

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 8
COMMITTEE DATE: October 17, 2012	
SUBJECT/REPORT NO: Proposed Use Concept Plan-Auchmar Estate (PED12193) (Ward 8) (Outstanding Business List Item)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Anna M. Bradford (905) 546-2424 Ext. 3967
SIGNATURE:	

RECOMMENDATION

- a) That the Proposed Use Concept Profile for the Auchmar Estate, attached as Appendix A to Report PED12193, be received.
- b) That staff be directed to proceed with the development of a comprehensive operational plan, based on the Proposed Use Concept Profile for the Auchmar Estate, attached as Appendix A to Report PED12193, in consultation with community and other stakeholder groups and report back to the General Issues Committee (GIC).
- c) That in addition to completion of the operational plan referred to in subsection (b), that staff be directed to issue an Expression of Interest (EOI) for the potential private use and/or sale of the Auchmar Estate and report back to the General Issues Committee (GIC) regarding interests received.

EXECUTIVE SUMMARY

The City of Hamilton owns the Auchmar Estate (Auchmar), a significant heritage asset. Auchmar is the former residence of the the Honourable Isaac Buchanan, a prominent Hamilton merchant and politician. The estate has both historical and architectural importance and is the only large City of Hamilton owned heritage asset on the Hamilton Mountain. A Heritage Conservation Easement placed on the site, at the request of the City, by the Ontario Heritage Trust (OHT) protects interior and exterior architectural value by restricting its use and modification. The grounds are also protected by the heritage easement and have limited potential for any development. The estate buildings are currently vacant and the grounds currently have limited public use.

Staff is seeking confirmation of Council's direction for the adaptive re-use of Auchmar for community/private/public purposes, to conduct consultation with local community and heritage stakeholder groups, and to proceed with the comprehensive operational plan.

This operational plan will include the financial sustainability aspects of the business plan with completion of the financial projection (capital and operational), and the implementation schedule. Further community consultation with the public, potential partners and users will also be completed.

In addition, to completing the operational plan, staff will also issue an Expression of Interest (EOI) to solicit proposals for the future use of Auchmar in compliance with requirements under the Heritage Conservation Easement and provide results to GIC/Council at the same meeting as the operational plan will be presented. This responsible action is to assure Council that all suitable proposals for Auchmar's future use are given proper consideration.

Alternatives for Consideration – See Page 10.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

Financial: There are no financial implications associated with recommendations in Report PED12193. Sufficient funding is available in the Tourism and Culture Division to complete the operational plan review.

Staffing: There are no staffing implications associated with recommendations in Report PED12193.

Legal: There are no legal implications associated with recommendations in Report PED12193.

HISTORICAL BACKGROUND

In 2008, Council directed the Culture Division, Community Services to complete a business plan for Auchmar, the last step of a comprehensive plan which will guide the site's long term and adaptive re-use. To date, plan development has included a review of existing reports, studies and assessments of the building structures and the site. In support of the development of the business plan, the following have been completed:

- Potential New Uses, 2009 (Goldsmith Borgal & Company Architects);
- Auchmar Business Plan - Uses for Auchmar, 2010 (Victoria Stasiuk & Associates); and,
- Auchmar Conservation Plan, 2011 (Willowbank School of Restoration Arts).

Together, all of this documentation forms the basis for the preservation and presentation of the heritage resources.

From the options for use identified previously, this report outlines a future preferred use of the property and seeks Council's re-confirmation of direction in order that more detailed planning can proceed.

In the past, several private and public sector proposed uses have been explored for the buildings and grounds. However, these options have either not been successful in the initial stages or are not feasible given the legal requirements of the easement. At present there is public support for mixed public and private use of Auchmar and an expectation by the public of open access to the grounds.

To guide the review of options for Auchmar's use, Council approved a framework to evaluate potential uses on October 13, 2010 (Auchmar Estate – Business Plan [CS10095]). The approach and resulting “use filter” included examination of best practices for heritage risk management and the heritage standards of the Ontario Heritage Trust (OHT), as well as those related to municipally owned designated buildings in other jurisdictions.

The concept description outlined in Appendix A to Report PED12193 Proposed Use Concept Profile: Auchmar Estate proposes three primary uses for Auchmar as follows:

- 1) Community use;
- 2) Private rental use; and,
- 3) Public sector use.

