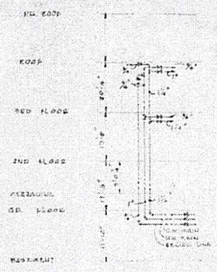
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VAULT on MEZZANINE BETWEEN 1ST & 2ND FLOORS.

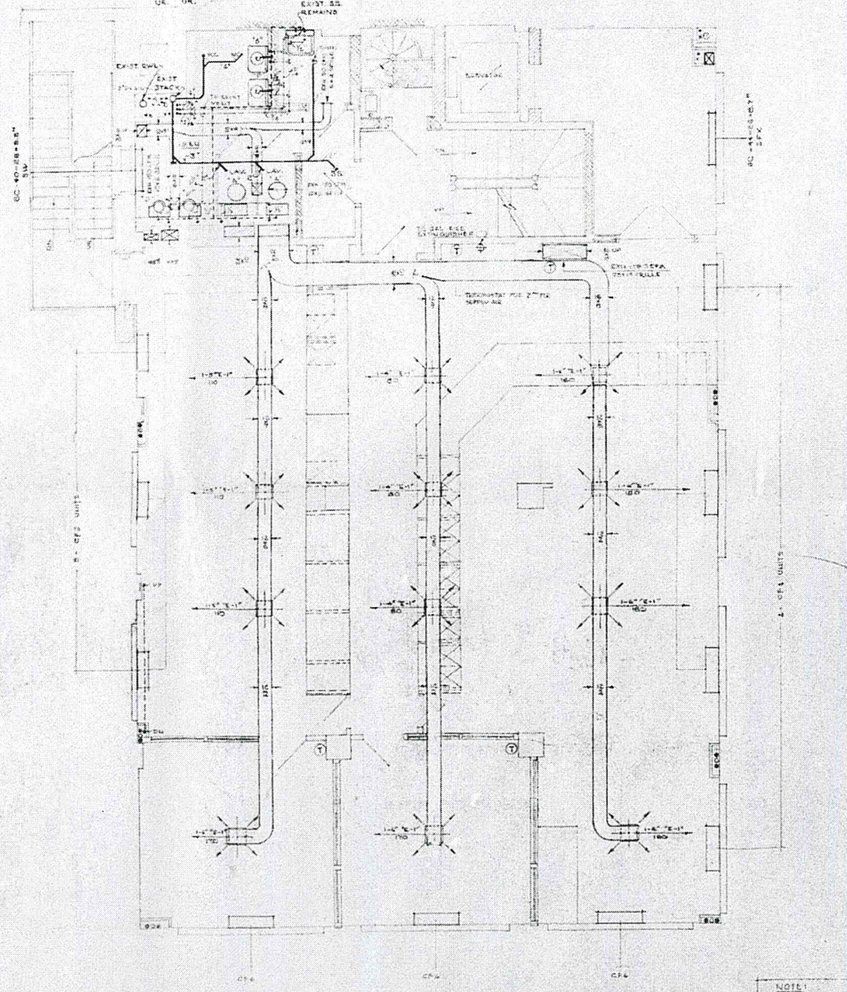
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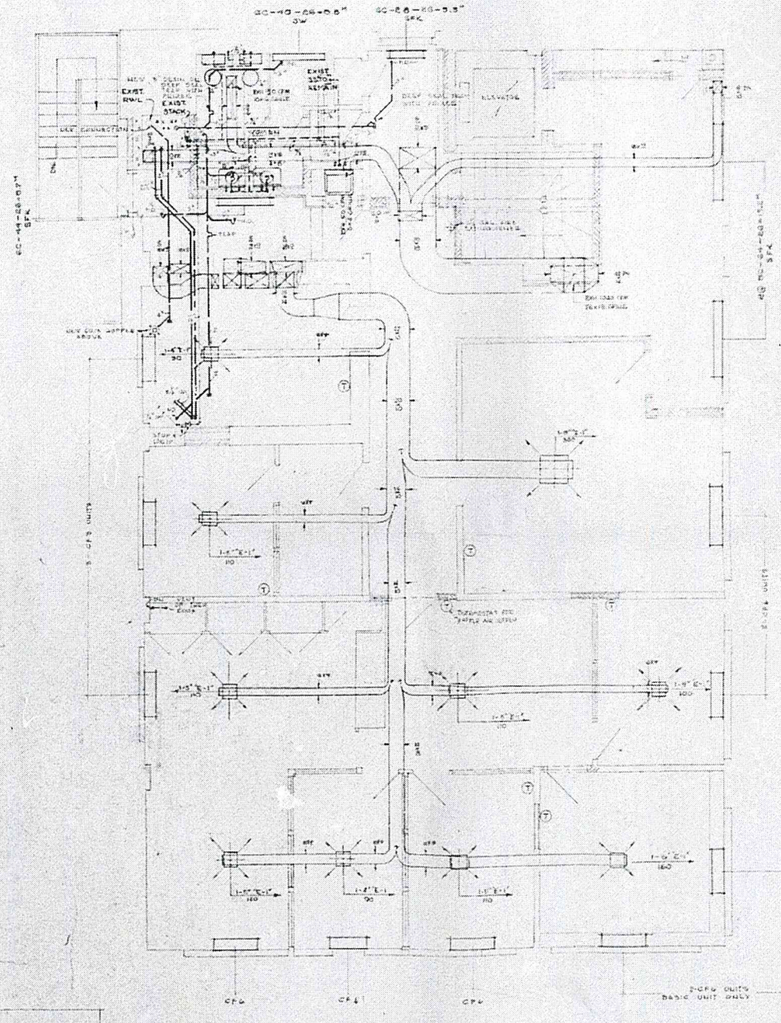
WATER RISER DIAGRAM

N.T.S.



2ND FLOOR PLAN

NOTE:
FIRE EXTINGUISHERS ON GROUND, 2ND AND 3RD FLOORS SHALL BE PRESSURIZED WATER TYPE EQUAL TO GENERAL GUIDE NO. A3015, ULC MOUNTED ON VERTICAL WALL BRACKETS.



3RD FLOOR PLAN

PLUMBING, HEATING & AIR-CONDITIONING

| REVISIONS | | | |
|---|---|---|---|
| DATE | DETAILS | BY | |

SCALE: 1/4"=1'-0"
DATE:
DRAWN BY: GC, GK, WMD
CHECKED BY: WMD

ALTERATIONS TO CANADA PERMANENT TRUST & MORTGAGE CORPORATION
JAMES STREET S. HAMILTON, ONTARIO.

FLOOR PLANS

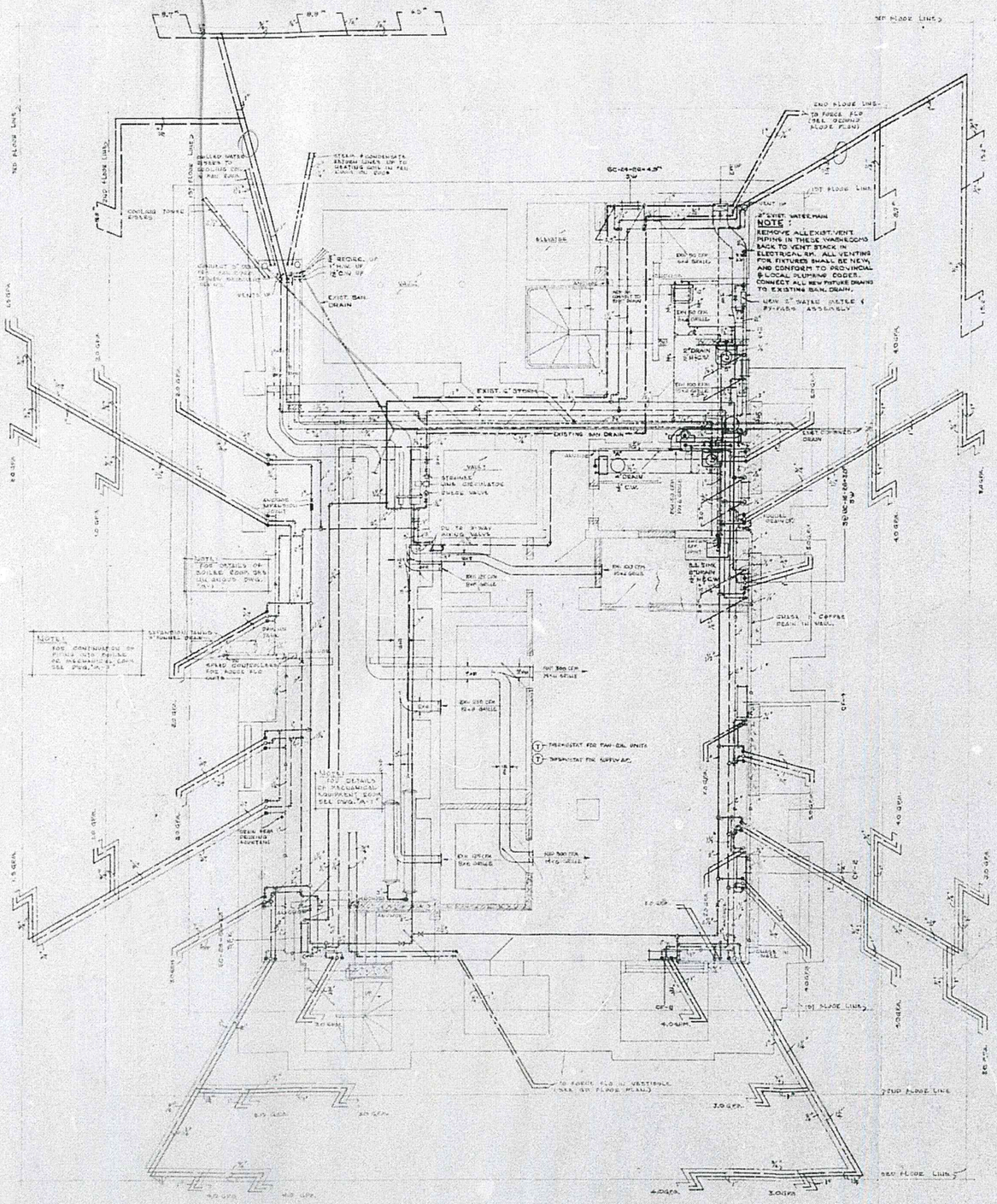
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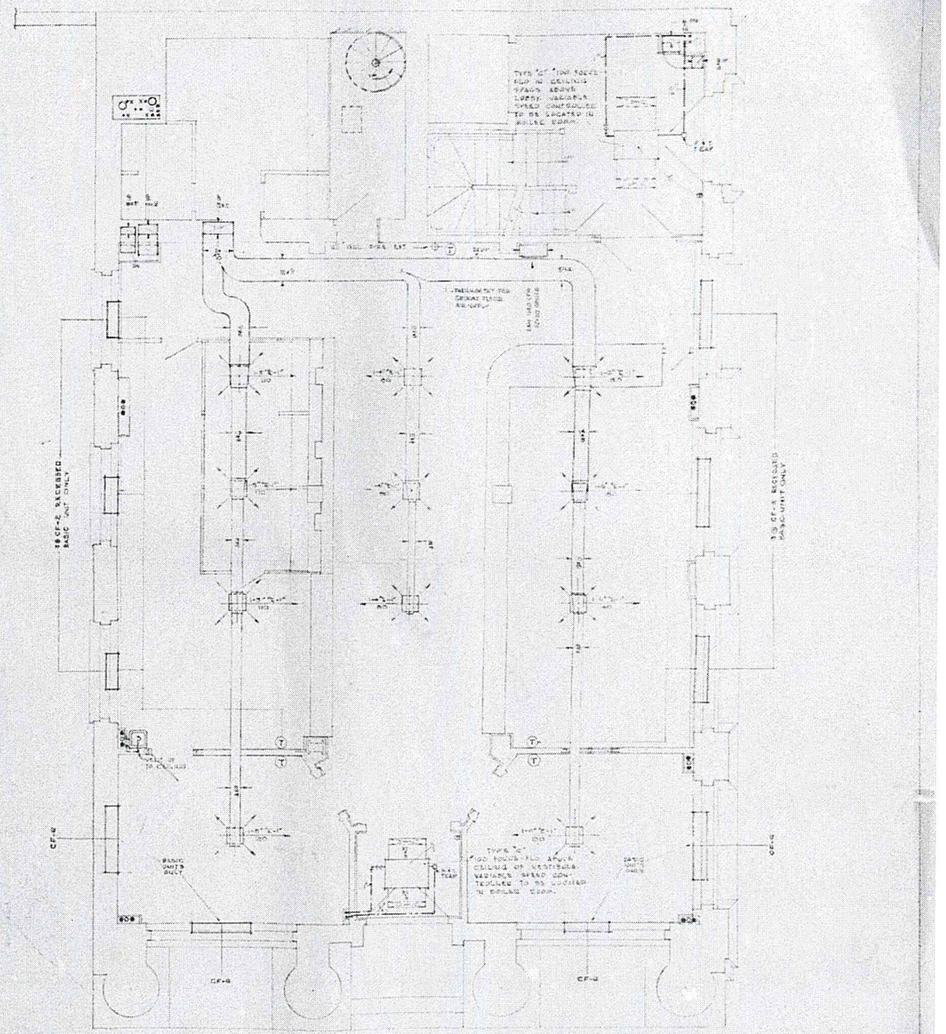
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PROJECT No. 975

DRAWING No. M-3

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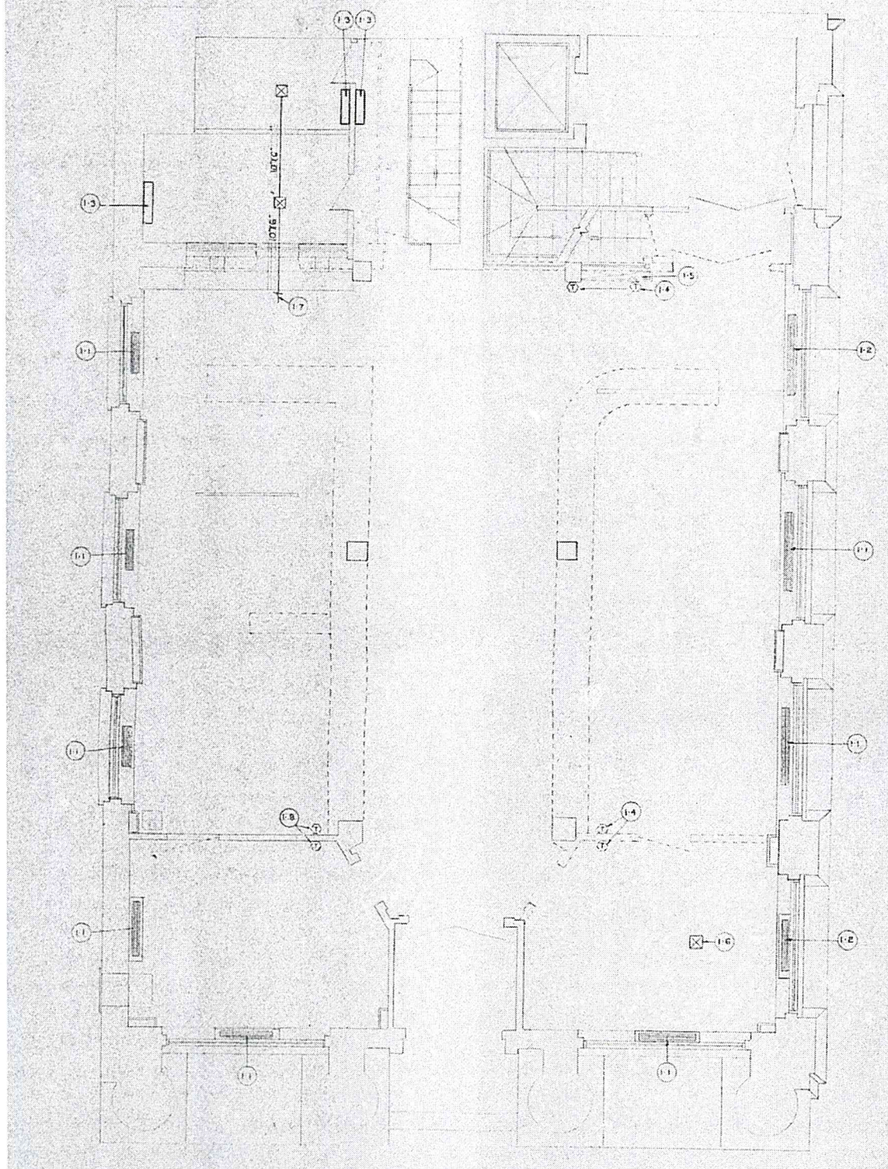
FLOOR PLANS

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PROJECT No. 975

DRAWING No. M-2




GROUND FLOOR LAYOUT
SCALE 1/4"-1'-0"

## GENERAL NOTES

1.1 BUILT IN FAN COIL UNIT, FAN MOTOR OPERATING.
1.2 BUILT IN FAN COIL UNIT, FAN MOTOR NOT OPERATING.
1.3 NEW FAN COIL UNIT - 200 CFM.
1.4 EXISTING THERMOSTATS RELOCATE TO COLUMN.
1.5 EXISTING DUCT RISER REMOVE. OFFSET ABOVE CEILING AND CONNECT TO NEW 24"x24" GRILLE IN TILE CEILING.
1.6 ADJUST DIFFUSER TO SUIT NEW CEILING LEVEL.
1.7 INSTALL NEW INSULATED DUCTWORK TO TELLERS AND SECURITY AREAS C/W 6"Ø SQUARE DIFFUSERS TO MATCH EXISTING.
1.8 EXISTING STAT TO REMAIN, RECONDITION ONLY.

GENERAL CONDITIONS

1. REMOVE COMPLETELY ALL OIL FIRED STEAM HEATING EQUIPMENT IN BOILER ROOM INCLUDING:
   - OIL TANK, PIPE AND FITTINGS
   - STEAM BOILER
   - CONDENSATE TANK AND PUMP
   - ALL STEAM AND CONDENSATE PIPING AND FITTINGS
   - STEAM HEATING COIL IN ROOF FAN UNIT
   - CONTROLS
   - STEAM TO WATER HEAT EXCHANGERS

   AND SUPPLY AND INSTALL A NEW GAS FIRED HOT WATER HEATING BOILER TO BE PIPED FOR PRIMARY AND SECONDARY PUMPING.
2. MAKE ARRANGEMENTS WITH UNION GAS CO. TO INSTALL A NEW GAS SERVICE.
3. REMOVE EXISTING STEAM COIL IN FAN UNIT IN THE PENTHOUSE AND REPLACE WITH NEW HOT WATER COIL. NEW HOT WATER COIL TO BE ONE ROW SERIES 80 TRANE OR EQUAL.
4. FAN COIL UNITS: PROVIDE OPERATING MAINTENANCE TO PUT UNITS INTO GOOD OPERATING CONDITION. CLEAN COILS FAN WHEELS AND DRAIN PANS. LUBRICATE MOTORS AND CONTROL VALVES. FASTEN ALL LOOSE PIECES AND INSTALL NEW FILTERS. NEW FAN COIL UNITS TO BE 200 CFM SIZE C/W 3 SPEED AND OFF SWITCH AS MANUFACTURED BY TRANE, MARK HOT OR EQUAL.
5. CHILLED WATER AIR CONDITIONING SYSTEM: ENGAGE ADAM CLARKE OR BEAVER ENGINEERING TO START UP THE CHILLER AND COOLING TOWER, PROVIDE WATER TREATMENT AND PUT THE EQUIPMENT INTO FULL OPERATING CONDITION.
6. PUMPS AND FAN EQUIPMENT: PROVIDE OPERATING MAINTENANCE TO PUT EQUIPMENT INTO GOOD OPERATING CONDITION. LUBRICATE, CLEAN FAN WHEELS AND STRAINER, FASTEN AND BALANCE ALL LOOSE AND VIBRATING PIECES OF EQUIPMENT.
7. TEMPERATURE CONTROLS: ENGAGE POWERS REGULATORS CO. TO CARRY OUT OPERATING MAINTENANCE RELOCATE THERMOSTAT AS SHOWN TO PUT THE SYSTEM INTO OPERATING CONDITION. POWERS REGULATORS CO. TO SURVEY SYSTEM AND SUBMIT PROPOSAL FOR ENGINEERS APPROVAL BEFORE PROCEEDING.
8. BOILER: SUPPLY AND INSTALL NEW GAS FIRED HOT WATER HEATING BOILER LAARS #HR-910 OR EQUAL. BOILER TO BE COMPLETE WITH INDOOR-OUTDOOR RESET CONTROL TO MODULATE WATER TEMPERATURE. (HR1000-T 1 1/2 -T PATIO) WITH INDOOR BULB IN RETURN MAIN, FACTORY MOUNTED AND WIRED FLOW SWITCH, LOW WATER CUT-OFF AND S-35 OR EQUAL CIRCULATOR FOR SECONDARY PUMPING OF BOILER.

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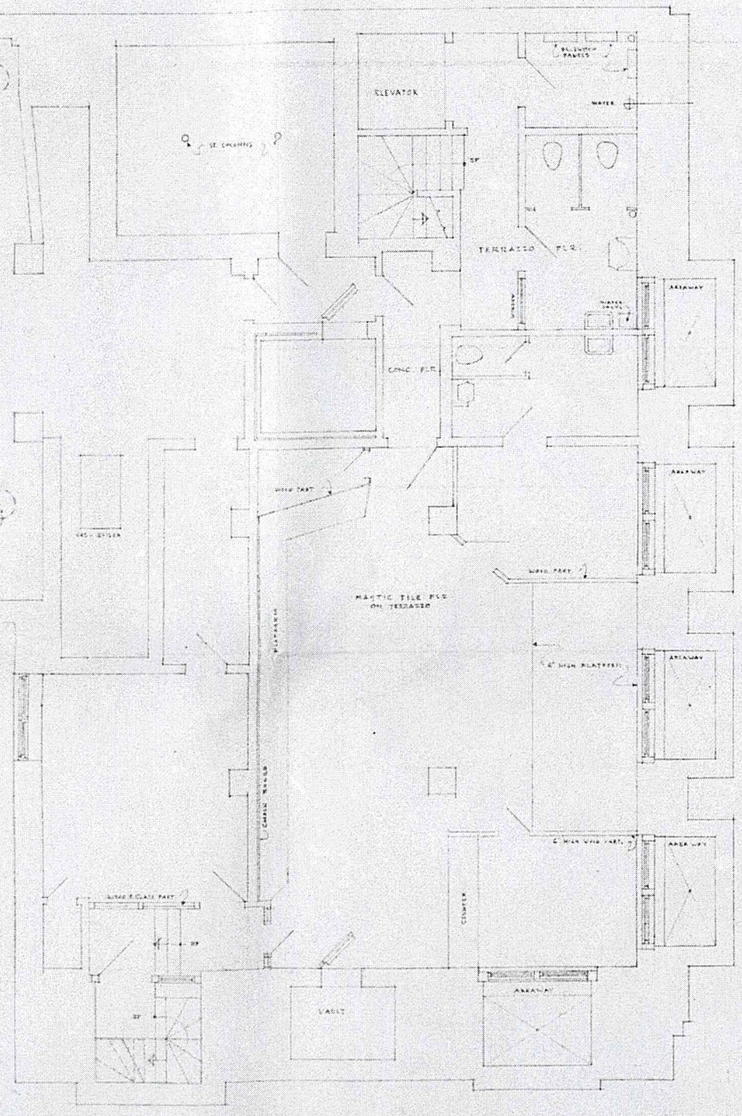
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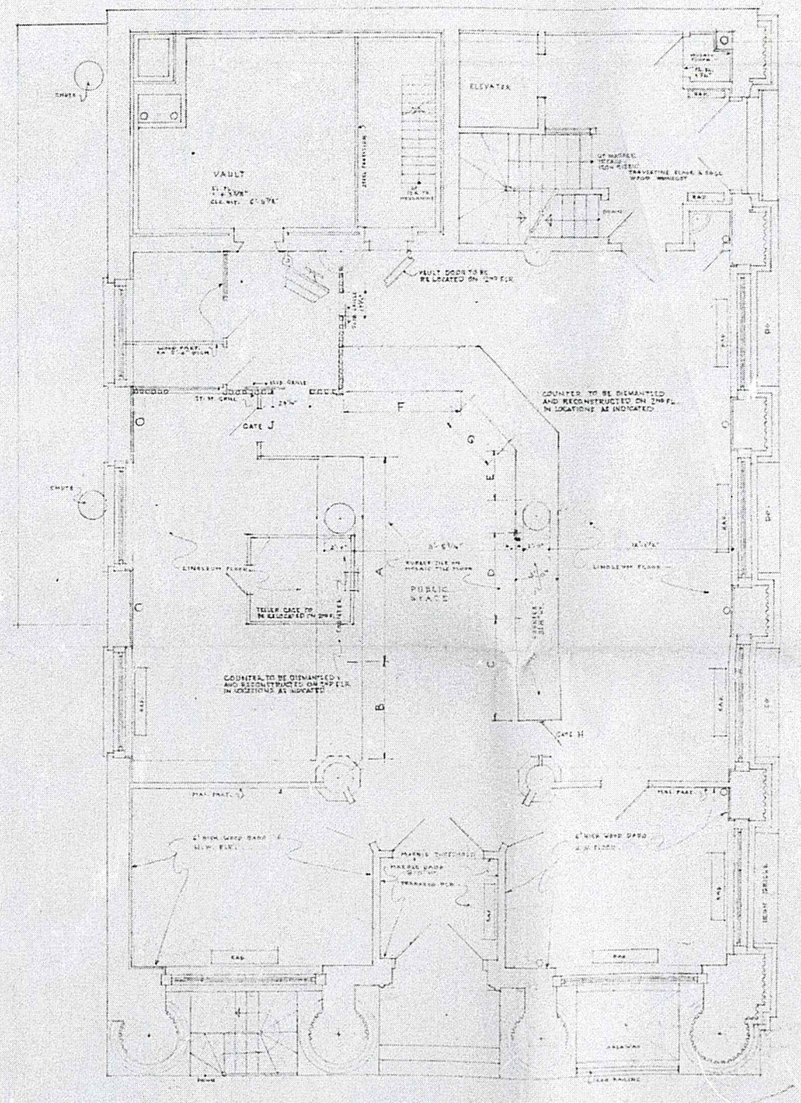
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No. M-2 of




BASEMENT PLAN

EXIST. CONDITIONS SCALE 1/4"=1'-0"




GROUND FLOOR PLAN

EXIST. CONDITIONS SCALE 1/4"=1'-0"

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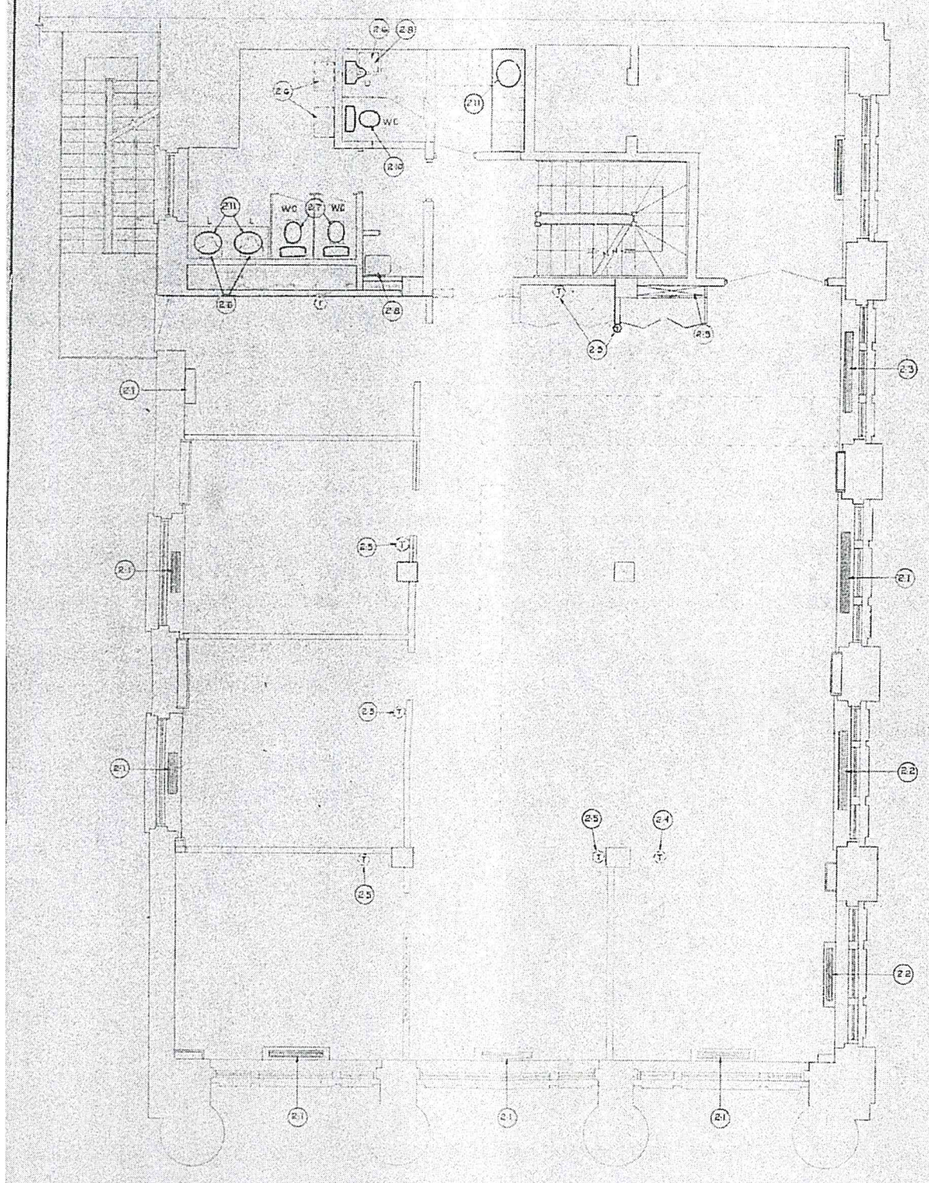
HUSBAND & WALLACE ARCHITECTS
80 HUNTER ST. WEST HAMILTON, ONTARIO

CANADA PERMANENT TRUST & MORTGAGE CORPORATION, HAMILTON — ALTERATIONS

EXISTING CONDITIONS
BASEMENT PLAN — GROUND FLOOR PLAN

DRWG. No. 1

DRAWN BY: H.M.
CHECKED BY:
JOB NO.
DATE
SCALE 1/4" = 1'-0"




## GENERAL NOTES

(2.1) EXISTING FAN COIL UNIT FAN MOTOR OPERATING.
(2.2) EXISTING FAN COIL UNIT FAN OUT OF BALANCE.
(2.3) EXISTING FAN COIL UNIT FAN MOTOR NOT OPERATING.
(2.4) EXISTING THERMOSTAT REMOVE.
(2.5) EXISTING THERMOSTAT REMOUNT.
(2.6) EXISTING PLUMBING FIXTURE, REMOVE FIXTURE, WATER PIPING, D.W.V., AND CAP PIPING FLUSH TO SUIT.
(2.7) EXISTING WATER CLOSETS TO REMAIN.
(2.8) RELOCATE EXISTING JANITORS SINK.
(2.9) EXISTING DUCT TO REMAIN.
(2.10) RE USE EXISTING WATER CLOSET.
(2.11) SUPPLY AND INSTALL NEW COUNTER TOP LAV.

