RECOMMENDATION

(a) That Uses for the Auchmar Estate, located at 88 Fennell Avenue West, Hamilton, attached as Appendix “A” to Report CS10095, be received.

(b) That the Auchmar Use Assessment Tool, attached as Appendix “B” to Report CS10095, be approved.

EXECUTIVE SUMMARY

The Auchmar Estate (Auchmar), located at 88 Fennell Avenue West, Hamilton is a jewel in the City of Hamilton’s cultural inventory as the last remaining Mountain estate in public hands with significant opportunities for public interaction and cultural landscape programming. It is a resource of cultural significance and regarded with honour by our community.¹ It is protected under an Ontario Heritage Easement and Designated under the Ontario Heritage Act. Confirmation of an appropriate civic/public use is essential to

¹ Cultural significance is the term used to encompass all the meanings (values) that a place may have to people, beyond its utilitarian value. Commonly it refers to aesthetic, historical, scientific or social value for past or present generations, and for its likely value to future generations.
preserve this site for future generations, make it accessible for all and enable the City to demonstrate a best practice conservation approach to the site.2

In November 2008 E&DP (Report 08-021, Item (t)(i)) referred the future use of Auchmar to E&CS with the direction that staff prepare a business plan and report back. In early 2009 Culture Division staff presented E&CS with a vision for the future use of Auchmar. The plan envisioned an active civic and public use that, while respecting the historical integrity and fabric of the building and landscape, allowed Auchmar to be financially sustainable. Council directed staff to complete a Business Plan and report back. In addition, Council approved this project to be included in the City of Hamilton priorities for funding under the Southern Ontario Development Program (SODP) Application intake in the fall 2009.

The recommended future use for Auchmar is based on small scale use including offices, room rental for meetings (such as civic use, OMB hearings) wedding photography, wedding ceremonies, and unrestricted public access to the grounds for passive use under the management of the City.

At the same time queries were received by Councillors and staff regarding ideas or full proposals about the use of Auchmar by private entities. The local Ward Councillor asked staff to determine if any of these ideas or proposals could be combined with the above civic and public use as a possible P3 relationship. In the absence of an assessment tool it was difficult to assess if the proposed private uses aligned with the civic and public vision. In addition, the request to examine these other proposals has held-back Council’s direction to complete a business plan on the original vision.

In early 2010, heritage planning consultants Victoria Stasiuk & Associates were hired to examine Auchmar and create an assessment tool to evaluate appropriate future use(s) (report is attached as Appendix A to report CS10095). The **Auchmar Use Assessment Tool** (attached as Appendix B to report CS10095) provides an evaluation framework or filter to be used to gauge the appropriateness of a proposed use and whether the proposed use should be examined further.

The **Auchmar Use Assessment Tool** is based on risk management criteria for heritage buildings/landscapes and alignment with the City of Hamilton’s Strategic Plan. It also takes into consideration Ontario Heritage Trust easement requirements. Currently the original vision for Auchmar is still the most appropriate plan. This was confirmed by applying the **Auchmar Use Assessment Tool**. A business plan for this use still needs to be completed. If proposals are received regarding a P3 opportunity the **Auchmar Use Assessment Tool** will be applied to determine whether further

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2 Conservation means all the processes of looking after a place so as to retain its meaning to people. It includes provision for the security of the place, its maintenance and its future, and is based on respect for the existing material (fabric) of the place and for its meaning to communities.
examination is appropriate. In the meantime, staff continue to work on the restoration of the buildings and landscape toward fulfilling the vision of a civic and public use.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** There are no financial implications related to the recommendations in Report CS10095.

**Staffing:** There are no staffing implications related to the recommendations in Report CS10095.

**Legal:** There are no legal implications related to the recommendations in Report CS10095.

**HISTORICAL BACKGROUND**

Auchmar was built for the Honourable Isaac Buchanan, a prominent merchant and politician. His contributions to local, provincial, and national history include: founding of the regiment that is now the Royal Hamilton Light Infantry; establishing the Toronto and Hamilton Boards of Trade; the first presidency of the Hamilton Club; rescuing the city of Hamilton from bankruptcy after the economic collapse of 1857; leadership in the Hamilton Educational Movement, which pressed for improvements in the city's school system.