The Proposed Use Concept Profile: Auchmar Estate was informed by concepts¹ initially prepared by staff in Heritage and Urban Design, Planning and Economic Development

¹ See Planning and Economic Development, *Auchmar Adaptive Reuse And Design Concepts*, November 2006; and *Auchmar: Potential New Uses*, 2009 by Goldsmith Borgal & Company Architects.

Department in 2006 and have been refined on the basis of ongoing discussions with the Ontario Heritage Trust, direct community input, and current best practices.

The use concept can accommodate the easement requirements. In addition, the use concept is congruent with public expectations, the Council-approved use filter, as well as the initial principles approved at the time of the acquisition of the property.

Property Description and Ownership

The Auchmar Estate, located at 88 Fennell Avenue West, is a 3.765 hectare (9.5 acre) site owned by the City of Hamilton. The lands are distinguished by a mid-nineteenth century Ontario Gothic manor house (built for Isaac Buchanan a local merchant and politician), a coach house, dovecote and substantial stone garden walls and the remains of a formal picturesque landscape.

After several owners and uses, the City of Hamilton acquired Auchmar in 1999 in exchange for developable City-owned land on the East Mountain. The acquisition followed a negative response from the public for a proposed housing development on the site and support for Auchmar's preservation as a cultural heritage resource. Although some stabilization efforts and repairs have been completed, the buildings are unoccupied and therefore vulnerable to ongoing deterioration and vandalism.

Heritage Conservation Easement Limitations

In addition to its historical importance, Auchmar itself is celebrated for its architectural significance. An 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 architectural value. Any "development" anywhere on the site is subject to conformance with the Ontario Heritage Trust Heritage Conservation Easement and will be guided by the "Reasons for Designation" that accompany the Heritage Designation status of the entire property. 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.

Current Operational and Management Responsibility

The day-to-day maintenance of the Auchmar property is the responsibility of the Tourism and Culture Division, Planning and Economic Development Department. A *Building Condition Review* was undertaken by ERA Architects Inc. in 2006. According to this report, the structures on site require varying degrees of repair. The report concluded that the main manor building is generally in good condition and has considerable potential for adaptive reuse.

As part of the on-going management of the site, various assessment reports have since been completed and have informed critical repair and structural stabilization work to date to preserve the heritage buildings and secure them from vandals as well as to address public safety concerns regarding use of the grounds (detailed in Information

Update January 27, 2011). A Conservation Management Plan was prepared and donated by Willowbank School of Restoration Arts in March 2011.

Previous Concept Use Options

Since its acquisition, Council has considered several options for the future use of the property, which are as follows:

2000

Council approves principle for either public or private ownership of the restored cultural heritage property.

2001 – 2003

Selected examples of unsuccessful components to these initiatives included failed negotiations related to the development of an Auchmar site for a “wellness centre” (2001) and calls for tenders for the sale and adaptive re-use, conservation and management of Auchmar through an RFP process (2003).

2006

The Planning and Economic Development Department prepared the report *Auchmar Adaptive Reuse and Design Concepts*², addressing several development options for the adaptive re-use for the site. The four use concepts envisaged a reception facility in combination with the development of residences on the property. Parameters for the report were that:

- The existing open space setting was to be protected;
- Any substantial construction activity would be confined to the footprint of the 1963 wing, including the chapel and dormitory wings;
- New uses should have minimum adverse effects on the designated built heritage elements; and,
- All options for re-use should be sustainable as well as financially viable.

The proposed concepts were not approved by Council following negative feedback from the Ontario Heritage Trust, the community, and zoning compliance issues.

2008

In August, 2008, Council rescinded the May 2000 Council approved principle that allowed for either public or private ownership of the restored cultural heritage property. At the November 4, 2008, Economic Development and Planning Committee meeting, Council directed the preparation of a business plan for Auchmar be sent to Emergency and Community Services Committee.³

² Report was presented to the Economic Development & Planning Committee, March 14, 2007 as Appendix A to PED07118.

³ In November 2008 ED&PC (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.

2009

A proposal for adaptive reuse of Auchmar was included in the City of Hamilton's Southern Ontario Development Program (SODP) funding application intake in the Fall of 2009.⁴ The Council-approved application outlined five main purposes for the building and grounds as follows:

1. A Not-For-Profit Community Cultural Organization Incubator. The facility would offer shared spaces for organizations at low cost, facilitate collaboration opportunities, and develop the potential for new projects to evolve.
2. A Civic Protocol Space. The facility will house spaces for civic receptions, public information and focus group sessions, seminars, meetings, workshops and ceremonies. This component would also support public programs such as interpreting the story of the Auchmar estate, former residents and selected aspects of African-Canadian experience in Hamilton.
3. A Curatorial Centre. 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.
5. A restored heritage facility and landscape available for small scale public events and programs.