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NOTE: SEE DRAWING M-2 FOR GENERAL CONDITIONS.

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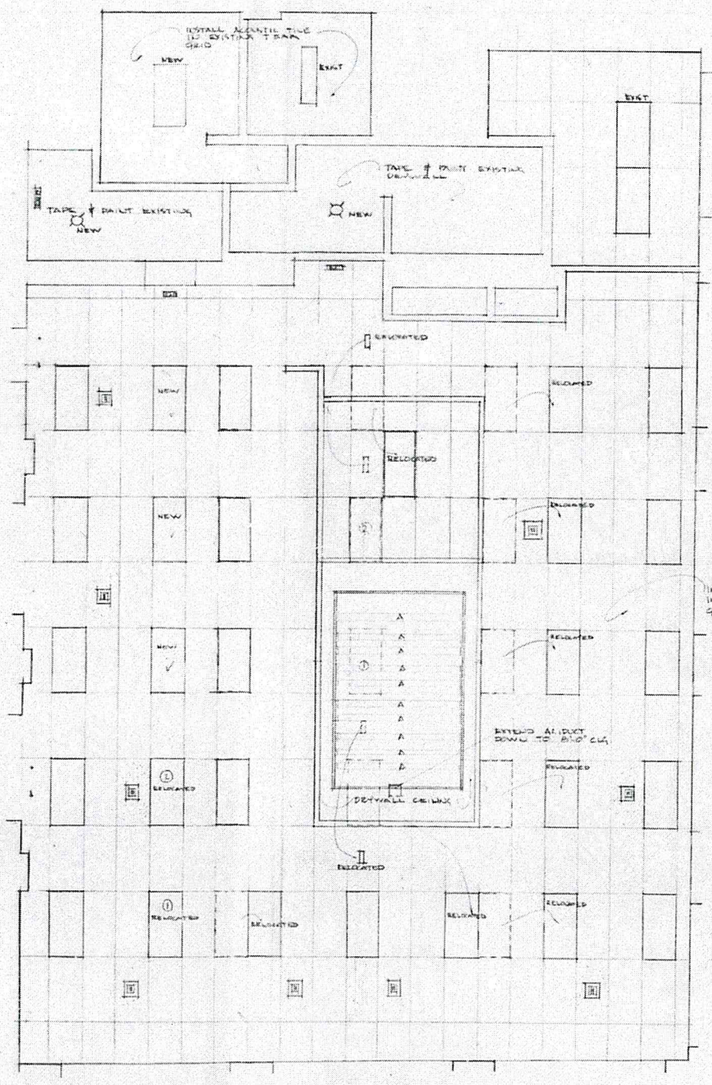
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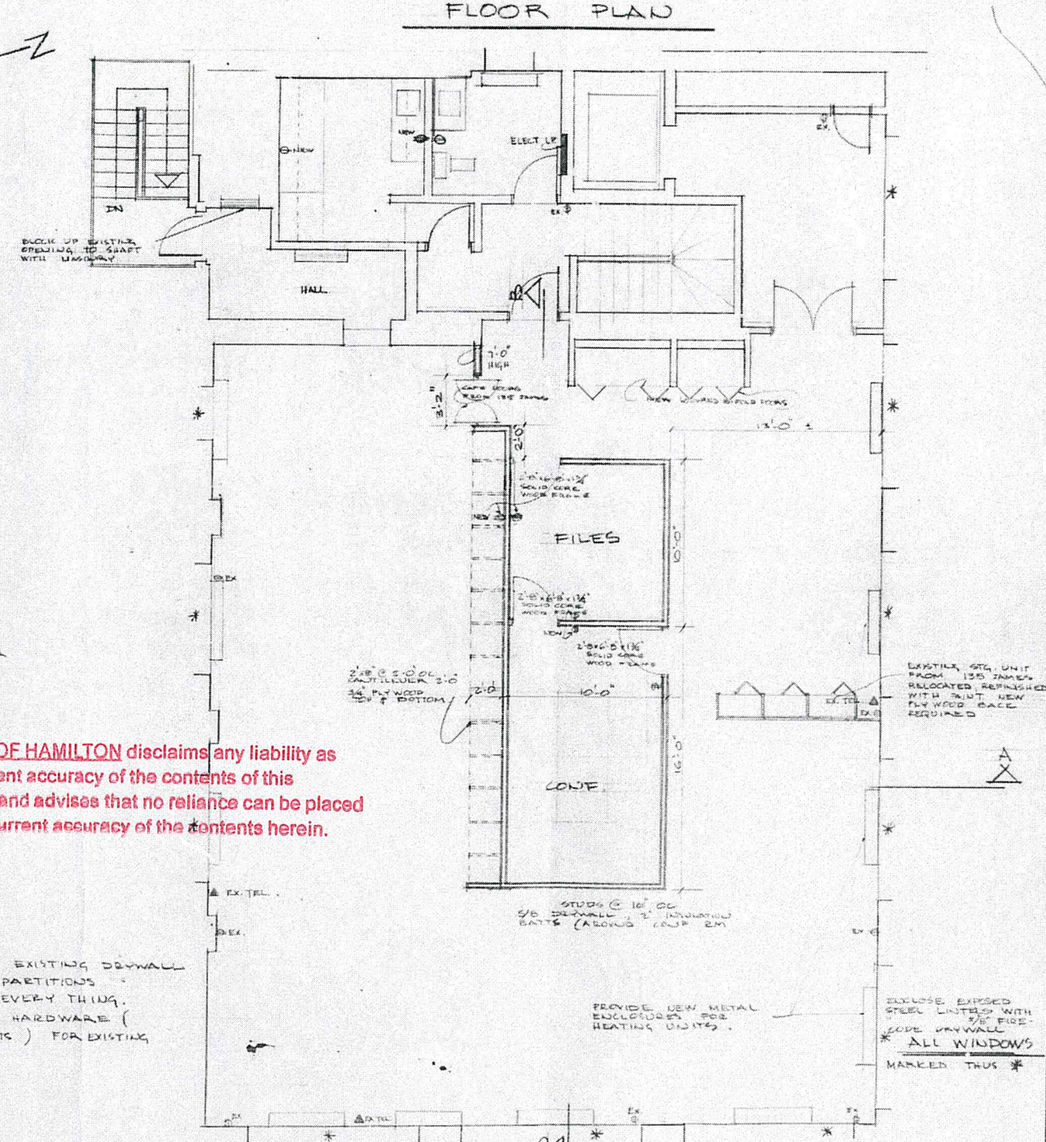
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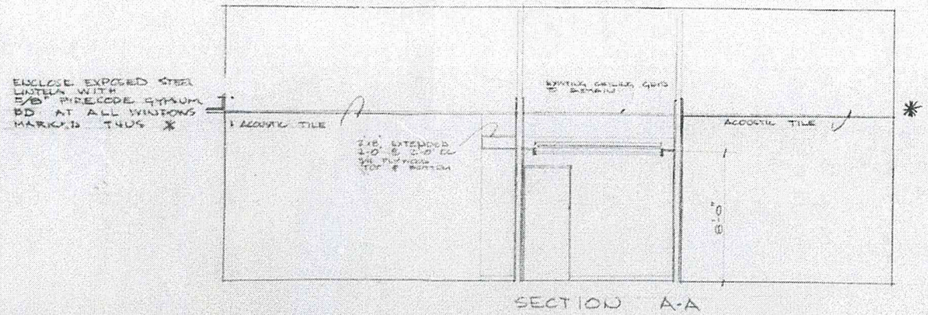
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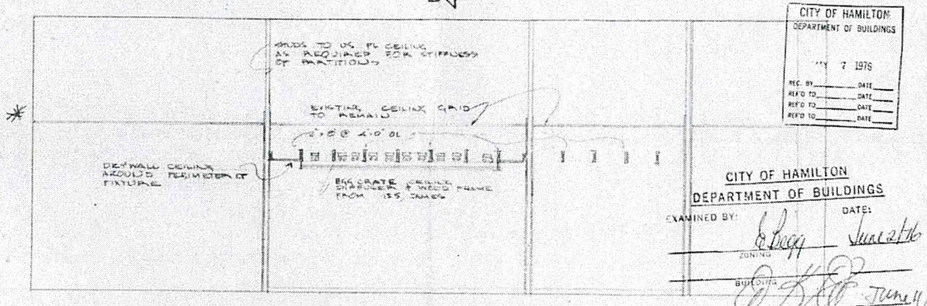

## FLOOR PLAN




FINISH EXISTING DRYWALL & NEW PARTITIONS PAINT EVERY THING. PROVIDE HARDWARE ( LATCHSETS ) FOR EXISTING DOORS




SECTION A-A




SECTION B-B

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REF'D TO _____ DATE _____
REF'D TO _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: _____ DATE: June 4/76
ZONING
BUILDING
APPROVED: _____ DATE: June 11/76
FOR BUILDING COMMISSIONER

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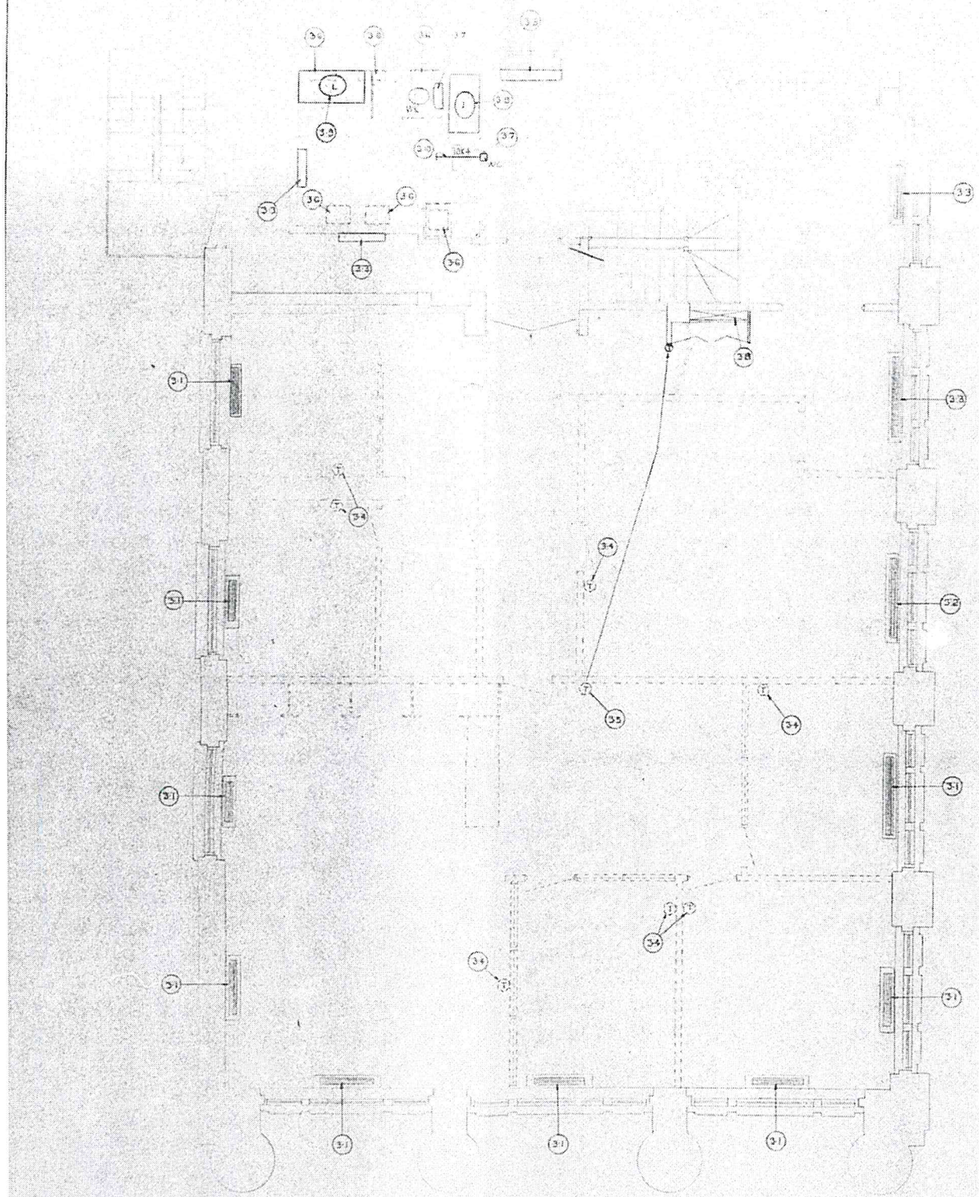
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ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO
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OFFICE ACCOMODATION

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Job No.
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Scale 1/4"=1'-0"
Date
FLR PLAN & REFL. CEIL. PLAN
No.
of



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

## GENERAL NOTES

3.1 EXISTING FAN COIL UNIT - FAN MOTOR OPERATING.
3.2 EXISTING FAN COIL UNIT REBALANCE.
3.3 EXISTING HEATING CONVECTOR TO REMAIN UNCHANGED.
3.4 SPACE IS UNFINISHED REMOVE THERMOSTATS AND STORE UNTIL SPACE IS LEASED. CAP LINES TO PREVENT AIR LEAKS.
3.5 RELOCATE THERMOSTAT.
3.6 EXISTING PLUMBING FIXTURE - REMOVE FIXTURE, WATER PIPING, D.W.V., AND CAP PIPING FLUSH TO SUIT.
3.7 RELOCATE AND RE-USE EXISTING WATER CLOSET.
3.8 EXISTING DUCT TO REMAIN.
3.9 SUPPLY AND INSTALL NEW COUNTER TOP LAV.
3.10 INSTALL NEW DUCT C/W EXHAUST GRILLE AND SOUND ATTENUATION. CONNECT TO EXISTING EXHAUST DUCT IN WOMEN'S WASHROOM.

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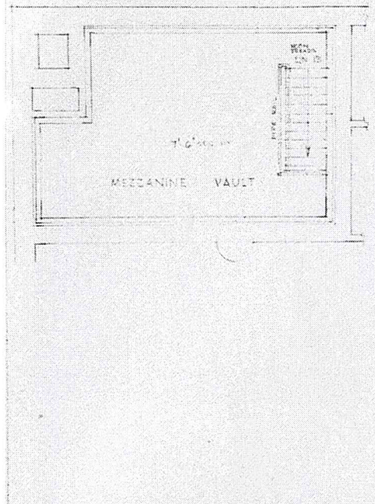
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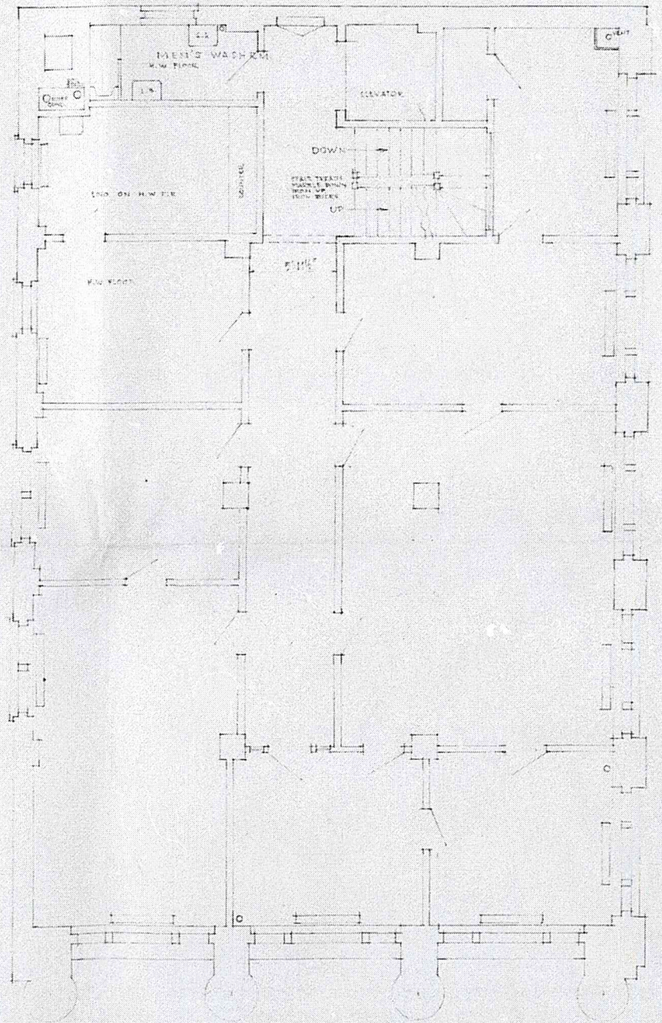
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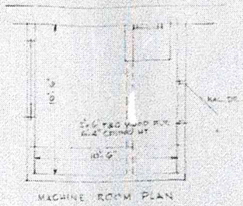
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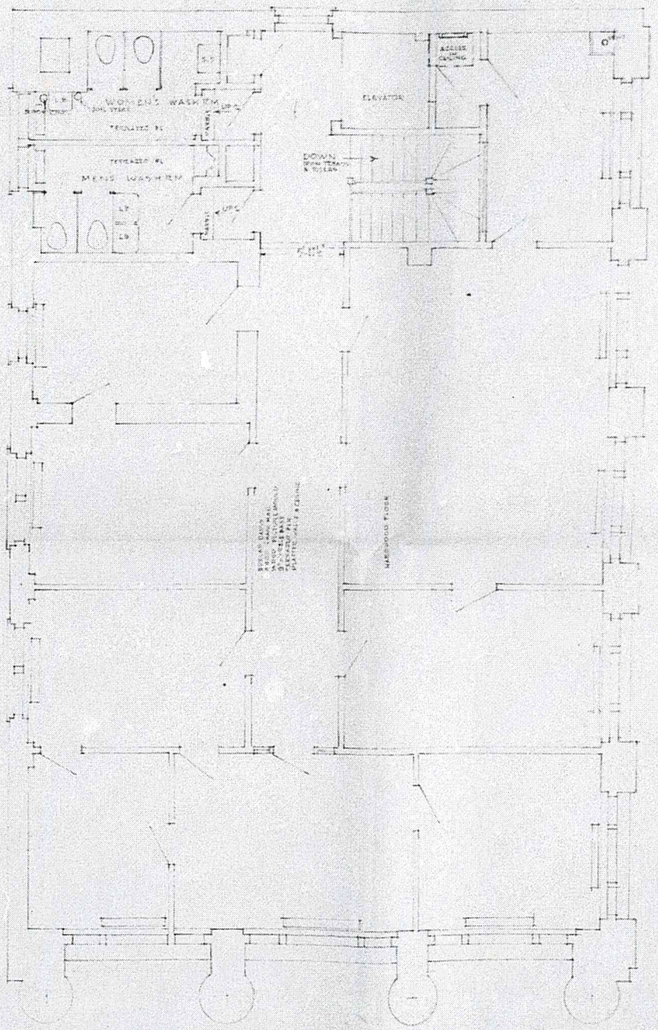



SECOND FLOOR PLAN



MACHINE ROOM PLAN




THIRD FLOOR PLAN

HUSBAND & WALLACE ARCHITECTS
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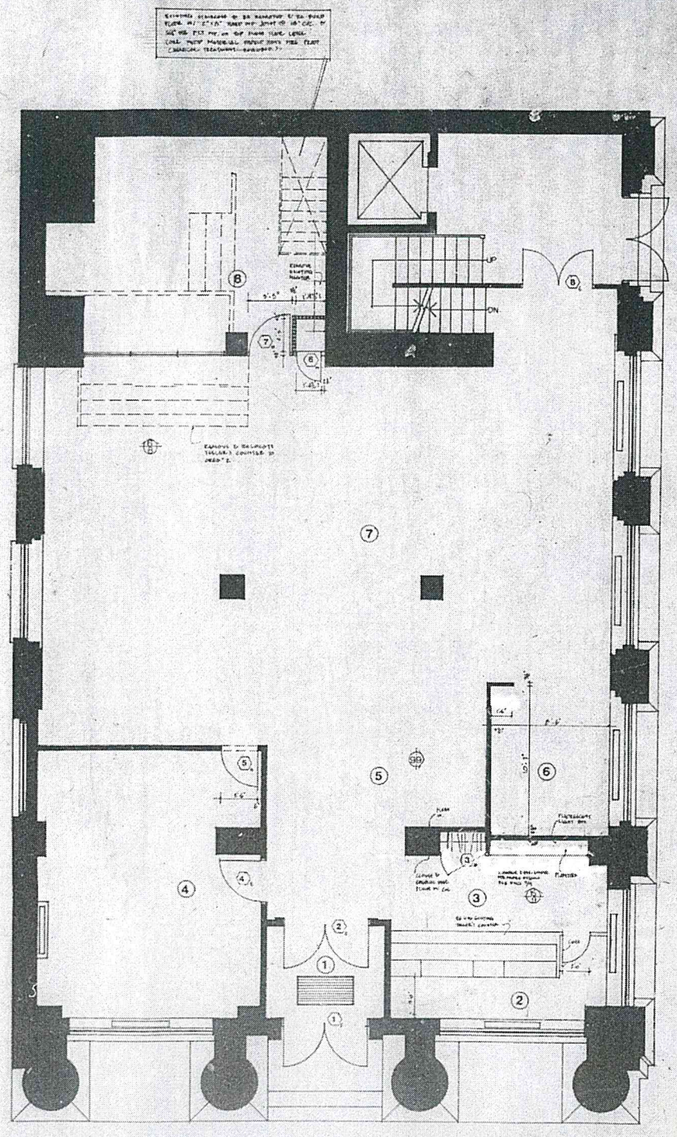
CANADA PERMANENT TRUST

EXISTING CONDITIONS.

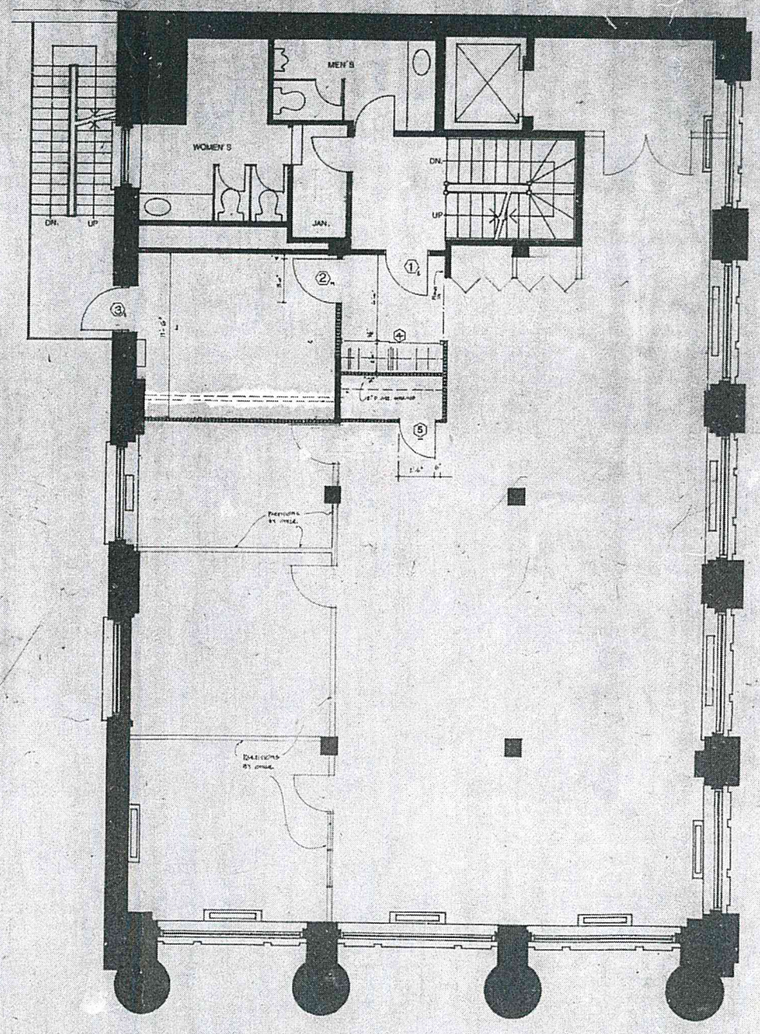
SCALE 1/4"=1'-0"

DRAWING NO. 2

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Ground Floor Plan




2nd Floor Plan

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED
APPROVED

| Date | Revision |
|---|---|
| 80 07 01 | ISSUED FOR |
| 80 07 08 | |

LEGEND:

NOTE: CONTRACTOR TO BE SURE EXISTING FIRE WALLS ARE TERMINATED UNDER 1ST FLOOR COUNTER FINISH ELEVATION

Contractor shall check and verify all dimensions on the job.