In addition to the historical importance, Auchmar itself is celebrated for its architectural significance. The easement placed on the site by the Ontario Heritage Trust (OHT) to protect it notes its historical value as well as both its interior and exterior and architectural value.

The estate comprises a 3.8 hectare (9.5 acre) site currently owned by the City of Hamilton. The lands are distinguished by a mid-nineteenth century, Ontario Gothic manor house, a carriage house, a dovecote, substantial stone garden walls and the remains of a formal Picturesque landscape.

In August 2008 Council rescinded approval of a principle regarding the Auchmar Estates, approved by the former City of Hamilton Council in May 2000, to allow for either public or private ownership of the restored cultural heritage property. At the Economic Development and Planning Committee meeting of November 4, 2008 staff confirmed that Council had looked at this matter in August, 2008, and had set aside their previous direction, pending the completion of a business plan by Community
Services. On a Motion Committee agreed to refer it to Community Services staff for a report to Emergency and Community Services Committee.

In November 2008 E&DP (Report 08-021, Item (t)(i)) referred the future use of Auchmar to E&CS with the direction that staff prepare a business plan and report back.

The entire property is zoned “C” District (Urban Protected Residential) in the City of Hamilton Zoning By-law No. 6593 and designated Major Institutional in the City of Hamilton Official Plan. The permitted uses within this zoning category include:

- Public Uses: Library, art gallery, museum, a school (non-residential)

As part of the efforts to stabilize the Manor a Building Condition Review was completed in 2006. As well, Historic Structures Reports were completed for the Manor and Coach House in 2009 and 2010. A parallel report of the privately owned Gate House is underway.

Removal of overgrown vegetation and necessary tree removal, as well as new fencing on the west and south perimeters is scheduled for fall 2010.

The project to build a Curatorial Centre, funded partially by the Hamilton Future Fund has commenced in the Coach House at Auchmar. This Centre will contain a conservation treatment lab, archival storage, and collections management areas. Architectural concept work is complete and a Request for Proposals (RFP) for design and construction is scheduled for release in fall 2010 with occupation targeted for 2012.

An Auchmar Foundation has been proposed to lead the ongoing capital fundraising campaign for the preservation and rehabilitation of the Auchmar Estate and grounds. Work is underway to establish a recommended governance structure and founding bylaws for the Auchmar Foundation.

**POLICY IMPLICATIONS**

There are no policy implications associated with Report CS10095.

**RELEVANT CONSULTATION**

- Ward 8 Councillor
  Discussions were held with the Ward Councillor who is supportive of the vision for Auchmar. The Councillor did request that any possible P3 relationships be examined for partnering however the preservation of Auchmar must not be compromised.
- Zoning By-Law Reform, Special Projects Division, Strategic Services, Planning and Economic. Staff from Zoning confirmed current zoning and allowed uses for Auchmar.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

Places of historic and cultural importance, like Auchmar, have enduring community value. There is demonstrated public interest in conserving Auchmar and ensuring that any future function of the site remains within the public realm.

Public reaction to the site continues to be popular and building momentum. Through recent participation in Doors Open events the public has been able to ‘sneak a peak; and get a sense of what it would be like if the site was fully open, available and operational to the public.

City of Hamilton staff have the following information below available for review:
- Quotes from volunteers and visitors on the day of the event
- Visitation numbers.

Several potential civic, public and private uses for Auchmar have been suggested including, among others:
- Offices
- Rental of rooms for meetings
- Wedding photography
- Boarding School
- Cooking or other day School
- Banquet Centre
- Private school

Implementation of the *Auchmar Use Assessment Tool* suggests that of the uses which include such activities as overnight stays, organized recreational use of the grounds, cooking, or sustained heavy use are not compatible to the preservation goals for the site and risk management objectives.

**ALTERNATIVES FOR CONSIDERATION**

*Not Applicable*
CORPORATE STRATEGIC PLAN  (Linkage to Desired End Results)


**Skilled, Innovative & Respectful Organization**
- A culture of excellence
- More innovation, greater teamwork, better client focus
- Council and SMT are recognized for their leadership and integrity

**Financial Sustainability**
- Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative and cost effective manner

**Healthy Community**
- Plan and manage the built environment

APPENDICES / SCHEDULES


Appendix “B” to Report CS10095: Auchmar Use Assessment Tool.
Proposed Uses for Auchmar

August 10, 2010
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1. **Project Overview**

The Auchmar Estate, located at 88 Fennell Avenue West, Hamilton is a jewel in the City of Hamilton’s cultural inventory as the last remaining Mountain estate in public hands with significant opportunities for public interaction and cultural landscape programming.