Further development of the civic and curatorial use concepts continued. In September 2009 the architectural firm Goldsmith, Borgal & Co. Ltd submitted their report, *Potential New Uses: Auchmar*. The document was a preliminary report that assessed the potential for the use of the Auchmar site as a combined municipal reception centre and conservation facility. The funding application was not successful.

The portion of the project outlined in the 2009 SODP proposal – to build a Conservation Centre – proceeded in the Coach House with a \$1.5M allocation from the Future Fund. This Centre was planned to contain a conservation treatment lab, archival storage and collections management areas. Applications to the Ontario Heritage Trust for agreement for this use received approval.

2010 – 2012

A Request for Proposals (RFP) for design and construction of the Conservation Centre was released in late 2010 and final contracts were subsequently awarded. Construction design and structural, electrical and mechanical engineering designs were completed.

⁴ City of Hamilton, Culture Division, Southern Ontario Development Program Business Plan City of Hamilton Protocol and Curatorial Centre at Auchmar, November 2009.

Interior demolition was completed in early 2011 and construction started with an anticipated completion date of April, 2012. In January, 2011, all work on the business plan and stabilization of the structures and grounds were put on hold pending a review of the approved use of the Coach House and the future use of the estate as a whole.

Related Funding Initiatives

The Heritage Hamilton Foundation (HHF) established an "Auchmar Challenge Fund" in 2010. The Foundation has set aside \$25,000 to be used to match, dollar-for-dollar, donations from the community for the restoration of the Auchmar Estate. In the request to be a delegation to the General Issues Committee in May, 2011 it was noted that "Auchmar offers the City the rare opportunity to develop a landmark attraction on the mountain" and that "HHF rates Auchmar as Hamilton's most important heritage project to support".

In 2012 a not-for-profit, community-based, Friends of Auchmar organization was created to champion and lead the ongoing capital fundraising campaign, "Auchmar Challenge Fund", for the preservation and rehabilitation of the Auchmar Estate and grounds. The group has developed a constitution and is in the process of incorporating. The Friends actively monitor and comment on Auchmar's future on a regular basis. Volunteer Committees have been formed and are positioned to undertake appropriate and focused projects related to the site.

POLICY IMPLICATIONS

Ontario Heritage Act, Part IV, Designation By-law 2000-37.

The property is designated by By-law 95-13 under Part IV of the Ontario Heritage Act. Permits are required for any alterations or additions that affect the Reasons for Designation contained in the By-law. The By-law provides context on the historical and cultural significance of the Auchmar Estate. Permit applications are also required for demolition. The designation identifies for preservation virtually all features of the historic landscape and garden as well as interior and exterior of the heritage structures.

RELEVANT CONSULTATION

Manager, Finance and Administration, Treasury Services Division, Corporate Services Department.

The public has been consulted at various points since the acquisition of the property in 1999.

Most recently, an optional survey was presented to visitors at Auchmar as part of the 2012 Doors Open event in Hamilton on May 5th and 6th. In total, 646 surveys were submitted over the two-day event. A summary of the results follows:

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Do you agree that the Auchmar Estate should be preserved?	Agree	Disagree	Unsure/ Did not reply
Number of responses	640	6	0
Percentage of responses	99%	1%	

Should City of Hamilton tax dollars be invested in the preservation of the Auchmar Estate?	Agree	Disagree	Unsure/ Did not reply
Number of responses	587	41	18
Percentage of responses	91%	6%	3%

Once restored, should Auchmar Estate be used for*:	Number of responses
Mixed use Civic/City of Hamilton and non-profit	274
Mixed use – Private and non-profit	191
Mixed use – Civic/City of Hamilton private	150
Civic/City of Hamilton use only	83
Non-profit use only	82
Private use only	9

*Note: Respondents may have checked more than one use category.

The Friends of Auchmar⁵ regularly meet with City of Hamilton staff and advocate for the restoration of the property and adaptive reuse.

ANALYSIS / RATIONALE FOR RECOMMENDATION

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

⁵ The purpose of the Friends is to bring together those persons committed to the history, preservation, conservation, rehabilitation and continuing public use of Auchmar Manor House, its associated buildings and cultural landscape.