Space Planning
Interior Design
Project Management
Office Furnishing

**Preston**

John C. Preston Limited
500 University Avenue
10th Floor
Toronto M5G 1V8
Tel (416) 598-3540

1750 Courtwood Crescent
Suite 305
Ottawa K2C 2B5
Tel (613) 226-2760

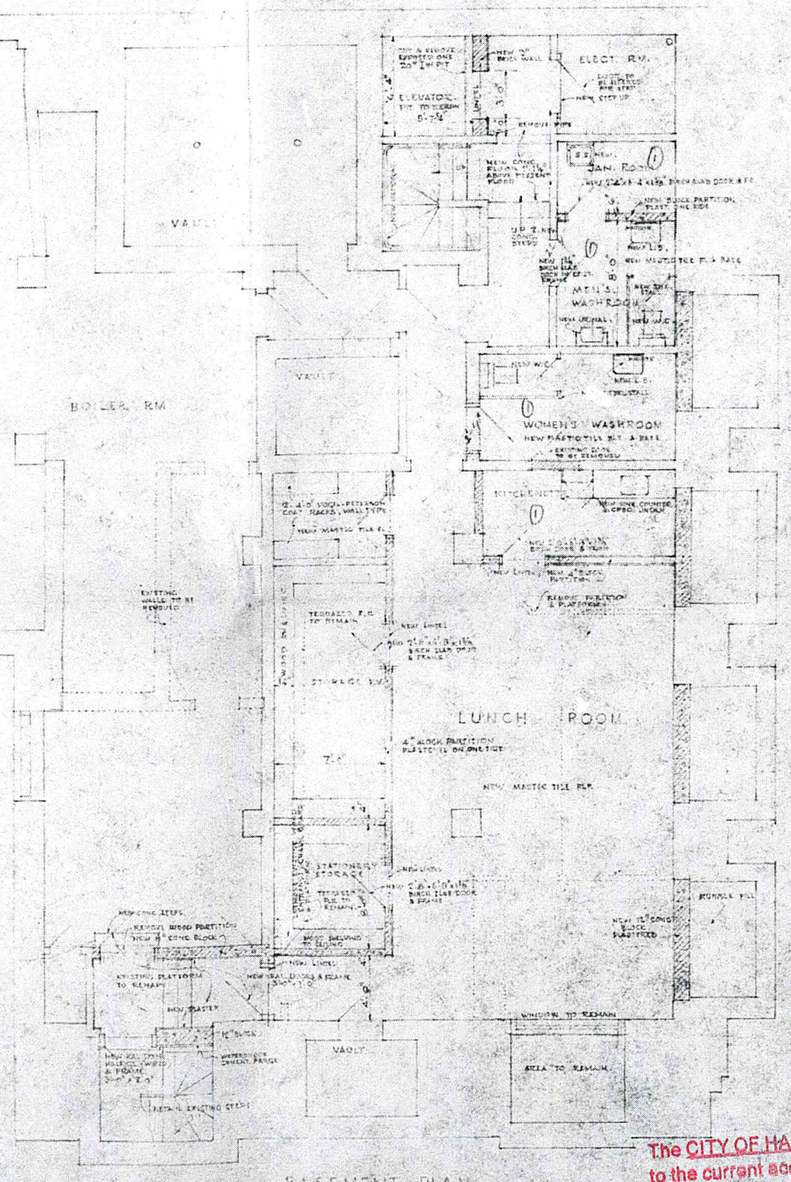
No 1 Rue Eiffel
Tour E
Place Bonaventure
Montreal 126, P.Q.
Tel (514) 866-8221

| | |
|---|---|
| Date | 80 07 01 |
| Scale | 1/4"=1'-0" |
| Designed by | R.A.N. |
| Drawn by | K.L. |
| Coordinator | |
| Approved | |
| Issued | |

Partition Plan

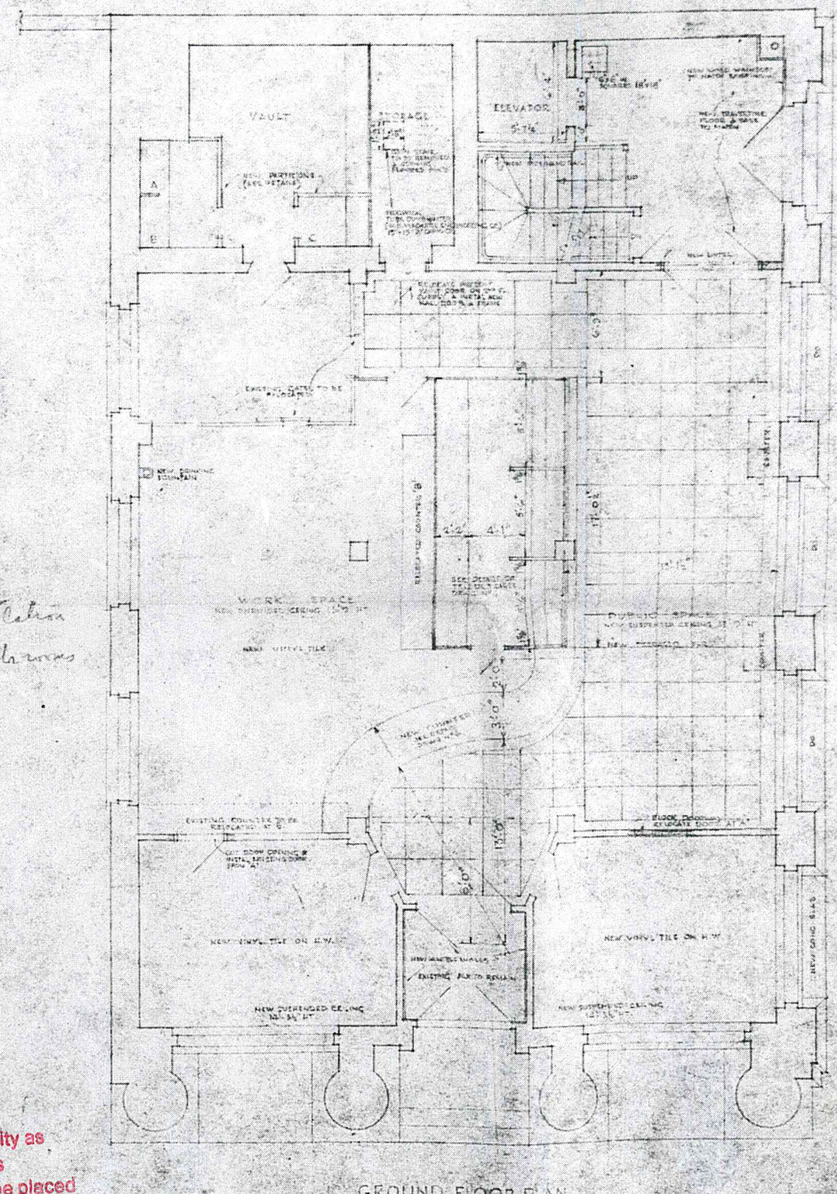
Mercantile Bank of Canada

47 James St. S.
Hamilton Ont.




BASEMENT PLAN

Oil electrical vents Teflon in all interior bathrooms and kitchens




GROUND FLOOR PLAN

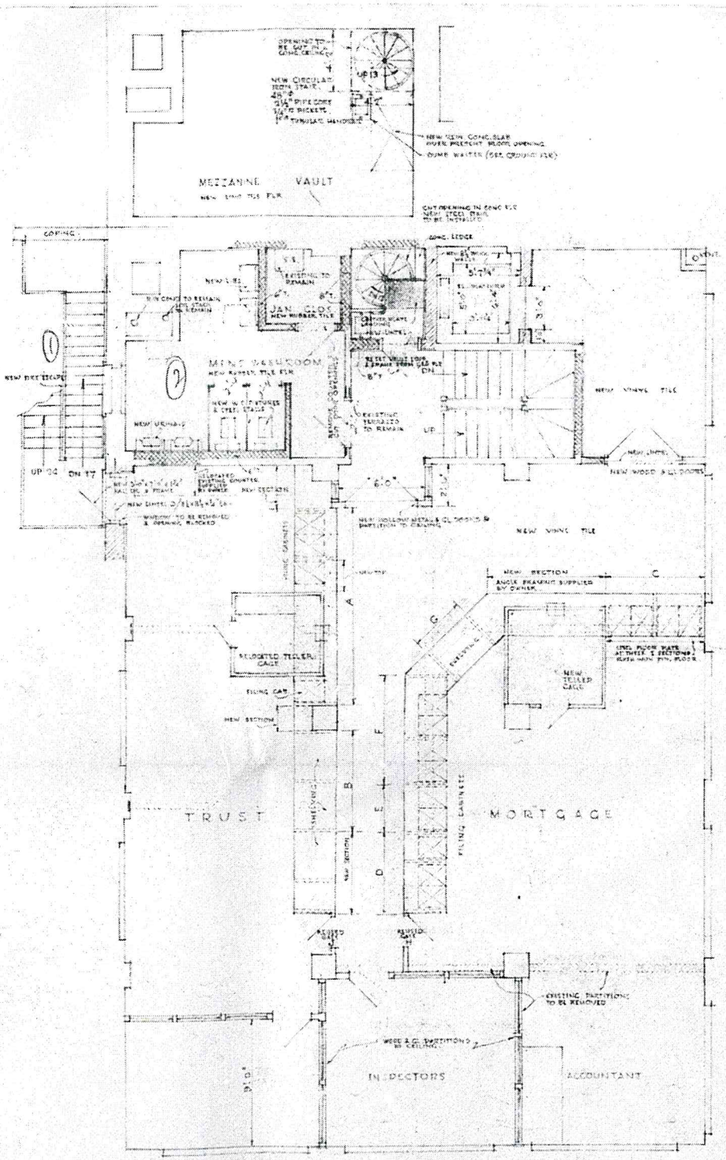
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HUSBAND & WALLACE ARCHITECTS
30 HUNTER ST. W. 1 ST.
HAMILTON, ONTARIO

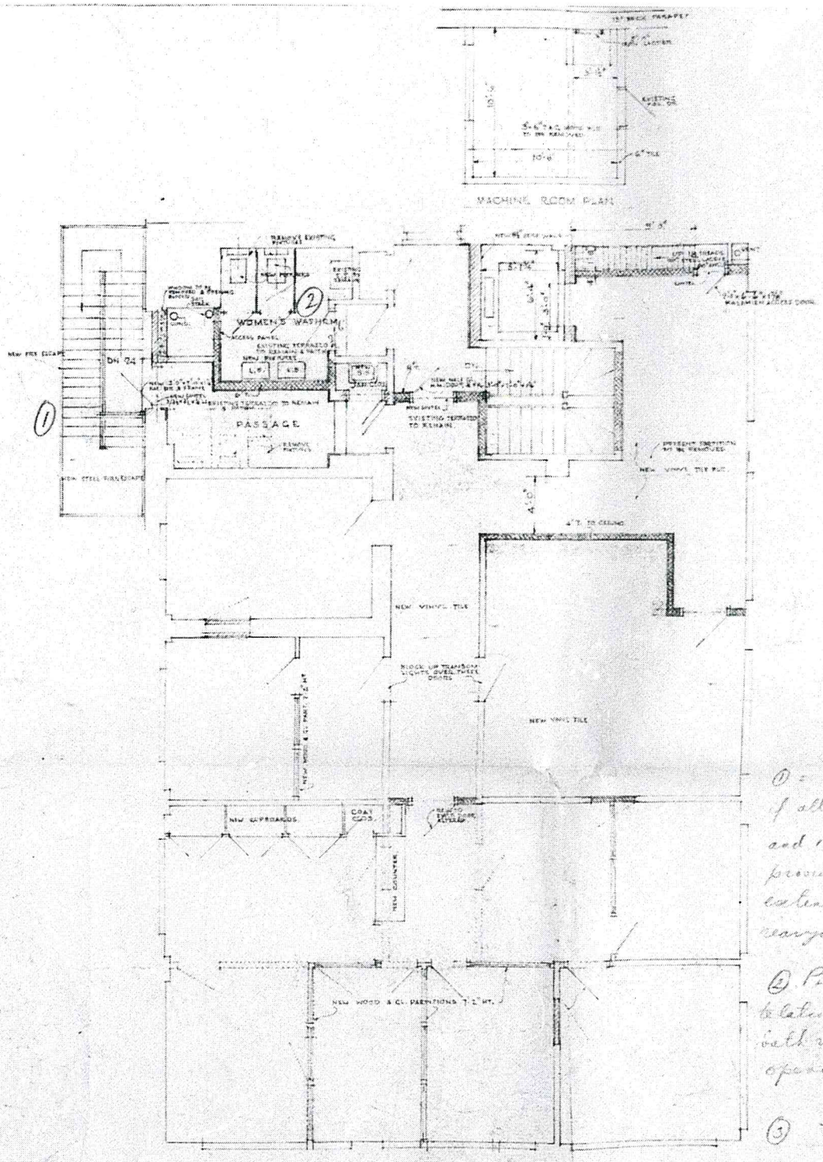
CANADA PERMANENT

NEW WORK
BASEMENT & GROUND FLOOR

3




SECOND FLOOR PLAN




THIRD FLOOR PLAN

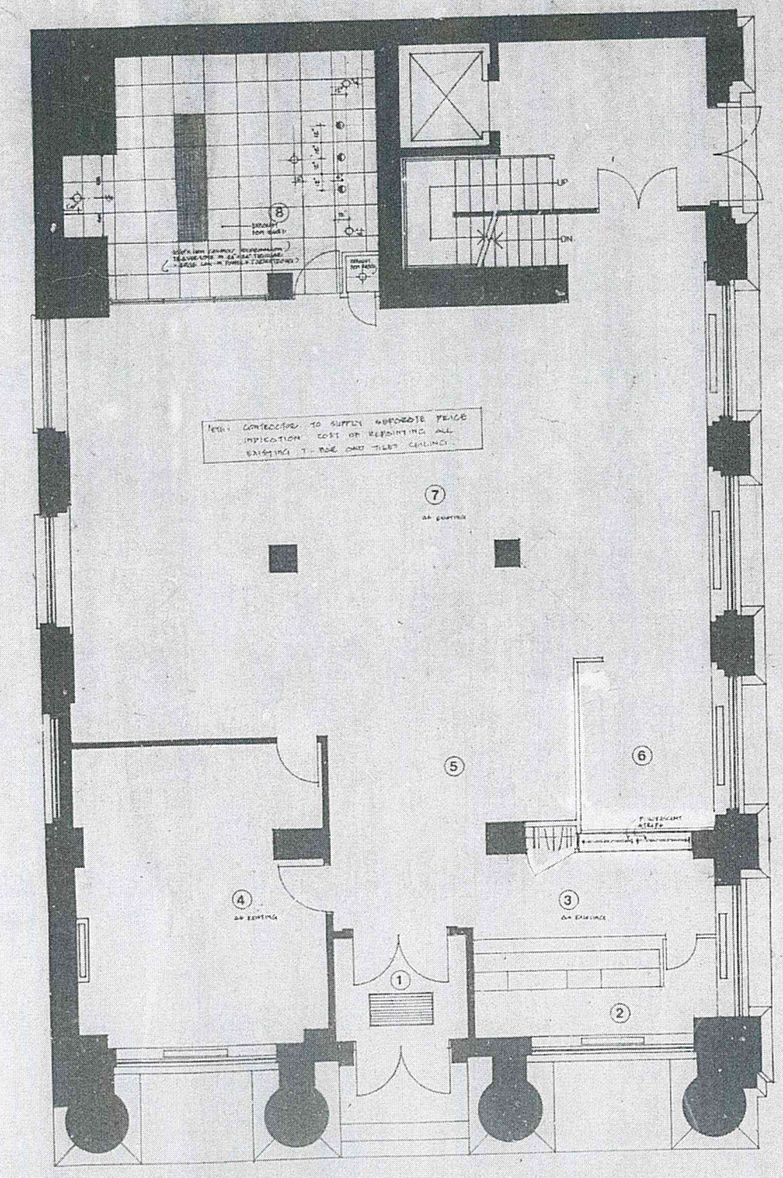
① = Fire escape is o.k if all is on own property, and 15'-0" rear yard is provided, fire escape can extend 2'-6" into required rear yard

② Provide mechanical ventilation on all interior bathrooms, not having operable windows

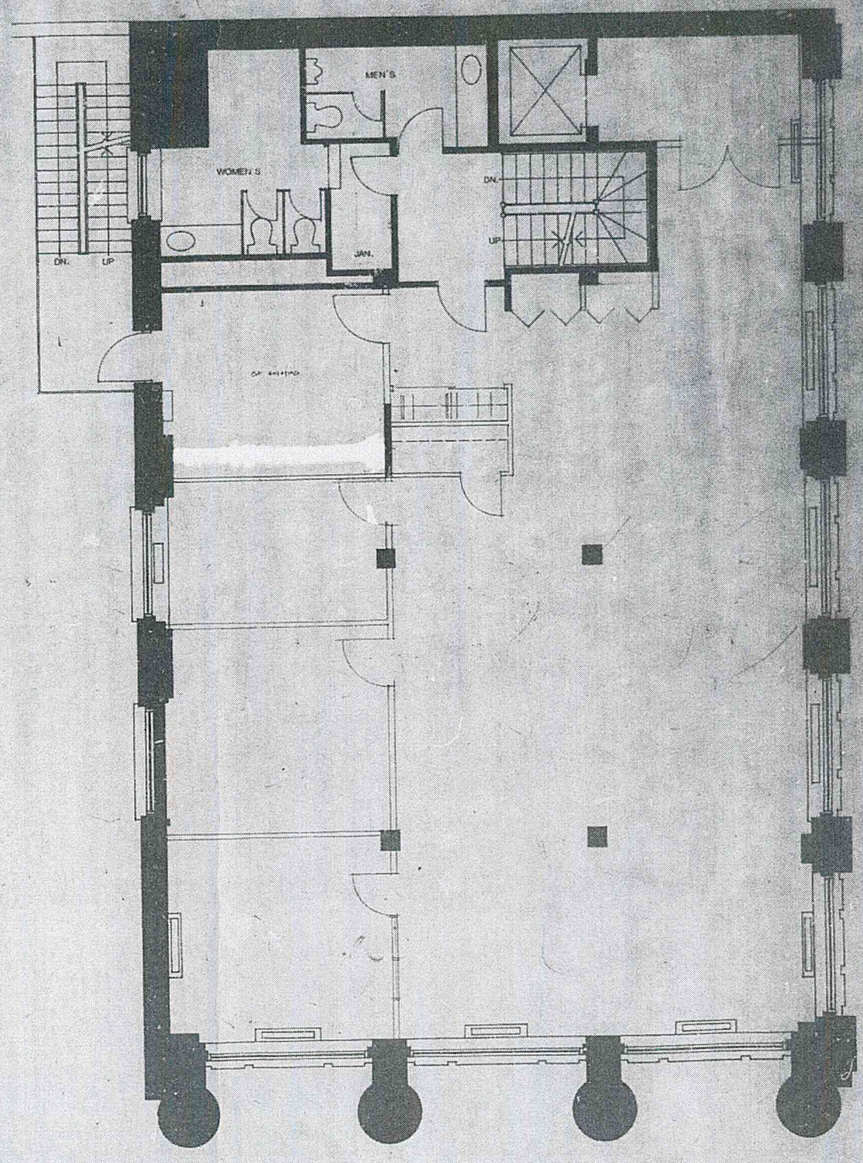
③ there is no rear yard = o.k

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HUSBAND & WALKER ARCHITECTS
30 HUNTER ST. W. HAMILTON, ONTARIO
CANADA PERMANENT
NEW WORK 2ND & 3RD FLR
1/4"=1'-0"
4




Ground Floor Plan




2nd Floor Plan

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CITY OF HAMILTON
DEPARTMENT OF BUILDING
SEP 13 2000

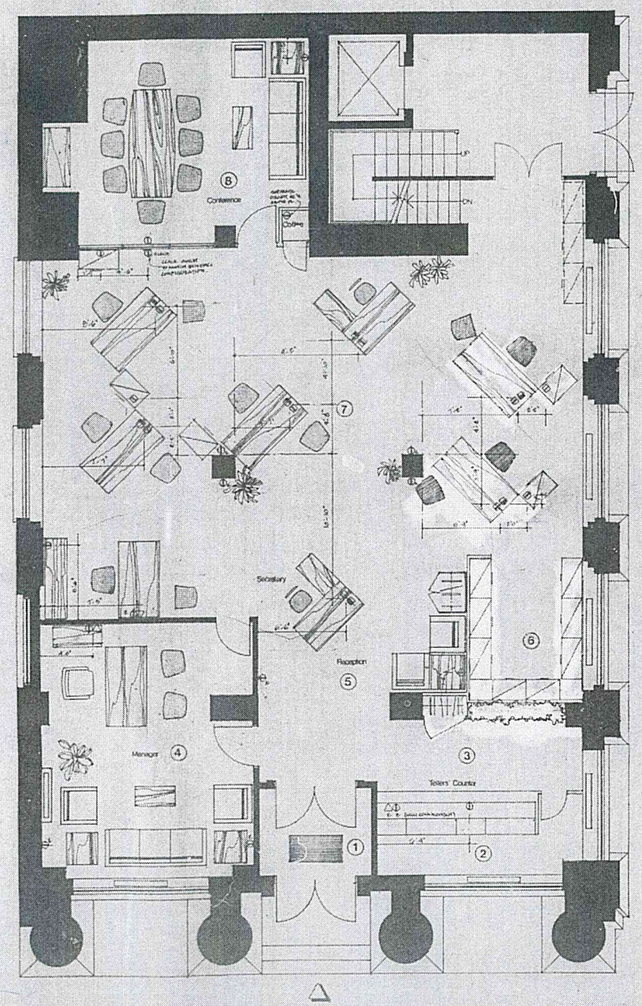
Preston

Mercantile Bank of Canada

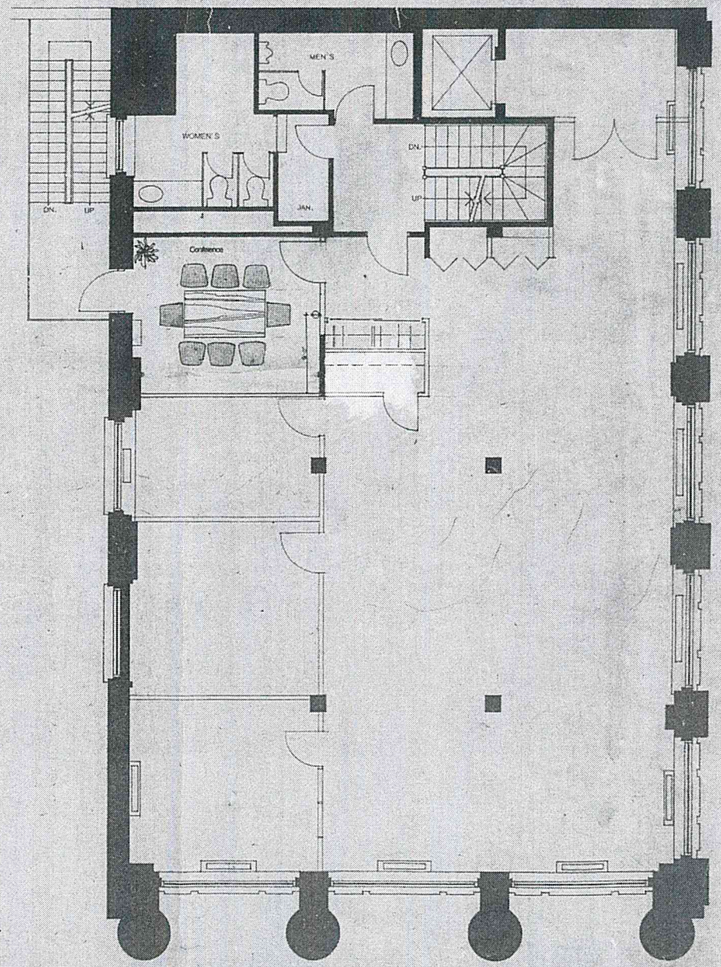
47 James St. S.
Hamilton Ont.

Project number 687

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Ground Floor Plan




2nd Floor Plan

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: DATE:
APPROVED: THE BUILDING COMMISSIONER

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
SEP 15 1980

Date | Revision

LEGEND

Contractor shall check and verify all dimensions on the job.

Space Planning
Interior Design
Project Management
Office Furnishing

**Preston**

John C Preston Limited
500 University Avenue
10th Floor
Toronto M5G 1V8
Tel (416) 598-3040

1740 Courtwood Crescent
Suite 306
Ottawa K2C 2B5
Tel (613) 225-2765

60 1 Rue Sitto
Bureau E
Pte-a Boisvenue
Montreal H3L 4L6
Tel (514) 866-5121

Date
Scale 1/4"=1'-0"
Designed by R.A.N.
Drawn by P.K.
Coordinator
Approved
Issued

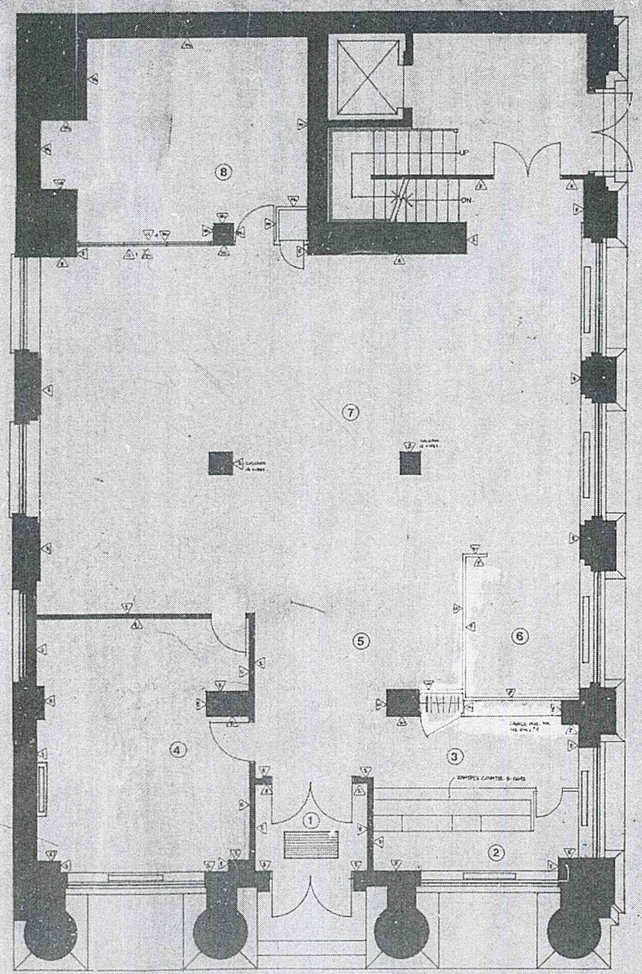
Elec.& Tel.Plan

Mercantile Bank of Canada

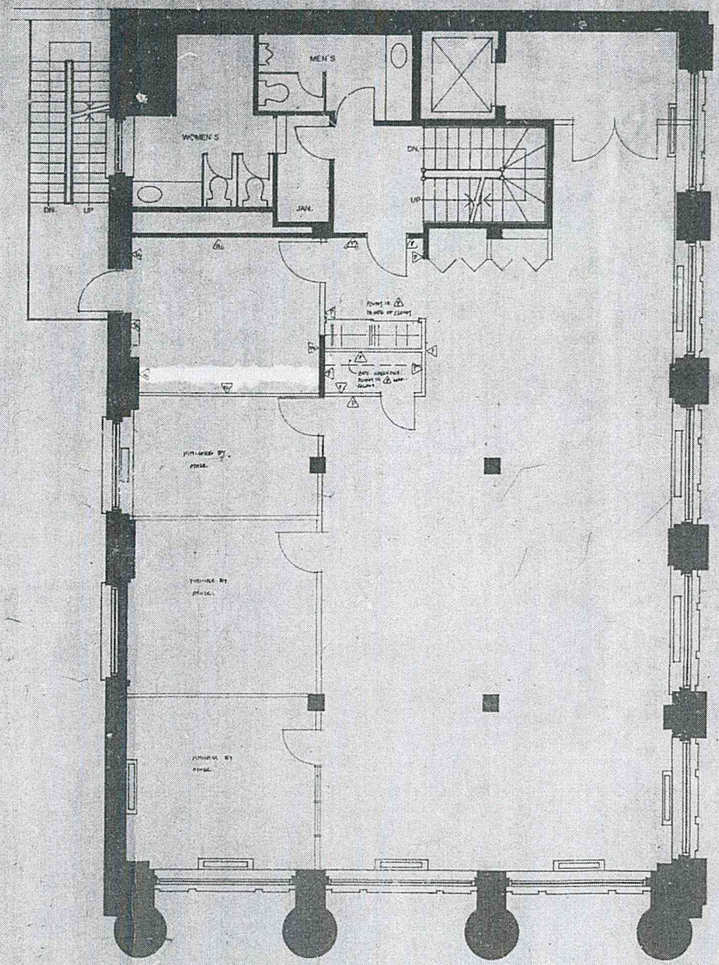
Hamilton Ont.

Project number 687
Drawing number 5

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Ground Floor Plan




2nd Floor Plan

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
SEP 18, 2001

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: DATE:
APPROVED: FOR BUILDING COMMISSIONER

LEGEND:

NOTE:

Construction shall check and verify all dimensions on the job.