The City of Hamilton is investing in the development of a Curatorial Centre to be constructed in the Coach House. This work is already underway with an estimated project completion date of 2011-2012. Improvements are scheduled to the grounds and landscape for 2010-2012.

The purpose of this project is to create a framework to evaluate potential uses as part of a larger business plan the future use of Auchmar. The research included examination of best practices for “heritage risk management”, the heritage standards of the Ontario Heritage Trust (OHT) and other municipally owned designated buildings.

2. **Previous Studies**

2.1 **Summary of Information Gathered to date**

The Ontario Heritage Trust (OHT) has placed an easement on the Auchmar building to protect it. The OHT document outlining Auchmar’s statement of historical significance summarizes the history of the building as follows:\(^1\):

- Historical Value
- Architectural Value – Interior and Exterior
- Contextual Value

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\(^1\)Auchmar information website, accessed on June 27, 2010
Historic Value:

In summarizing Isaac Buchanan’s role in the economic, political cultural life of Hamilton and area, the following points are highlighted:

- Developed the largest wholesaler in the city and then worked with his partners to develop one of the largest and most profitable of its type in Upper and Lower Canada.
- In terms of Provincial politics, he served from 1841-43 as the Toronto representative in the first Legislative Assembly of the newly formed Province of Canada. After permanently moving to Hamilton in 1851, Buchanan served in the Assembly as a representative for Hamilton from 1857-1865.
- In 1864 Buchanan became aligned with the Conservative government and served as the President of the Executive Council in the short-lived Macdonald-Tache administration.
- As a promoter of Hamilton’s commercial future, Buchanan was instrumental in bringing the Great Western Railway to Hamilton in 1854.
- Buchanan is also remembered as an abolitionist, offering his estate to be used for Black Canadian’s Emancipation Day celebrations as early as 1859.

Architectural Value:

Exterior

- Architecturally significant as one of Hamilton’s most impressive 19th century estates and for its exemplification of Gothic Revival style architecture.
- The focal point of the property is the ‘Manor House’, a long, ‘H’ shaped villa completed in 1855.
- Like the home of a Scottish laird, which Buchanan may have hoped to emulate, the house features a rough-cast stucco finish, clustered chimneys, and various Gothic details such as pointed arch windows and label mouldings.
Interior

- The interior is similarly styled in the Gothic taste with the ballroom displaying a highly decorative, plaster, strap work ceiling and corridors featuring vaulted ceilings with plaster ribbing.

- Interior woodwork repeats the Gothic motif with slender shafts and foliated plaster capitals lining the corridor walls and the pointed arch incorporated into doorway frames and door panels.

- The unique plan of the house features a narrow, 24-metre central corridor with stair halls at each end.

- The pine detailing includes the slender, engaged shafts lining the corridors.

<table>
<thead>
<tr>
<th>Dates of Significance</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase of Property by Sir Isaac Buchanan</td>
<td>1851</td>
<td>1851</td>
</tr>
<tr>
<td>Construction of Auchmar</td>
<td>1855</td>
<td>1855</td>
</tr>
<tr>
<td>Auchmar Sold by Buchanan</td>
<td>1874</td>
<td>1874</td>
</tr>
<tr>
<td>Auchmar used as a convalescence home by the Royal Canadian Air Force</td>
<td>1943</td>
<td>1945</td>
</tr>
<tr>
<td>Auchmar owned by the Sister of Social Service</td>
<td>1945</td>
<td>1999</td>
</tr>
<tr>
<td>An institutional wing is added to the building</td>
<td>1963</td>
<td>1963</td>
</tr>
<tr>
<td>Auchmar acquired by the City of Hamilton</td>
<td>1999</td>
<td>1999</td>
</tr>
<tr>
<td>Part IV designation by the City of Hamilton</td>
<td>2000</td>
<td>2000</td>
</tr>
<tr>
<td>Ontario Heritage Trust heritage conservation easement registered</td>
<td>2001</td>
<td>2001</td>
</tr>
</tbody>
</table>
Contextual Value:

