

HERITAGE IMPACT ASSESSMENT

PREPARED FOR:

Mikmada Homes

File no. 24251A

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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Land Acknowledgement

The Town of Milton and the subject lands is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. The lands are also the traditional territory of the Huron-Wendat and Haudenosaunee peoples.

1.0 Introduction

1.1 Report Overview

MHBC Planning Ltd (MHBC) has been retained by Mikmada Homes to complete a heritage impact assessment (HIA) for a proposed redevelopment in Milton, Ontario. Mikmada Homes is proposing to redevelop a block of lands bounded by Main Street, Bruce Street, Pearl Street and Prince Street (development lands) with a mixed use commercial and residential development. The redevelopment involves the removal of all existing buildings and structures within the block area.

The City of Milton maintains a Register of Heritage Properties, comprised of both listed and designated properties. The development lands contain five listed heritage properties addressed as 389, 395, 399, 405, and 409 Pearl Street (the subject lands). The Official Plan requires the completion of an HIA for any proposed demolition of listed heritage properties. As such, an HIA is required to review the proposed development, determine the heritage value of the listed properties, and determine the potential for impacts on the properties as a result of their proposed removal.

1.2 Context

The development lands comprise one block bounded by Prince Street to the west, Pearl Street to the south, Bruce Street to the east, and Main Street East to the north. The block comprises seven lots, addressed as:

1. 388 Main Street East
2. 17 Prince Street
3. 389 Pearl Street
4. 395 Pearl Street
5. 399 Pearl Street
6. 405 Pearl Street
7. 409 Pearl Street

Collectively, the development lands have an area of approximately 6,548m². The portion along Main Street is developed with various commercial businesses. The balance of the block, along Bruce, Prince and Pearl Street is in residential use with low density residential development.

The surrounding area contains a wide range of land uses and development forms. Main Street East is a main corridor providing access to downtown Milton, approximately 300 metres to the south-west. This portion of Main Street East consists primary of commercial uses. North-east along Main Street is the Milton GO Station, with increased development of multiple residential buildings, interspersed with existing commercial plazas. To the north, past Main Street East is the railway, followed by low density residential development and institutional uses. To the south of the development lands is primarily low density residential development comprising the neighbourhood of "Old Milton".

1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: Milton's Register of Cultural Heritage Resources), Milton Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), and the Canadian Register of Historic Places, as well as other relevant Town studies and reports.

The development lands include five properties that are listed on the Town's municipal heritage register, as well as located in a mature neighbourhood being the 'Downtown Character Area'. The listed heritage properties include:

1. 389 Pearl Street
2. 395 Pearl Street
3. 399 Pearl Street
4. 405 Pearl Street
5. 409 Pearl Street

In 2016, the Town completed the *Downtown Study Cultural Heritage Report* that provided details on the architecture of the downtown area and its features and made recommendations on the boundary of the downtown's heritage area. The Report also identified that the establishment of a Heritage Conservation District would be the most effective tool to conserve the character of the area. The Town then proceeded to undertake a *Mature Neighbourhoods Character Study* in 2019 for the Downtown Character Area. No HCD was pursued, however, the Town identified the Character Area in the Official Plan. The *Mature Neighbourhoods Character Study* (the Study) identifies the vision and attributes of the Downtown Character Area:

Vision

- *Generally, maintain pre-Halton Urban Structure Plan -HUSP- character (built form, lot fabric)*
- *Respect cultural heritage built form and landscapes*
- *Limited infill and redevelopment sympathetic to cultural heritage character*
- *Provision of a range of housing choices to support a full range of socio-economic circumstances including aging in place*
- *Potential for adaptive reuse of some historic building stock in appropriate locations*

Attributes

- *Concentration of cultural heritage built form and landscapes*
- *High degree of walkability due to grid road network*
- *High degree of visual interest*
- *Proximity to historic downtown*

The Downtown Character Area is referred to as "Old Milton", built between 1850 and 1890. It is bounded by Woodward Avenue and the Canadian Pacific Railway to the north, Bronte Street to the west, and Ontario Street to the east. The existing architecture of Old Milton is an eclectic combination of architectural styles. The Study states that:

"The unique historical value of the Downtown Character Area is evident in the diverse architectural styles that can be discovered in residential, commercial or institutional buildings. Predominant architectural styles found in residential buildings in the Character Area include Georgian, Victorian, Edwardian, Ontario Cottage, Queen Anne, Italianate, Gothic Revival, Craftsman, Victory, and Suburban Bungalow (Ranch)."

The Study further distinguishes the Character Area into specific neighbourhoods. The subject lands are in the Lower East Neighbourhood. Properties in this sub-area are mostly located on Pearl Street, Pine Street, Oak Street, Maiden Line, Fulton Street, Court Street South, and Prince Street. Characteristics of the Lower-East Neighbourhood that contribute to the character include:

Streetscape:

- *Primarily a grid street pattern of local streets and one collector street (Commercial Street)*
- *Largely short blocks (80 – 110 metre long)*
- *Sidewalks on either one side or on both sides of the street with no consistent continuity*
- *Mature street trees and mostly small and medium moderately landscaped front yards*
- *The properties are not designated under the Ontario Heritage Act, are not within a Heritage Conservation District or Cultural Heritage Landscape.*

Lot Fabric

- *Predominantly rectangular lots, some irregular lots along Charles Street and Sixteen Mile Creek • Predominantly deep lots (72% of lots with depth greater than 30m); average lot depth of 36.2 metres*
- *Predominant lot width within the 20 to 25 metre range (43%), significant presence of lots with width less than 15 metres (21%); average lot frontage of 19.1 metres*
Credit: Town of Milton 41
- *Average lot area of 674 square metres with 55% of lots with an area no greater than 660 square metres; and 23% of lots with area ranging between 660 and 830 square metres*
- *Two lots remain undeveloped; one is currently used as a parking lot serving a commercial building on adjacent property*

Housing

- *Half of the homes represents mid to late 1800s and early 1900s infill, and a significant presence of mid 1900s homes; 8 properties have been redeveloped since 2000*
- *Diverse presence of architectural styles from 19th to 21st centuries including Victorian, Ontario Cottage, Queen Anne, Georgian, Edwardian, Dutch Colonial Revival, Craftsman, Victory, and Traditional Suburban styles • A significant presence of modest in style houses*
- *Half of the houses are 2 storey in height (51%), significant presence of 1 storey (21%) and 1.5 storey (23%) houses; 4 houses are 2.5 storey*
- *Porches are present in 65% of houses*
- *Average side yard setback of 4.1 metres (generally in old houses); and average front yard setback of 5.1 metres*

- 44% of dwellings have no garage; driveways are mostly located to one side of the house; townhouses generally share driveway
- 49% of garages are attached; 51% of garages are detached; and generally located in the rear yard (51%); only the townhouses on Maiden Line have garages projecting from the front façade (20%)
- Wood siding, followed by brick, are the predominant materials
- 80 properties (51% of houses within the neighbourhood) are included in the Milton's Heritage List; from which only 1 is designated under the provisions of the Ontario Heritage Act

The Study does not identify any of the subject lands as Landmarks or of any particular significance to the Character Area. The Subject lands are not designated under (Part IV) or within a heritage conservation district (Part V) under the Ontario Heritage Act and are not within a Cultural Heritage Landscape.

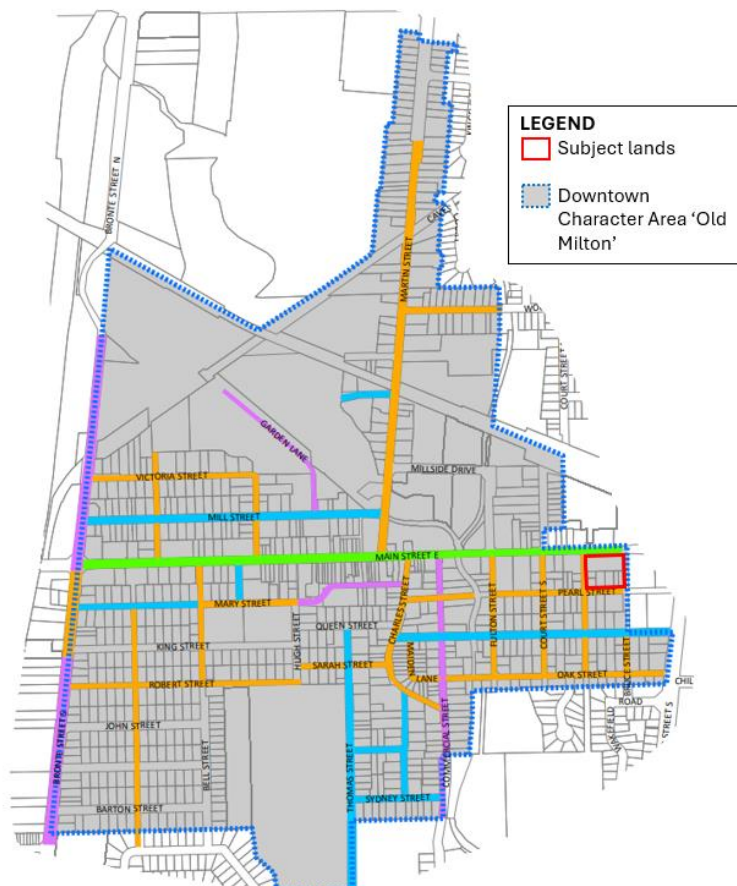


Figure 1 – Character Area map showing location of subject lands (excerpt from the Official Plan)

2.0 Description of Listed Properties

2.1 389 Pearl Street

Located at the corner of Pearl Street and Prince Street is 389 Pearl Street. The property contains a two storey brick dwelling. The dwelling has a side gable roof with an addition clad in siding. The front entrance and primary façade is oriented to Pearl Street (south elevation), with the entrance at grade. The front door is flanked by two windows, with two windows on the second storey. The west elevation is the exterior side facing Prince Street. There is a second entryway from this façade, as well as access to the rear addition. The north elevation is the rear of the dwelling that contains two additions, likely built at different times as the roofline is staggered, and the exterior cladding is different. The west elevation is the interior side yard and is a similar appearance to the east elevation.



Figure 2 – Front façade (south elevation)



Figure 3 – side façade (east elevation)



Figure 4 – perspective view at the corner of Pearl & Prince (south-west)



Figure 5 – side facade (west elevation)

2.2 395 Pearl Street

The property at 395 Pearl Street is located to the east of 389 Pearl Street and contains a 1 ½ storey frame dwelling. The dwelling has a high pitched front gable roof. The front façade at the south elevation includes an off-centre front entrance with a transom. Beside the entrance there is a projecting bay window with three two-over-two sash windows with decorative brackets along its roof. The front gable includes one sash window. All windows include an arched hood. The west elevation has a side gable with a window, there is a second entrance on this side. The rear of the dwelling has an addition, with a shed roof. The east elevation (similar to the west elevation) has a gable with a window and a small porch. The landscape of the property consists of grassed lawn and a driveway.



Figure 6 – Front façade (south elevation)



Figure 7 – side façade (south-west elevation)



Figure 8 – side façade at south-east elevation



Figure 9 – side façade (east elevation)

2.3 399 Pearl Street

The property is located directly east of 395 Pearl Street and contains a dwelling that is of similar style and construction. The dwelling has a high pitched front gable roof with ginger breadding detail. The front façade at the south elevation includes an off-set front entrance with a transom. Beside the entrance there is a bay window, ornamented with wainscotting below three two-over-two sash windows with shutters and brackets along its roof. The front gable includes a sash window, also with a shutter. All windows include an arched hood. The west elevation has a side gable with ginger breadding and a two-over-two sash window with a lunette window above. There is a sharply pointed hoodmold above the window. On the main floor there is a two-over-two sash window with a shutter, as well as a second entrance. The rear of the dwelling has an addition. The original roofline slopes downwards. The rear addition appears to continue the slope and comprise a porch. The east elevation, similar to the west elevation, has a gable with ginger breadding and a two-over-two sash window with a lunette window above. The landscape of the property consists of grassed lawn and a driveway.