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The decision for the use of Auchmar requires a number of considerations including: congruence with civic objectives, public expectations, easement and zoning requirements. In addition, a number of guiding principles for the property were developed and approved by the former City of Hamilton (Report PD99098B), as follows:

“Based on the intended direction of Council, and input from LACAC, the community, and staff, the following guiding principles have been compiled:

- (a) Establishment of an Heritage Easement for the entire property in favour of the City/Ontario Heritage Foundation;
- (b) Creation of “National Historic Site” status for the property;
- (c) Commitment to sustainable public access to the entire property, including all buildings and structures;
- (d) Commitment for the funding of the restoration of all buildings and structures and maintenance of all grounds at no additional expenditures to the City of Hamilton;
- (e) Commitment to sustainable long-term public ownership of a restored cultural heritage property for the City of Hamilton;
- (f) Commitment by all parties, including the tenants, the City and the community, to work co-operatively towards the long-term preservation of the property in the public interest;
- (g) Ensure that the initial property value, which the City of Hamilton invested (i.e., \$2,000,000), is protected; and,
- (h) Adaptive re-use and long term occupancy of the heritage buildings on the property is critical to its preservation and financial sustainability.”

Since being approved, these guiding principles have continued to provide the framework for planning for Auchmar.

On March 14, 2000, a By-law (2000-37) was passed to designate land located at 88 Fennell Ave. W. as a property of Historic and Architectural Value and Interest under Part IV of the Ontario Heritage Act.

Following the direction of the initial guiding principles (Item (a)) an Ontario Heritage Foundation (now the Ontario Heritage Trust), the Heritage Conservation Easement was registered on title in 2001.

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:

- Single Detached Dwelling
- Foster Home
- Residential Care Facility (maximum six residents)
- Retirement Home (maximum six residents)
- A Day Nursery

- School of Learning (but not a commercial school or sanitarium and without a dormitory)
- Seminary
- Library, Art Gallery, Museum, Observatory, Community Centre , Bowling Green, Tennis Court, Playground, Playfield, Play lot.

Although several potential private sector uses have been suggested (including a private residential school, convention centre, and offices) none have been fully developed to a comprehensive proposal stage that would be congruent with the easement requirements and approved principles. As such, the property has been vacant since 2001.

There are three proposed primary uses for Auchmar that address the following:

- Accommodate the easement requirements;
- Fall within current zoning or “minor” changes to the zoning which would be supported by the Planning and Economic Development Department;
- Meet public expectations; and,
- Align and remain congruent with the Council-approved use filter, as well as the initial principles approved at the time of the acquisition of the property.

The proposed uses for Auchmar are as follows:

1. Community use;
2. Private rental use; and,
3. Public sector use.

ALTERNATIVES FOR CONSIDERATION

The following is a list of four potential alternatives for consideration:

Alternative 1 - Sale of Property

Financial: There are no financial implications associated with Alternative 1. Appraised value of property to be determined.

Staffing: There are no staffing implications associated with Alternative 1. City Real Estate staff have the expertise to conduct and conclude the sale.

Legal: There are no legal implications associated with Alternative 1. City Council has the authority to declare the property surplus to City needs.

Notes:

- Previously considered and rejected by Council.
- Possible loss of green space from public realm.
- Heritage Conservation Easement remains with the property in perpetuity. This has substantial restrictions on development/redevelopment uses.

Alternative 2 – Mothball

Mothballing is a comprehensive series of proactive steps that, if followed, can prepare a building for a sustained period of vacancy. The process is designed to minimize the chances of a building developing the right environment for decay to take hold.

Financial: Comprehensive mothballing programs are generally expensive and 10% or more of a modest rehabilitation budget. In the case of Auchmar this is estimated at approximately \$400,000.

Staffing: There are no staffing implications associated with Alternative 2. Work to mothball the estate would have to be conducted by our conservation experts.

Legal: There are no legal implications associated with Alternative 2.

Alternative 3 – Lock and Leave

The “lock and leave” approach can have unfortunate consequences for historic structures as it may allow deterioration to get a toehold and, left undetected for a period of time, to accelerate. Damp and water ingress resulting from leaking internal pipe work, blocked rainwater, poor ventilation or failure of roof coverings is the most common issue, causing chronic problems with rot and decay.

Furthermore, the strong market for period architectural features such as marble fireplaces, paneling, doors, windows, and metals means that inadequate security can lead to the property becoming a target for thieves – an increasingly common problem for unoccupied historic properties.