Space Planning
Interior Design
Project Management
Office Planning

**Preston**

John C. Preston Limited
500 Lindsay Avenue
10th Floor
Toronto M5G 1W6
Tel (416) 599-2947

1760 Carling Avenue
Suite 205
Ottawa K2C 2B9
Tel (613) 235-2760

No. 3 Rue Elfer
Suite E
Place Bonaventure
Montreal H3E 1T5
Tel (514) 866-8321

| | |
|---|---|
| Date | |
| Scale | 1/4"=1'-0" |
| Designed by | R.A.N. |
| Drawn by | AL |
| Coordinator | |
| Approved | |
| Issued | |

Wall Finishes

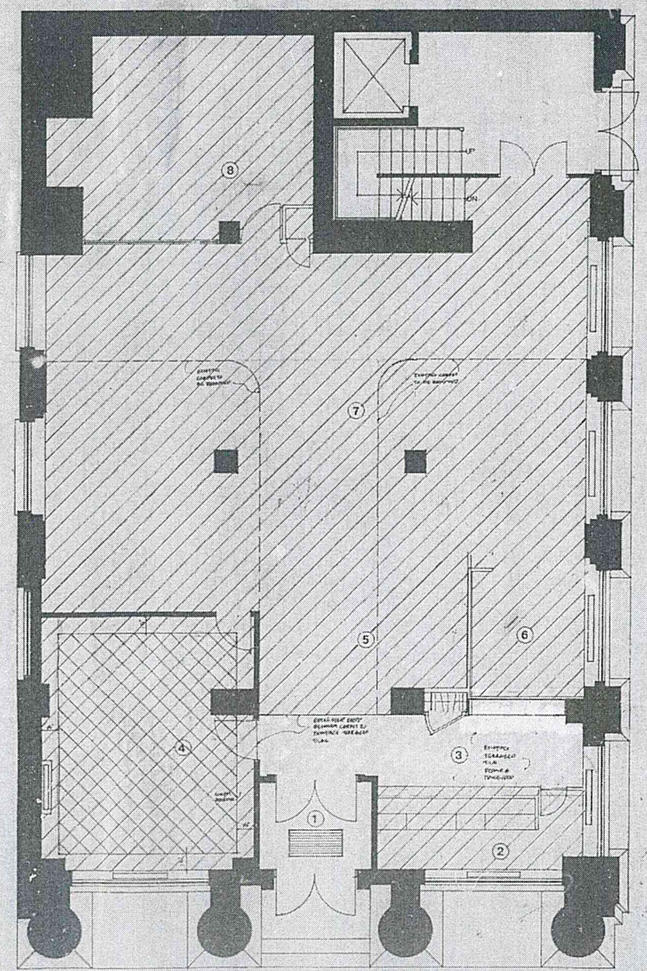
Mercantile Bank of Canada

47 James St. S.
Hamilton Ont.

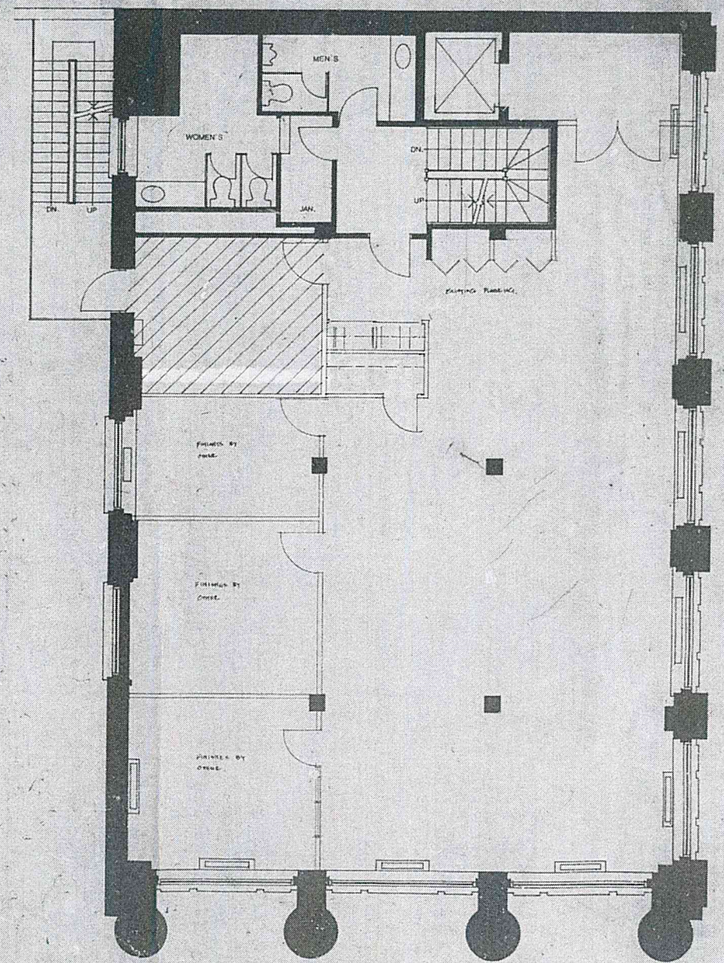
Project number 687

Drawing number 6

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Ground Floor Plan




2nd Floor Plan

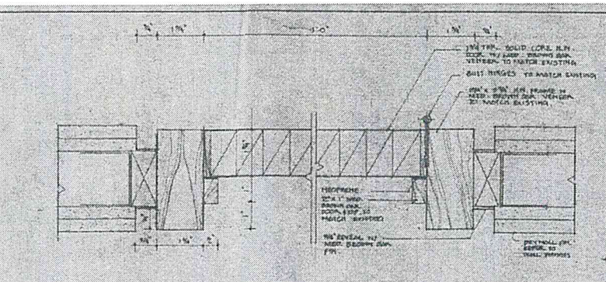
CITY OF HAMILTON
DEPARTMENT OF BUILDING
SEP 15 1920
CITY OF HAMILTON
DEPARTMENT OF BUILDING
EXAMINED BY DATE

Preston

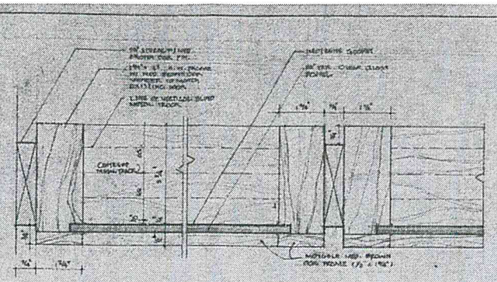
Mercantile Bank of Canada
47 James St. S
Hamilton Ont.

687

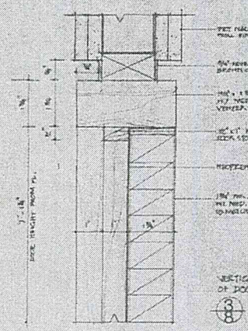
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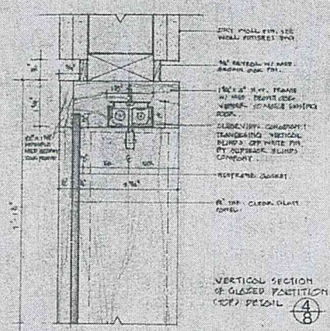
HORIZONTAL SECTION OF DOOR JAMB DETAIL 1/8 SCALE: 1"=1'



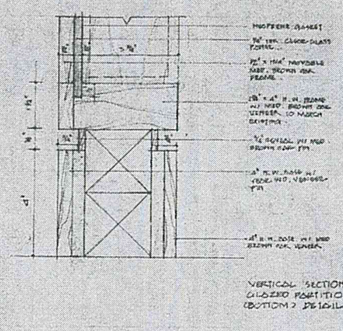
HORIZONTAL SECTION OF GLAZED PARTITION DETAIL 2/8 SCALE: 1"=1'



VERTICAL SECTION OF DOOR HEAD DETAIL 3/8 SCALE: 1"=1'

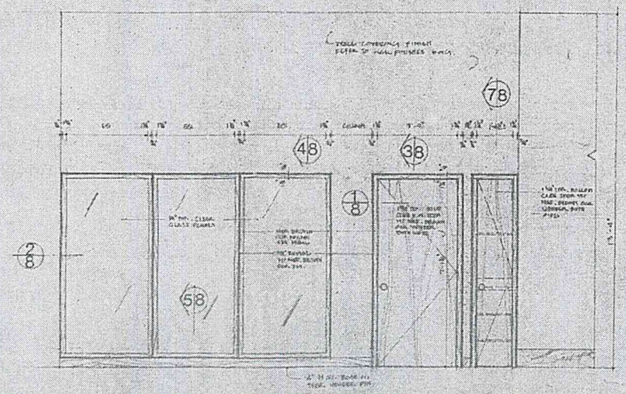


VERTICAL SECTION OF GLAZED PARTITION (TOP) DETAIL 4/8 SCALE: 1"=1'

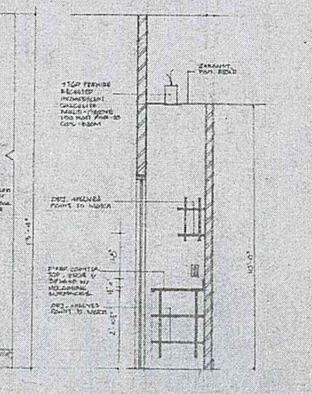


VERTICAL SECTION OF GLAZED PARTITION (BOTTOM) DETAIL 5/8 SCALE: 1"=1'

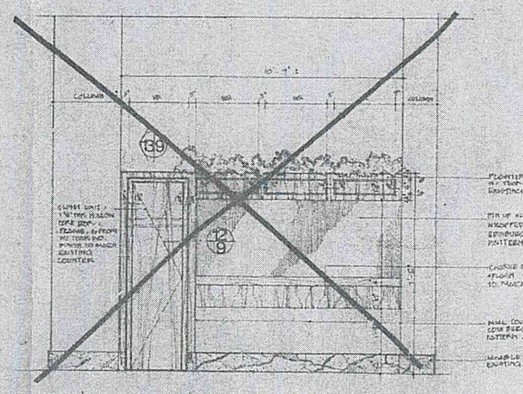
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ELEVATION 6/8 SCALE: 1"=1'0"



SECTION 7/8 SCALE: 1"=1'0"



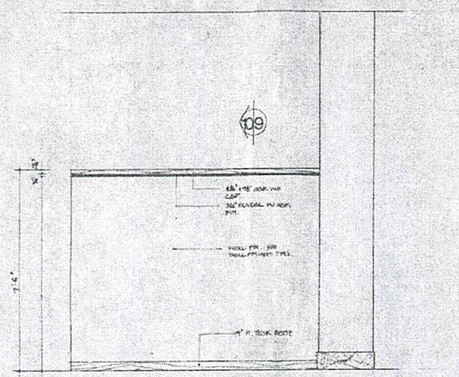
ELEVATION (OBLIQUE) 8/8 SCALE: 1"=1'0"

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
SEP 18 2002
CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: DATE:

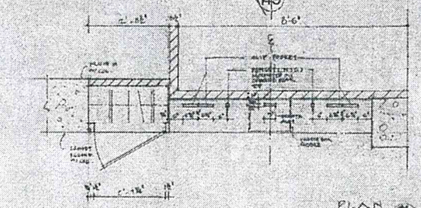
Preston

Date: Sept. 04
Scale: 3/8" = 1'-0"
Designed by: RON
Drawn by: KL
Coordinator:
Approved:
Issued:

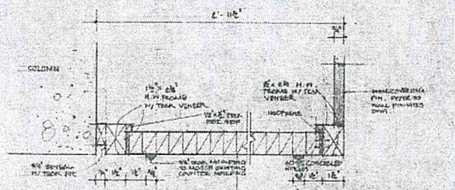
Project number: 687
Drawing number: 8



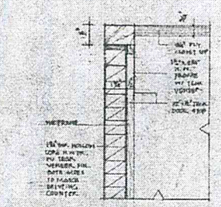
ELEVATION (9/9) 1/2"=1'-0"



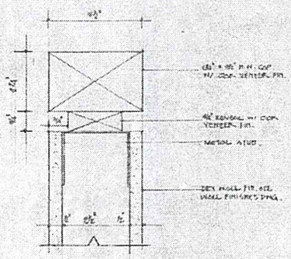
PLAN (1/9) 1/2"=1'-0"



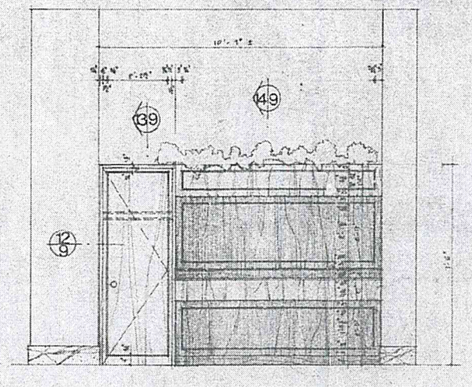
CLOSET DOOR JAMB HORIZONTAL SECTION DETAILS (12/9) 1/2"=1'



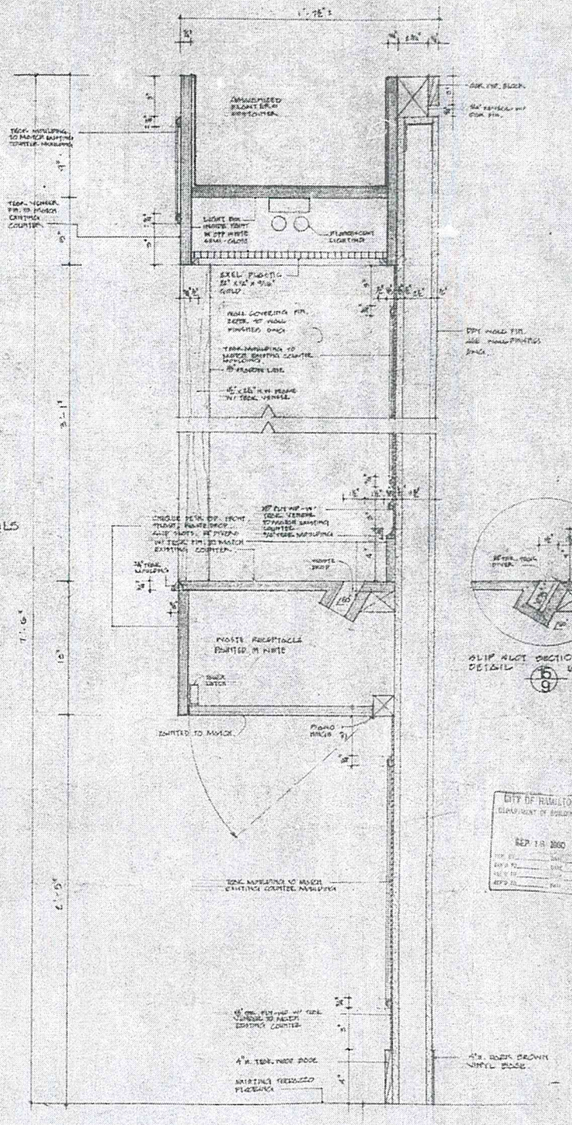
CLOSET DOOR HEAD VERTICAL SECTION DETAILS (13/9) 1/2"=1'



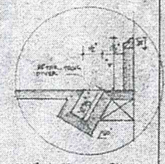
LOW HEIGHT PARTITION WOOD CAP SECTION DETAILS (10/9) 1/2"=1'



ELEVATION (15/9) 1/2"=1'-0"



CHEQUE DESK SECTION DETAILS (14/9) 1/4"=1"



SLIP SLOT SECTION DETAIL (15/9)

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CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY

Date 20-04-07

Scale AS SHOWN

Designed by RGM

Drawn by KL

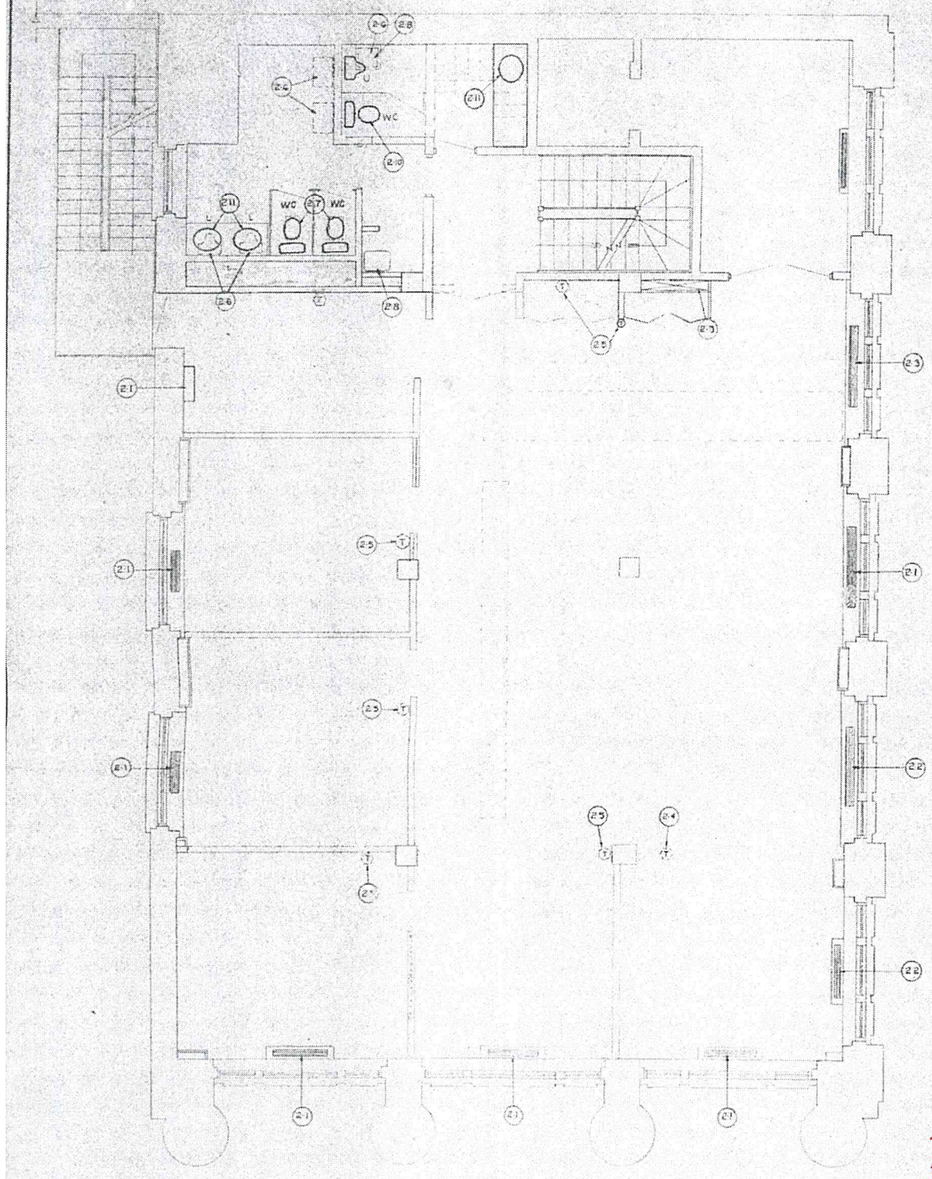
Coordinator

Approved

Issued

Project number 687

Drawing number 9




SECOND FLOOR LAYOUT
SCALE 1/4"-1'-0"

## GENERAL NOTES

(2.1) EXISTING FAN COIL UNIT FAN MOTOR OPERATING.
(2.2) EXISTING FAN COIL UNIT FAN OUT OF BALANCE.
(2.3) EXISTING FAN COIL UNIT FAN MOTOR NOT OPERATING.
(2.4) EXISTING THERMOSTAT REMOVE.
(2.5) EXISTING THERMOSTAT REMOUNT.
(2.6) EXISTING PLUMBING FIXTURE, REMOVE FIXTURE, WATER PIPING, D.W.V., AND CAP PIPING FLUSH TO SUIT.
(2.7) EXISTING WATER CLOSETS TO REMAIN.
(2.8) RELOCATE EXISTING JANITORS SINK.
(2.9) EXISTING DUCT TO REMAIN.
(2.10) RE USE EXISTING WATER CLOSET.
(2.11) SUPPLY AND INSTALL NEW COUNTER TOP LAV.

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NOTE: SEE DRAWING M-2 FOR GENERAL CONDITIONS.

PRINTED
MAR 19 1974
WALTER FULL & ELLIOTT LTD.

Roscoe
Stienstra
Haverty
Rankin

Architects
&
Engineer

135 James St. S.
Hamilton 10 Ont.
528-1117

M-73-3

MERCANTILE
BANK
OF
CANADA

HAMILTON ONT.

Job No. 7314
Dwg. By
Scale AS SHOWN
Date
HEATING, PLUMBING VENTILATING
No. M-3 of

**APPENDIX B**

# Topographic Survey of Subject Property

T-3752

PLAN OF SURVEY OF
LOTS 13 & 14
AND
PART OF LOT 15
FRONTING ON THE SOUTH SIDE OF KING STREET EAST BETWEEN JAMES AND HUGHSON STREETS
AND
LOTS 17, 18, 19 & 20
FRONTING ON NORTH SIDE OF MAIN STREET BETWEEN JAMES AND HUGHSON STREETS
GEORGE HAMILTON SURVEY
REGISTERED PLAN No. 1431
IN THE
# CITY OF HAMILTON

SCALE 1:150

0 5 10 metres

NICHOLAS P. MUTH O.L.S.

LEGEND:

- □ DENOTES A SURVEY MONUMENT PLANTED
- ■ DENOTES A SURVEY MONUMENT FOUND
- (912) DENOTES A. J. CLARKE & ASSOCIATES. LTD.
- (P.) DENOTES REGISTERED PLAN No 1431
- (P1) DENOTES PLAN OF SURVEY BY S. W. WOODS O. L. S. DATED FEB. 9, 1978 (INDEX No C-3642)
- (P2) DENOTES PLAN OF SURVEY BY MACKAY, MACKAY & PETERS O .L. S. DATED DEC. 9, 1996 (INDEX No 96-175-1B(L))
- (P3) DENOTES BA PLAN No 784
- (P4) DENOTES BA PLAN No 783
- (P5) DENOTES PLAN OF SURVEY BY CITY OF HAMILTON DATED NOV. 1, 1973 (INDEX No SS-1189 SURVEYS)
- (P6) DENOTES PLAN OF SURVEY BY MACKAY, MACKAY & PETERS O. L. S. DATED DEC. 28, 1973 (INDEX No Y-15997)
- (P7) DENOTES PLAN OF SURVEY BY A. J. CLARKE & ASSOCIATES LTD. DATED OCT. 29, 2003 (INDEX No. T-1677)
- (P8) DENOTES PLAN OF SURVEY BY A. J. CLARKE & ASSOCIATES LTD. DATED NOV. 16, 2009 (INDEX No T-1989)
- (P9) DENOTES PLAN OF SURVEY BY MACKAY, MACKAY O. L. S. DATED OCT. 2, 1929 (INDEX No Y-970)
- (P10) DENOTES PLAN OF SURVEY BY MACKAY & MACKAY O. L. S. DATED NOV.12, 1945, (INDEX S-874)
- (P11) DENOTES PLAN OF SURVEY BY A. J. CLARKE & ASSOCIATES LTD. DATED DATED APRIL 27, 2016 (INDEX T-2440A)
- (D1) DENOTES INSTRUMENT AB37750
- (D2) DENOTES INSTRUMENT VM220888
- (D3) DENOTES INSTRUMENT VM242464
- (D4) DENOTES INSTRUMENT VM242465 (2ndly)
- (D5) DENOTES INSTRUMENT CD288191
- (D6) DENOTES INSTRUMENT CD499594
- (D7) DENOTES INSTRUMENT NS165991
- (C) DENOTES TIE TO CONCRETE BLOCK
- (WIT.) DENOTES WITNESS
- (N.) DENOTES PREVIOUS SURVEY NOTES BY A. J. CLARKE & ASSOCIATES LTD. DATED OCT. 17, 2003
- (MEAS.) DENOTES MEASURED

GORE PARK

TOP OF FOUNTAIN ELEVATION= 104.59

FOUNTAIN

( ESTABLISHED ACCORDING TO REGISTERED PLAN No 1431 ) KING STREET EAST

EDGE OF CONCRETE

CONCRETE PEDESTRIAN STREET

METAL GRATE - TRENCH DRAIN

LIMIT OF SIDEWALK

SOUTHERN LIMIT OF KING STREET EAST AS CONFIRMED BY PLAN BA-784, REGISTERED AS INSTRUMENT No.400465 AB

PIN 17167-0105

T/LID ELEV.=96.98 SAMH

EAST INVERT ELEV.=93.59

WEST INVERT ELEV.=93.55

SEE AGREEMENT AS IN VM217159

PREV. LIMIT OF EAVES & DECORATIVE PLASTER AS SHOWN ON P11 (BUILDINGS & FEATURES NOW REMOVED) SEE AGREEMENT AS IN WE436361

SEE AGREEMENT AS IN CD307087

BIKE RACK

SEE AGREEMENT AS IN VM275815

CONCRETE ACCESS RAMP

SIGN 0.22 NORTH

SIGN AT TOP OF BUILDING

SIGN 0.19 NORTH

TOP OF CURB

CONCRETE AREA

CUT STAR

CELL MH

SOUTH INVERT ELEV.=93.15 (ABANDONED)

EAST INVERT ELEV.=93.11

T/LID ELEV.=96.58 SAMH

EAST INVERT ELEV.=92.46

SOUTH INVERT ELEV.=92.55

SOUTH INVERT ELEV.=93.91

NORTHEAST INVERT ELEVATION=93.25

SOUTH INVERTELEVETION=93.30

T/LID ELEV.=96.55 STMH

MHE

FOUND CUT CROSS (912) 0.61 NORTH & 0.61 WEST (N., P11 & MEAS)

CORNER OF BUILDING ON LINE (P6 & SET)

EXISTING BUILDING

No 1
15 STOREY BUILDING

33.96 (D7 & MEAS)

N72°56'15"E (P11 & MEAS)

N72°50'15"W

36.33 N72°50'15"W

EDGE OF SIDEWALK

FOUNDATION WALL 0.08 SOUTH 0.64 EAST

FOUNDATION WALL (912) 0.10 SOUTH 0.42 EAST

FOUNDATION WALL 0.51 EAST

FOUNDATION WALL 0.62 EAST

FOUNDATION WALL 0.64 EAST

SEE AGREEMENT AS IN CD109355

LIMIT OF EAVE & DECORATIVE PILASTER

WEST FACE CONCRETE WALL 0.13 EAST

CORNER OF BUILDING 0.13 SOUTH (P3 & MEAS.) & 0.02 WEST

CORNER OF BUILDING 0.29 EAST (P2 & MEAS) ON LINE NORTH-SOUTH (P2 & MEAS)

NORTHEAST CORNER OF LOT 14 PLAN No 1431

24.19 (P1, P2, P6, P11, 1 01, D2 & MEAS.)

ENTRANCE

SILL ELEVATION

CORNER OF BUILDING 0.01 WEST & 0.02 SOUTH (P2 & SET)

(FULL OF WATER-INLET OUTLETS NOT VISIBLE)

FACE OF BUILDING 0.01 EAST (P3 & SET)

12.09 (P3,P5 & MEAS.)

PART 1
PLAN 62R-15771

CENTRELINE OF ROAD

START OF CONCRETE CURB

No.18 No.20 No.22 No.24 No.28

No 30 ( VACANT )

V A C A N T L A N D

No 12
EXISTING BUILDING

No. 4
10 STOREY CONCRETE BUILDING

PIN 17167-0077 INST. VM220888

PIN 17167-0073 INST. NS165991

PIN 17167 - 0074 INST. VM101331

PIN 17167-0112 INST. VM249395

PIN 17167 - 0078 INST. AB37750

PIN 17167-0083 INSTRUMENT CD499594

PIN 17167-0082 INSTRUMENT CD288191

PIN 17167-0242 INSTRUMENT VM242464

LOT 16 LOT 15 LOT 14 LOT 13

REGISTERED PLAN No. 1431

LOT 17 LOT 18 LOT 19 LOT 20

REMAINS OF STONE FOUNDATION OF BUILDING

REMAINS OF OLD CONCRETE WALL

CONCRETE STRIP BETWEEN BACK OF WALK AND BUILDING

JAMES STREET SOUTH ( ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 14 AND 15 )

HUGHSON STREET ( ESTABLISHED BY REG'D PLAN No.1431 )

PIN 17167-0103

No 9 -15
3 STOREY STONE BUILDING
(SEE BY-LAW 86-271 WITH RESPECT TO HISTORIC BUILDING FEATURES REGISTERED AS CD384251)
INSTRUMENT VM242465

No 14

No 20

No 23

10 STOREY BUILDING

ASPHALT PARKING AREA

ASPHALT PARKING AREA

ASPHALT PARKING AREA

ASPHALT PARKING AREA

ASPHALT PARKING AREA

ALLEYWAY (ESTABLISHED BY REGISTERED PLAN No.1431) (D5 & MEAS.)

centre line of concrete alleyway

PIN 17167-0084

INVERT ELEV.=94.71 WEST

INVERT ELEV.=94.87 EAST

TOP OF ELEV.=94.87

45.85 N72°35'45"W

45.97 N72°37'25"W (45.95 D4)

36.20 N72°35'45"W

EDGE OF CONCRETE PAVEMENT

25.22 N72°35'45"W

24.99 (D5 & MEAS.) N72°37'25"W

23.80 N72°35'45"W

24.51 (D1, P11 & MEAS.)