Figure 10 – Front façade (south elevation)



Figure 11 – side façade (south-west elevation)



Figure 12 – side façade south-east elevation



Figure 13 – side façade (east elevation)

2.4 405 Pearl Street

Located beside 399 Pearl Street is 405 Pearl Street, which contains a bungalow frame dwelling. The dwelling has a hip roof and a centred front porch entrance on the south elevation. The entrance is flanked by a two-over-two sash window on either side. The dwelling is a square shape with minimal ornamentation or detailing. There is a small rear addition. The landscape includes one tree and a grassed lawn. Driveway access is provided from the rear, accessed from Bruce Street.



Figure 14 – Front façade (south elevation)



Figure 15 – side façade (west elevation)



Figure 16 – side façade south-east elevation

2.5 409 Pearl Street

Oriented at the corner of Pearl Street and Bruce Street, the property at 409 Pearl Street contains a similar bungalow frame dwelling to 405 Pearl Street. The dwelling has a hip roof and a centred front entrance on the south elevation. The entrance is covered by a small roof structure and is flanked by a two-over-two sash window on either side. The dwelling is a square shape with minimal ornamentation or detailing. There is a brick chimney protruding from the centre of the roof, and there is a small rear addition. The landscape includes a grassed lawn and a driveway entrance from Bruce Street.



Figure 17 – Front façade (south elevation)



Figure 18 – side façade (south-west elevation)



Figure 19 – side façade east elevation

3.0 Description of Surrounding Area

The surrounding area consists of the Downtown Character Area, “Old Milton”. This is a large geographic area with a varied context. It is generally bounded by Bronte Street to the west, Heslop Street to the south, Ontario Street to the east, and the railway to the north. The area has a range of developments comprising commercial, residential and institutional uses in varying sizes, styles, materials, and ages. It is a mixed neighbourhood that does not have a uniform character. Refer to **Appendix A** for documentation of the neighbourhood.

Main Street is a key transportation route for the Town, providing access to Downtown and the GO Station. This corridor of Main Street is where Downtown Milton is located, west of the subject lands. The original downtown extends from Bell Street to Commercial Street. The peripheral area is much more varied with a reduced concentration of original buildings, as well as greater densities and uses moving east towards the Go Station.

South of Main Street is a low density residential area (refer to Appendix A, photographs 6-14). The residential development is varied with both new and old dwellings that range in terms of their architectural style, age and materials. There is one particular cluster of historic homes within the residential area (refer to Appendix A, photographs 15-19). This cluster is generally bounded by Queen Street, Charles Street, Garnet Avenue and Hugh Street. This area collectively contains 19th and early 20th century dwellings, including many large and grandiose Georgian, Italianate and Victorian style buildings. There is very limited contemporary development within this cluster. Beyond this cluster, particularly east of Commercial Street, there is more variation with increased contemporary development.

North of Main Street is another residential area. Again, development is varied with a lack of consistency in terms of age and style. Many of the dwellings north of Main Street are contemporary. There is a cluster of heritage dwellings bounded by Elizabeth Street, Victoria Street and Main Street that demonstrate a context of early residential development. Beyond this cluster, the dwellings are more varied. While there remain some 19th and 20th century dwellings scattered, they are set amongst contemporary development, which has disrupted the original residential composition of the neighbourhood.

The subject properties are located at the edge of the Old Milton Character Area in a mixed context (refer to Appendix A, photographs 1 – 6). Pearl Street runs parallel to Main Street, which forms part of the commercial area. Directly south of the subject lands is a parking lot associated with Milton Christian school, as well as two dwellings on the south side of Pearl Street. Past Bruce Street to the east is the school and contemporary multi-unit buildings. The immediate surrounding area from Ontario Street to the east, Court Street to the south and Pine Street to the west is comprised of both new and older homes, and many of the properties have been redeveloped. There is no distinct character beyond that of a residential neighbourhood. The varied context suggests that the subject lands function as a transition into the commercial, higher density area of Downtown.

4.0 Policy Overview

4.1 The Planning Act and Provincial Planning Statement

The Planning Act is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the Planning Act is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

The *Provincial Planning Statement* (PPS) was issued under Section 3 of the *Planning Act* and came into effect October 20, 2024 (replacing the 2020 PPS). The PPS provides policy direction on matters of land use planning in Ontario, and sets the policy foundation for regulating the development and use of land. The PPS encourages a coordinated and integrated approach to planning matters across levels of government, agencies and boards.

The PPS establishes policies for cultural heritage under policy 4.6, providing that:

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

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

4.6.4 Planning authorities are encouraged to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes

The PPS also includes key terminology when interpreting the cultural heritage policies:

- **Built heritage resource:** *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.*

- **Conserved:** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*
- **Heritage attributes:** *means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.*
- **Protected heritage property:** *means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*
- **Significant:** *means (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

4.2 Ontario Heritage Act

The Ontario Heritage Act, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Ontario Heritage Act provides under section Part IV that Municipalities are to maintain public registers of listed or designated properties. Under Part V municipalities can designate entire areas as Heritage Conservation Districts, thereby designating properties within the boundaries of the district. Municipalities are also able to define specific areas referred to as Cultural Heritage Landscapes. Also issued under the Ontario Heritage Act are regulations to be used when assessing for cultural heritage value or interest including regulation 10/06 and 9/06.

4.3 Halton Region Official Plan

Cultural heritage policies are provided in Part IV of the Official Plan. The goal for cultural heritage resources is to protect the material, cultural and built heritage of the region. The objectives of the Region are to promote awareness and appreciation of heritage resources and facilitate stewardship of heritage resources.

Policies for cultural heritage are provided in section 167. Policies applicable to this CHER include:

- Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.
- Require that development proposals on adjacent lands to protected Cultural Heritage Resources:

- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
 - b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
 - c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.
- Encourage the Local Municipalities to prepare, as part of any Area-Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

The Region provides the definition of cultural resources, "means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources."

4.4 Town of Milton Official Plan

The Town's Official Plan sets out the overarching land use policies to address growth and development. One of the objectives of the Official Plan is to protect and enhance the Town's heritage through the designation of heritage resources in accordance with the *Ontario Heritage Act*.

The subject lands contain five listed properties on Town's Heritage Register. The subject lands are also designated as 'Central Business District (CBD)' as well as identified as within a 'Character Area'.

Section 2.10 provides the Town's heritage strategy for the identification, management, and protection of heritage resources. The following are the relevant heritage policies:

- 2.10.3.2 Keep a register of properties that are of cultural heritage value or interest. This shall include properties that are designated under Part IV of the Ontario Heritage Act and properties that are included on the Council approved Heritage List.
- 2.10.3.3 Shall, in consultation with Heritage Milton and other interested groups or individuals and public agencies, maintain and update, as necessary, a list of properties that contain one or more buildings structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history. This is to be known as the Heritage List.
- 2.10.3.4 If a resource is not on the Town's Heritage List, it does not necessarily mean that the property and/or resource is not of cultural heritage interest.
- 2.10.3.5 During the processing of development applications, resources of potential cultural heritage interest will be identified, evaluated and following approval by Council, will be added to the Town's Heritage List as appropriate.

2.10.3.18 Shall conserve significant cultural heritage resources and shall protect cultural heritage resources designated under Parts IV and V of the Ontario Heritage Act by:

- a) requiring that any person who proposes to demolish or alter a designated heritage property submit a Heritage Impact Assessment, plans, and any other information as is deemed necessary to the Town for approval under the Ontario Heritage Act; and,
- b) requiring that, prior to the Town's approval of any alteration, partial demolition, removal or change in use, the applicant prepare a Heritage Impact Assessment, where deemed necessary by the Town, that shall demonstrate to the satisfaction of the Town, in consultation with Heritage Milton, that the proposal will not adversely impact the heritage significance of the property or a Heritage Conservation District in which it is located.

2.10.3.19 The Town will generally seek to prevent the demolition of a building or structure by passing a Notice of Intention to designate under the provisions of Part IV of the Ontario Heritage Act if the property in question is considered to be of heritage significance

2.10.3.21 The Town may require the submission of a Heritage Impact Assessment, plans or other information as deemed necessary, if the demolition of any buildings or structures on properties included on the Heritage Register is proposed.

2.10.3.22 Where a demolition permit is granted for a property designated under the Ontario Heritage Act or included on the Town's Heritage List of heritage resources, the recording of the property prior to demolition, to a standard acceptable to Heritage Milton shall be a condition of the demolition permit.

There are additional policies for when new development is proposed on or adjacent to a heritage resource. The following are required under policy 2.10.3.24:

- a) study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
 - i. new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - ii. new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- c) express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

As noted in section 1.3 of this report, the Town has established Character Areas; whose unique, identifiable character contributes to a sense of place and local identity where compatible development,

respectful of the character of the area, is encouraged. The subject lands are within a Character Area as identified in the *Mature Neighbourhoods Character Study*.

Policy 2.10.3.35 provides that the Town may designate Character Areas, mature neighbourhood areas or other areas where designation under the Ontario Heritage Act may not be appropriate.

Policy 2.10.3.36 states that Character Area plans should be developed for Character Areas. Where a Character Area Plan does not exist:

- a) all new development is compatible with and sympathetic to existing building forms including heights, setbacks, scale, architectural features, and complies with the policies of Section 2.8
- b) disruption to the natural environment, topography or vegetation will be minimized

The Official Plan notes that a significant amount of the Town's cultural heritage resources are located within the CBD. In addition to the heritage policies of section 2.10, the following policies of section 3.5.3.48 are also applied to lands in the CBD:

- a) refer to the urban design guidelines for design direction for compatible infill and redevelopment in CBD historic core
- b) the existing residential uses along the Bronte Road and Ontario Street edges of the historic residential areas will be retained to maintain the definition and character of the area. Intensification along these fringe edges should have regard for the CBD Urban Design Guidelines for residential development.
- c) the small scale character of the historic residential areas of the CBD will be retained by limiting the size of redevelopments to two lots, both within and on the fringe of the areas

The Official Plan also sets out policies for Mature Neighbourhood Areas, which are identified in the Zoning By-law. The subject lands are identified on Schedule F Mature Neighbourhood Area Overlay as within a Mature Neighbourhood. The Official Plan policies are as follows:

3.2.1.8: Proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area.

3.2.1.9: Proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area.

5.0 Historical Overview

5.1 Pre-Contact

The Town of Milton is located on the treaty and traditional territory of the Mississaugas of the Credit First Nation. This area is also recognized to be the traditional territory of the Huron-Wendat and Haudenosaunee Peoples (Town of Milton). The Huron-Wendat Peoples are recognized to have been in the area between c. 1400 to c. 1650. Wendat villages migrated throughout the area dependent on soil fertility and were engaged in trade with First Nations and later Europeans, particularly the French, upon their arrival (Oakville Historical Society).

The Haudenosaunee, also known as the Six Nations Confederacy, were established in the area between approximately c. 1650 and c. 1695. The Haudenosaunee traded with the Dutch and later the British and utilized the majority of Southern Ontario for hunting grounds (Oakville Historical Society, Our Town).

The Mississaugas of the Credit First Nation, a sub-group of the Anishinaabe, pushed the Iroquois (sub-group of Haudenosaunee) out of Southern Ontario by the end of the 17th century. The Mississaugas then occupied approximately four million acres of land as their territory; however, this land base was reduced to approximately 200 acres through treaties with the British Crown (Oakville Historical Society, Our Town). The Town of Milton was included in their territory and in 1818 the Mississaugas ceded this land to the Crown, known as the Ajetance Purchase (Mississaugas of the Credit) to accommodate the growing number of European settlers.

5.2 Township of Trafalgar North

The Town of Milton was formerly part of the County of Halton and within the Township of Trafalgar North. An early settler to the area was Jasper Martin of England, who was granted 100 acres of land in 1820 in what is now the Town of Milton (Town of Milton). Martin established a grist mill along the Sixteen Mile creek and created a pond, today known as Mill Pond, to power the mill (Town of Milton). Martin's mill became the centre of settlement as people established themselves within the Township. Milton was originally an agricultural village and would become the County seat for Halton in 1855 (Hennessey, 2016). By the end of the 19th century, Milton was an active town with storefronts, mills, a tannery, foundry, post office and County buildings.

In 1974 the Region of Halton replaced Halton County and Milton became its own town, comprised of the original town of Milton, Nassagaweya Township, and the northern sections of Trafalgar and Nelson Townships. The subject lands form part of the original Town of Milton.