Even a small amount of physical deterioration can result in a circle where a “lock and leave” approach has resulted in damage, which in turn requires capital expenditure to put right. A lack of available capital funds can result in the work being postponed, which in turn leads to further deterioration requiring still greater sums to put right. Within a relatively short period, the property at the centre of this circle becomes a Building at Risk.

Financial: There would likely be future capital budget implications associated with Alternative 3.

Staffing: There are no staffing implications associated with Alternative 3.

Legal: There are no legal implications associated with Alternative 3.

Alternative 4 - Remove the Heritage Conservation Easement Agreement

Changing or altering the easement, which is a legal agreement between the City of Hamilton and the Ontario Heritage Trust, would require a submission of request to the easement holder. It is highly unlikely that the Ontario Heritage Trust would agree to this request.⁶

In addition the following email was received from Sean Fraser, Manager, Acquisitions and Conservation Services, Ontario Heritage Trust – June 13, 2011:

“The easement could only be released with the written approval of council (the owner) + the OHT (the easement holder) + the Minister of Tourism and Culture. However, provided the heritage value remained intact the Trust would never consent to this request so it is really a moot point. The easement is designed to run in perpetuity and specifically designed not be released. We have never released an easement except when we have updated it with a new agreement that has improved coverage or more binding language.”

Financial: There are no financial implications associated with Alternative 4.

Staffing: There are no staffing implications associated with Alternative 4.

Legal: There are no legal implications associated with Alternative 4.

CORPORATE STRATEGIC PLAN

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Skilled, Innovative & Respectful Organization

- ◆ A culture of excellence.

Financial Sustainability

- ◆ Financially Sustainable City by 2020.
- ◆ Effective and sustainable Growth Management.

⁶ Based on email provided by David Cuming, Senior Project Manager, Heritage and Urban Design, February 10, 2011 to Anna Bradford, Director of Culture.

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- ◆ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative and cost effective manner.
- ◆ Full life-cycle costing for capital.
- ◆ Address infrastructure deficiencies and unfunded liabilities.

Healthy Community

- ◆ Plan and manage the built environment.
- ◆ An engaged Citizenry.
- ◆ An adaptive re-use for Auchmar will engage the local community and create an important new asset for the City.

APPENDICES / SCHEDULES

Appendix A to Report PED12193 – Proposed Use Concept Profile: Auchmar Estate

**PROPOSED
USE CONCEPT PROFILE:
AUCHMAR ESTATE**



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Executive Summary

The Auchmar Estate is the former residence of the the Honourable Isaac Buchanan, a prominent Hamilton merchant and politician. The estate has both historical and architectural importance and is among Hamilton's cultural assets. A heritage conservation easement placed on the site by the Ontario Heritage Trust (OHT) at the request of the City protects interior and exterior features and its architectural value by limiting the property's use and modification.

After several owners and usages, the City of Hamilton acquired the 3.8 hectare Auchmar Estate ("Auchmar") in 1999 and it has been unoccupied since 2001. Although some improvements and stabilization efforts have been completed, the buildings are vulnerable to ongoing vandalism and deterioration.

Several private sector proposed uses have been explored for the buildings and grounds but they do not meet the requirements of the heritage conservation easement. There is public support to preserve the estate for mixed public and private use and there is an expectation by the community of open public access to the grounds.

The Use Concept Profile: Auchmar is a preliminary concept description which outlines three proposed primary uses for Auchmar:

- 1) Community use
- 2) Private rental use
- 3) Public sector use

It also provides project goals, assumptions, constraints, and other examples of other models.

Background

Auchmar was built as a residence for the Honourable Isaac Buchanan, a prominent merchant and politician. Buchanan's 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; and leadership in the Hamilton Educational Movement, which pressed for improvements in the city's school system.

In 1852 Buchanan purchased 986 acres on Hamilton Mountain, which became known as Claremont Lodge. On this site be built a villa called Auchmar, named after his family's ancestral home in Scotland. The Buchanans lived at Auchmar until 1874. The

property was sold to Alfred Trigge in 1881. Since that time it has been owned and used by various organizations. During WWII it was utilized by the Royal Canadian Air Force as a convalescent home. It was sold to the Sisters of Social Service in 1945. It was purchased by the City of Hamilton in 1999.

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 coach house, a dovecote, substantial stone garden walls and the remains of a formal picturesque landscape.

In addition to its historical importance, Auchmar itself is celebrated for its architectural significance. Auchmar's historical value as well as both its interior and exterior architectural value is noted in the heritage conservation easement placed on the site by the Ontario Heritage Trust (OHT).