24.41 P1 & D2) (24.46 P2)

(24.28 P9)

centreline of concrete alleyway

CONCRETE 0.27 SOUTH

CONCRETE 0.48 NORTH

CONCRETE 0.47 NORTH

CONCRETE 0.08 EAST

CONCRETE (24.41 P1 & D2)

CONCRETE 0.29 NORTH

CONCRETE 0.22 SOUTH

CONCRETE 0.19 NORTH

CONCRETE 0.22 SOUTH

CONCRETE 0.27 SOUTH

CONCRETE 0.48 NORTH

CONCRETE 0.47 NORTH

CONCRETE 0.08 EAST

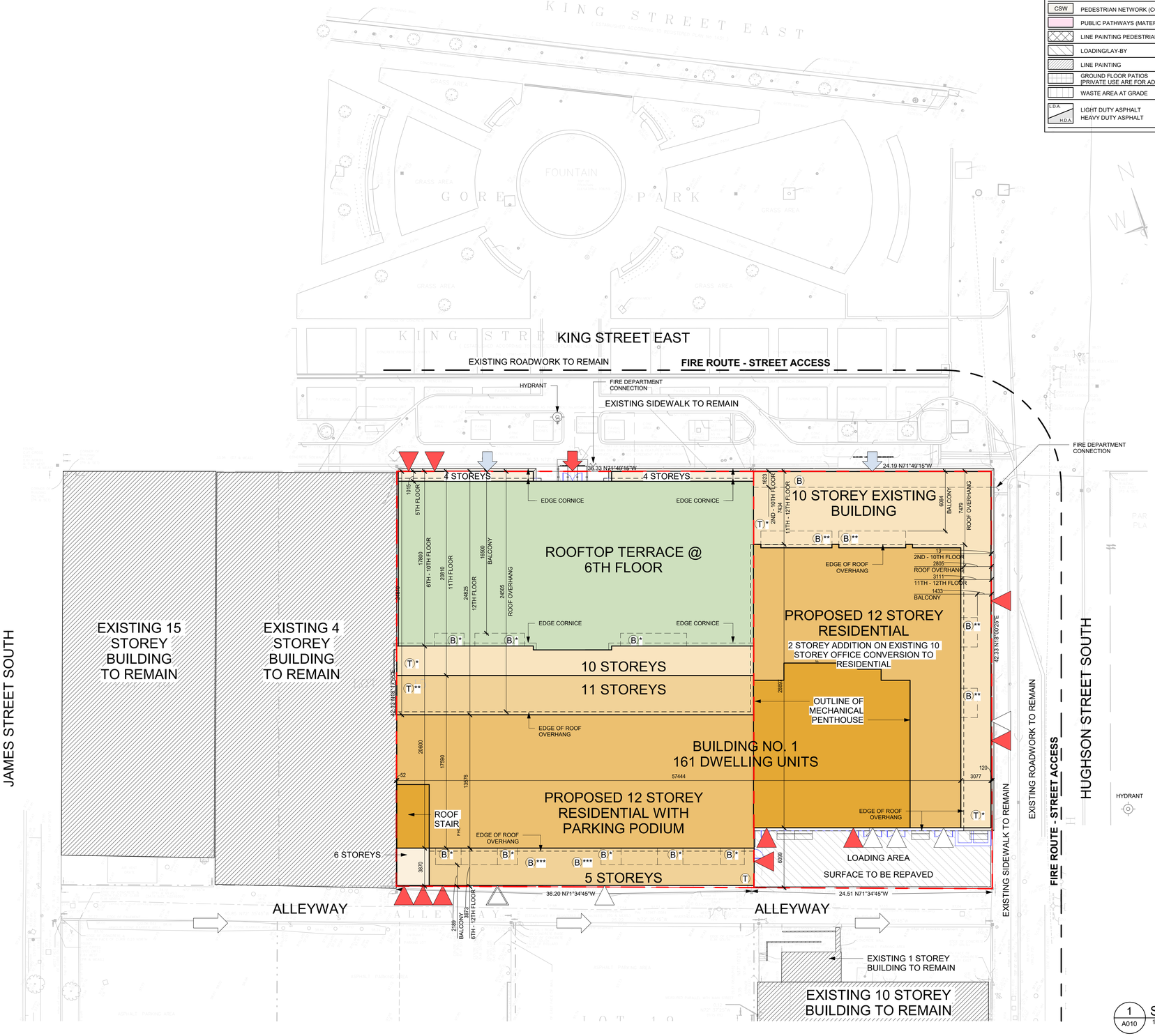
CONCRETE 0.29 EAST

CONCRETE 0.22 SOUTH

CONCRETE 0.19 NOR

**APPENDIX C**

# Proposed Development Plans (KNYMH Architects July 2026)




1 A010 SITE PLAN
1 : 200

## SITE HATCH KEY

- PV — UNIT PAVING, SEE LANDSCAPE PLANS
- CSW — PEDESTRIAN NETWORK (CONC. SIDEWALK)
- PUBLIC PATHWAYS (MATERIAL AS NOTED)
- LINE PAINTING PEDESTRIAN CROSSING
- LOADING/LAY-BY
- LINE PAINTING
- GROUND FLOOR PATIOS [PRIVATE USE ARE FOR ADJACENT SUITE]
- WASTE AREA AT GRADE
- L.D.A. / H.D.A. — LIGHT DUTY ASPHALT / HEAVY DUTY ASPHALT
- LANDSCAPE AREA, SEE LANDSCAPE PLANS
- ROOFTOP TERRACE, SEE LANDSCAPE PLANS
- CONCRETE, SEE LANDSCAPE PLANS
- RETAINING WALL, SEE LANDSCAPE PLANS
- LOWEST BUILDING FOOTPRINT
- 10TH LOWEST BUILDING FOOTPRINT
- 11TH LOWEST BUILDING FOOTPRINT
- 12TH LOWEST BUILDING FOOTPRINT
- MECHANICAL ROOF BUILDING FOOTPRINT
- COMMERCIAL AREA AT GRADE

## SITE PLAN LEGEND

- "PRINCIPAL ENTRANCE" AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE
- RETAIL UNITS ENTRANCE
- BLDG EXITS
- SECONDARY DOORS AND SERVICE DOORS
- EXCLUSIVE USE DOOR
- PARKING GARAGE ENTRY
- (T) TERRACE AT 6TH FLOOR (EXCLUSIVE USE)
- (T*) TERRACE AT 11TH FLOOR (EXCLUSIVE USE)
- (T**) TERRACE AT 12TH FLOOR (EXCLUSIVE USE)
- (B) BALCONY FROM 2ND FLOOR TO 10TH FLOOR
- (B*) BALCONY FROM 7TH FLOOR TO 10TH FLOOR
- (B**) BALCONY AT 12TH FLOOR
- (B***) BALCONY FROM 11TH FLOOR TO 12TH FLOOR

SITE TRAFFIC CONTROL SIGNAGE:

TEXT — Pavement markings and signage are to be implemented as per the Traffic Control/Pavement Marking Plans

| | |
|---|---|
| Ra-1 | STOP SIGN |
| Ra-1t | ALL WAY STOP SIGN |
| Rb-51L | NO PARKING |
| Rb-93 | ACCESSIBLE PARKING SIGN |
| SN-1 | FIRE ACCESS ROUTE |
| SN-2 | VISITOR PARKING SIGN |
| SN-3 | LOADING SPACE SIGN |
| SN-5 | VISITOR PARKING ONLY |

- AD — AREA DRAIN (SEE CIVIL DRAWINGS)
- DC — DEPRESSED CURB (SEE CIVIL DRAWINGS)
- WASTE TRUCK PATH (SEE A200)
- EXTENT OF UNDERGROUND (SEE A200)
- FIRE ROUTE (SEE A200)
- TR / PD — TERRACE RAILING / PRIVACY DIVIDER — SEE LANDSCAPE DRAWINGS
- SURFACE PAINTED SYMBOL OF ACCESSIBILITY
- HYDRANT (SEE CIVIL DWG)
- FIRE DEPARTMENT CONNECTION
- STREETLIGHT (SEE ELEC. DWG.)
- WALL MT. EXT. LIGHT (SEE ELEC. DWG)
- GROUND EXT. LIGHT (SEE ELEC. DWG)
- T — TRANSFORMER (SEE ELEC. DWG)

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|---|---|---|---|
| FORMAL CONSULTATION | 1. | 18,03,26 | KNYMH |
| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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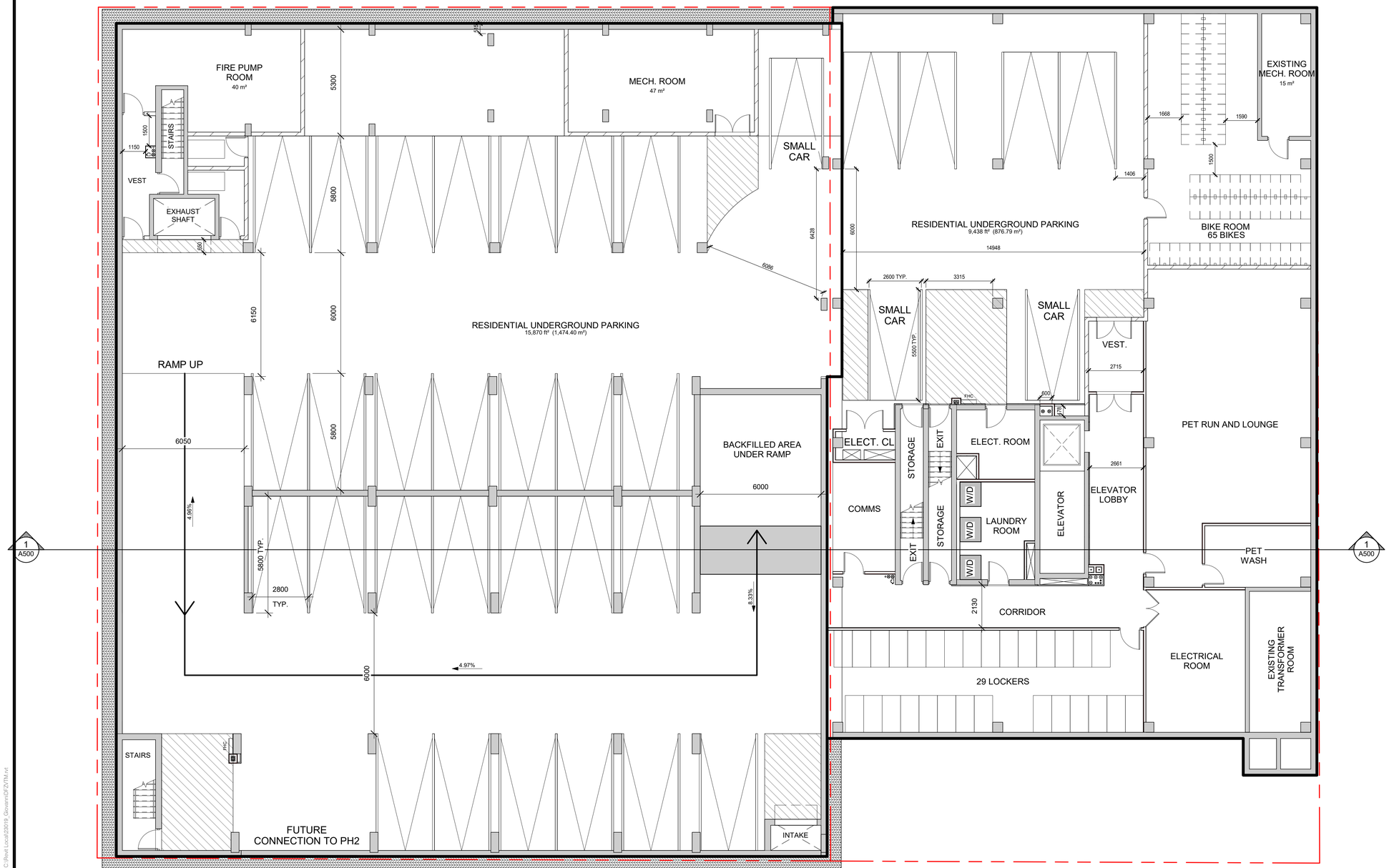
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GORE PARK RESIDENCES
KING STREET EAST
HAMILTON, ONTARIO

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SITE PLAN

DRAWING SCALE: As indicated
PROJECT NUMBER: 23019
DRAWN BY: Author
CHECKED BY: Checker
DRAWING VERSION:
PLOT DATE:
DRAWING SHEET NUMBER: A010

TIMESTAMP: 2026.07.16.6:01:15 PM - FILEPATH: C:\Revit Local\23019_GloverchSDS7jTM.rvt




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HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - UNDERGROUND FLOOR PLAN

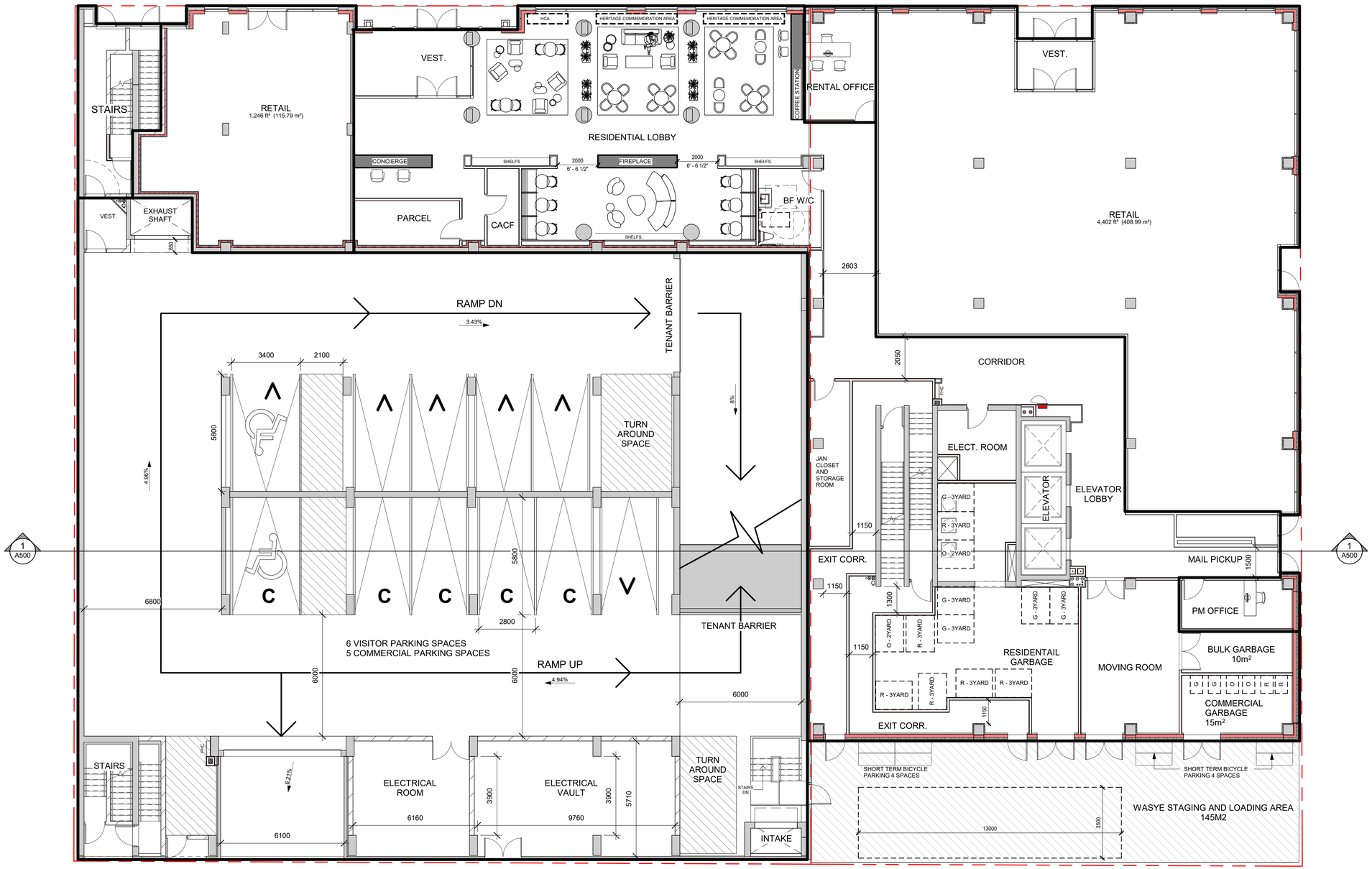
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| Author | Checker | A210 |

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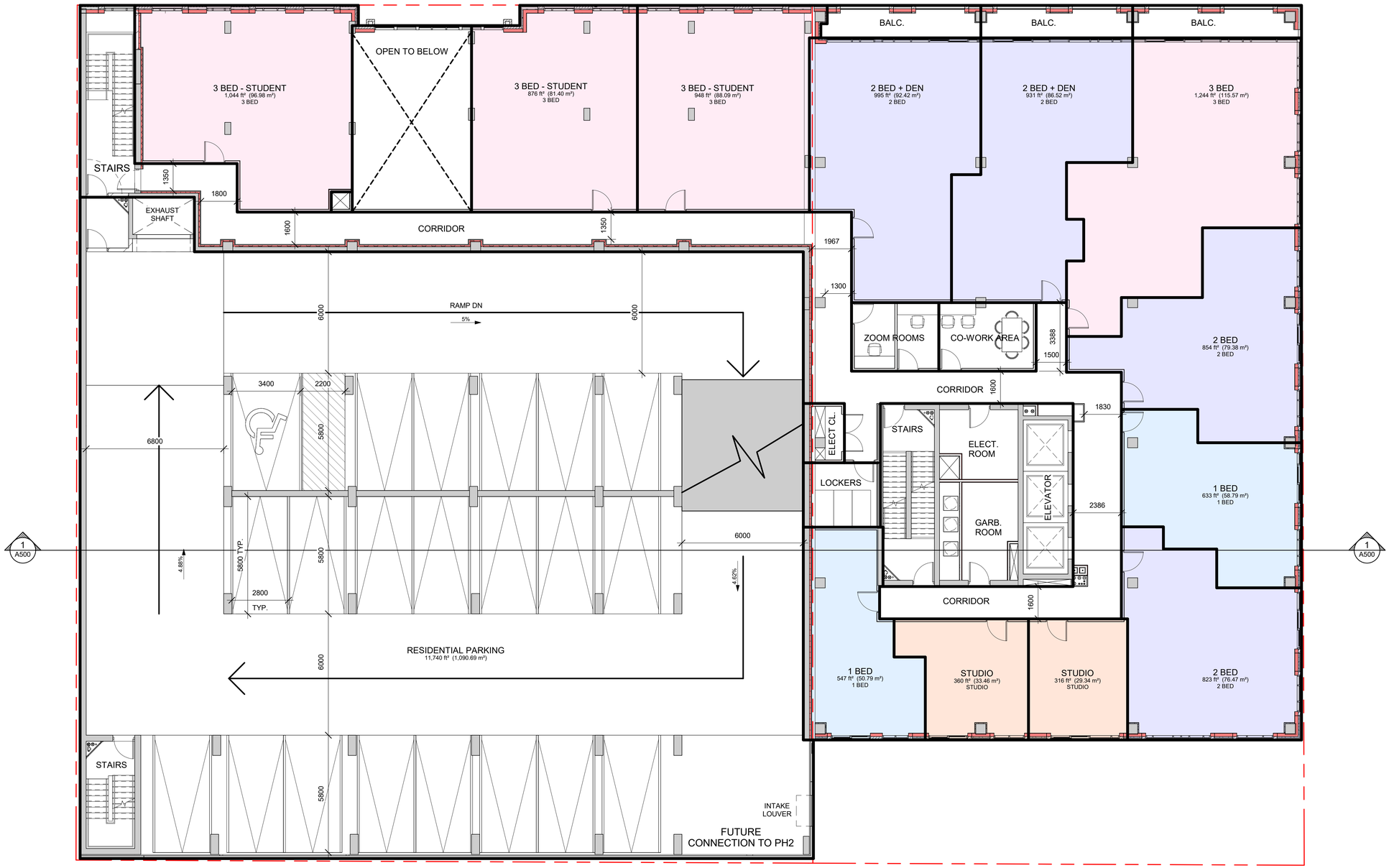
# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:
PH1 - 1st FLOOR PLAN

DRAWING SCALE: 1 : 100
PROJECT NUMBER: 23019
DRAWN BY: Author
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DRAWING VERSION: 000
PLOT DATE:
DRAWING SHEET NUMBER: A211

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## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED
- STUDIO

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# GORE PARK RESIDENCES

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HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 2nd FLOOR PLAN

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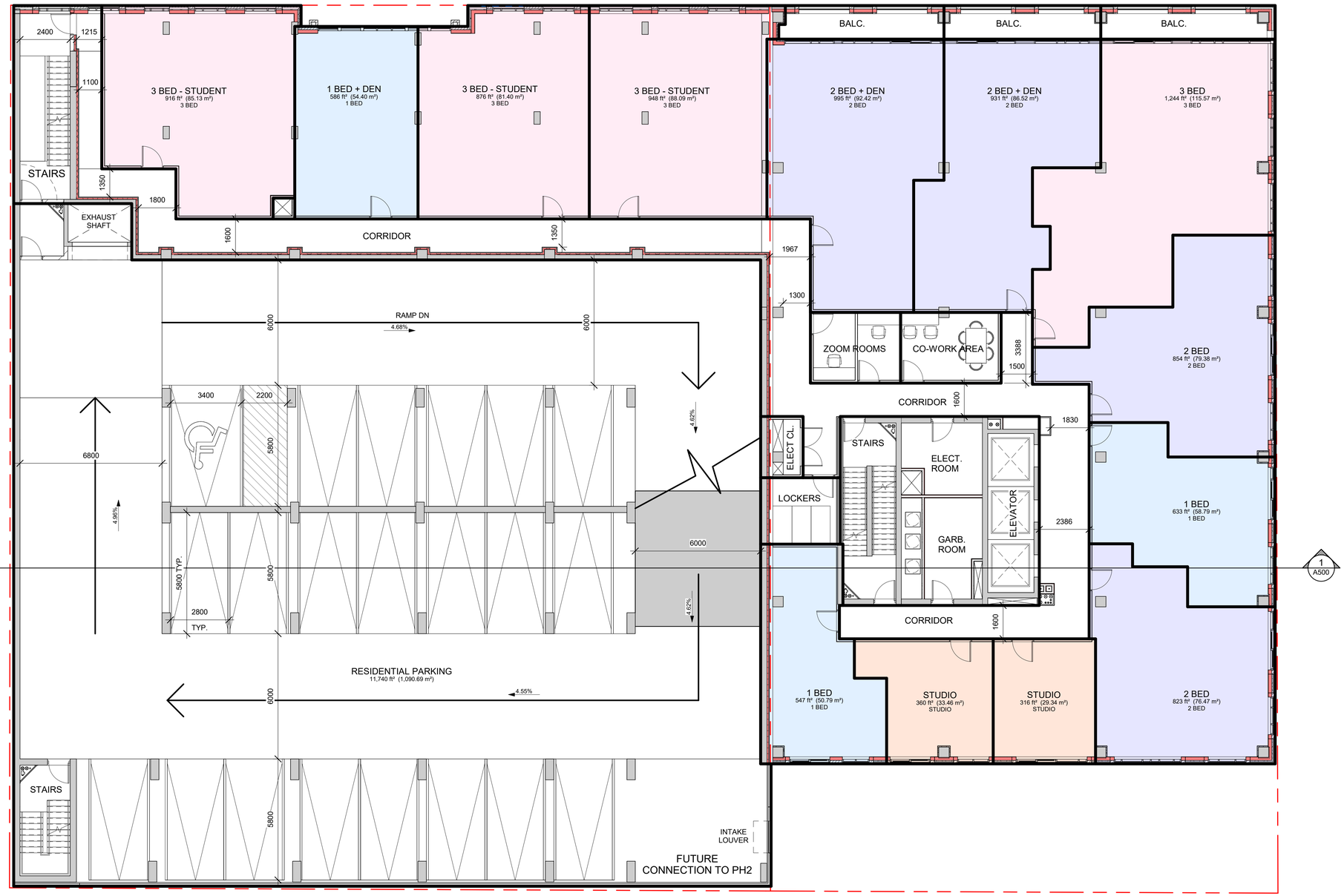
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## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED
- STUDIO





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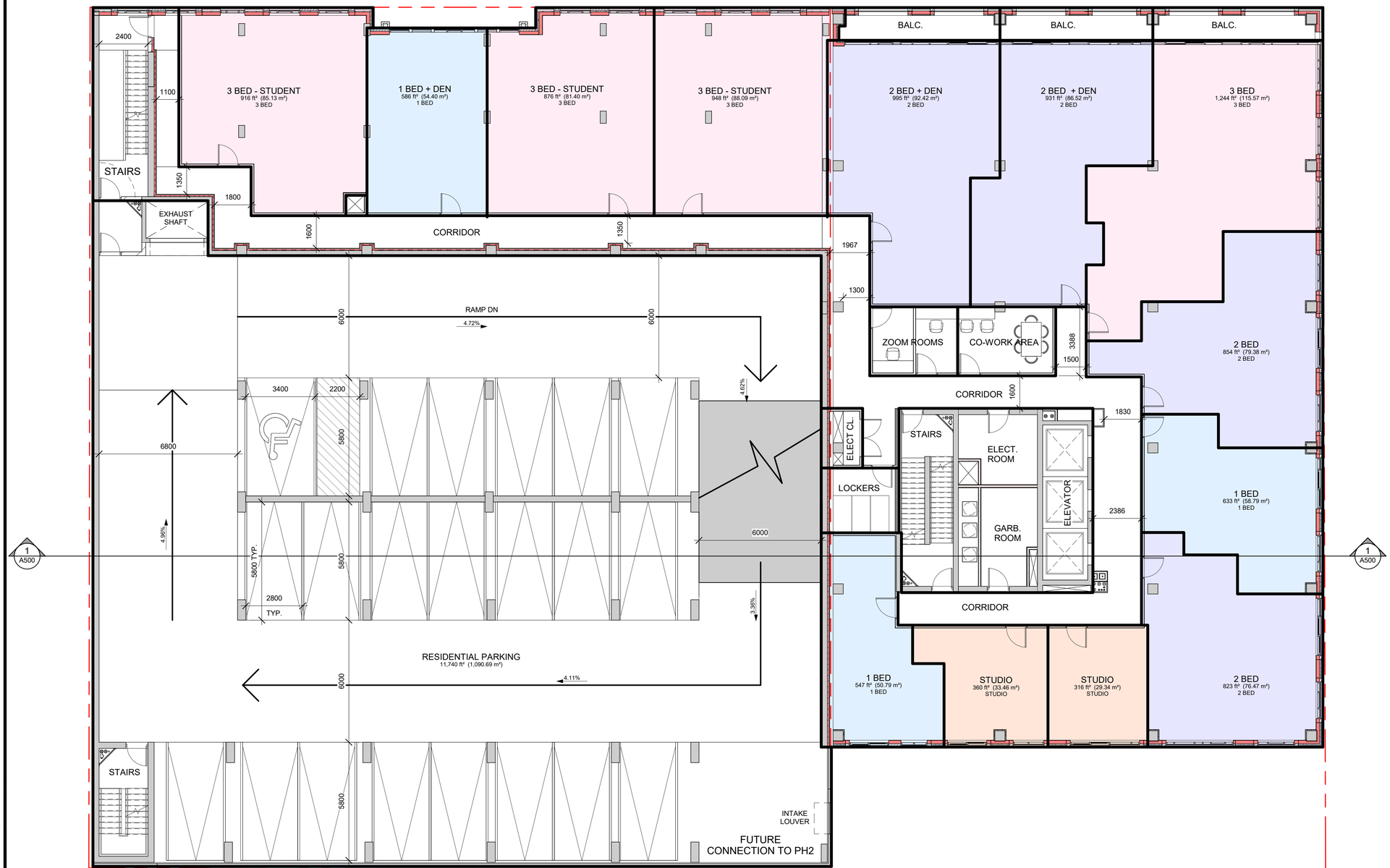
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## PH1 - 4th FLOOR PLAN

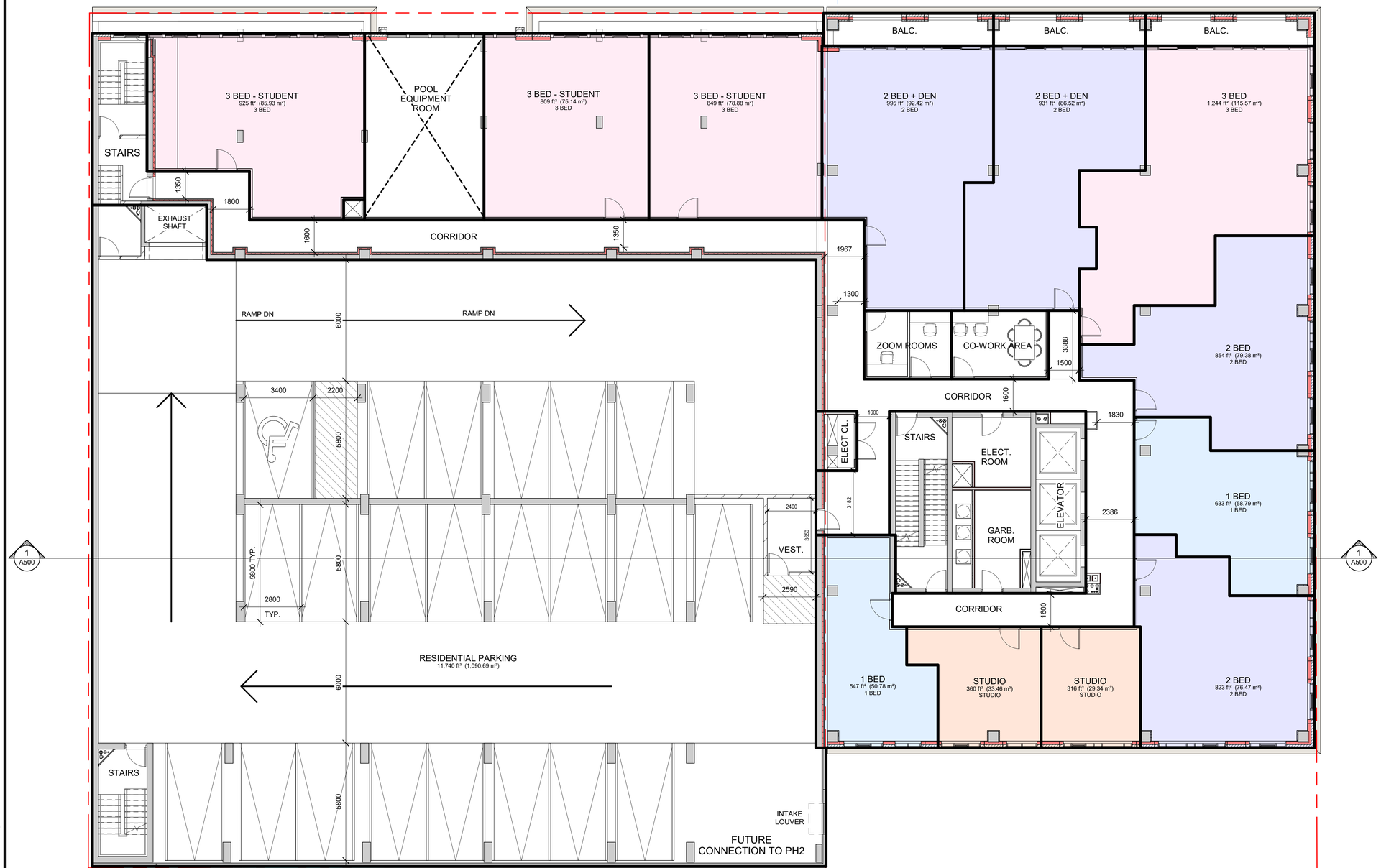
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PRELIMINARY

# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 5th FLOOR PLAN

| DRAWING SCALE: | PROJECT NUMBER: |
|---|---|
| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
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| Author | Checker | A215 |

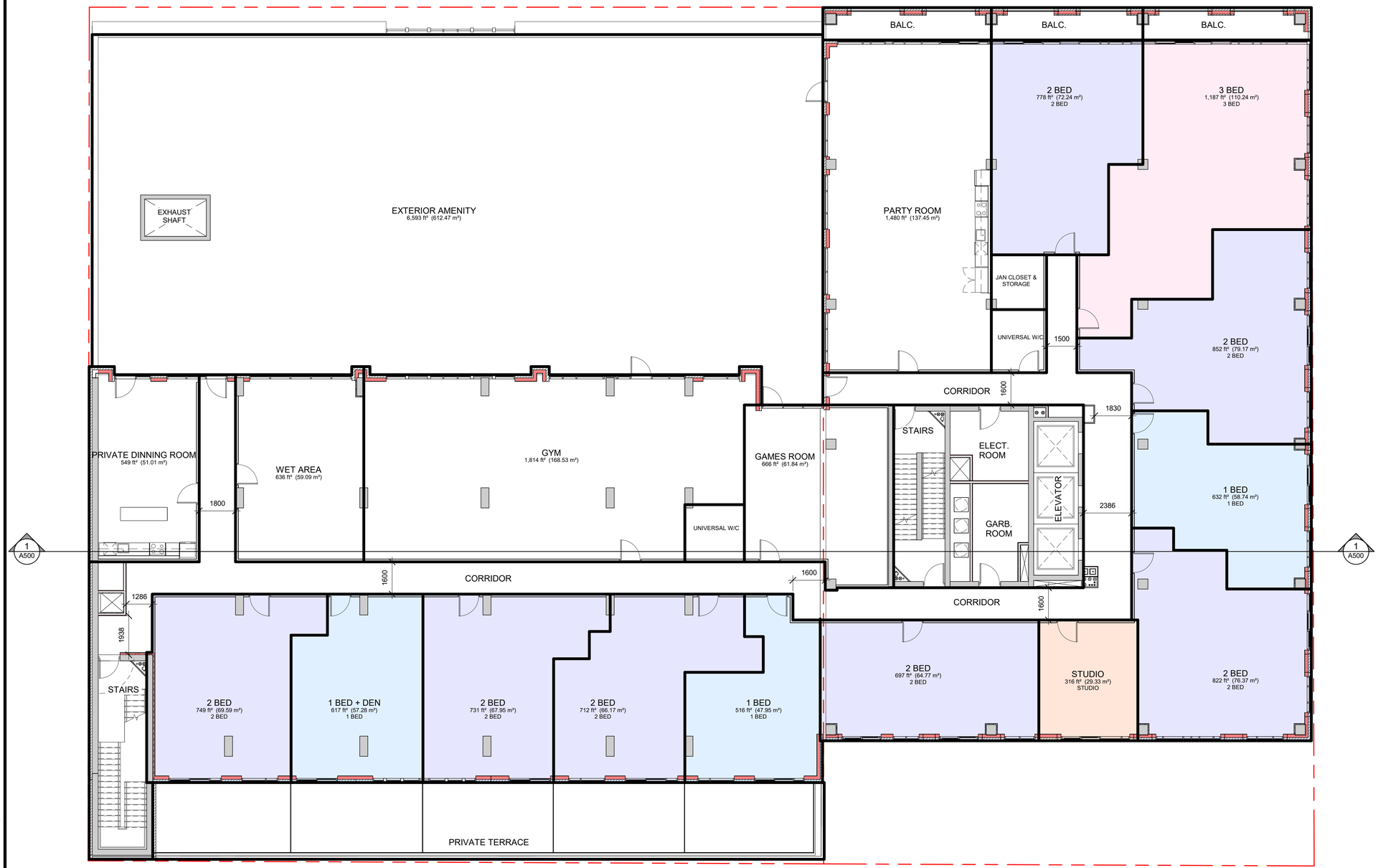
DRAWING VERSION:

PLOT DATE:

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## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED
- STUDIO




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No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

| DRAWING SETS ISSUED | No. | DATE (DD,MM,YY) | BY |
|---|---|---|---|
| FORMAL CONSULTATION | 1. | 18,03,26 | KNYMH |
| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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PRELIMINARY

# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 6th FLOOR PLAN

| DRAWING SCALE: | PROJECT NUMBER: |
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| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
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| Author | Checker | A216 |

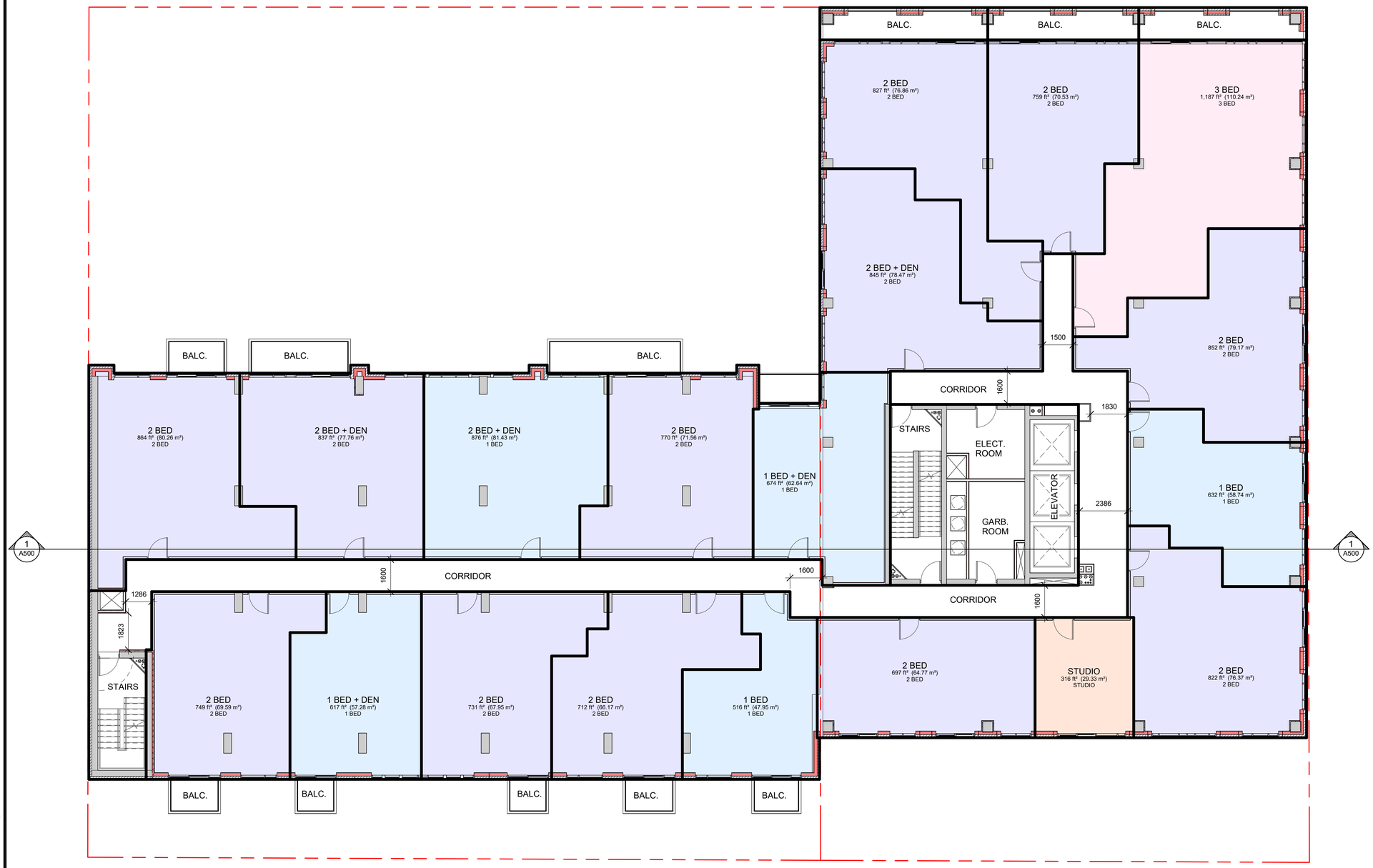
DRAWING VERSION:

PLOT DATE:


TIMESTAMP 2019-07-16 6:41:46 PM FILEPATH: C:\Revit Local\23019 Gloverm\DEFZM.rvt

## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED
- STUDIO





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| DRAWING SETS ISSUED | No. | DATE (DD,MM,YY) | BY |
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| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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PRELIMINARY

# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 7th TO 10th FLOOR PLAN

| DRAWING SCALE: | PROJECT NUMBER: |
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| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: |
|---|---|
| Author | Checker |

DRAWING VERSION:

PLOT DATE:

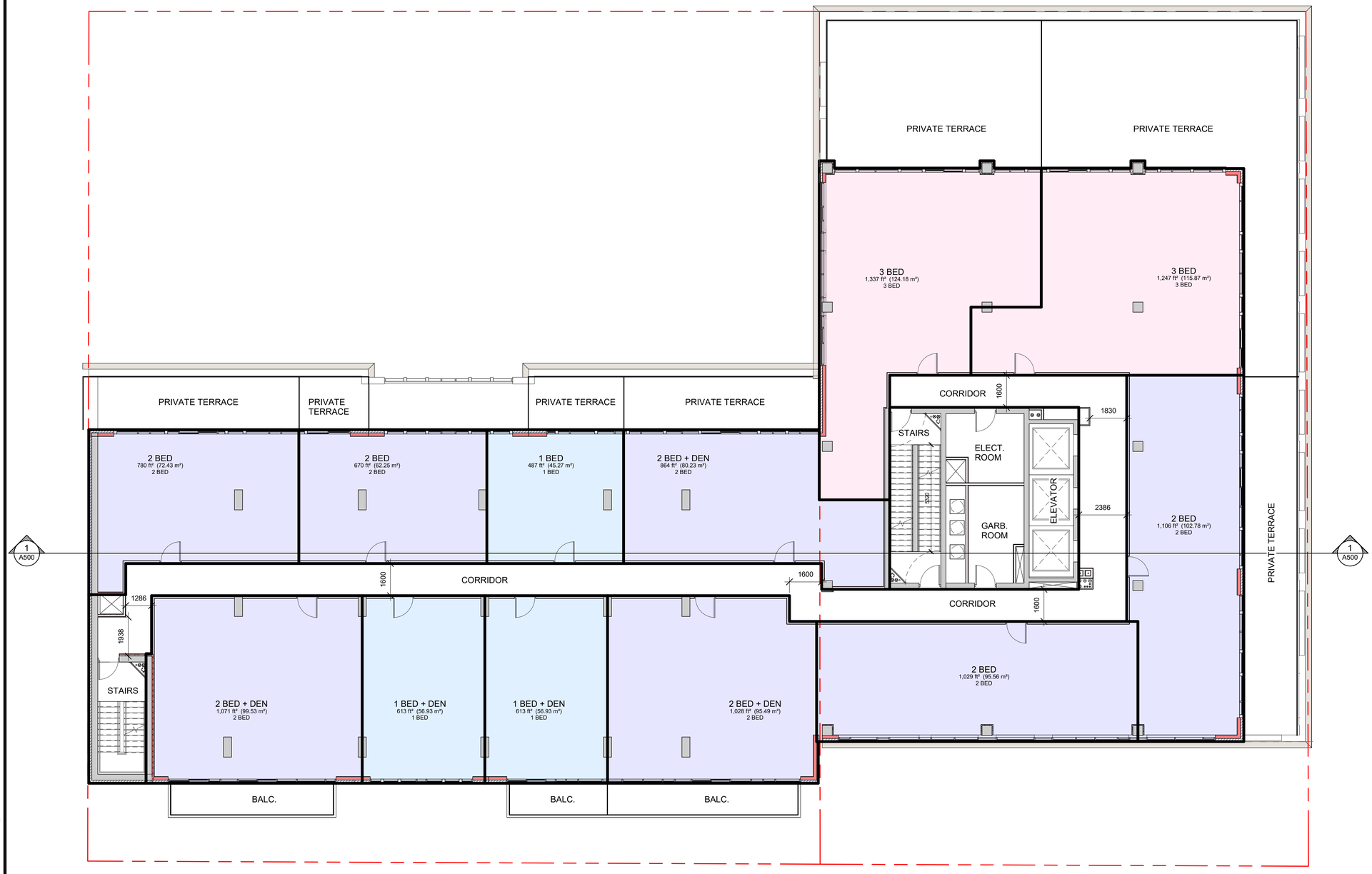
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A217


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## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED




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| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 11th FLOOR PLAN

| DRAWING SCALE: | PROJECT NUMBER: |
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| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
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| Author | Checker | A218 |

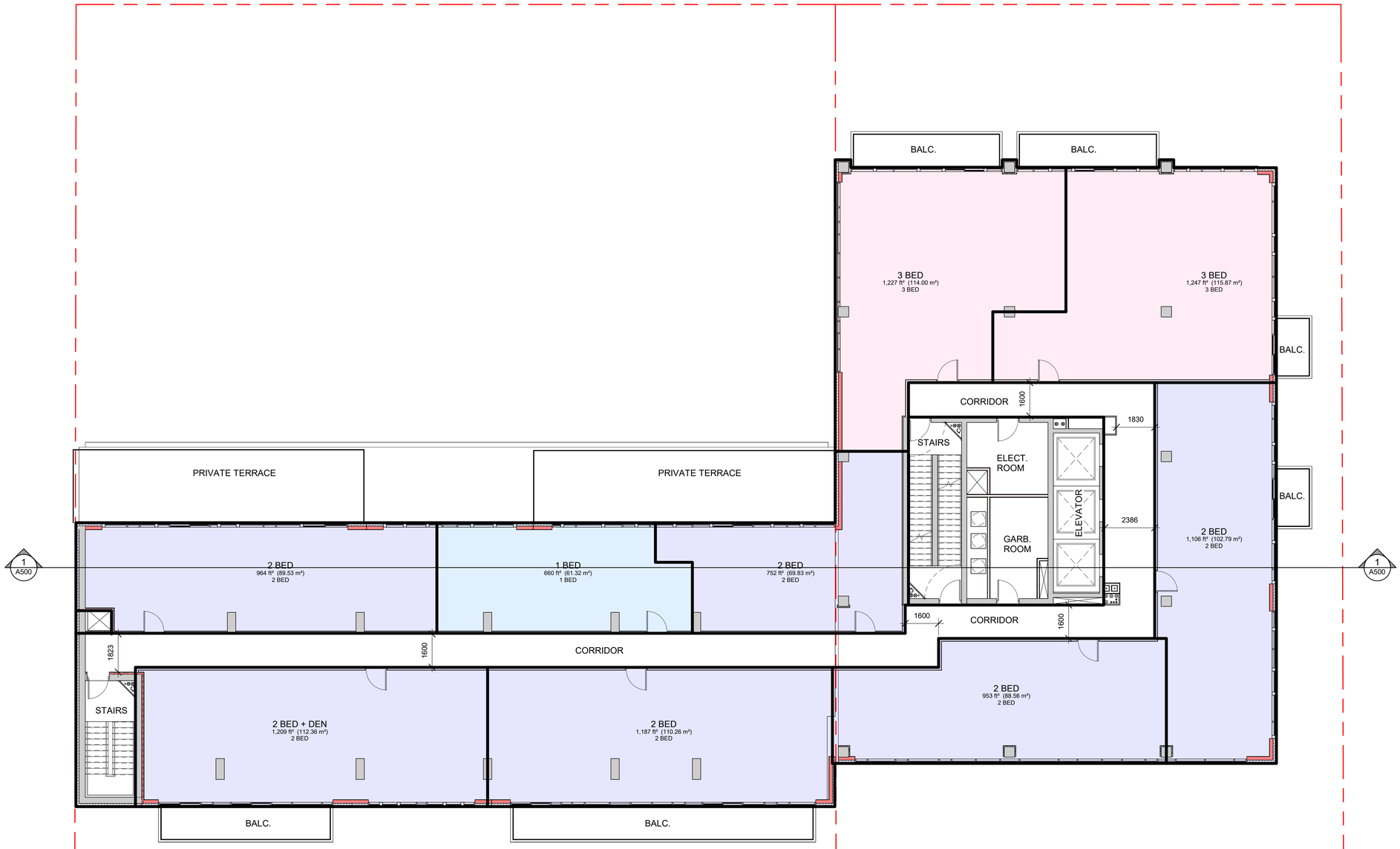
DRAWING VERSION:

PLOT DATE:

TIMESTAMP 2026-07-14 6:41:48 PM FILEPATH: C:\Revit Local\23019 Gore\mm25K2YM.rvt

## Residential Suite Area

- 1 BED
- 2 BED
- 3 BED




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# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - 12th FLOOR PLAN

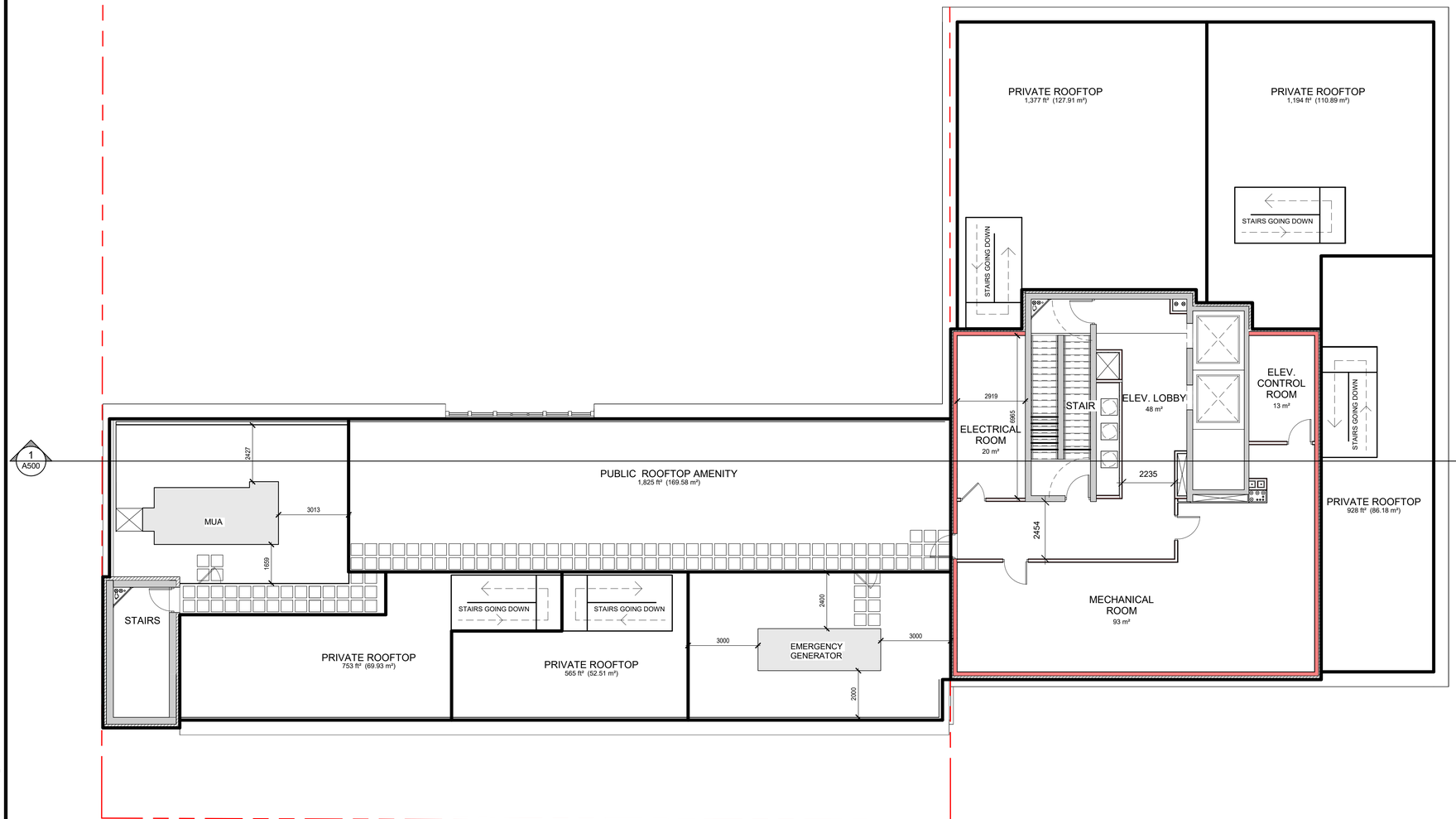
| DRAWING SCALE: | PROJECT NUMBER: |
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| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
|---|---|---|
| Author | Checker | A219 |

DRAWING VERSION:

PLOT DATE:


TIMESTAMP 2019-07-16 6:41:48 PM FILEPATH C:\Revit Local\23019 Giovanni2KPZVTM.rvt




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# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## PH1 - ROOF PLAN

| DRAWING SCALE: | PROJECT NUMBER: |
|---|---|
| 1 : 100 | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
|---|---|---|
| Author | Checker | A220 |

DRAWING VERSION:

PLOT DATE:

TIMESTAMP 2026-07-16 6:11:50 PM FILEPATH C:\Revit Local\23019 GoreparkDEZVTM.rvt

| GLAZING PERCENTAGES | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | North Elevation | | | South Elevation | | | East Elevation | | | West Elevation | | |
| Level | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % |
| Level 1 | 280.35 m² | 127.24 m² | **45.3%** | 283.25 m² | – | – | 166.12 m² | 73.75 m² | **44.4%** | 166.12 m² | – | |
| Level 2 | 214.67 m² | 85.52 m² | **39.83%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | |
| Level 3 | 214.67 m² | 81.54 m² | **37.98%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | – |

*Note: Glazing areas include the clear glass portion of windows and doors, including transoms and sidelights. Window and door frames are included in the glazing area calculations. Signage and spandrel glazing are not included in the glazing area.*




## LEGEND

- G.GL — GUARD GLAZING PANEL
- SP1 — SPANDREL PANEL 1
- SP2 — SPANDREL PANEL 2
- SP3 — SPANDREL PANEL 3
- MP — METAL PANEL
- MULLIONS
- ST1 — NATURAL STONE TEXTURE BEIGE
- ST2 — NATURAL STONE TEXTURE GREY
- BR1 — BRICK FINISH WHITE
- BR2 — BRICK FINISH RED
- EP1 — EIFS PANEL BRICK FINISH WHITE
- EP2 — EIFS PANEL BRICK FINISH RED
- EP3 — EIFS PANEL SMOOTH TEXTURE WHITE
- PC — PRECAST PANEL SMOOTH FINISH - WHITE
- AR — ALUMINUM RAILING W/ GLASS


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|---|---|---|---|
| FORMAL CONSULTATION | 1. | 18,03,26 | KNYMH |
| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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PRELIMINARY


# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## NORTH ELEVATION

| DRAWING SCALE: | PROJECT NUMBER: |
|---|---|
| As indicated | 23019 |

| DRAWN BY: | CHECKED BY: |
|---|---|
| Author | Checker |

DRAWING VERSION: 000

PLOT DATE:

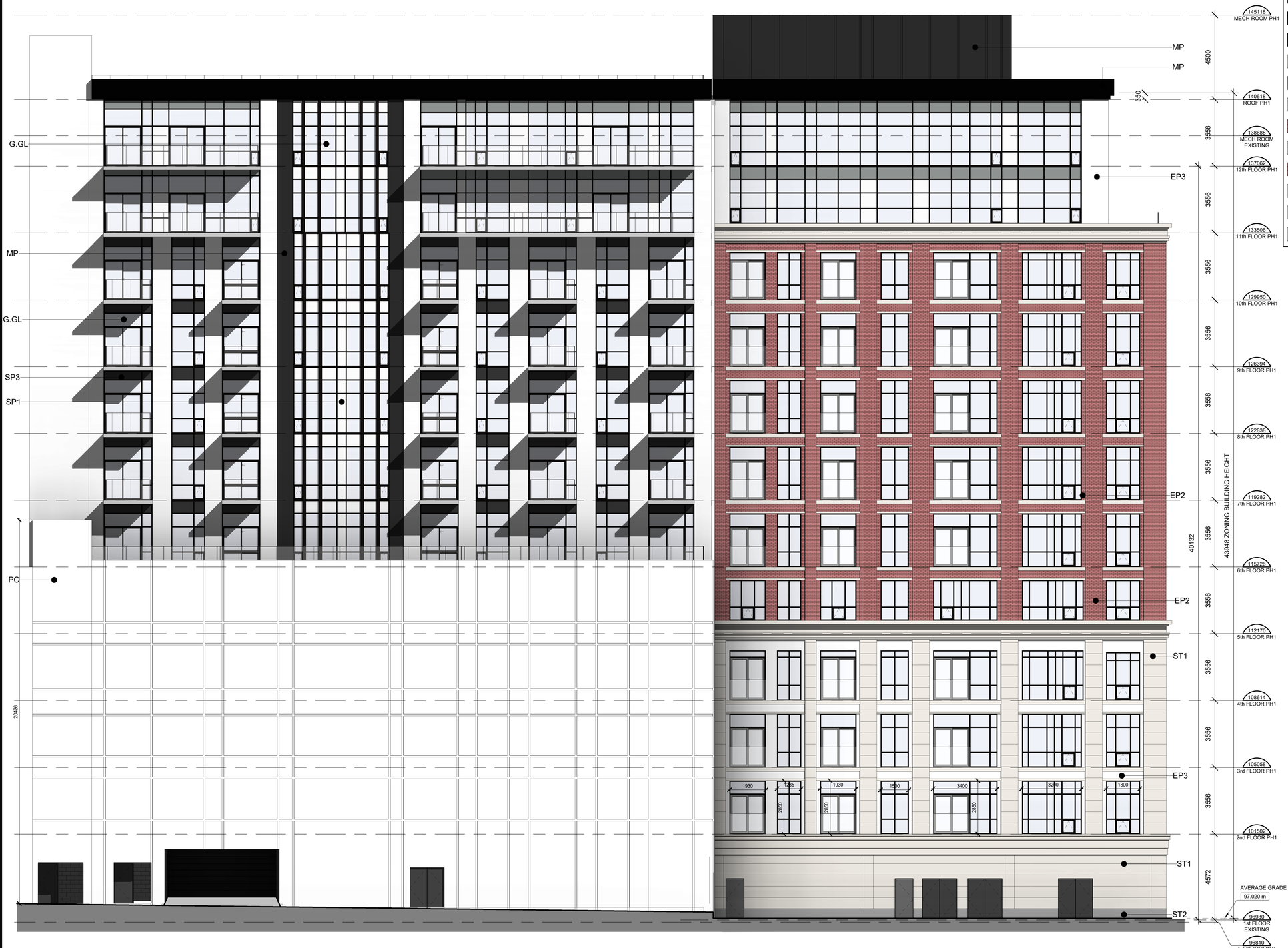
DRAWING SHEET NUMBER: A400


TIMESTAMP: 2026-07-16 6:49:16 PM FILEPATH: C:\Revit Local\23019_Gore\mn3KDTM.rvt

## GLAZING PERCENTAGES

| | North Elevation | | | South Elevation | | | East Elevation | | | West Elevation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % |
| Level 1 | 280.35 m² | 127.24 m² | **45.3%** | 283.25 m² | – | – | 166.12 m² | 73.75 m² | **44.4%** | 166.12 m² | – | |
| Level 2 | 214.67 m² | 85.52 m² | **39.83%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | |
| Level 3 | 214.67 m² | 81.54 m² | **37.98%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | – |

*Note: Glazing areas include the clear glass portion of windows and doors, including transoms and sidelights. Window and door frames are included in the glazing area calculations. Signage and spandrel glazing are not included in the glazing area.*