5.3 389 Pearl Street

The property is legally described as Lot 7, Block 14, Plan 9. The property was acquired by Mary Ann Bowes in 1852 (when the title records start). In 1885 the property was sold by Solomon Meyer et al to John Hunter. Between 1886 and 1894 the property went through a number of transactions and in 1894 it was acquired by Thomas W. Crozier. Thomas is listed in the 1901 census as residing in the Town of

Milton with his wife and children, working as a grocery merchant. He owned the property until 1914 when it was sold to William Malcom, who immediately sold it to John Morley. In 1941, John Morley's wife sold the property to John Kitchen who sold to William Humphrey Merills. In 1957 the property was acquired by Christin Tobants, who sold to Ray Watter in 1972, who then sold to Beverly and Gillian Slessor in 1976.

According to archival information from the Milton Historical Society, the dwelling was originally constructed of wood and is referenced as Mr. W. H. Merrills house. Little information is known on the early owners of the property and the exact date of construction is unknown. A photograph of the dwelling (figure 1) shows the dwelling in its original form. The wood frame, original door, simple layout and wood roof suggest a universal design often constructed by farmers in the 19th century.



Figure 20 – photograph of 389 Pearl Street sometime between 1930-1940. Noted as W.H. Merrills house (Milton Historical Society)

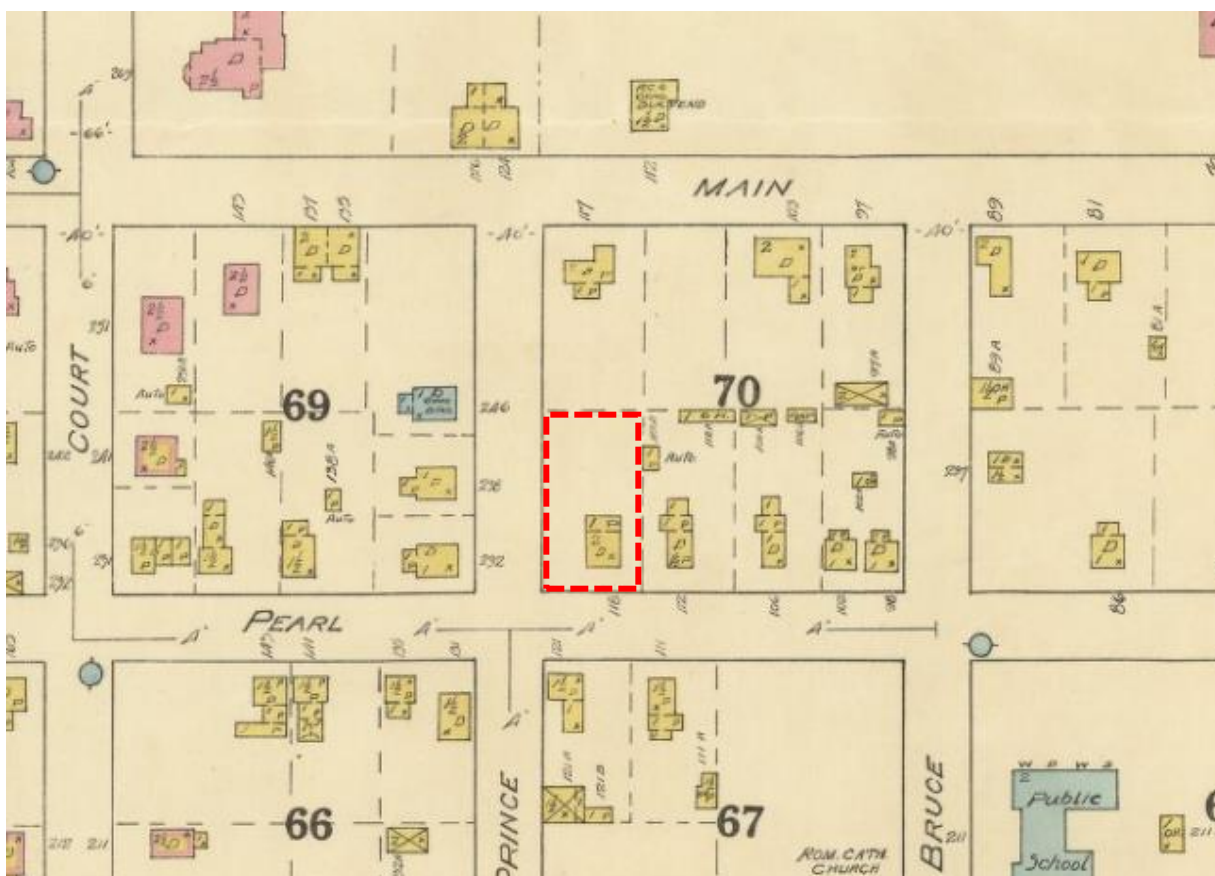


Figure 21 – Fire Insurance Plan from 1927 showing dwelling at 389 Pearl Street

5.4 395 Pearl Street

The property is legally described as Lot 6, Block 14, Plan 9. The property was sold in 1852 to William Martin. In 1870, the property was transferred by the County Sheriff to Christina Davis, and went through a number of transactions until 1879, when it was acquired by Samuel Nixon. In 1910, Nixon sold 1/5 of the property to J.S. McConnell (John Sinclair) for \$450. In 1912, McConnell sold to Percy Allport for \$1,000. Allport enlisted in the Army in 1916 and served in the First World War, but was discharged in 1919 after becoming ill (Canadian War Museum). Upon his return, Percy Allport sold the property to Annie Fay (widow) in 1919. Annie Fay remarried, becoming Annie Smith, husband to Edward Smith. The property remained in the Smith family until 1956 when it was sold to Elias Basoo, and then sold to Angus Morrison. In 1972, the property was acquired by Beverly Allan Slessor. Beverly Slessor was the son of Ivan Slessor who owned and operated Milton Motor Sales Ltd (later became Wilson's) on the abutting property to the north, along Main Street.

The dwelling on the property is constructed in the Victorian architectural style, most popular in the early 20th century. The dwelling is illustrated on the 1927 fire insurance plan as a wood frame dwelling and would have been built prior to 1927. Considering the price jump from \$450 in 1910 to \$1,000 in 1912, it is likely that the dwelling on the property was constructed between 1910 and 1912 during J.S. McConnells ownership.

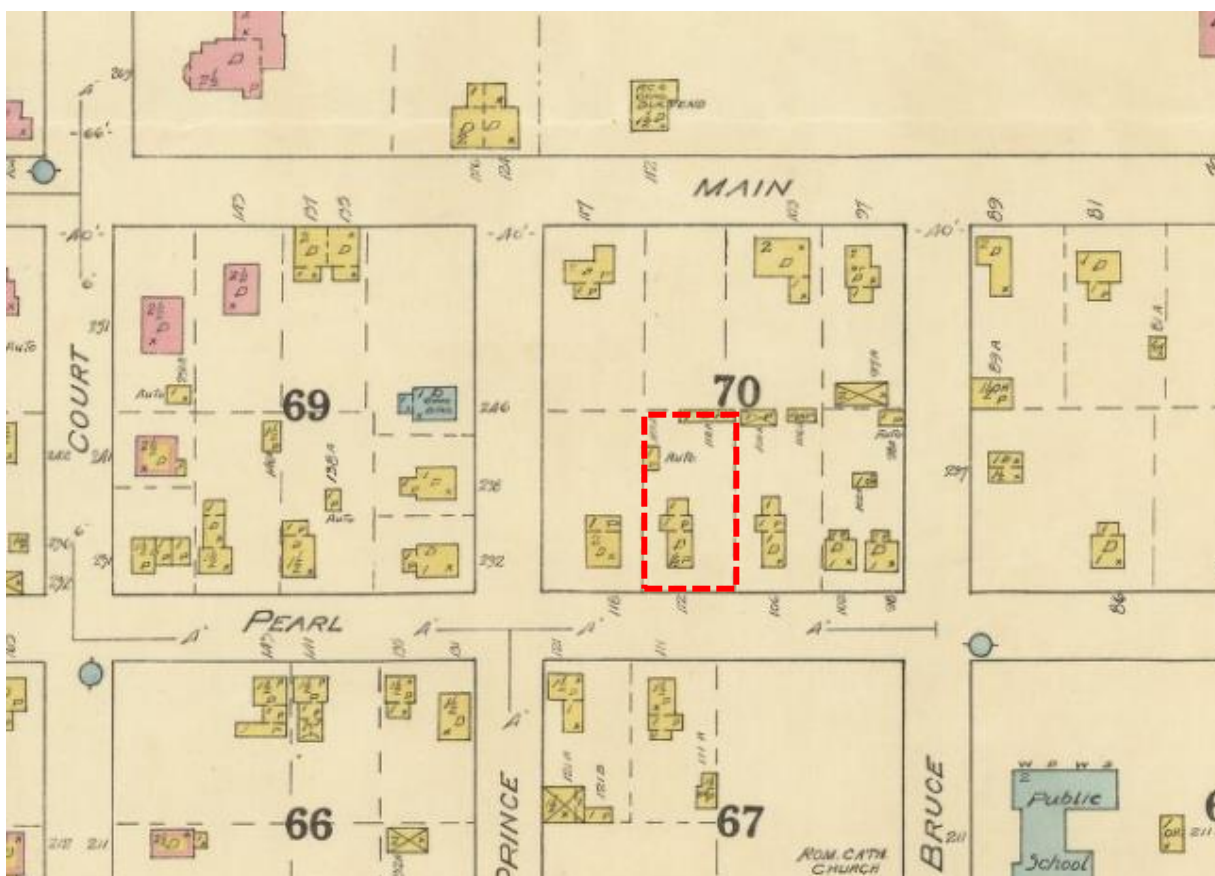


Figure 22 – Fire Insurance Plan from 1927 showing dwelling at 395 Pearl Street

5.5 399 Pearl Street

The property is legally described as Lot 5, Block 14, Plan 9. The property's early title records are similar to 395 Pearl Street. The property was sold in 1852 to Elizabeth Fitzsimons. In 1840 the County Sheriff transferred the property to Christina Davis, who sold to William Eaton Mitchell in 1874. The property was eventually acquired by J.S. McConnell for \$450 in 1910. McConnell sold the property to William Sloan for \$1,000 in 1912. In 1918, Sloan sold to Samuel Nixon, who sold to Henry Fay in 1921 for \$1,400. In 1947, Anna Fay (later Smith) passed away, Ernest Fay sold the property to John Purdy. The property was eventually acquired by Beverly Allan Slessor.

The dwelling on the property is constructed in the Victorian architectural style, almost identical to 395 Pearl Street. It is also illustrated on the 1927 fire insurance plan. The property follows a similar ownership, being acquired by J.S. McConnell in 1910 and sold in 1912 for the same price of \$1,000. It is most probable that the dwelling on the property was constructed between 1910 and 1912 during J.S. McConnells ownership. This is verified in the Terenet parcel report which dates the dwelling's construction date of 1910.