- Its elevated placement upon the plateau (‘The Mountain’) overlooking the City of Hamilton;
- Its high, random-coursed limestone wall with buttresses and pointed arched openings encircling the property and garden;
- Its entrance off Fennel Avenue with limestone gateposts and curved walls;
- Its vestiges of the terraced landscaping on the north side of the manor house;
- Its dovecote of limestone construction with lancet windows, pyramidal roof, and central, peaked gables;
- Its 1 ½-storey, limestone construction carriage house with cross gable roof;
- Its vestiges of a pine tree-lined driveway;
- Its informal, picturesque arrangement of mature plantings;
- Its vestiges of quince and apple orchards.
Auchmar as Cultural Landscape

While the above term Contextual Value used by the Ontario Heritage Trust provides some guidance in terms of the ‘in situ’ value of this site, the term Cultural Landscape as defined by United Nations Educational, Scientific and Cultural Organization (UNESCO) is worthy of elaboration here.

“In 1992 the World Heritage Convention became the first international legal instrument to recognize and protect cultural landscapes … The Committee acknowledged that cultural landscapes represent the "combined works of nature and of man" designated in Article 1 of the Convention. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.

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2 Fig. A.6. Etching of the North Elevation from page 155 of the 2009 SODP Application Report. This image includes the current kitchen wing along with a west wing (to the right of the image) that no longer exists. Note also octagonal garden pavilion in lower right of photograph.

3 Oxford Dictionaries online states that in situ is Latin for in the original place, however within the heritage and museum field there is a great deal of debate regarding the historical significance and worthiness of saving an historic building after it has been moved from its original position. Throughout the 1960s and 1970s there was a pattern where historic buildings were moved to fabricated communities, often called pioneer villages.
The term "cultural landscape" embraces a diversity of manifestations of the interaction between humankind and its natural environment. Cultural landscapes often reflect specific techniques of sustainable land-use, considering the characteristics and limits of the natural environment they are established in, and a specific spiritual relation to nature. Protection of cultural landscapes can contribute to modern techniques of sustainable land-use and can maintain or enhance natural values in the landscape. The continued existence of traditional forms of land-use supports biological diversity in many regions of the world. The protection of traditional cultural landscapes is therefore helpful in maintaining biological diversity."⁴ There are 66 properties on the World Heritage List have been included as cultural landscapes.⁵

Some of the most prominent Canadian sites that have made it on to the UNESCO World Heritage List include, Old town Lunenburg, Historic District of Old Quebec City, The Rideau Canal. Although on a grander scale some of the global sites on the list include the Pyramids in Egypt as well as the Palace and grounds of Versailles.

Upon further investigation, there is a growing practice of standards and recommendations for the maintenance of historic gardens. The International Scientific Committee on Cultural Landscapes – a joint initiative of the International Council on Monuments and Sites (ICOMOS) and the International Federation of Landscape Architects, references the Florence Charter on HISTORIC GARDENS (1982), serves as a key resource in the development of the Auchmar gardens. It states:

“The architectural composition of the historic garden includes:
- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky”

⁴ http://whc.unesco.org/en/culturallandscape#1, accessed on July 24, 2010
2.2 Work Completed for Southern Ontario Development Program (SODP) Application (Fall 2009)

a) For the Auchmar building a renovation timeline outlined in the SODP application\(^7\) was outlined as:
   - Stabilization of the building and landscapes (2010-2011)
   - Further ground and interior improvements (2011)

b) In the 2009 SODP Business plan, staff outlined five main purposes for the building and grounds:
   1. A not-for-profit community cultural organization incubator and support facility. As local and regional cultural groups grow and build capacity, a demand emerges for work and office space. In addition, many local cultural groups work in isolation with little opportunity for identifying efficiencies and partnerships. This City of Hamilton Protocol and Curatorial Centre at Auchmar (HPPCA) Proposal will provide a range of individual and shared spaces for organizations at low cost facilitating collaboration opportunities and the potential for new projects to evolve.
   2. A Civic Protocol Space. The facility will house spaces for civic receptions (e.g. visiting dignitaries), public information and focus group sessions, seminars, meetings, workshops and ceremonies. The reception space will support the incubator space to provide areas for various cultural groups to meet with the community. This component of the HPCCA Project will also support public programmes interpreting the story of the Auchmar estate, former residents and aspects of African-Canadian experience in Hamilton.
   3. A Curatorial Centre. This third component will include a conservation lab and an industry standard grade artifact storage facility for the City of Hamilton museum and cultural collections, conservation labs and workshops.
   4. An exhibition programming space for local black history presentation. Auchmar held Emancipation Day events in the 1860’s - a demonstrated reflection of The Honourable Isaac Buchanan’s belief that all men are equal.\(^8\)