## LEGEND

- G.GL — GUARD GLAZING PANEL
- SP1 — SPANDREL PANEL 1
- SP2 — SPANDREL PANEL 2
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- MP — METAL PANEL
- MULLIONS
- ST1 — NATURAL STONE TEXTURE BEIGE
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- BR2 — BRICK FINISH RED
- EP1 — EIFS PANEL BRICK FINISH WHITE
- EP2 — EIFS PANEL BRICK FINISH RED
- EP3 — EIFS PANEL SMOOTH TEXTURE WHITE
- PC — PRECAST PANEL SMOOTH FINISH - WHITE
- AR — ALUMINUM RAILING W/ GLASS


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| DRAWING SETS ISSUED | No. | DATE (DD,MM,YY) | BY |
|---|---|---|---|
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PRELIMINARY


# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## SOUTH ELEVATION

| DRAWING SCALE: | PROJECT NUMBER: |
|---|---|
| As indicated | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
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| Author | Checker | A401 |

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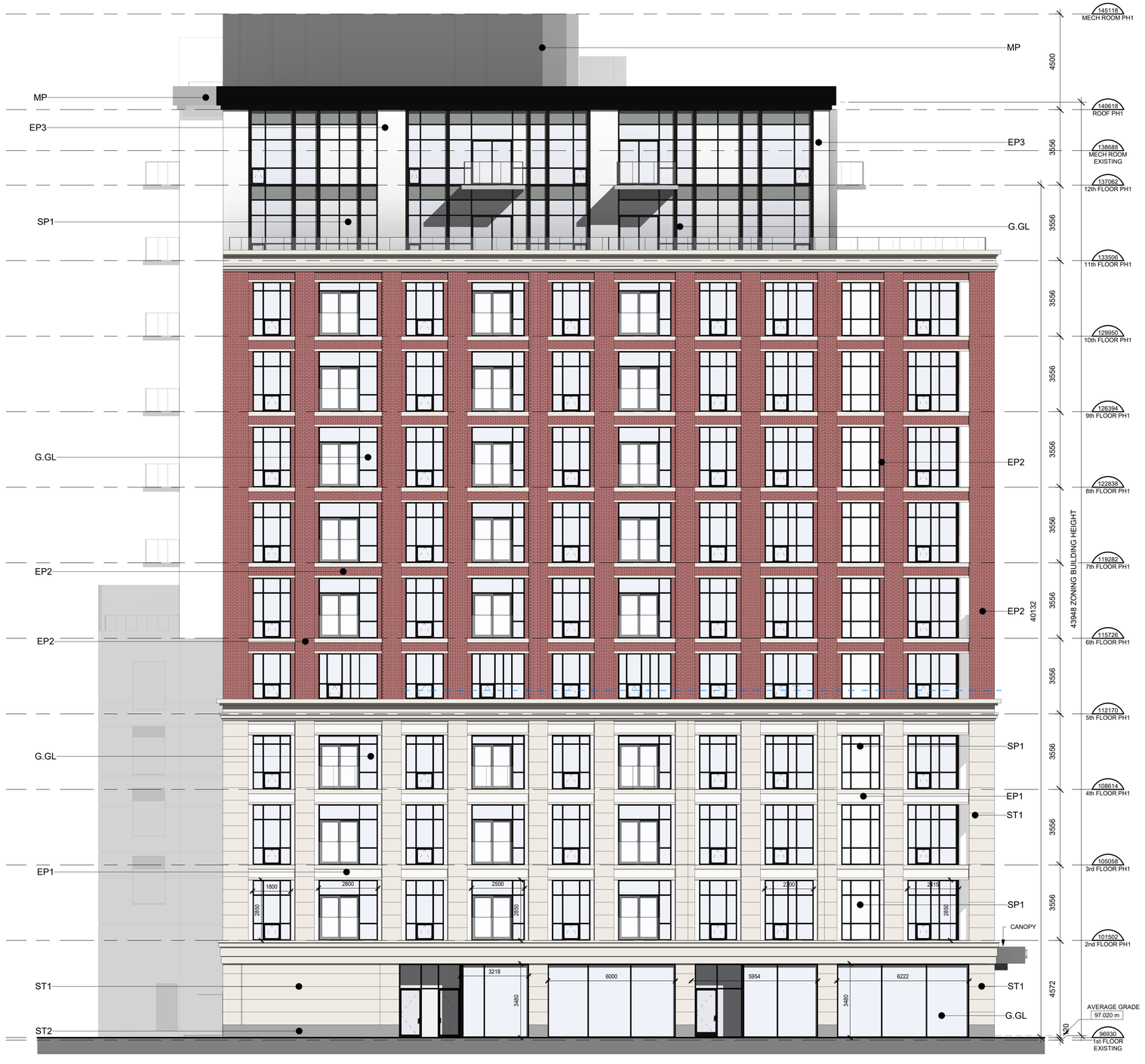
PLOT DATE:


TIMESTAMP 2026-07-16 4:23:34 PM FILEPATH: C:\Revit Local\23019 GoreParkDEZVNA.rvt

**GLAZING PERCENTAGES**

| | North Elevation | | | South Elevation | | | East Elevation | | | West Elevation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level** | **Wall Area** | **Glazing Area** | **Glazing %** | **Wall Area** | **Glazing Area** | **Glazing %** | **Wall Area** | **Glazing Area** | **Glazing %** | **Wall Area** | **Glazing Area** | **Glazing %** |
| Level 1 | 280.35 m² | 127.24 m² | **45.3%** | 283.25 m² | – | – | 166.12 m² | 73.75 m² | **44.4%** | 166.12 m² | – | |
| Level 2 | 214.67 m² | 85.52 m² | **39.83%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | |
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*Note: Glazing areas include the clear glass portion of windows and doors, including transoms and sidelights. Window and door frames are included in the glazing area calculations. Signage and spandrel glazing are not included in the glazing area.*




## LEGEND

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- AR — ALUMINUM RAILING W/ GLASS


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No. — DETAIL NUMBER
No. — DRAWING SHEET NUMBER

| DRAWING SETS ISSUED | No. | DATE (DD,MM,YY) | BY |
|---|---|---|---|
| FORMAL CONSULTATION | 1. | 18,03,26 | KNYMH |
| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

| REVISIONS TO DRAWING | No | DATE (DD,MM,YY) | BY |
|---|---|---|---|

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:

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ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
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www.knymh.com info@knymh.com


PROJECT NORTH / TRUE NORTH


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PRELIMINARY


# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## EAST ELEVATION

| DRAWING SCALE: | PROJECT NUMBER: |
|---|---|
| As indicated | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
|---|---|---|
| Author | Checker | A402 |

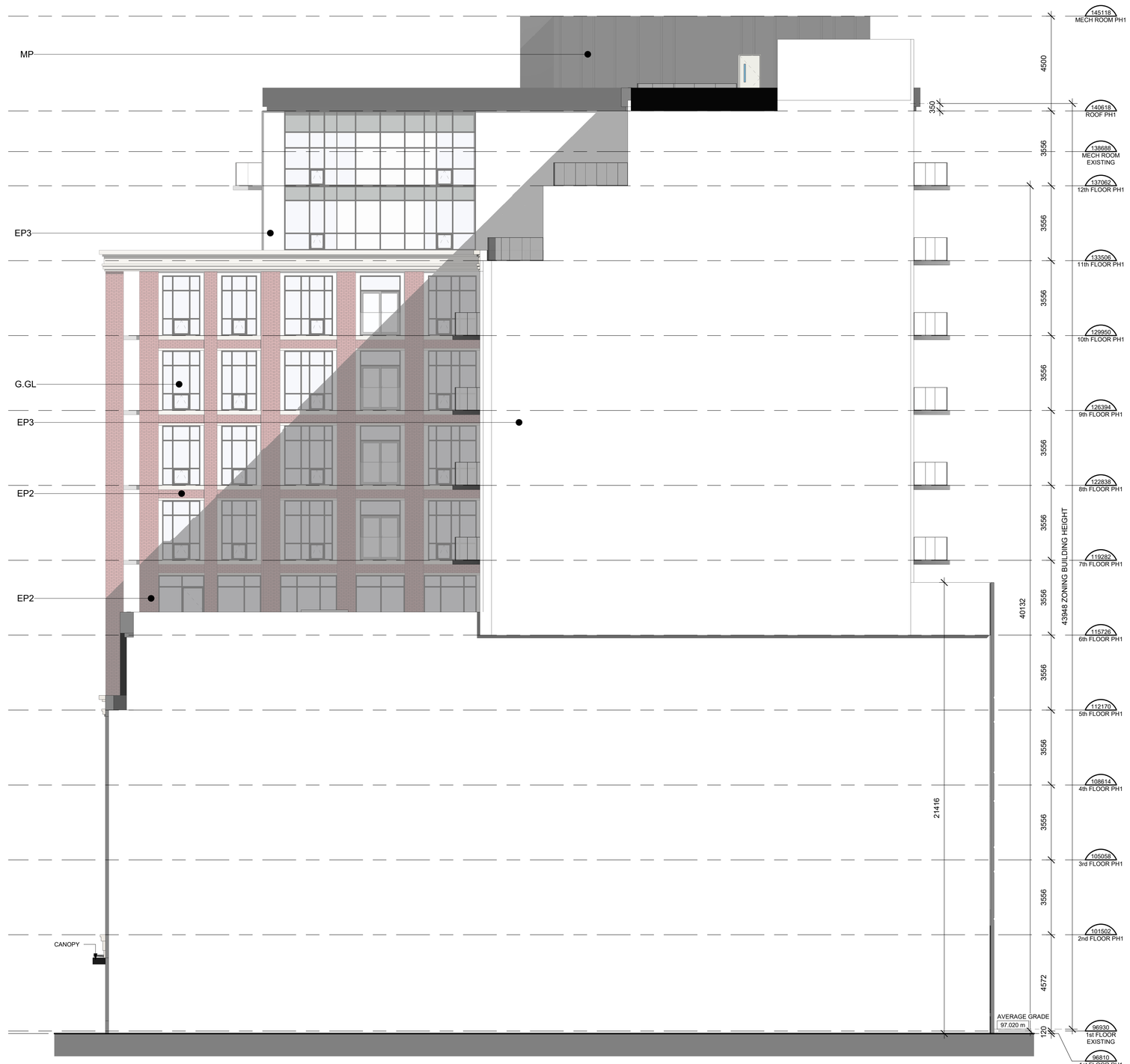
DRAWING VERSION: 000

PLOT DATE:


TIMESTAMP 2026-07-16 6:43:13 PM FILEPATH C:\Revit Local\23019 Gore\mn3KPZLfM.rvt

| GLAZING PERCENTAGES | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | North Elevation | | | South Elevation | | | East Elevation | | | West Elevation | | |
| Level | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % | Wall Area | Glazing Area | Glazing % |
| Level 1 | 280.35 m² | 127.24 m² | **45.3%** | 283.25 m² | – | – | 166.12 m² | 73.75 m² | **44.4%** | 166.12 m² | – | |
| Level 2 | 214.67 m² | 85.52 m² | **39.83%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | |
| Level 3 | 214.67 m² | 81.54 m² | **37.98%** | 214.67 m² | 42.88 m² | **19.9%** | 129.20 m² | 56.19 m² | **43.5%** | 129.20 m² | – | – |

*Note: Glazing areas include the clear glass portion of windows and doors, including transoms and sidelights. Window and door frame are included in the glazing area calculations. Signage and spandrel glazing are not included in the glazing area.*




## LEGEND

- G.GL — GUARD GLAZING PANEL
- SP1 — SPANDREL PANEL 1
- SP2 — SPANDREL PANEL 2
- SP3 — SPANDREL PANEL 3
- MP — METAL PANEL
- MULLIONS
- ST1 — NATURAL STONE TEXTURE BEIGE
- ST2 — NATURAL STONE TEXTURE GREY
- BR1 — BRICK FINISH WHITE
- BR2 — BRICK FINISH RED
- EP1 — EIFS PANEL BRICK FINISH WHITE
- EP2 — EIFS PANEL BRICK FINISH RED
- EP3 — EIFS PANEL SMOOTH TEXTURE WHITE
- PC — PRECAST PANEL SMOOTH FINISH - WHITE
- AR — ALUMINUM RAILING W/ GLASS


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| DESIGN REVIEW PANEL | 2. | 18,07,17 | KNYMH |

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| REVISIONS TO DRAWING | No | DATE (DD,MM,YY) | BY |
|---|---|---|---|

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PRELIMINARY


# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

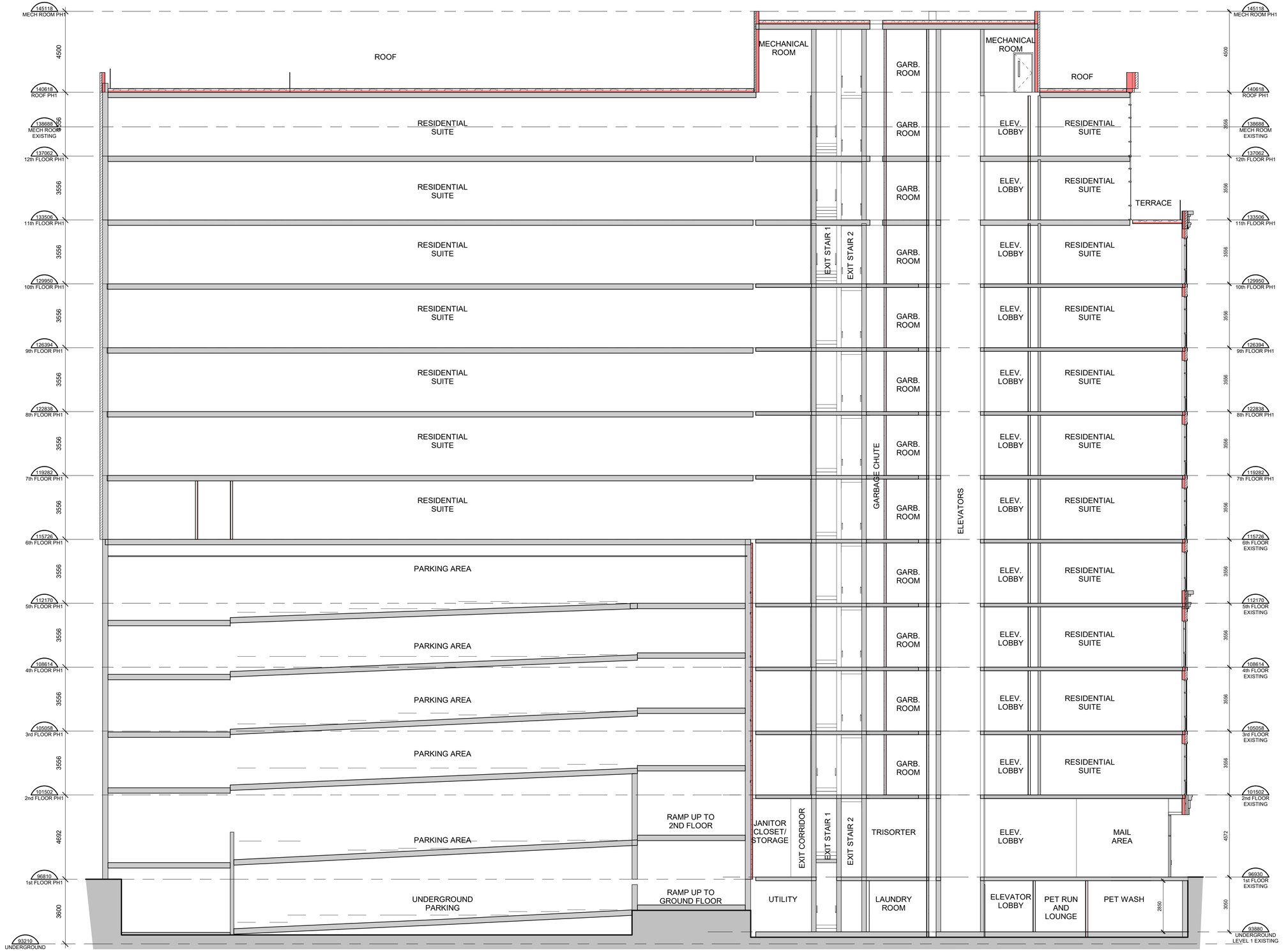
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## WEST ELEVATION

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| As indicated | 23019 |

| DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
|---|---|---|
| Author | Checker | A403 |
| DRAWING VERSION: 000 | | |
| PLOT DATE: | | |


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1 / A500 Section 1
1 : 100

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PRELIMINARY

# GORE PARK RESIDENCES

KING STREET EAST
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

## BUILDING SECTION A

| DRAWING SCALE: | PROJECT NUMBER: |
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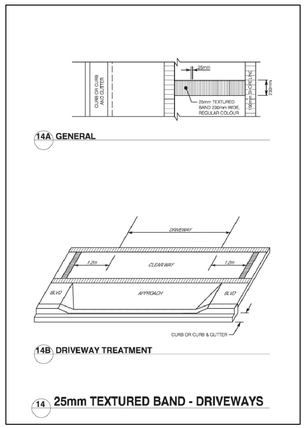
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|---|---|
| Author | Checker |

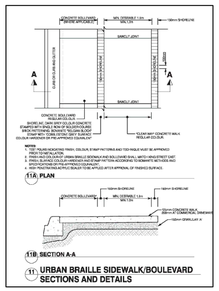
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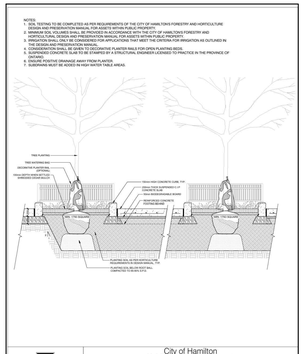
PLOT DATE:

DRAWING SHEET NUMBER: A500

CITY OF HAMILTON - INTEGRATED ACCESSIBILITY - SIDEWALK / URBAN BRAILLE GUIDELINES
SEE INFORMATION CONTAINED IN STANDARD ROAD DRAWING INDEX, CITY OF HAMILTON FEBRUARY 2021.




Hamilton

City of Hamilton
Public Works Department

HARD SURFACE DETAIL: TYPE 1C - c
OPEN PLANTING BED (SOIL TRENCH)

| DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.) | DATE: NOV 2009 | REV NO: 1 | FORMERLY: | HAMILTON STD No.: FH 502.03 |
|---|---|---|---|---|

**200 SERIES**

**MBR-0200-00001**
*Legacy # X48R200-DB*



**Sustainability Facts**

| Unit Size | One (1) 200 Bike Rack |
|---|---|
| | Imp. Imp. |
| Carbon footprint (GWP) | kg kg $CO_2$-Eq |
| Measured at cradle-to-gate | 103 227 |
| Total energy use (TTE) | MJ MJ |
| Measured at cradle-to-gate of energy expended | 3926.3472 |
| Water use (WDP) | $L/m^3$ USG $m^3$-water |
| Measured in public drinking water | 1.53 |
| Material recyclability | 100% |
| LEED v4.1 Credits | |
| Type III Environmental Product Declaration | |
| LEED MR Credits | |
| Material Ingredients | |
| Risk of Red List substances | |

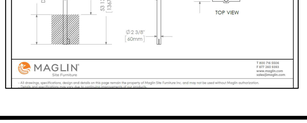
DESCRIPTION: 200 Series - 200 Bike Rack: H.S. Steel Tube, Aluminum Top Casting, Direct Burial, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

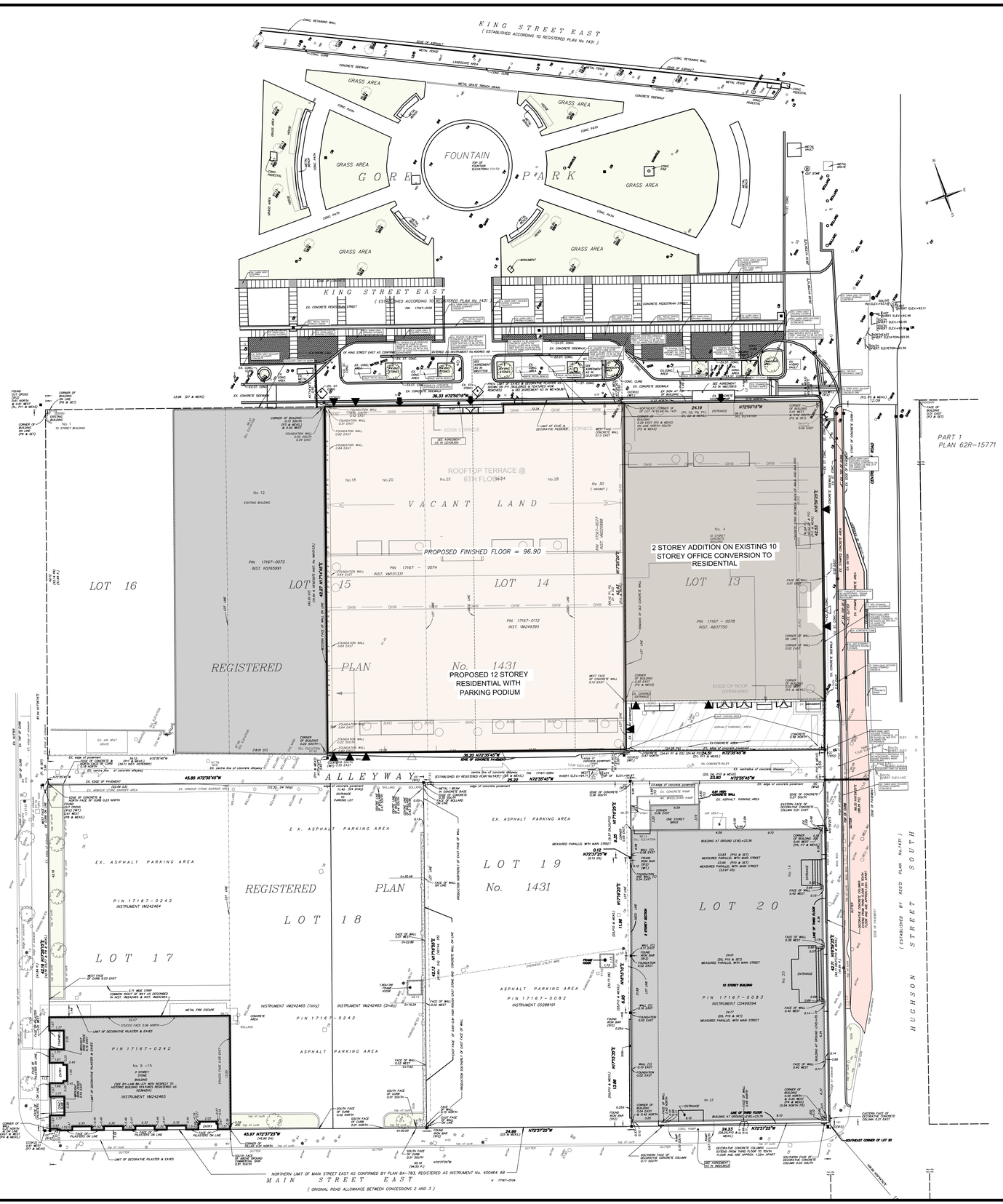
TO SPECIFY: Select MBR-0200-00001
Choose:
- Powdercoat Color

HEIGHT: 35.87" (91.0cm) DIAMETER: 2.38" (6.0cm) WIDTH: 16.75" (42.2cm) WEIGHT: 21.7lbs (9.8kg)




MAGLIN Site Furniture
T 800 716 0266
F 877 266 0543
info@maglin.com
www.maglin.com

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KING STREET EAST
( ESTABLISHED ACCORDING TO REGISTERED PLAN No 1431 )
GRASS AREA
FOUNTAIN
GORE PARK
CONC. RETAINING WALL
EDGE OF ASPHALT
METAL FENCE
CONCRETE SIDEWALK
CONC. PATH
METAL GRATE TRENCH DRAIN
CONC. PEDESTAL
KING STREET EAST
( ESTABLISHED ACCORDING TO REGISTERED PLAN No.1431 )
EX. CONCRETE PEDESTRIAN STREET
PIN 17167-0125
EX. CONCRETE SIDEWALK
EX. CONC. CURB
EX. ASPHALT PARKING AREA
EX. CONCRETE PLANTER
EX. CONCRETE PEDESTRIAN STREET
EX. CONCRETE SIDEWALK
EX. CONC. CURB
EX. ASPHALT PARKING AREA
EX. CONCRETE PLANTER

**APPENDIX D**

# Shadow Impact Assessment (KNYMH Architects July 2026)

KNYMH
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CAMBRIDGE • 34 WATER STREET N, SUITE 101, CAMBRIDGE, ONTARIO N1R 3B1 T 519.621.9200 info@knymh.com

# DESIGN IMPACT ANALYSIS

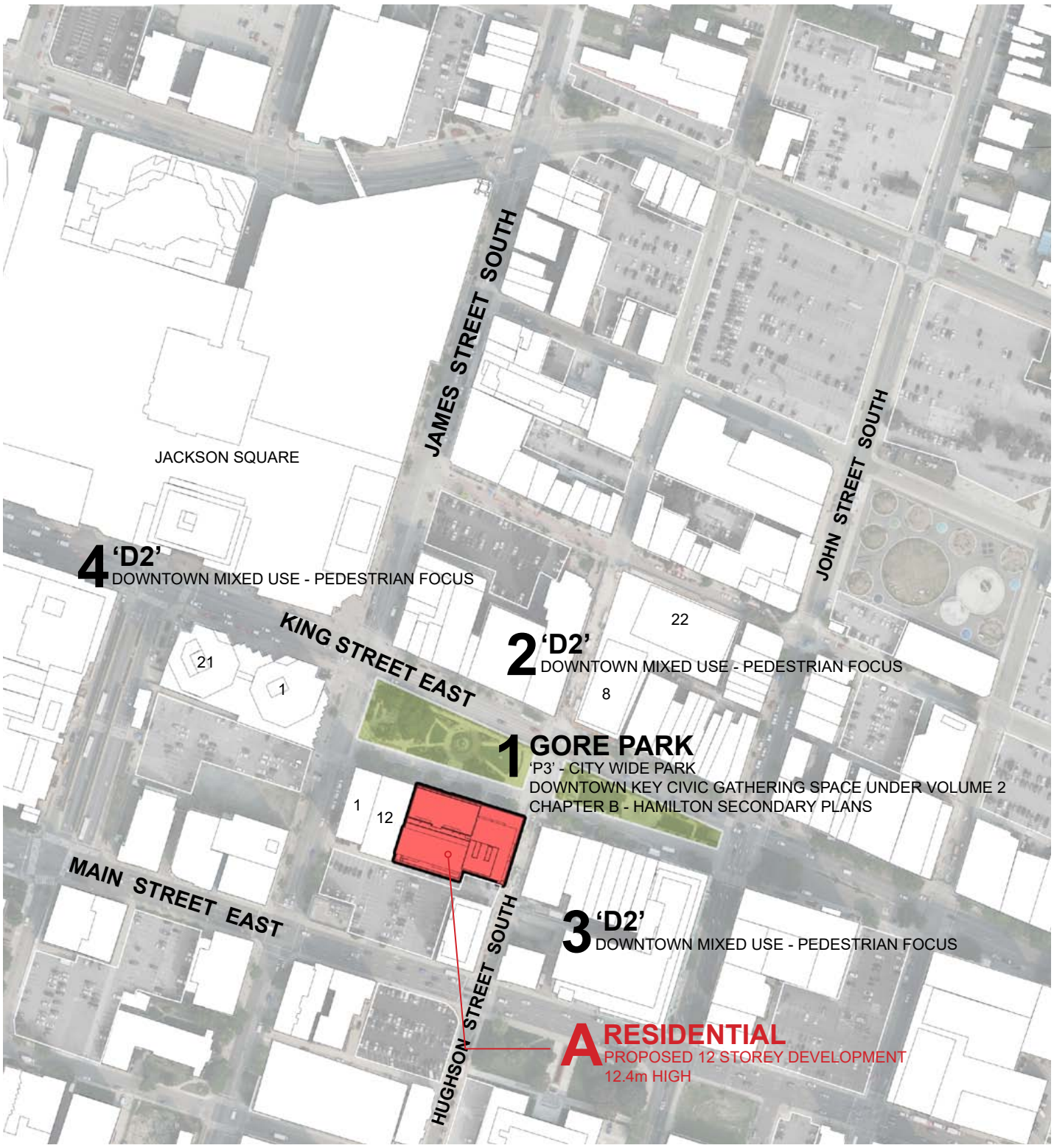
## PROPOSED DEVELOPMENT

King Street - Gore Park Condos
Hamilton, Ontario

KNYMH File # 23019

Prepared by:
KNYMH INC.

Date: July 6, 2026




# FIGURE 3.1 - SITE CONTEXT MAP

Latitude: 43.206386 N, Longitude: 79.896129 W

N

# APPENDIX 1.0 - SHADOW IMPACT SCHEDULE

Test Dates : March 21, June 21, September 21 and December 21
Test Times: Hourly intervals as specified in tables below, solar noon inclusive. December 21 uses standard time (UTC-5). All other dates use daylight savings time (UTC-4).