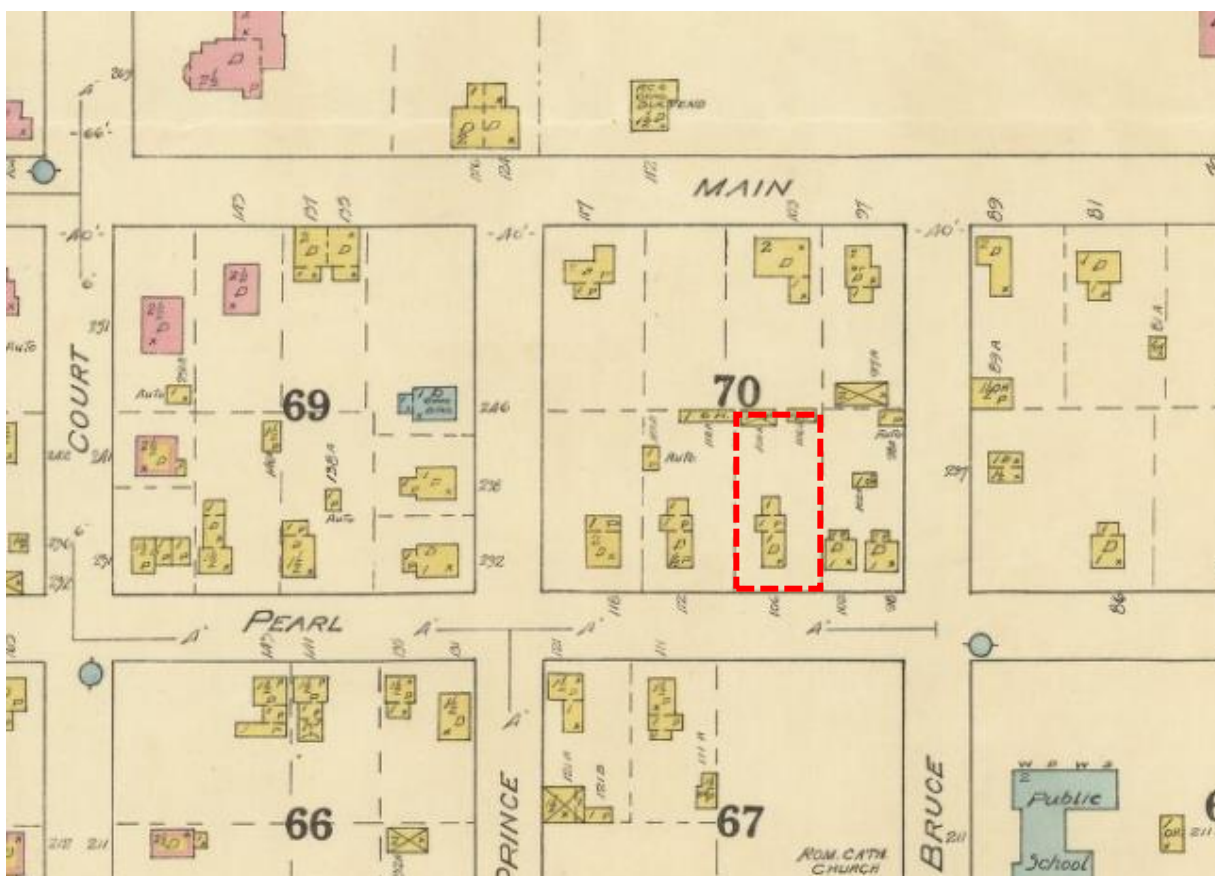


Figure 23 – Fire Insurance Plan from 1927 showing dwelling at 399 Pearl Street

5.6 405 and 409 Pearl Street

The two properties addressed as 405 and 409 Pearl Street are legally described as Lot 4, Block 14, Plan 9. At the time, the properties were one lot and were originally owned by Charles Teetzel, who sold to William Lyon in 1853. The lot went through number of transactions. In 1891 the lot was severed, with the south westerly portion sold to Samuel Nixon. In 1899 the north easterly portion was sold to Jacob Johnson.

Samuel Nixon sold the south westerly portion assumed to be 405 Pearl Street, to J.S. McConnell in 1904 for \$450. Two years later in 1912, McConnell sold to Jacob Johnson (no price listed). Jacob Johnson sold to Robert Hicks in 1934 for \$1,000. The property was then sold in 1942 to Annie Sales. When Annie passed away, her family sold the property in 1949 to Harold Raymond Sterling for \$4,150 who sold to Susan Auger a year later. Susan owned the property until her death, and her family sold the property to Gillian Slessor, wife of Beverly Allan Slessor in 1980.

The north easterly property, assumed to be 409 Pearl Street, was sold by Jacob Johnson's wife, Mary Johnson, in 1941 to Charles Roberston (no price listed). In 1948 Charles Robertson sold the property to Richard Ferrier for \$800, who sold in 1970 to Beverly Allan Slessor for \$20,000.

The properties contain two very similar dwellings that were most likely constructed by the same builder around the same time. Both properties appear on the 1927 fire insurance plan as wood frame dwellings,

indicating that the dwellings were constructed prior to 1927. It is likely that Jacob Johnson had both dwellings constructed during his ownership in the early 20th century. Jacob Johnson owned 405 Pearl Street from 1912 until 1934 and owned 409 Pearl Street from 1899 until 1949 when his wife (widowed) passed away.

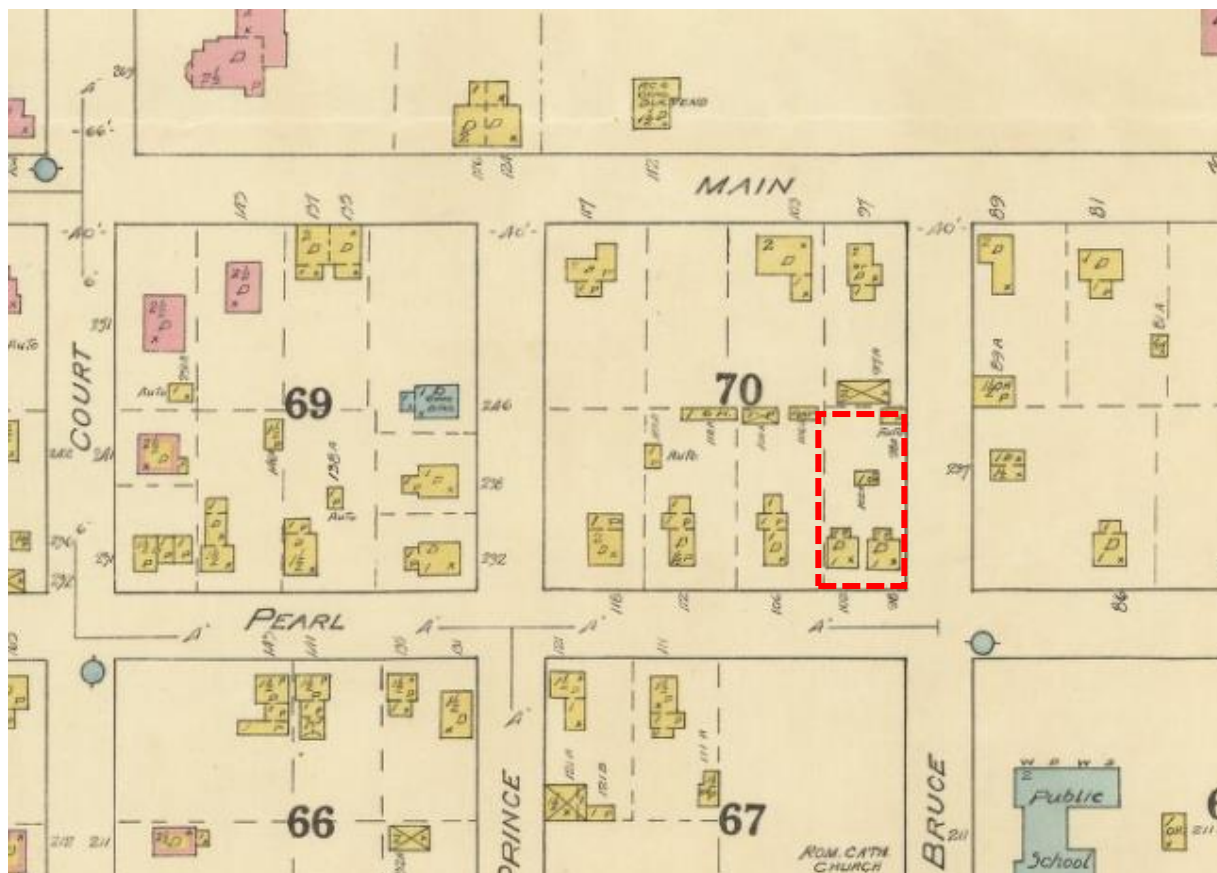


Figure 24 – Fire Insurance Plan from 1927 showing dwellings at what are now 405 and 409 Pearl Street

6.0 Heritage Evaluation

6.1 Evaluation Criteria

The Ontario Heritage Act provides evaluation criteria under Ontario Regulation 9/06 (O.Reg 9/06) which is the legislated criteria for determining cultural heritage value or interest. In order for a property to be designated (protected) under Part IV, it is required to meet a minimum of two of the nine criteria. This criterion is as follows:

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

6.2 O.Reg 9/06 Evaluation

- 1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method***

389 Pearl Street

The property does not meet this criteria. The property contains a single detached dwelling that was originally constructed as a simple workers/farms cottage. However, the dwelling has been significantly altered from its original form pictured in figure 1. The dwelling was originally a wood frame construction and has since been covered in brick. Several additions have altered the original form of the dwelling. The original doors and windows have also been replated. The alterations have removed any vestige of design value.

The dwelling is not considered a rare, unique, or early example of an architectural style in the context of Ontario, Halton Region or the Town of Milton.

395 and 399 Pearl Street

The properties meet criterion 1 as they contain dwellings designed with elements of the Victorian architectural style. This is evident in the composition of the dwellings, with the high pitched front and side gables with a window, front bay windows, capped windows, and off-centered front entrance. The dwelling at 399 Pearl Street features ornamental detailing including gingerbread along the front and side gables as well as shutters on all windows. The design value is considered minimal in the context of the broader area, which contains superior examples of the Victorian style.

The dwellings are not considered rare, unique, or early examples of an architectural style in the context of Ontario, Halton Region or the Town of Milton.

405 and 409 Pearl Street

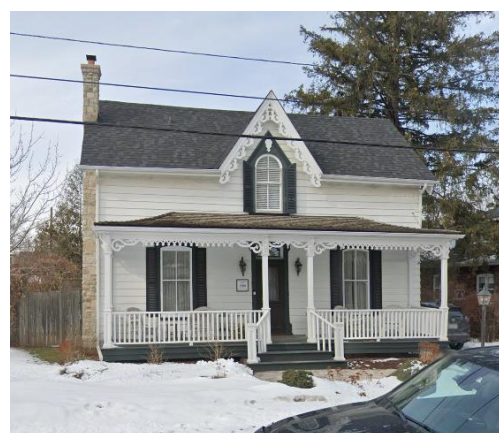
The properties at 405 and 409 Pearl Street meet criterion 1. The properties contain a single detached dwelling influenced by the Georgian architectural style. The Georgian style was popular from the early 19th to mid 20th century. The Georgian dwelling is often a simple one or two storey square with strict symmetry, and usually has a hip or side gable roof. The dwellings are somewhat representative of the Georgian style, evident their box-like shape, hip roof, and symmetry. However, the dwellings are not strong representations of the Georgian style. There are superior examples of the Georgian style found within the broader Old Milton neighbourhood.

The dwellings are not considered a rare, unique, or early examples of an architectural style in the context of Ontario, Halton Region or the Town of Milton.

The architectural representations of the dwellings are modest and do not demonstrate significant design merit. There are stronger examples of Georgian and Victorian dwellings in Milton, such as: 66 Charles Street (Victorian), 199 Queen Street (Victorian), 185 Queen Street (Georgian), and 174 Queen Street (Georgian).



66 Charles Street



199 Queen Street



185 Queen Street



174 Queen Street

2. *Displays a high degree of craftsmanship or artistic merit*

The properties do not meet this criteria. The dwellings are modest in their design, reflective of styles that were common during the 19th and 20th centuries. The properties do not demonstrate significant architectural achievements.

3. *Demonstrates a high degree of technical or scientific achievement*

The properties do not meet this criterion. The dwellings are reflective of their time, constructed of materials and methods common to the area. The dwellings do not demonstrate significant scientific achievements.

4. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*

The properties do not meet this criterion. The properties are not known to be associated with any significant persons, theme, event, organization or belief. While minimal information could be found on the owners of the properties, research completed for this report did not uncover any significant associations.

5. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture*

The properties do not meet this criterion. The properties do not have the potential to yield information important to the understanding of the community. All relevant history and information has been provided within this report.

6. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*

The properties do not meet this criterion. The builders/or architects of the dwellings are not known, and are not likely significant.

7. *Is important in defining, maintaining or supporting the character of an area*

The properties are not important in defining, maintaining, or supporting the character of the area. The surrounding area does not have a unified character that has been maintained. This portion of Pearl Street is an area in transition and features a mix of building types, scales and uses. While there are remnants of the late 19th century and early 20th century buildings, most are located west and south of the lands. This particular block does not contain significant architectural characteristics that achieve a unique character. Many buildings have undergone some alteration and there is significant variation in the building types within the immediate surrounding area, particularly to the north and to the east. There is no discernable character to the immediate area.