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\(^7\) City of Hamilton, Culture Division, Southern Ontario Development Program Business Plan City of Hamilton Protocol and Curatorial Centre at Auchmar, November 2009

\(^8\) City of Hamilton Culture staff has documented newspaper reports confirming this event took place.
5. A restored heritage facility and landscape available for small scale public events and programmes.”
   c) Projected revenues from:
      - ongoing office space rentals
      - ongoing rentals of office space
      - public rentals of principal rooms
      - wedding photos on grounds
      - links to Black History tourism and commemorations.⁹

3.0 Auchmar participation in the City of Hamilton’s Doors Open 2010 event

Public reaction to the site continues to be popular and building momentum. Through recent participation in Doors Open events the public has been able to ‘sneak a peak; and get a sense of what it would be like if the site was fully open, available and operational to the public.

City of Hamilton staff have the following information below available for review:
   - Quotes from volunteers an visitors on the day of the event
   - Visitation numbers.

4.0 The Establishment of the Auchmar Foundation.

An Auchmar Foundation has been proposed to lead the ongoing capital fundraising campaign for the preservation and rehabilitation of the Auchmar Estate and grounds. Work is underway to establish a governance structure and founding bylaws for the Auchmar Foundation.

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5.0 Architectural Drawings Produced by ERA Architects

Architectural Drawings – Basement

Architectural Drawings – Ground Floor

10 Architectural drawings courtesy of ERA Architects, March 2006, SODP submission.

11 City of Hamilton, Culture Division, SODP Business Plan 2009, p. 15
6 City of Hamilton Framework

6.1 Zoning Confirmation

The following uses are permitted for the property under the current municipal zoning: "The property is zoned "C" District (Urban Protected Residential):

- Single Detached Dwelling
- Foster Home
- Residential Care Facility (max 6 residents)
- Retirement Home (max 6 residents)
- A Day Nursery
- School of Learning (but not commercial school or sanitarium and no dormitory)
- Seminary
- Library, Art Gallery, Museum, Observatory, Community Centre, Bowling Green, Tennis Court, Playground, Playfield, Play lot\textsuperscript{12}

\textsuperscript{12} Email communication between Carrie Brooks-Joiner and Al Fletcher, dated June 9, 2010.
6.2 Risk Management Procedures at other City of Hamilton owned Historic Buildings

In general the risk management procedures are a combination of existing municipal regulatory frameworks, policy as well as additional controls included in booking contracts and agreements (such as filming). Through these measures, certain architectural features inside and outside the buildings as well as the grounds can be protected.

Each agreement contains restrictions specific to the site. For example, the film policy, procedure and generic agreement tends to be more specific in terms of prohibiting certain on site activities to protect heritage assets.

The Culture Division's Museum and Heritage Presentation Section has a section wide admissions and a ground use policy. These are separate policies because the latter issue (grounds use) is affected by the Parks By-law.

There are several rental agreements/contracts which have been developed through the legal department. The agreements in use at the Ancaster Old Town Hall, Battlefield House Museum and Park and Dundurn National Historic Site are all slightly different but they would parallel some of the protection and risk management required to protect the heritage assets of Auchmar. These agreements are in the process of being updated to reflect the recently approved Municipal Alcohol Policy.

While it is possible to protect various features of a historic building in these agreements, the larger issue is the ongoing enforcement and management of the bookings. This observation from City of Hamilton staff corresponds to interviews conducted by the consultant with similar sites in Toronto and Windsor. Both sources emphasized the importance in having competent staff in place that are both knowledgeable about the groups booking as well as aware of the value of the historical resource.
7.0 Risk Management Considerations for the Use of Auchmar

This section describes how selected governing authorities make decisions regarding the use of their municipal resources (including historic buildings) as well as how risk management procedures are put in place to ensure the ongoing preservation of buildings of historical significance.