References:
'Sun/Shadow Study – Development Application Guidelines ' developed by the City of Hamilton [v.Feb,2026]

Sunrise and Sunset information: https://www.timeanddate.com/sun/

| MARCH 21 | |
|---|---|
| Sunrise (+1.5) | 7:20 AM (8:50) |
| Sunset (-1.5) | 7:33 PM (6:03) |
| Solar Noon | 1:26 PM |
| | Test Times |
| | 9:12 AM |
| | 10:12 AM |
| | 11:12 AM |
| | 12:12 AM |
| | 1:12 PM |
| | 2:12 PM |
| | 3:12 PM |
| | 4:12 PM |
| | 5:12 PM |
| | |
| | |
| | |

| JUNE 21 | |
|---|---|
| Sunrise (+1.5) | 5:40 AM (7:10) |
| Sunset (-1.5) | 9:01 PM (7:31) |
| Solar Noon | 1:21 PM |
| | Test Times |
| | 7:21 AM |
| | 8:21 AM |
| | 9:21 AM |
| | 10:21 AM |
| | 11:21 AM |
| | 12:21 PM |
| | 1:21 PM |
| | 2:21 PM |
| | 3:21 PM |
| | 4:21 PM |
| | 5:21 PM |
| | 6:21 PM |
| | 7:21 PM |
| | |
| | |

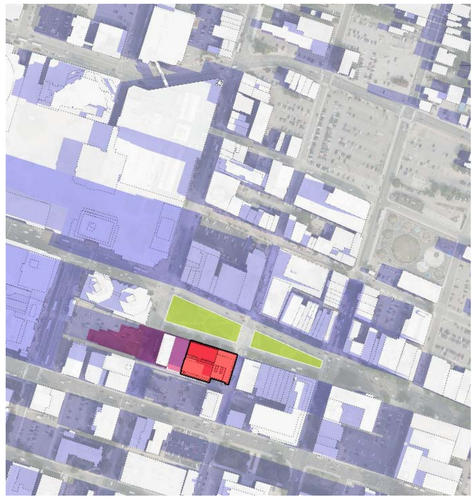
| SEPTEMBER 21 | |
|---|---|
| Sunrise (+1.5) | 7:06 AM (8:36) |
| Sunset (-1.5) | 7:17 PM (5:47) |
| Solar Noon | 1:12 PM |
| | Test Times |
| | 9:12 AM |
| | 10:12 AM |
| | 11:12 AM |
| | 12:12 PM |
| | 1:12 PM |
| | 2:12 PM |
| | 3:12 PM |
| | 4:12 PM |
| | 5:12 PM |
| | |
| | |
| | |

| DECEMBER 21 | |
|---|---|
| Sunrise (+1.5) | 7:48 AM (9:18) |
| Sunset (-1.5) | 4:46 PM (3:16) |
| Solar Noon | 12:17 PM |
| | |
| | 9:17 AM |
| | 10:17 AM |
| | 11:17 AM |
| | 12:17 PM |
| | 1:17 PM |
| | 2:17 PM |
| | 3:17 PM |
| | |
| | |

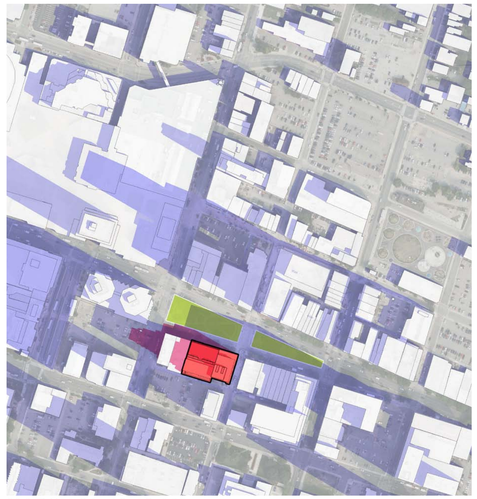
## FIGURE A1.1 - SHADOW IMPACT GRAPHICS MARCH 21

SUN/SHADOW STUDY: (MARCH 21 • SPRING)

A summary of the Spring shadow effect of the proposal upon the surrounding area. This commentary will discuss the impact of the proposed building's shadows upon properties at the north, east and southeast side of the subject property. The impact is studied at the specific time period and assessment criteria noted in SECTION 4.1 - IMPACT ASSESSMENT CRITERIA and APPENDIX 1.0 - SHADOW IMPACT SCHEDULE of this document of the proposed development. The times for this period are under Eastern Daylight Time. (UTC -4:00)



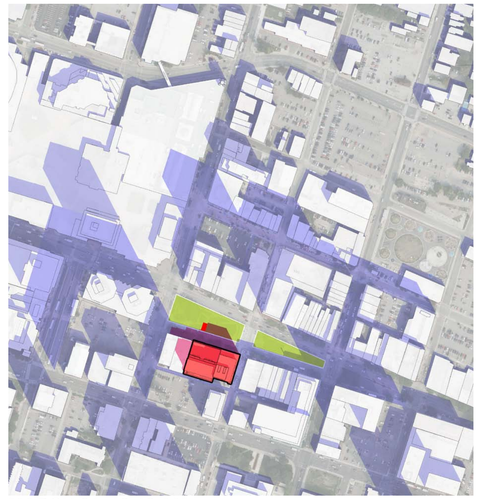
MARCH 21, 9:12 AM



MARCH 21, 10:12 AM



MARCH 21, 11:12 AM



MARCH 21, 12:12 AM



MARCH 21, 1:12 PM



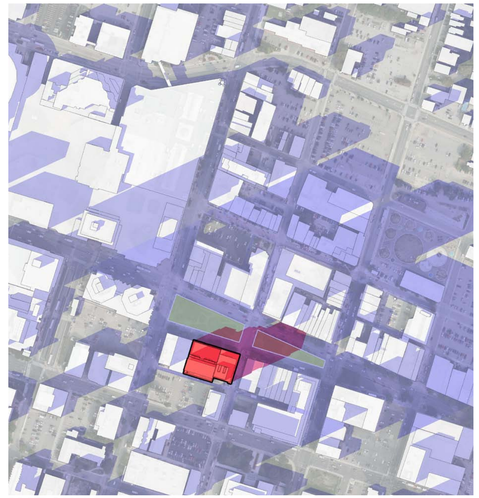
MARCH 21, 2:12 PM



MARCH 21, 3:12 PM



MARCH 21, 4:12 PM



MARCH 21, 5:12 PM

Date: July 6, 2026

A2-1

**DESIGN IMPACT ANALYSIS**

Address, City, Ontario

KNYMH File # 00000 v.1.0

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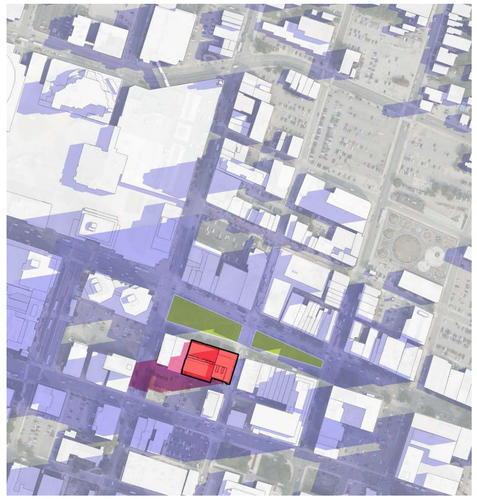
## FIGURE A1.2 - SHADOW IMPACT GRAPHICS JUNE 21

SUN/SHADOW STUDY: (JUNE 21 • SUMMER)

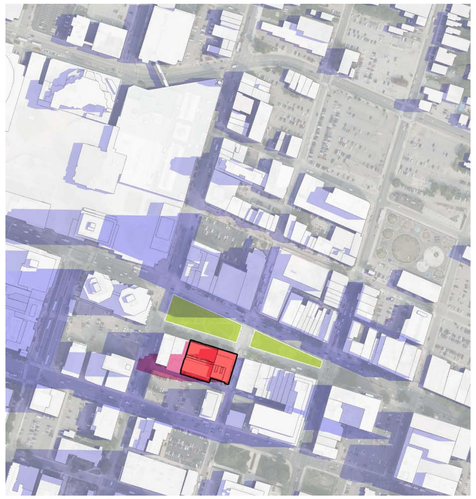
A summary of the Summer shadow effect of the proposal upon the surrounding area. This commentary will discuss the impact of the proposed building's shadows upon properties at the north, east and southeast side of the subject property. The impact is studied at the specific time period and assessment criteria noted in SECTION 4.1 - IMPACT ASSESSMENT CRITERIA and APPENDIX 1.0 - SHADOW IMPACT SCHEDULE of this document of the proposed development. The times for this period are under Eastern Daylight Time. (UTC -4:00)



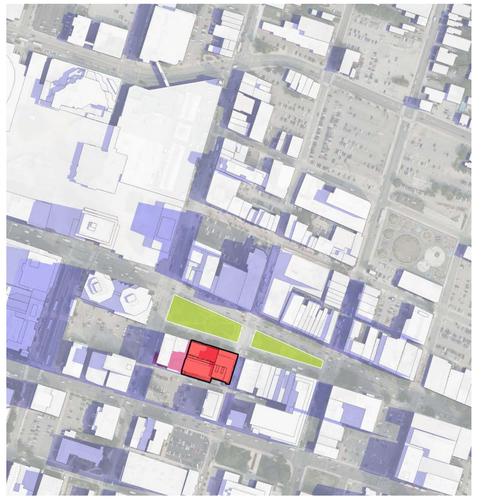
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JUNE 21, 8:21 AM



JUNE 21, 9:21 AM



JUNE 21, 10:21 AM



JUNE 21, 11:21 AM



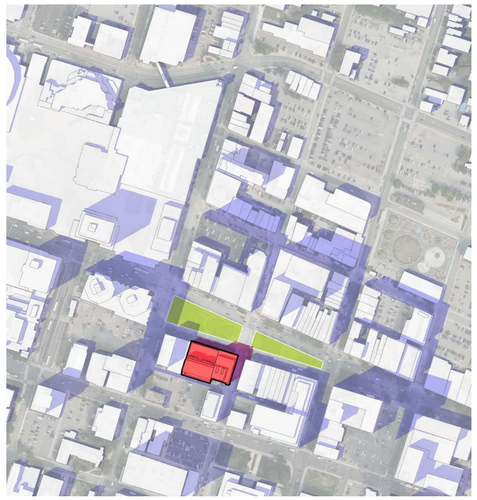
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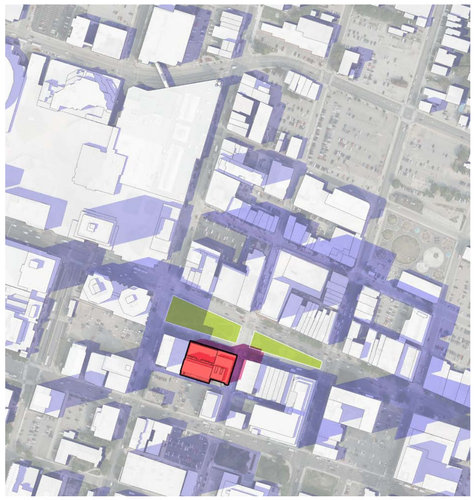
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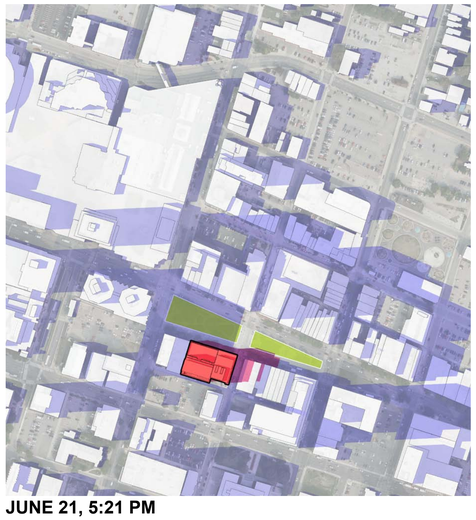
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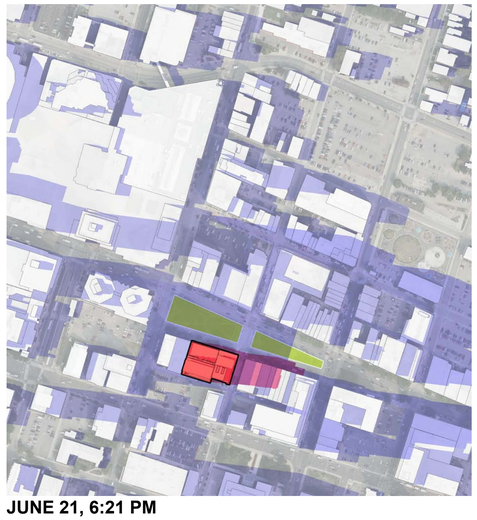
JUNE 21, 3:21 PM



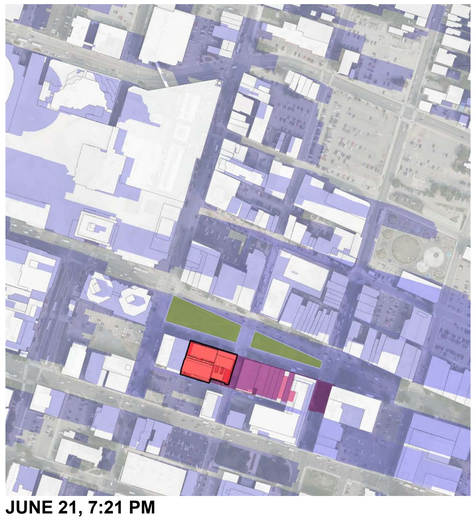
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JUNE 21, 5:21 PM



JUNE 21, 6:21 PM



JUNE 21, 7:21 PM

Date: July 6, 2026
A2-2

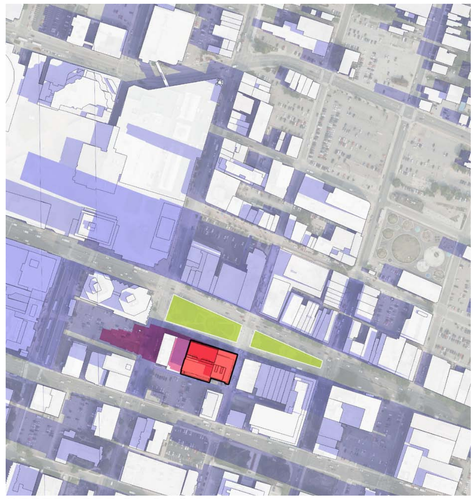
**DESIGN IMPACT ANALYSIS**
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# FIGURE A1.3 - SHADOW IMPACT GRAPHICS SEPTEMBER 21

SUN/SHADOW STUDY: (SEPTEMBER 21 • FALL)

A summary of the Fall shadow effect of the proposal upon the surrounding area. This commentary will discuss the impact of the proposed building's shadows upon properties at the north, east and southeast side of the subject property. The impact is studied at the specific time period and assessment criteria noted in SECTION 4.1 - IMPACT ASSESSMENT CRITERIA and APPENDIX 1.0 - SHADOW IMPACT SCHEDULE of this document of the proposed development. The times for this period are under Eastern Daylight Time. (UTC -4:00)



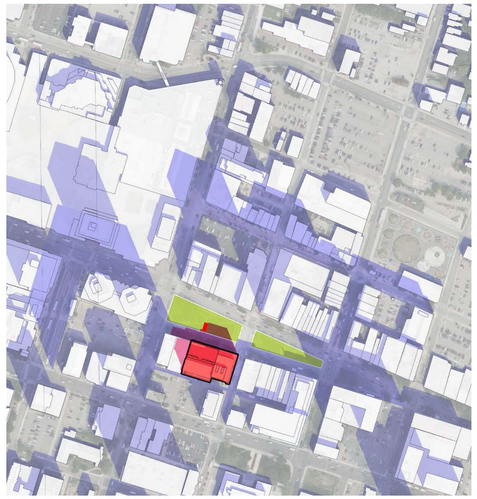
SEPTEMBER 21, 9:12 AM



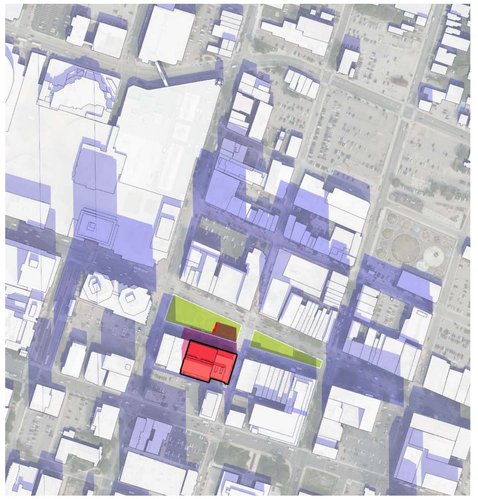
SEPTEMBER 21, 10:12 AM



SEPTEMBER 21, 11:12 AM



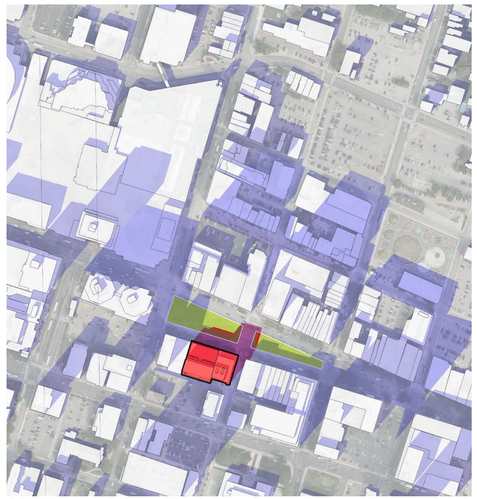
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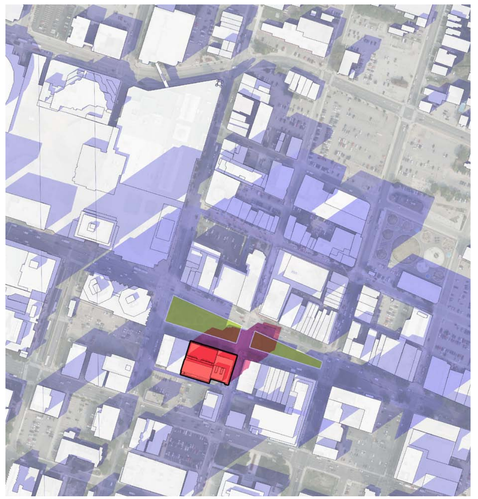
SEPTEMBER 21, 2:12 PM



SEPTEMBER 21, 2:12 PM



SEPTEMBER 21, 3:12 PM



SEPTEMBER 21, 4:12 PM



SEPTEMBER 21, 5:12 PM

Date: July 6, 2026
A2-3

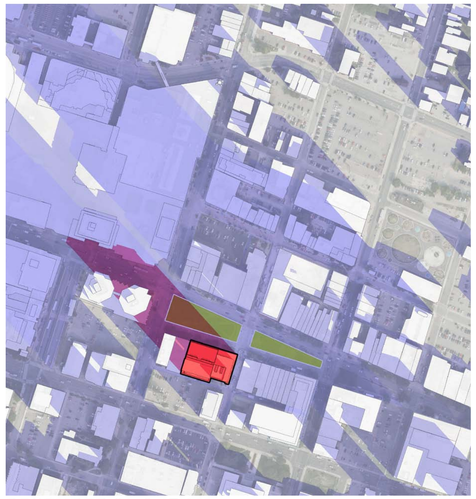
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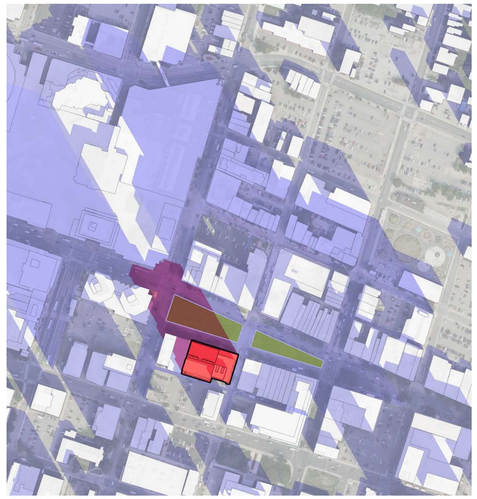
## FIGURE A1.4 - SHADOW IMPACT GRAPHICS DECEMBER 21

SUN/SHADOW STUDY: (DECEMBER 21 • WINTER)

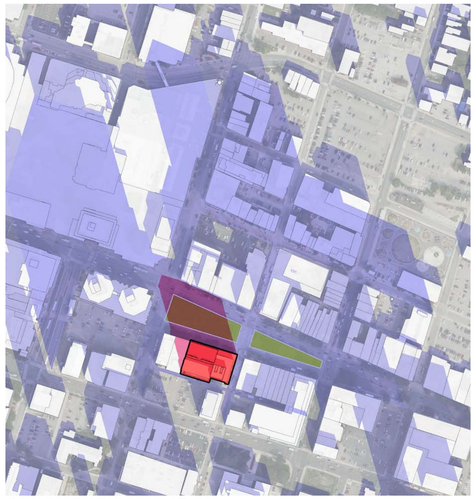
A summary of the Winter shadow effect of the proposal upon the surrounding area. This commentary will discuss the impact of the proposed building's shadows upon properties at the north, east and southeast side of the subject property. The impact is studied at the specific time period and assessment criteria noted in SECTION 4.1 - IMPACT ASSESSMENT CRITERIA and APPENDIX 1.0 - SHADOW IMPACT SCHEDULE of this document of the proposed development in addition to an 'as of right' comparative mass permitted by the Zoning by-law for the subject land. The times for this period are under Eastern Daylight Time. (UTC -5:00)



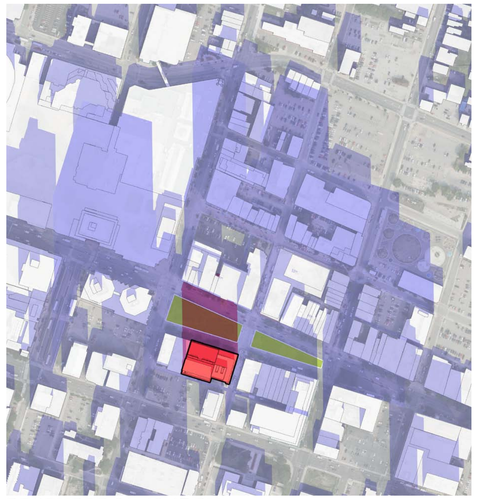
DECEMBER 21, 9:17 AM



DECEMBER 21,10:17 AM



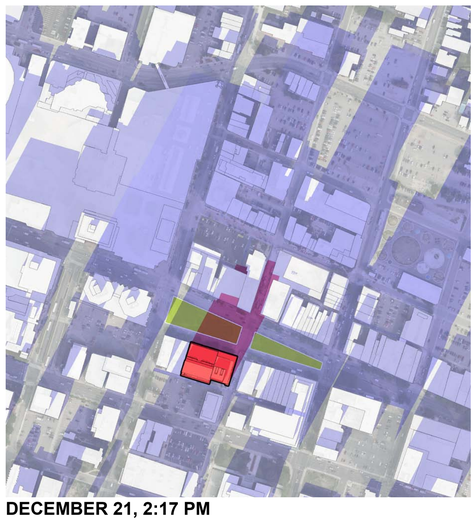
DECEMBER 21, 11:17 AM



DECEMBER 21, 12:17 PM



DECEMBER 21, 1:17 PM



DECEMBER 21, 2:17 PM



DECEMBER 21, 3:17 PM

Date: July 6, 2026
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**APPENDIX E**

# Staff Qualifications

**Heidy Schopf, MES, CAHP**

Senior Manager, Cultural Heritage and Social Sciences Team Lead

Heidy Schopf is the Cultural Heritage and Social Sciences Team Lead for WSP Canada Inc. She is a Senior Manager and has worked in the field of cultural resource management since 2007. Ms. Schopf is a Professional Member of the Canadian Association of Heritage Professionals (CAHP). Ms. Schopf's work experience includes leading and preparing Cultural Heritage Reports, Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), Heritage Conservation Plans (HCPs), heritage documentation (photography, photogrammetry, and LiDAR), Heritage Conservation District (HCD) Studies and Plans, Adaptive Re-Use Plans, Mothball Plans, Heritage Building Protection Plans (HPBBs), and heritage peer review. She regularly leads cultural heritage work programs for federal, provincial, municipal, and private sector clients. She has wide, applied experience leading cultural heritage work for provincial agencies and prescribed public bodies, such as MTO, Metrolinx, HONI, , IO, and The Niagara Parks Commission.

Heidy's cultural heritage work at high-profile sites includes: Union Station (City of Toronto), the Ontario Reformatory (City of Guelph), St. Thomas Psychiatric Hospital (St. Thomas, Ontario), Sir Adam Beck (SAB) Generating Station Complex (Niagara-on-the-Lake), Queenston Heights Park (Niagara-on-the-Lake), Peterborough Courts (City of Peterborough), Brookside Youth Detention Centre (Town of Cobourg), and Parliament Hill Grounds (City of Ottawa). Ms. Schopf works with Indigenous Nations to gather Indigenous perspectives on cultural heritage and braid this shared learning into WSP's heritage work.

**Role:** Project Director, Report Reviewer

**Kanika Kaushal, B.Arch., M.Arch., RPP Candidate, CAHP, APT, MRAIC**

Senior Cultural Heritage Specialist

Kanika is a Senior Cultural Heritage Specialist at WSP and a Professional member of the Canadian Association of Heritage Professionals, the Association for Preservation Technology International, and a member of the Royal Architectural Institute of Canada. She completed her Master of Architecture (M.Arch.) degree at the University of Waterloo with a graduate thesis that focussed on the historic conservation of the Walled City of Old Delhi, India. Her thesis work was recognised with the AIA Henry Adams Certificate.

With extensive expertise in heritage legislation and best practices, Kanika is well-versed in the Ontario Heritage Act, the Planning Act, and the Standards and Guidelines for the Conservation of Historic Places in Canada. She has experience working with Ministry of Transportation, Hydro One applying their guidance documents and planning policies, such as MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes, Hydro One Cultural Heritage Identification and Evaluation Process. Her experience includes preparing and reviewing a range of heritage reports, including Cultural Heritage Evaluation Reports, Heritage Conservation Plans, Cultural Heritage Master Plans, Salvage and Documentation Reports. She also provides expert technical advisory services. Her architectural background, combined with her heritage planning experience and project management skills, enables Kanika to successfully manage and deliver a wide range of heritage projects. In 2021, Kanika co-founded the Society of South Asian Architects (SOSA), the first community-based organization for South Asian representation in Canada. As the Director of Public Relations, she emphasizes the value of diversity and advocates for the idea that architecture thrives when it embraces different cultures, perspectives, and experiences.

**Role:** Project Manager, Report Reviewer

**Austin Foster, MA, CAHP-Intern**

Cultural Heritage Specialist

Austin Foster is a heritage professional with interdisciplinary experience in archaeology, archival stewardship, municipal heritage planning, and public history. He holds an Honours BA in Classical Studies and Public History from the University of Guelph and an MA in History from the Tri-University Graduate Program (Guelph, Laurier, and Waterloo). He also holds certifications in genealogical research, arts and heritage management, and archival management. Austin is a professional member of the Canadian Museums Association (CMA) and an intern member of the Canadian Association of Heritage Professionals (CAHP), currently working toward full membership. Austin has authored and contributed municipal research and evaluation reports, heritage character area studies, and cultural heritage screening reports. His work includes Cultural Heritage Evaluation Reports (CHERs) for both Built Heritage Resources and Cultural Heritage Landscapes, Cultural Heritage Screening Reports (CHSRs and CHRs), Preliminary Impact Assessments (PIAs), Heritage Impact Assessments (HIAS) under the Planning Act and Environmental Assessment Act, and the preparation of Heritage Building Protection Plans/ Mother Balling Plans (HBBPs and HPPs) and Heritage Conservation Plans (HCPs). He has also contributed to municipal heritage register reviews, archival reviews, cultural heritage community programming initiatives, and archival research in support of the Canadian War Memorials Database. Foster has experience working with municipal heritage committees, councils, and community stakeholders, and is well-versed in interpreting and applying municipal, provincial, and federal legislation in heritage contexts.

***Role:*** Report Author, Technical Lead

**Meghan McKay, BA Hons. PgD, CAHP-Intern**

Junior Cultural Heritage Specialist

Meghan has worked in the field of Cultural Resource Management since 2022. She studied history at Wilfrid Laurier University receiving an honours BA and went on to receiving a Post Graduate Diploma in heritage and interpretation from the University of Leicester.

Meghan has worked on several archaeological and cultural heritage projects throughout Ontario as a heritage professional and archaeological field technician. She has experience working on all stages of archaeological sites as well as working in multiple types of heritage reports such as heritage designations and Heritage Impact Assessments and applying heritage guidelines and regulations to projects. She also has experience with mapping analysis and archival research. Meghan has direct experience working on several cultural heritage projects throughout Ontario as a heritage professional field technician. She completed fieldwork, historical analysis, background review and evaluation of listed heritage properties on the Cambridge Heritage Register Review project.

In addition to her educational and career experience Meghan was the committee chair for the City of Cambridge Archives and a committee member for the Municipal Heritage Advisory Committee (MHAC) of Cambridge. She is an Intern member of the Canadian Association of Heritage Professionals (CAHP).

**Role:** Technical Staff, Research Support



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