The Downtown Character Area Background Report does not identify a specific character. It refers to character as “the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include the physical and natural attributes of an area”. The Study notes that the overall area has an eclectic combination of styles.

The Study does identify built form characteristics of the Lower East Neighbourhood which include mid to late 1800s and early 1900s infill, a significant presence of mid 1900s homes, and a diverse presence of architectural styles from 19th to 21st centuries. None of the subject properties contain strong design value and those that meet criterion 1 have minimal design integrity. Considering that the Study does not define a specific character, the relatively poor design integrity of the dwellings, and the varied built form characteristics and inconsistencies, the subject properties do not contribute to a character.

8. Is physically, functionally, visually or historically linked to its surroundings

The properties do not have an important physical, functional, visual or historical relationship with their surroundings. While the properties remain in their original locations, this is not considered to be a physical or functional relationship. The properties do not form a unique or important view that would suggest a visual link to the area, and the properties do not have an important historical relationship with their surroundings.

9. Is a landmark

The properties are not considered landmarks.

The below table provides a summary of the heritage evaluation.

Criterion	389 Pearl St	395 Pearl St	399 Pearl St	405 Pearl St	409 Pearl St
	Yes/ No				
1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	No	Yes	Yes	No	No
2. <i>Displays a high degree of craftsmanship or artistic merit</i>	No	No	No	No	No
3. <i>Demonstrates a high degree of technical or scientific achievement</i>	No	No	No	No	No
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No	No	No	No	No
5. <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No	No	No	No	No
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No	No	No	No	No
7. <i>Is important in defining, maintaining or supporting the character of an area</i>	No	No	No	No	No
8. <i>Is physically, functionally, visually or historically linked to its surroundings</i>	No	No	No	No	No
9. <i>Is a landmark</i>	No	No	No	No	No

6.3 Summary of Heritage Value

In order for a property to be considered for designation under Part IV of the Ontario Heritage Act, it must meet a minimum of two criteria. The properties have been evaluated for heritage value or interest and it has been concluded that none of the subject properties meet the minimum criteria for designation under the OHA.

7.0 Proposed Development

7.1 Site Plan

The development site includes the block of lands bounded by Main Street East, Bruce Street, Pearl Street and Prince Street. The concept plan proposes a mixed-use development consisting of commercial and multiple residential uses. The commercial units are proposed at grade along Main Street and the residential units will comprise the balance of the development, for a total of 570 residential units. The base of the development will be a six storey podium, with a step back at the third storey. Two towers are proposed at 16 and 18 storeys which will be connected via the 6 storey podium. The development will form a "U" shape, with a roundabout in the middle. Site access will be from Pearl Street via sidewalk and driveway connections. Three levels of underground parking are proposed.

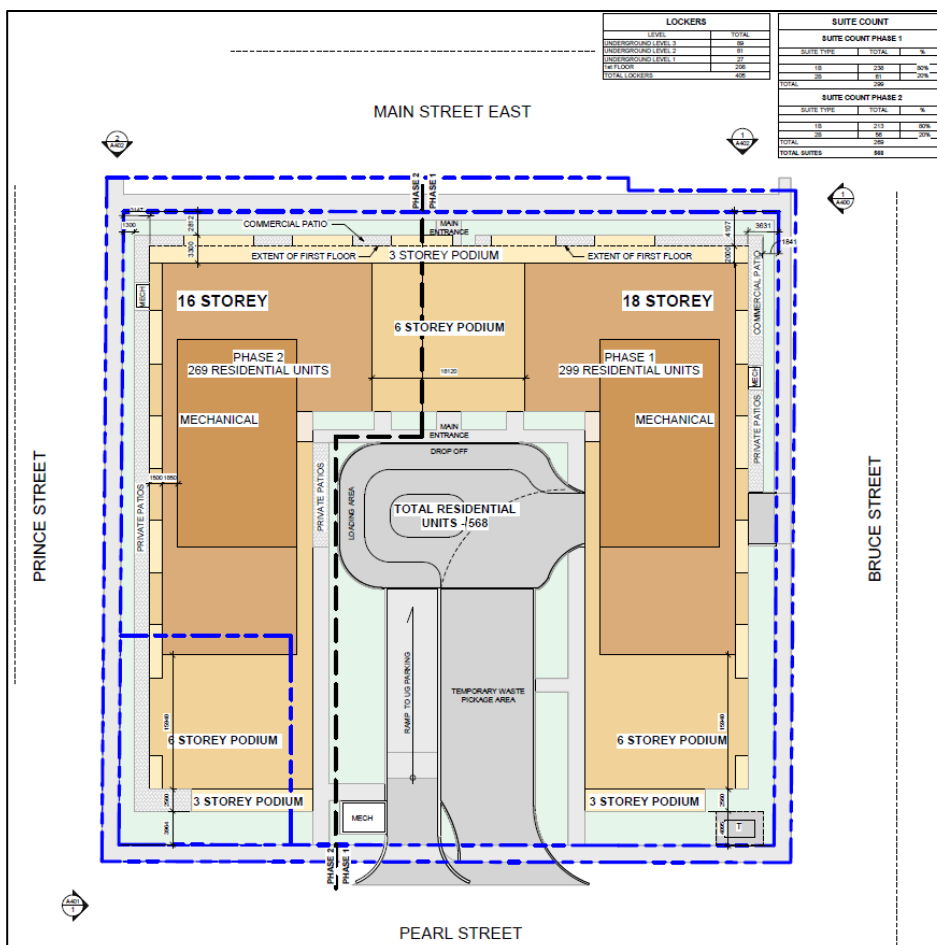


Figure 25 – Proposed site plan for proposed development

7.2 Design

The façade along Main Street will consist of commercial uses at grade with residential units above the first floor. The façade of the first storey will be of a treated block cladding. Entrances to the commercial units will feature cantilevered roofs. The first three storeys will be a podium with a frontispiece at each of the commercial entrances. There will be a step back at the fourth storey, transitioning to the six storey podium.

The façades along Bruce Street and Prince Street will comprise residential units. The frontispiece feature will continue along these facades, however, will increase to six storeys. The first three storeys and the frontispieces will be dark in colour, with the balance of the façade a light coloured concrete.

The façade along Pear Street will be similar to the Main Street façade, however, will consist of residential units. The ground floor units will have on-street access with sidewalk connections. The frontispieces will be three storeys with cantilevered entrances for the ground units. Site access will be provided from Pearl Street with the building forming a “U” shape to accommodate the round-about.

The tower component of the development will be oriented to Main Street. The portion of the building oriented to Pearl Street will consist of the six-storey podium, with a generous step back to the tower component along Bruce and Prince Streets. The building will be constructed of stone along the first storey with stucco and glazing for the remainder of the building. The colour palette of the building will consist of dark (dark grey) and light (off-white) colour treatments. The building will be contemporary in design with ornamentation along the street frontages in the form of the frontispieces.

Renderings are attached to this report in Appendix B.

8.0 Heritage Impact Assessment

8.1 Ontario Heritage Toolkit

The Ontario Heritage Toolkit Infosheet #5 outlines criteria for assessing impacts on heritage attributes. The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. This criterion is most used by heritage professionals when assessing for impact and considers the following:

- **Destruction or alteration:** of any, or part of any *significant heritage attributes* or features 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;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

This report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report. The level of impact is classified as one of the following:

- **Potential/negligeable:** slight changes to historic building elements or setting that hardly affect it.
- **None:** no change
- **Minor:** change to key historic elements such that the asset is slightly different

- **Moderate:** Change to many key historic building elements, such that the resource is significantly modified.
- **Major:** Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.

8.1.1 Impact Assessment

Destruction or alteration:

The proposed development involves the removal of all buildings and structures on site in order to accommodate the new development. A cultural heritage evaluation was completed for the listed properties in section 6.2 of this report. For a property to have significant heritage value and be considered for heritage designation, it must meet a minimum of two criteria. None of the properties meet two criteria. While 395, 399, 405, and 409 Pearl Street meet criterion 1 (representative), the design value is considered minimal, and no heritage attributes have been identified. These dwellings are modest representations of their respective styles. The properties were also found not to have contextual value as there is no discernable context to which they would support. As the properties do not meet the criteria for heritage value, their removal ultimately has no impact.

Shadows:

A shadow analysis has been prepared by KNYMH. The analysis shows that the building will cast shadows. However, the shadows cast will be minor as they move with the sun and will not be present in one location for extended periods of time. Additionally, there are no heritage attributes or natural heritage features identified within the area of the shadows that will be impacted. Therefore, there is no impact as a result of shadows cast from the development.

Isolation:

None of the properties have a significant relationship to the surrounding area or contain heritage attributes. The properties are also located at the edge of the character area. The proposed development will not have an impact of isolation.

Obstruction of views

The Official Plan and Character Study do not identify significant views along Pearl Street. There are no other listed or designated properties adjacent to the subject lands that the development would obstruct. Therefore, the proposed development will not obstruct significant views of a heritage resources or attributes.

A change in land use:

The properties are currently in residential use, along with surrounding land uses along Pearl Street. The proposed development will include residential units along the Pearl Street frontage, maintaining the existing land use. This use is consistent with the surrounding area and no change in land use is proposed.

Land disturbances:

There are no other listed or designated heritage properties in the vicinity of the proposed development. No land disturbances are expected to occur.

The below chart is the heritage impact assessment in accordance with the Ontario Heritage Toolkit criteria. The assessment of the scores are provided below.

Criterion	389 Pearl	395 Pearl	399 Pearl	405 Pearl	409 Pearl
Destruction or alteration	None	Negligeable	Negligeable	Negligeable	Negligeable
<i>Shadows</i>	None	None	None	None	None
<i>Isolation</i>	None	None	None	None	None
<i>Obstruction of views</i>	None	None	None	None	None
<i>Change in land use</i>	None	None	None	None	None
<i>Land disturbance</i>	None	None	None	None	None

8.2 Compatibility with Character Area

The development site is located within the Old Milton Character Area. The Downtown Character Area Background Report does not identify a specific character. It refers to character as “the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include the physical and natural attributes of an area”. The Study notes that the overall area has an eclectic combination of styles.

The surrounding area is described in section 5.0 of this report. The Character Area contains small clusters of heritage buildings which create a general historic context, however, these clusters exist in isolation and are not continuously carried throughout the area. While historic residential character does exist, it is not applicable to the entire area. The subject properties are not located within a historic residential cluster. Rather, they are located at the edge of the Old Milton Character Area where development is much more varied. The subject lands are within a transition area to the higher density mixed-use buildings located to the north and east.

As the Character Study notes, emphasis will be placed on achieving compatibility rather than similarity of elements. The term “compatible” is defined in the Official Plan and means : “*development or redevelopment or uses which may not necessarily be the same as or similar to the existing or desired development, but which blends, conforms or is harmonious with the ecological, physical, visual or cultural environment and which enhances an established community and co-exists with existing development without unacceptable adverse impact on the surrounding area.*” The general idea of compatibility then is the absence of impacts. If there are negative impacts resulting from a change or development, then that change is not compatible with the adjacent properties or area. The impact

assessment completed in section 8.1.1 of this report concludes that there will be no negative impacts as a result of the development on adjacent properties. Therefore, the proposal is considered to be compatible with the surrounding area.

The Official Plan provides policies for development within Character Areas, requiring all new development be compatible with and sympathetic to existing building forms including heights, setbacks, scale, architectural features, and comply with the policies of Section 2.8 (urban design).

The proposed building will have a maximum height of 18 storeys along Main Street. The portion of the building along Pearl Street will have a height of 3 storeys, and a height of 6 storeys along Bruce and Prince Streets. The building height design has been purposely oriented to transition from the lower density area south of Pearl Street to the higher density along Main Street. The setbacks of the building include a 3.9 metre setback from the residential units along Pearl Street, 1.3 metres setback along Prince Street, 1.8 metres along Bruce Street, and 2.8 metres along Main Street. The greatest setback will be provided along Pearl Street which is oriented to the lower density area to the south. The driveway entrance is also provided from Pearl Street in a 'U' shape, which acts as an additional setback, and breaks up the building's massing along this frontage. Notwithstanding the building has increased height and massing than the current context, the height transitions and setbacks assist in reducing the scale of the development.