7.1 Municipal Filters for Policy Decisions

In one municipality, a policy filter was developed for Council to frame their policy decisions on the allocation of municipal servicing resources for land development. In this example, the higher the checkmarks, the more likelihood there is for meeting Council’s goals for sound use of land and economic development goals. This sample, below served as the starting point for a filter that would balance heritage decision making with the City of Hamilton’s strategic priorities. This example is useful, because the municipality is basing its policy decisions on the basis of local factors which include employment generation, increasing density and other factors.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Assessment Criteria</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Location</td>
<td></td>
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<tr>
<td></td>
<td>2. Density/Mix</td>
<td></td>
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<tr>
<td></td>
<td>3. Ease of Servicing</td>
<td></td>
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<tr>
<td></td>
<td>4. Front Ending</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. Positive/Neutral Impact</td>
<td></td>
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<tr>
<td></td>
<td>6. Extend Road Network</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7. Assumption/ Maintenance/ Engineering Approvals</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8. Employment</td>
<td></td>
</tr>
<tr>
<td>Competitive Power Venture</td>
<td>Use It or Lose It</td>
<td></td>
</tr>
</tbody>
</table>

In Haldimand County’s [PED-PD-57-2009](http://www.haldimandcounty.on.ca) Council is given an assessment criteria ranking of 0-10 for proposed land development projects based on location, density/mix, ease of servicing, front-ending, positive/neutral impact, extend road network, assumption/maintenance/engineering approvals, employment generators, enabling some of the priorities for developer to use it or loose it. This frames Staff’s recommendation to Council on which projects will be allocated servicing in for each year. Haldimand County website, accessed on May 10, 2010.
7.2 Examples of easement from designation authorities linked to use of building

Other municipalities were examined to find online examples of municipal policy considerations in reports to Council where there were buildings with municipally designated buildings and/or easements as established by the Ontario Heritage Trust. As Auchmar is both a municipally designated building and a registered building with easements with the Ontario Heritage Trust, the examples below are relevant to this situation.

In a report to Council by the Heritage Advisory Committee in the Town of Aurora, the following categories are used in designation/easement resolutions:

- historical value
- architectural value
- contextual value

The above three points are identical to the (Ontario Heritage Trust) OHT easement categories as cited earlier for Auchmar in Section 2.1

7.3 Definitions provided by other municipalities to guide their heritage committees and citizens

Other municipalities have recognized the value in protecting cultural assets with easements and designations from a heritage risk management perspective. Designations and easements are legislative tools available, however the overarching philosophical framework sought by these legislative tools, is based on the idea that when a cultural asset is degraded, muddled, or demolished, it is lost forever. Below are examples of terminology used by municipalities in outlining these legislative tools.

“What is an Heritage Easement Agreement? A Heritage Easement Agreement is another tool used to ensure a building's preservation. It is an agreement that is entered into between the property owner and the City and registered on title. A Heritage Easement Agreement identifies elements of a building which are to be retained in perpetuity and may also set out permitted alterations and development.”


“Heritage Easements are more comprehensive than Designation under the Ontario Heritage Act. For example, there are no provisions under the Heritage Act to require an owner of a designated property to maintain the building or its heritage features in good condition insure the building against perils or to rebuild the building in the event of damage. Heritage Easements address these shortcomings, and also provide much stronger protection against demolition. A property can be protected by both an easement and designation.”16

16 Town of Markham website, accessed on April 17, 2010, http://www.markham.ca/Markham/Heritage/HCP_Easements.htm
7.4 Heritage Building Uses in Other Communities