This design provides a transition between the development and existing residential properties to the south. Additionally, the design incorporates a consistent, contemporary façade with neutral colours (i.e. light grey and black). An Urban Design Brief has been prepared as part of the development application. The Urban Design Brief provides a detailed analysis of the proposed development's consistency with urban design guidelines and conformity with Official Plan design policies. The Urban Design Brief concludes the proposed development has given appropriate consideration to the existing context and incorporates urban design measures to achieve a compatible development. Specifically, the development considers the low-rise residential uses along Pearl Street in the building design through the incorporation of significant stepbacks and maintaining residential uses along Pearl Street. The design appropriately considers the context and juxtaposition of the site, being within both a Character Area as well as Strategic Growth Area. The Design balances the low rise residential area and the higher density commercial area to the north through building articulations, stepbacks, and building materials.

9.0 Conclusion

The subject properties have been evaluated for heritage value in accordance with the Ontario Heritage Act and O.Reg 9/06. The evaluation concludes that the properties do not meet the minimum requirements for heritage designation. While the properties at 395, 399, 405 and 409 meet one criterion, being representative of an architectural style, they are modest examples of their respective styles. There are other dwellings within the area that exhibit stronger representations of these architectural styles. Considering that the subject properties do not meet the requirements for designation, they are not considered protected heritage properties and are not worthy of conservation.

While the properties are located within a Character Area, this Character Area is varied and does not have a unique or discernable context. There are small clusters of historic residential dwellings within the Character Area, some of which exemplify typical architectural forms for their time. However, the subject properties do not form one of these clusters. Rather, the subject properties are on the periphery of the Character Area, within an area comprised of a range of building types, uses and ages. There is no uniformity to the Character Area, and there are no key characteristics identified which contribute to the Character Area. Therefore, the subject lands do not contribute to the context of the Character Area.

The proposal has been assessed for possible impacts on heritage resources. As the properties do not meet the requirements for designation under the OHA and are not considered protected heritage property as defined in the PPS, they do not warrant conservation. As a result, the proposed development will not negatively impact cultural heritage resources on the subject lands. There are no other heritage resources within the vicinity of the proposed development.

In terms of the proposal's compatibility with the Character Area, the proposed design provides a transition between the development and existing residential properties to the south. The Character Area has a range of land uses and building forms. With the development site at the periphery of the Character Area, it will incorporate a transition from the lower density area of Pearl Street to the higher density uses found along Main Street. Additionally, the definition of compatible refers to the co-existence of buildings without adverse impacts. The impact assessment concludes there will be no impacts. The proposal is therefore found to be compatible.

10.0 Sources

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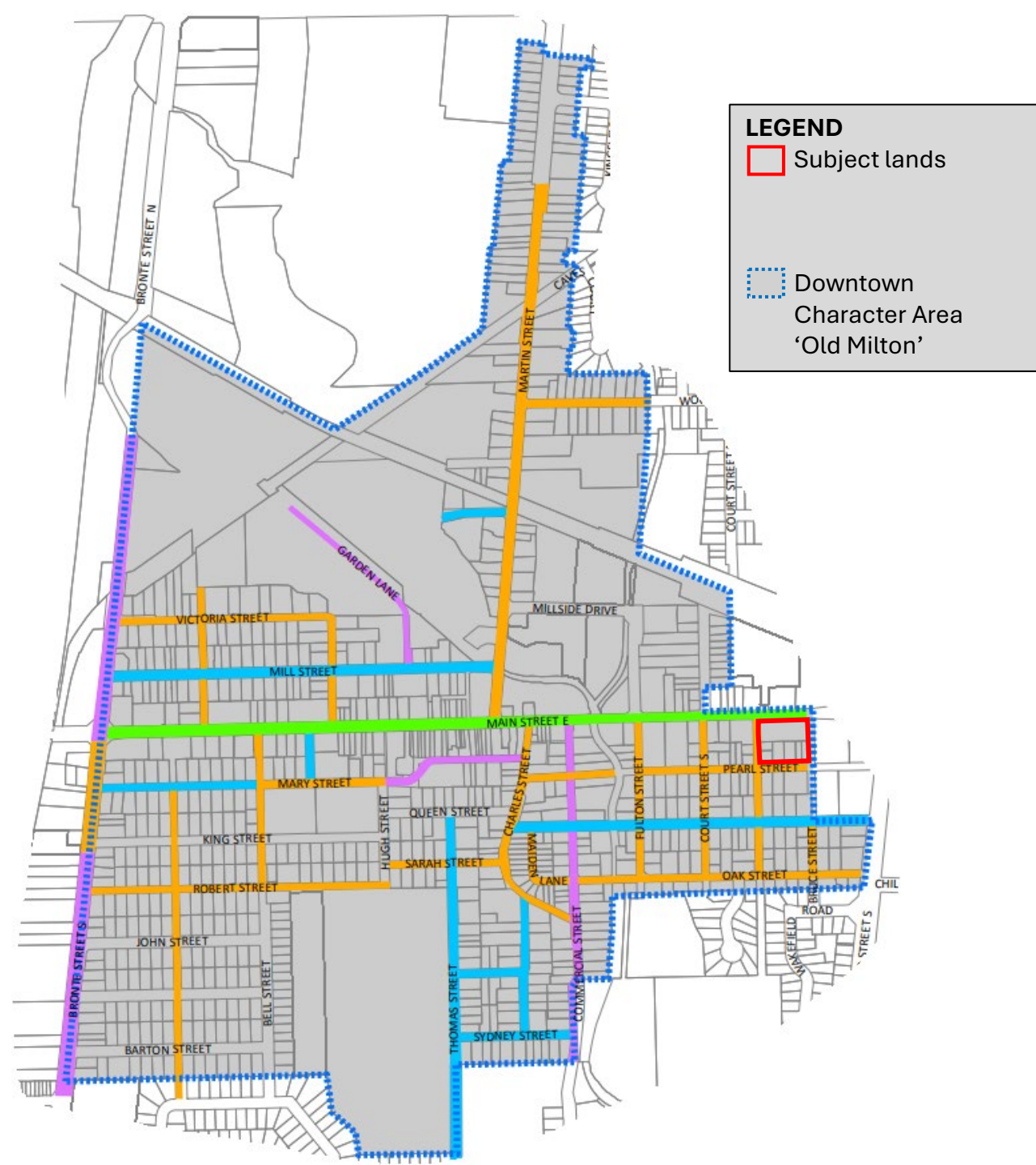
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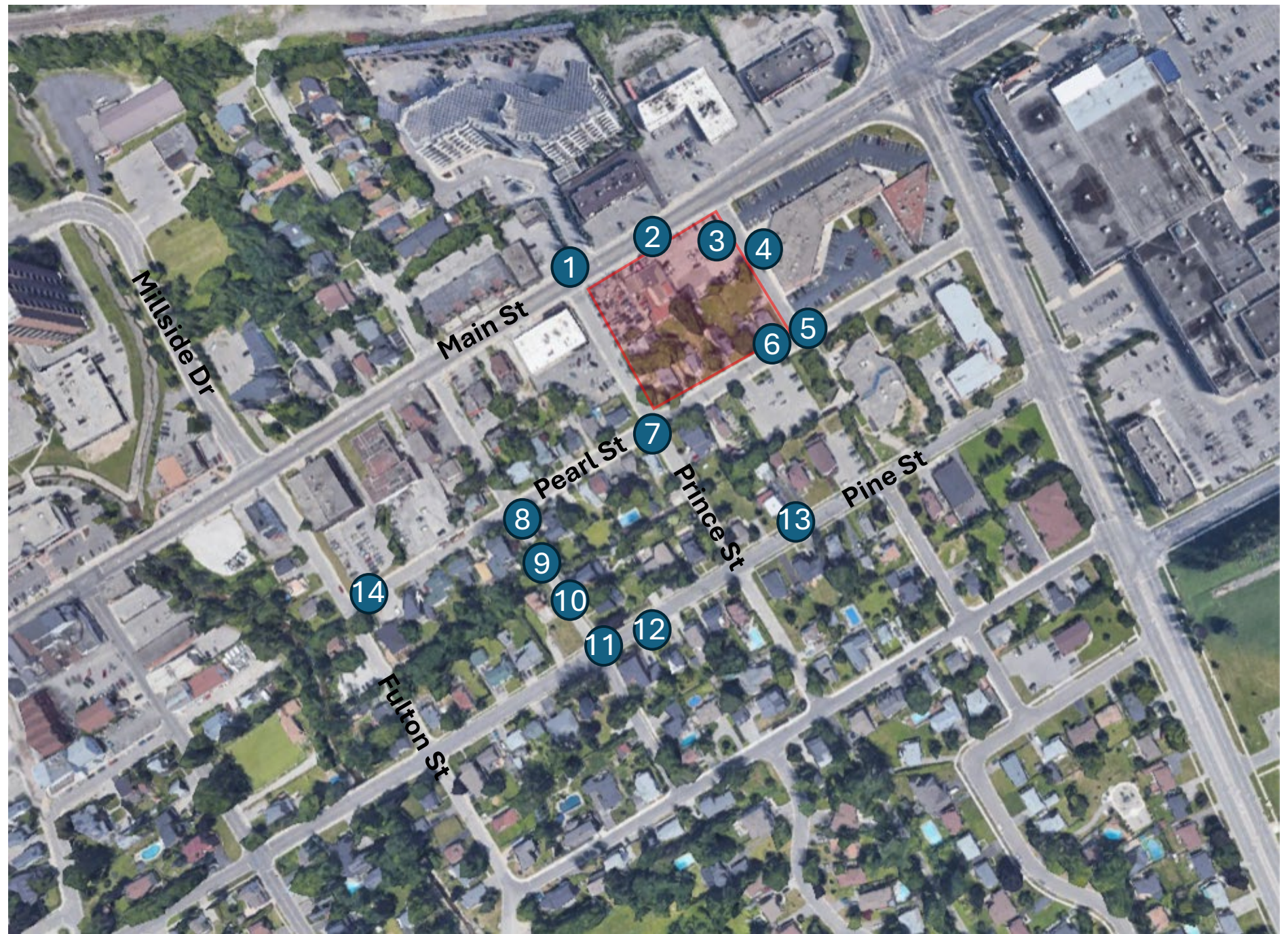
Tremaine, G. Tremaine's map of the County of Halton, Canada West. 1858. Retrieved online [Tremaine's map of the County of Halton, Canada West \[cartographic material\] / compiled & drawn by Geo. R. Tremaine from actual survey \(bac-lac.gc.ca\)](#)

Appendix A

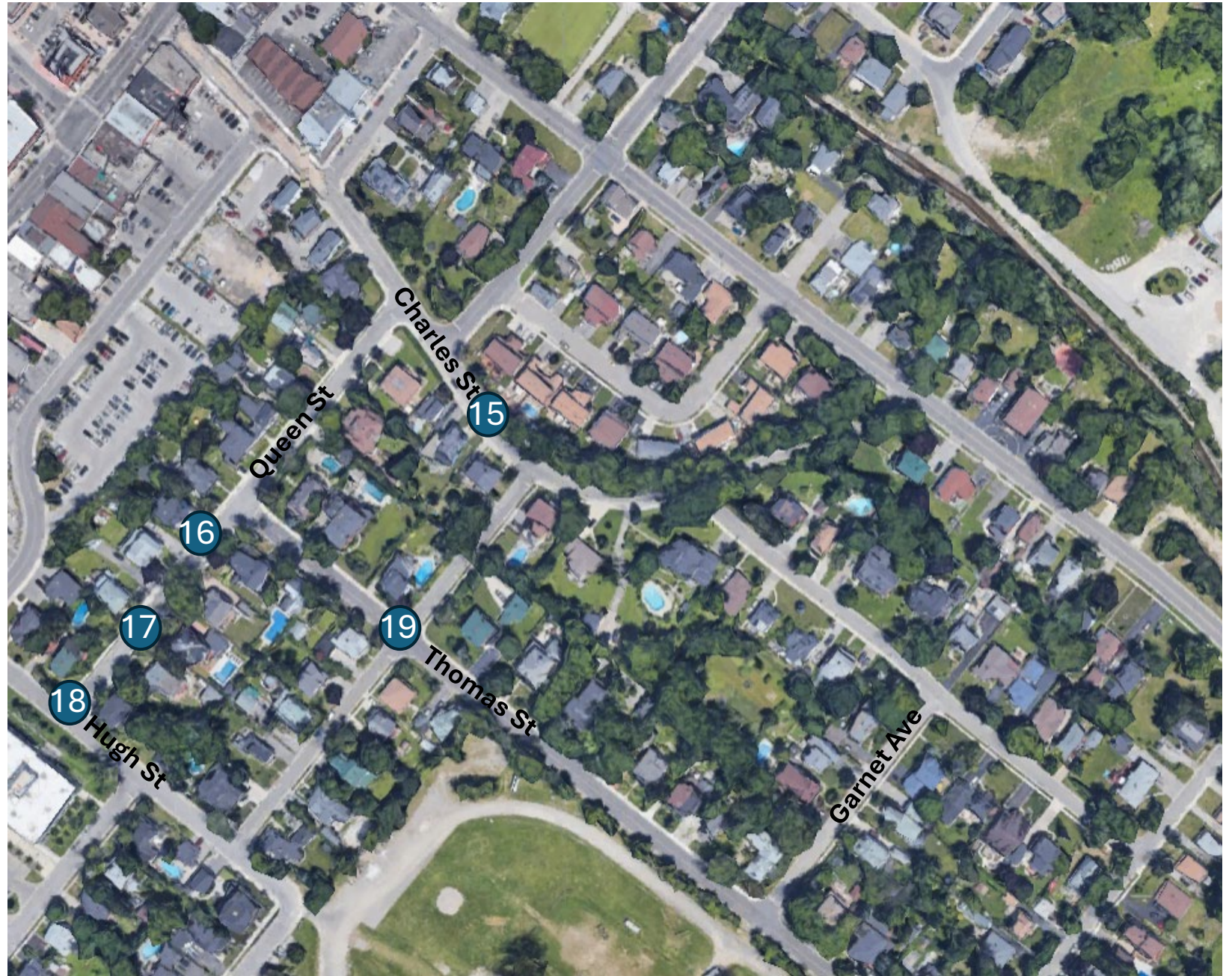
Photographic Documentation



Photograph Location Map – immediate context



Photograph Location Map – broader context



View from Prince Street, looking down Main Street to Ontario Street (development lands)



View of development lands at 888 Main Street



View of development lands at 888 Main Street



View from Bruce
Street looking
north to Main
Street



View from Bruce
Street, looking
down Pearl Street
to Ontario Street



View from Bruce
Street, looking
down Pearl Street to
Prince Street
(subject lands)



View from Prince
Street looking west
down Peal Street
(‘Old Milton’)



View looking
down Court
Street to Pearl
Street
(‘Old Milton’)



View looking
down Court
Street from Pearl
Street
(‘Old Milton’)



View of Court
Street looking to
Pine Street
(‘Old Milton’)



Dwelling on Court Street (‘Old Milton’)



View looking down
Court Street
towards Prince
Street
(‘Old Milton’)



View of
properties along
Court Street
(‘Old Milton’)



View looking
towards Millside
Drive from Pearl
Street
(‘Old Milton’)



View looking
down Charles
Street to Sarah
Street ('Old
Milton')



15

View looking
down Queen
Street to Hugh
Street
(‘Old Milton’)



View looking
down Queen
Street to Charles
Street
(‘Old Milton’)



View looking
towards Queen
Street from Hugh
Street
(‘Old Milton’)



View looking
towards Sarah
Street from
Thomas Street
(‘Old Milton’)



Appendix B

Renderings

PRINCE STREET

BRUCE STREET

MAIN STREET EAST

PEARL STREET

LOCKERS	
LEVEL	TOTAL
UNDERGROUND LEVEL 3	89
UNDERGROUND LEVEL 2	81
UNDERGROUND LEVEL 1	27
1st FLOOR	208
TOTAL LOCKERS	405

SUITE COUNT		
SUITE COUNT PHASE 1		
SUITE TYPE	TOTAL	%
1B	238	80%
2B	61	20%
TOTAL	299	
SUITE COUNT PHASE 2		
SUITE TYPE	TOTAL	%
1B	213	80%
2B	56	20%
TOTAL	269	
TOTAL SUITES	568	

PARKING BREAKDOWN					
PARKING REQUIRED PER ZONING PHASE 2			PARKING REQUIRED PER ZONING PHASE 1		
TOTAL SUITES: 269			TOTAL SUITES: 299		
RESIDENTIAL (0.8 PER SUITE) 215			RESIDENTIAL (0.8 PER SUITE) 239		
**VISITOR (0.2 PER SUITE) 54			**VISITOR (0.2 PER SUITE) 80		
**COMMERCIAL (402sqm) (1 PER 30sqm) 14			**COMMERCIAL (402sqm) (1 PER 30sqm) 14		
**ONLY THE GREATER OF THE 2 NUMBERS IS TO BE INCLUDED IN TOTAL NUMBER			**ONLY THE GREATER OF THE 2 NUMBERS IS TO BE INCLUDED IN TOTAL NUMBER		
TOTAL 269			TOTAL 299		
COMBINED PARKING REQUIRED 568					
PARKING PROVIDED PHASE 2			PARKING PROVIDED PHASE 1		
LEVEL	TYPE	TOTAL	LEVEL	TYPE	TOTAL
UNDERGROUND LEVEL 3	BF - TYPE A	1	UNDERGROUND LEVEL 3	BF - TYPE A	1
UNDERGROUND LEVEL 3	BF - TYPE B	2	UNDERGROUND LEVEL 3	Standard	81
UNDERGROUND LEVEL 3	Standard	56			82
		59	UNDERGROUND LEVEL 2	BF - TYPE A	1
UNDERGROUND LEVEL 2	BF - TYPE A	1	UNDERGROUND LEVEL 2	Standard	80
UNDERGROUND LEVEL 2	BF - TYPE B	2			81
UNDERGROUND LEVEL 2	Standard	56	UNDERGROUND LEVEL 1	BF - TYPE A	1
		59	UNDERGROUND LEVEL 1	Standard	76
UNDERGROUND LEVEL 1	BF - TYPE B	2			77
UNDERGROUND LEVEL 1	Standard	56	TOTAL PARKING SPACES		240
		58			
TOTAL PARKING SPACES		176			
COMBINED PARKING PROVIDED 416					

AREA BREAKDOWN					
PHASE 2 AMENITY AREA			PHASE 1 AMENITY AREA		
Level	Area m²	Area sf	Level	Area m²	Area sf
1st FLOOR	154 m²	1,658 SF	1st FLOOR	154 m²	1,658 SF
TOTAL	154 m²	1,658 SF	TOTAL	154 m²	1,658 SF
PHASE 2 COMMERCIAL AREA			PHASE 1 COMMERCIAL AREA		
Level	Area m²	Area sf	Level	Area m²	Area sf
1st FLOOR	304 m²	3,272 SF	1st FLOOR	356 m²	3,837 SF
TOTAL	304 m²	3,272 SF	TOTAL	356 m²	3,837 SF
PHASE 2 RESIDENTIAL AREA			PHASE 1 RESIDENTIAL AREA		
Level	Area m²	Area sf	Level	Area m²	Area sf
1st FLOOR	695 m²	7,486 SF	1st FLOOR	105 m²	1,133 SF
2nd FLOOR	1,344 m²	14,462 SF	2nd FLOOR	1,459 m²	15,702 SF
3rd FLOOR	1,344 m²	14,462 SF	3rd FLOOR	1,459 m²	15,702 SF
4th FLOOR	1,183 m²	12,731 SF	4th FLOOR	1,277 m²	13,749 SF
5th FLOOR	1,183 m²	12,731 SF	5th FLOOR	1,277 m²	13,749 SF
6th FLOOR	1,183 m²	12,731 SF	6th FLOOR	1,277 m²	13,749 SF
7th FLOOR	763 m²	8,216 SF	7th FLOOR	764 m²	8,219 SF
8th FLOOR	763 m²	8,216 SF	8th FLOOR	764 m²	8,219 SF
9th FLOOR	763 m²	8,216 SF	9th FLOOR	764 m²	8,219 SF
10th FLOOR	763 m²	8,216 SF	10th FLOOR	764 m²	8,219 SF
11th FLOOR	763 m²	8,216 SF	11th FLOOR	764 m²	8,219 SF
12th FLOOR	763 m²	8,216 SF	12th FLOOR	764 m²	8,219 SF
13th FLOOR	763 m²	8,216 SF	13th FLOOR	764 m²	8,219 SF
14th FLOOR	763 m²	8,216 SF	14th FLOOR	764 m²	8,219 SF
15th FLOOR	763 m²	8,216 SF	15th FLOOR	764 m²	8,219 SF
16th FLOOR	763 m²	8,216 SF	16th FLOOR	764 m²	8,219 SF
TOTAL	14,564 m²	156,766 SF	17th FLOOR	764 m²	8,219 SF
			18th FLOOR	764 m²	8,219 SF
			TOTAL	16,017 m²	172,408 SF
PHASE 2 COMMON AREA			PHASE 1 COMMON AREA		
Level	Area m²	Area sf	Level	Area m²	Area sf
1st FLOOR	374 m²	4,023 SF	1st FLOOR	908 m²	9,774 SF
2nd FLOOR	209 m²	2,254 SF	2nd FLOOR	217 m²	2,331 SF
3rd FLOOR	209 m²	2,254 SF	3rd FLOOR	217 m²	2,331 SF
4th FLOOR	204 m²	2,194 SF	4th FLOOR	213 m²	2,293 SF
5th FLOOR	204 m²	2,194 SF	5th FLOOR	213 m²	2,293 SF
6th FLOOR	204 m²	2,194 SF	6th FLOOR	213 m²	2,293 SF
7th FLOOR	137 m²	1,471 SF	7th FLOOR	136 m²	1,469 SF
8th FLOOR	137 m²	1,471 SF	8th FLOOR	136 m²	1,469 SF
9th FLOOR	137 m²	1,471 SF	9th FLOOR	136 m²	1,469 SF
10th FLOOR	137 m²	1,471 SF	10th FLOOR	136 m²	1,469 SF
11th FLOOR	137 m²	1,471 SF	11th FLOOR	136 m²	1,469 SF
12th FLOOR	137 m²	1,471 SF	12th FLOOR	136 m²	1,469 SF
13th FLOOR	137 m²	1,471 SF	13th FLOOR	136 m²	1,469 SF
14th FLOOR	137 m²	1,471 SF	14th FLOOR	136 m²	1,469 SF
15th FLOOR	137 m²	1,471 SF	15th FLOOR	136 m²	1,469 SF
16th FLOOR	137 m²	1,471 SF	16th FLOOR	136 m²	1,469 SF
TOTAL	2,771 m²	29,824 SF	17th FLOOR	136 m²	1,469 SF
			18th FLOOR	136 m²	1,469 SF
			TOTAL	3,618 m²	38,940 SF
PHASE 2 GROSS FLOOR AREA			PHASE 1 GROSS FLOOR AREA		
Level	Area m²	Area SF	Level	Area m²	Area SF
1st FLOOR	1,527 m²	16,440 SF	1st FLOOR	1,524 m²	16,402 SF
2nd FLOOR	1,553 m²	16,716 SF	2nd FLOOR	1,675 m²	18,032 SF
3rd FLOOR	1,553 m²	16,716 SF	3rd FLOOR	1,675 m²	18,032 SF
4th FLOOR	1,387 m²	14,924 SF	4th FLOOR	1,490 m²	16,042 SF
5th FLOOR	1,387 m²	14,924 SF	5th FLOOR	1,490 m²	16,042 SF
6th FLOOR	1,387 m²	14,924 SF	6th FLOOR	1,490 m²	16,042 SF
7th FLOOR	900 m²	9,688 SF	7th FLOOR	900 m²	9,688 SF
8th FLOOR	900 m²	9,688 SF	8th FLOOR	900 m²	9,688 SF
9th FLOOR	900 m²	9,688 SF	9th FLOOR	900 m²	9,688 SF
10th FLOOR	900 m²	9,688 SF	10th FLOOR	900 m²	9,688 SF
11th FLOOR	900 m²	9,688 SF	11th FLOOR	900 m²	9,688 SF
12th FLOOR	900 m²	9,688 SF	12th FLOOR	900 m²	9,688 SF
13th FLOOR	900 m²	9,688 SF	13th FLOOR	900 m²	9,688 SF
14th FLOOR	900 m²	9,688 SF	14th FLOOR	900 m²	9,688 SF
15th FLOOR	900 m²	9,688 SF	15th FLOOR	900 m²	9,688 SF
16th FLOOR	900 m²	9,688 SF	16th FLOOR	900 m²	9,688 SF
GRAND TOTAL	17,793 m²	191,520 SF	17th FLOOR	900 m²	9,688 SF
			18th FLOOR	900 m²	9,688 SF
			TOTAL	20,145 m²	216,843 SF
BUILDING EFFICIENCY = 83% (14,564 + 304 = 14,868) / (17,793)			BUILDING EFFICIENCY = 81% (16,017 + 356 = 16,373) / (20,145)		