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Building Age &amp; Architectural Significance</th>
<th>Owner Operator</th>
<th>Bookings Policy</th>
<th>Preferred Caterers Authorized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontario Heritage Centre</td>
<td>1908-1909 Beaux Arts/Edwardian National Heritage Site</td>
<td>Ontario Heritage Trust Site</td>
<td>Yes</td>
<td>Yes, follows OHT policy, 15% Landmark Levy</td>
</tr>
<tr>
<td>Toronto</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mackenzie Hall</td>
<td>1855 Built by stone mason and later Prime Minister of Canada Designated under Ontario Heritage Act</td>
<td>Municipally Owned Site</td>
<td>Yes as well as Performing Arts equipment available</td>
<td>One caterer only allowed</td>
</tr>
<tr>
<td>Windsor</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Ruthven Cayuga</td>
<td>1845-47 National Historic Site</td>
<td>The Lower Grand River Land Trust Inc</td>
<td>1840s Coach House available for bookings</td>
<td></td>
</tr>
<tr>
<td>Site Name</td>
<td>Building Age &amp; Architectural Significance</td>
<td>Owner Operator</td>
<td>Bookings Policy</td>
<td>Preferred Caterers Authorized</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Town Hall/Courthouse</td>
<td>Ontario Heritage Trust Building</td>
<td>Municipally Owned Site</td>
<td>Booked for Wedding photos</td>
<td></td>
</tr>
<tr>
<td>Town of Milton</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elsie Perrin Williams Estate</td>
<td>1903</td>
<td>Municipally Owned Site with Non profit heritage organization manager</td>
<td>Yes for weddings and special events</td>
<td>Yes</td>
</tr>
<tr>
<td>London</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grosvenor Lodge</td>
<td>1853</td>
<td>Municipally Owned Site with Non profit heritage organization manager</td>
<td>Yes for weddings and special events - office space for heritage and environment non profit groups</td>
<td>Yes</td>
</tr>
<tr>
<td>London</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willowbank</td>
<td>National Historic Site – 1834-6 Hamilton Familly</td>
<td>Foundation runs special events and School for Restoration Arts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Queenston Heights Niagara</td>
<td></td>
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</tbody>
</table>
7.5 Risk Management Tools Used in Other Communities

In July 2010 interviews were conducted with the booking coordinators of two heritage sites. The first interview was held with staff assigned to take bookings for the two Ontario Heritage Trust Sites (Ontario Heritage Centre and George Brown House) in Toronto. The second interview was conducted with the municipal cultural staff person assigned to Mackenzie Hall in Windsor.

In the first interview it was emphasized that a key element of the facility’s financial sustainability is that the two sites have been placed on a preferred list for all Province of Ontario staff meetings. In the Ontario Heritage Centre’s example, this business from the Provincial government and its agencies amounts to nearly 80% of regular bookings.

Windsor staff stressed the importance of having formal legal agreements in place. Staff is highly familiar with the community groups who are booking the facility and their usage needs. Staff actively encourages some groups or types of usage to other facilities in the community.

In terms of risk management procedures for historic gardens, the Florence Charter for Historic Gardens, (1982) outlines:

“Article 9.

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION

Article 10.

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.
MAINTENANCE AND CONSERVATION

Article 11.

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens). …

Article 19.

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of perverting or damaging it.¹⁷

¹⁷http://www.icomos.org/landscapes/documents.htm
7.6 Proposed Draft Policy Filter for Use of Auchmar Main Building and Grounds

Guidelines for the Policy Filter

This filter provides a framework for evaluation of proposed usage of Auchmar Estate based on Heritage Risk Management criteria and support of the focus areas of the City of Hamilton’s Strategic Plan. The higher the number of checkmarks the more suitable the use. In terms of the weighting of checkmarks, the proposed use must obtain four checkmarks (a ranking of 4 out 4) under the heritage risk management criteria based on easements put in place by the Ontario Heritage Trust as well as accepted practice by other municipalities as well as global standards governing cultural landscapes.

<table>
<thead>
<tr>
<th>Heritage Risk Management Criteria</th>
<th>City of Hamilton Link to Strategic Plan Focus Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ontario Heritage Trust Easement Guidelines Used by Municipalities in Ontario</strong></td>
<td><strong>Sustainability</strong></td>
</tr>
<tr>
<td><strong>International Scientific Committee on Cultural Landscapes</strong></td>
<td><strong>Inter-Governmental Relations/Leveraging More funds</strong></td>
</tr>
<tr>
<td><strong>Historical Value</strong></td>
<td><strong>Growing Our Economy - Visitor/Convention Destination</strong></td>
</tr>
<tr>
<td><strong>Architectural Value</strong></td>
<td><strong>Social Development</strong></td>
</tr>
<tr>
<td><strong>Contextual Value</strong></td>
<td><strong>Environmental Stewardship</strong></td>
</tr>
<tr>
<td><strong>Cultural Landscape</strong></td>
<td><strong>Healthy Community</strong></td>
</tr>
</tbody>
</table>

**Proposed uses that enhance or explain the historical significance of Isaac Buchanan’s role in Hamilton and broader economic, political and social role are in compliance with this criteria. Proposed uses that put at risk the ongoing stability or structure impinge our future ability to tell this story are not in compliance.**

- Proposed uses that place the historic gardens at risk would not be permitted:
  - Its plan and its topography.
  - Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
  - Its structural and decorative features.
  - Its water, running or still, reflecting the sky

- These descriptions are widely known to Council and staff available online. These categories are required to be included in most reports to Council.