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KEY TO DETAIL LOCATION

No. 1
No. 2
No. 3

DETAIL NUMBER
DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
REVISIONS PER CITY COMMENTS	1	11.09.23	KNYMH
PHASED CONCEPT	2	20.09.23	KNYMH
FORMAL CONSULTATION	3	12.06.24	KNYMH

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388 MAIN STREET

388 MAIN STREET
MILTON, ONTARIO

DRAWING SHEET TITLE:

SITE PLAN

DRAWING SCALE:

1 : 200

PROJECT NUMBER:

22063

DRAWING BY:

Author

CHECKED BY:

Checker

DRAWING VERSION:

1

PLOT DATE:

2024-06-12

DRAWING SHEET NUMBER:

A001





 Residential Area

 Common Area

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No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

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A diagram showing a circle with a vertical line passing through its center. The line is labeled 'PROJECT NORTH' on the left and 'TRUE NORTH' on the right. The line is slightly tilted to the right of the vertical.

388 MAIN STREET

388 MAIN STREET
MILTON, ONTARIO

DRAWING SHEET TITLE:

2ND TO 3RD FLOOR
PLAN

DRAWING SCALE: 1 : 150		PROJECT NUMBER: 22063	
DRAWN BY: Author	CHECKED BY: Checker	DRAWING SHEET NUMBER: A202	
DRAWING VERSION:			
PLOT DATE: 2024-06-12			



 Residential Area

 Common Area

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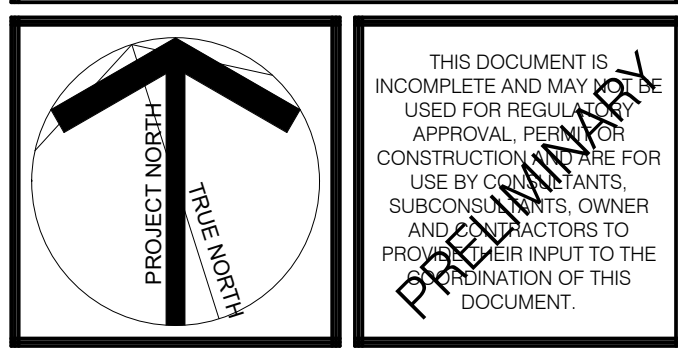
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No.	DRAWING SHEET NUMBER

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DRAWING SHEET TITLE:

7TH TO 16TH FLOOR
PLAN

DRAWING SCALE: 1 : 150		PROJECT NUMBER: 22063	
DRAWN BY: Author	CHECKED BY: Checker	DRAWING SHEET NUMBER: A204	
DRAWING VERSION:			
PLOT DATE: 2024-06-12			

Residential Area

Common Area

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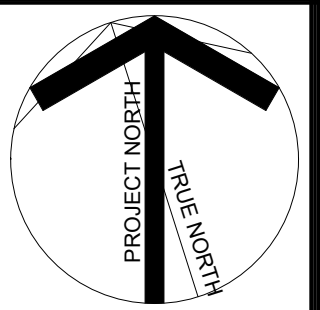

 No. DETAIL NUMBER
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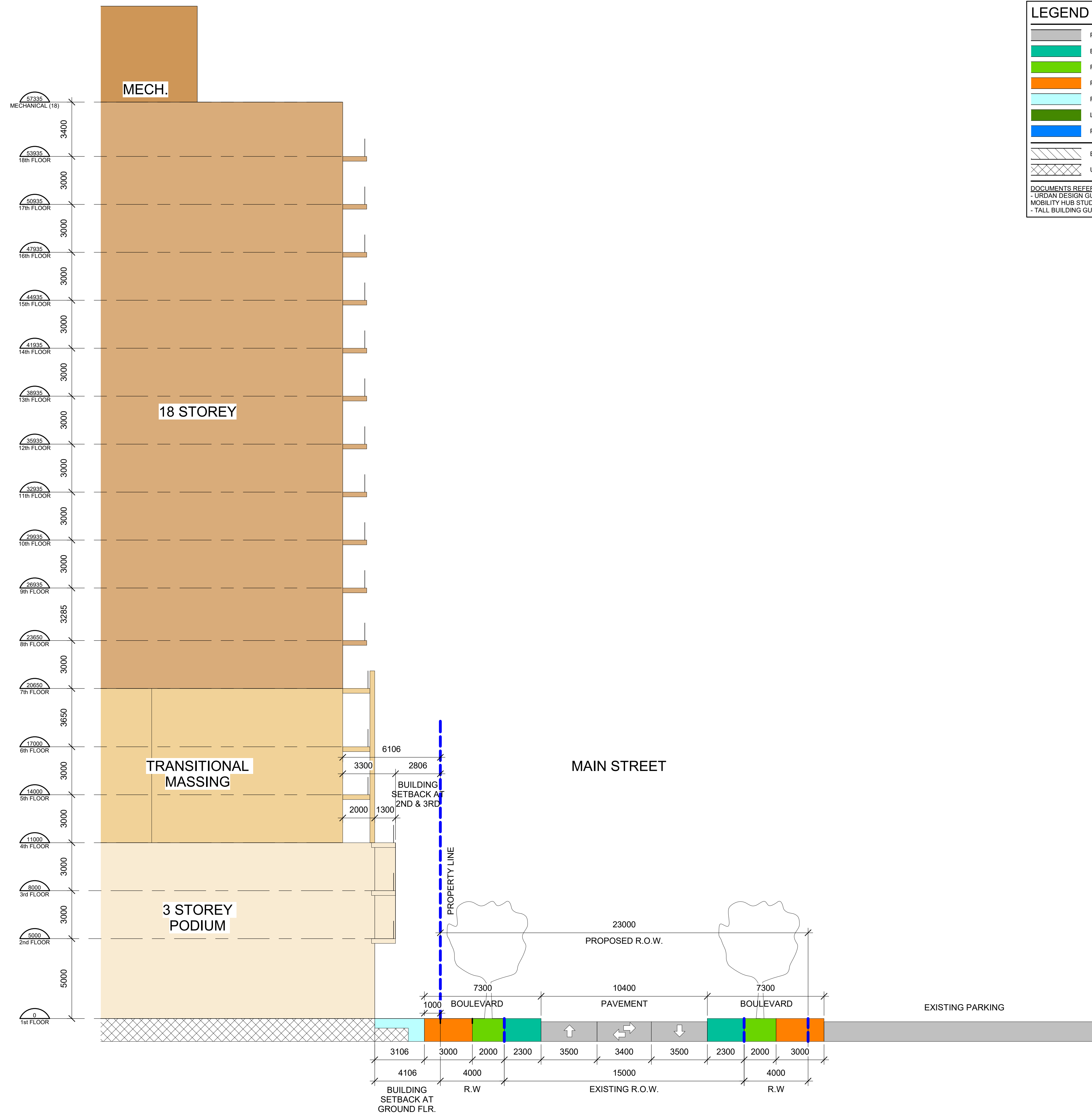


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A205

PLOT DATE: _____

2024-06-12



LEGEND

- | | |
|---|----------------------------|
|  | PAVEMENT / ROADWAY |
|  | BIKE PATH + EDGE ZONE |
|  | FURNISHING + PLANNING ZONE |
|  | PEDESTRIAN CLEARWAY ZONE |
|  | FRONTAGE + MARKETING ZONE |
|  | LANDSCAPE BUFFER |
|  | PRIVATE PATIOS |
| <hr/> | |
|  | EXISTING STRUCTURE |
|  | UNDERGROUND STRUCTURE |

DOCUMENTS REFERENCED:
- URDAN DESIGN GUIDELINES - MILTON
MOBILITY HUB STUDY
- TALL BUILDING GUIDELINES

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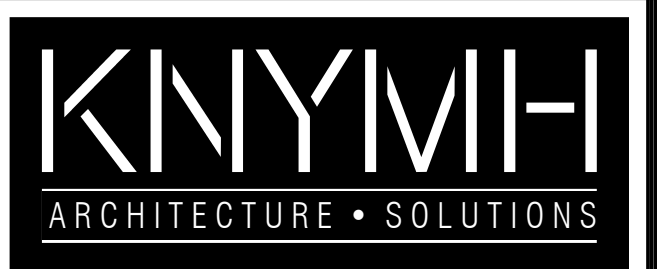

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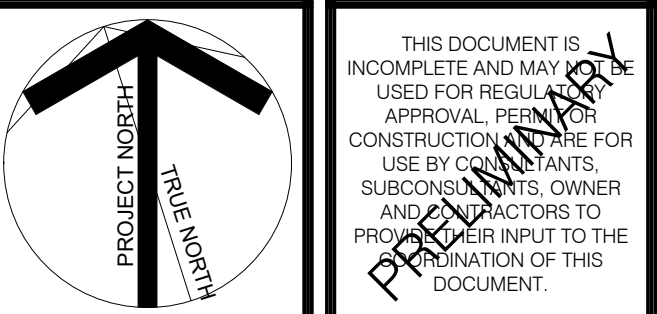
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388 MAIN STREET

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MILTON, ONTARIO

DRAWING SHEET TITLE:

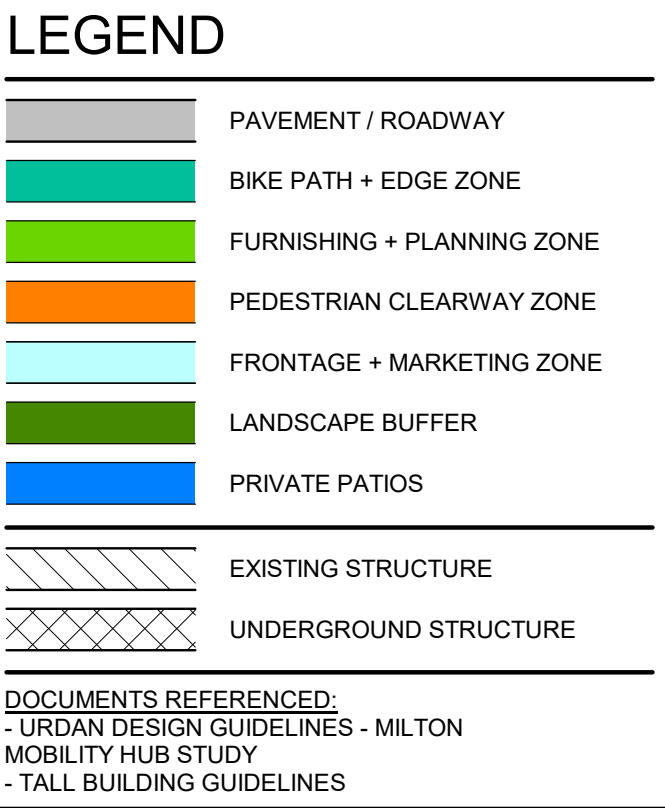
EAST BLDG SECTION

DRAWING SCALE:	PROJECT NUMBER:
As indicated	22063

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

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LEGEND

- PAVEMENT / ROADWAY
- BIKE PATH + EDGE ZONE
- FURNISHING + PLANNING ZONE
- PEDESTRIAN CLEARWAY ZONE
- FRONTAGE + MARKETING ZONE
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388 MAIN STREET

388 MAIN STREET
MILTON, ONTARIO

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