- Staff will provide comments or recommendations here.

- Proposed use must score at least 4 for consideration by Council.
### Sample Proposed Uses

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<thead>
<tr>
<th>Proposed Use</th>
<th>Heritage Risk Management (HRM) Criteria</th>
<th>City of Hamilton Link to Strategic Plan Focus Areas</th>
<th>Comments</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Historical Value</td>
<td>Architectural Value</td>
<td>Contextual Value</td>
<td>Cultural Landscape</td>
</tr>
<tr>
<td>Large Banquet Convention Centre</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Private Boarding School</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Cooking School</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Meetings - where food prep is off site and then warmed up</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>OMB Hearings/Arbitrations</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Rental of Second Floor office space</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
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<td>--------------</td>
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</tr>
<tr>
<td>Willow bank Historical Restoration Classes</td>
<td><img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /></td>
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<td>Site would benefit from students work on site and heritage gardens. Proper protocols applicable.</td>
<td>10</td>
</tr>
<tr>
<td>Wedding photos outdoors</td>
<td><img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /></td>
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<td>Would require staffing to ensure sustainability and protection of heritage asset.</td>
<td>10</td>
</tr>
<tr>
<td>Wedding photos indoors</td>
<td><img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /></td>
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<td>10</td>
</tr>
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<td>Friends of Auchmar Foundation Exhibits &amp; Special Events</td>
<td><img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /> <img src="%E6%89%93%E5%8B%BE" alt="打勾" /></td>
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<td>Would provide sustainability and leveraging of funds for site as well as increased community engagement related to the cultural plan.</td>
<td>10</td>
</tr>
</tbody>
</table>

*Proposed Uses Not Scoring 4/4 for HRM – Cooking School, Boarding School – heritage significance and cultural landscape are not protected.*
8. **Bibliography**

Parks Canada framework, standards
http://www.pc.gc.ca/docs/pc/guide/~media/docs/pc/guide/nldclpc-sgchpc/nldclpc_sgchpc_e.ashx

http://www.icomos.org/landscapes/Declarados%20PM%20y%20bibliograf%EDa.pdf

Reports by Culture Division, Department of Community Services.
Reports by Planning and Economic Department
2009 report
In the for staff outlined their vision for future uses for the Auchmar property as:

City of Hamilton, Culture Division, Southern Ontario Development Program Business Plan City of Hamilton Protocol and Curatorial Centre at Auchmar, November 2009

GBCA Report: Potential New uses Auchmar Hamilton
Goldsmith Borgal and Co, Ltd Architects (GBCA)

April 2009, Craig Sims
Historic Structures Report for SODP Application

May 2000, Leslie Maitland, Architectural Historian, Parks Canada
May 2000. Submission to Historic Sites and Monuments Board of Canada to consider Auchmar a National Historic Site.

2009, Claremont Park: Auchmar Estate Vegetation Assessment of Wall and Kitchen Garden, orchard and Cottage Setting


9. **Consultant Information**

**Contact Information**

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54 Compton Crescent
London, Ontario
N6C 4G1
Phone (519) 686-7262
vs@victoriastasiuk.ca
## Heritage Risk Management Criteria

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<td>Proposed uses that impact negatively on the interior or exterior architectural details, or put these features at risk, are not in compliance with this criteria.</td>
<td>Proposed uses that impact negatively on the garden walls, other garden sculptures or architectural details or context of the estate in its juxtaposition on the crest of the Mountain would not be permitted.</td>
<td>Proposed uses placing the historic gardens at risk would not be permitted: &quot;- Its plan and its topography. - Its vegetation, including its species, proportions, colour schemes, spacing and respective heights. - Its structural and decorative features. - Its water, running or still, reflecting the sky&quot;</td>
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