The residence has been unoccupied since 1999 and the structure and stone walls show deterioration. The City of Hamilton has invested funds to minimally stabilize the building from further deterioration and to secure the building from vandals. In addition, brush and weeds have been cleared from the grounds to ensure public safety. The grounds are open to the public for passive use such as walking. Portions of the residence have been open for public tours as part of the annual Doors Open event.

The Business Concept

The business concept proposes the retention of the estate within the public realm; restoration of the residence, and the adaptation of its use to function as a multi-purpose community/private rental facility; development of the grounds; and adaptive reuse of the stables for City of Hamilton use.

This preliminary concept description outlines three proposed primary uses for Auchmar:

- 1) **Community Use** – use of the residence by community groups for meetings, functions or programs organized and delivered by the community; passive use of the residence or grounds for viewing and enjoyment.

Potential uses could include but are not limited to:

- a) Enjoyment of Auchmar on an informal, non-programmed basis for small group, family and individual activities, including heritage appreciation, and passive/casual recreational and play activities such as walking, sitting, outdoor painting, sketching and photography;
- b) Opportunities for community groups to hold open meetings, annual meetings and training activities;

- c) Leisure programs compatible with the unique nature of the facility and grounds delivered by community groups and businesses;
 - d) Cultural, environmental and heritage programming such as interpretive programs, guided tours, gardening seminars and workshops developed and delivered through community partnerships;
 - e) Small-scale special events in partnership with community groups such as Doors Open;
 - f) Small office space for not-for-profit organizations; and,
 - g) Opportunities for open access to the facility for casual, non-programmed enjoyment of the building and grounds.
- 2) **Private Rental Use** – rental by individuals, groups or businesses for social events, meetings and activities.

Potential uses could include but are not limited to:

- a) Social and special occasions such as wedding ceremonies, small receptions and private parties or gatherings;
- b) Wedding, fashion, art and nature photography; and,
- c) Use by business for training and organizational development activities, conferences and meetings.

- 3) **Public Sector Use** – use of the building and grounds by the public sector and City of Hamilton.

Potential uses include but are not limited to:

- a) Citizenship ceremonies, hearings, and retreat meetings;
- b) Public engagement activities;
- c) Welcoming centre for dignitaries; and,
- d) Educational demonstrations and projects related to the restoration of the buildings, structures and grounds.

Building and Grounds Development Related to Use

Auchmar will be a multi-use facility with three primary uses: community, private and public.

The Residence

This use mix will involve both the main and second floor of the residence for daily rentals and the upper level will be a combination of daily event rental and longer term office use.



The Grounds

The stone walled grounds will be fully accessible to the community. Restoration of garden features¹ will be completed in partnership with community groups. Private park rental for wedding photography and rental/social use will be limited to designated areas. Future community gardens are planned.



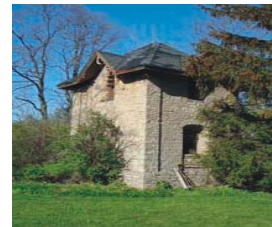
Coach House

The stables will be adapted for reuse.



The Dovecote

Stabilization and restoration as an architectural feature. Areas immediate adjacent to be used for Community Gardens.



¹ See *Vegetation Assessment of Wall and Kitchen Garden, Orchard & Cottage Setting*, 2009 and *Landscape Improvements Report*, 2010 by Wendy Shearer Landscape Architect

Chapel and Dormitory

This cinder block addition was built in 1963. It is not considered to have heritage value and it detracts from the integrity of the site. It is recommended that this unsympathetic addition be demolished.



Project Goals

The preservation and reuse of Auchmar as proposed will enable the City of Hamilton to:

- a) Preserve, adapt and utilize a significant built and natural heritage asset within the public realm;
- b) Ensure that the operation and use are complementary to the natural and built resources;
- c) Develop partnerships with other service providers to support the development and operation of Auchmar;
- d) Provide a combination of uses and revenue streams;
- e) Ensure community involvement and participation in the development and operation of Auchmar;
- f) Partner with community groups and other organizations or individuals in the funding and preservation efforts;
- g) Provide green space in the Ward 8 neighbourhood; and,
- h) Meet the easement requirements of the Ontario Heritage Trust,

Project Assumptions

The following project assumptions apply:

- Auchmar is a heritage asset worth preserving for future generations;
- Auchmar should remain within the public realm;
- A level of public access is desirable;
- That a sustainable revenue stream be developed;
- Community fundraising is feasible; and,
- Project has Council approval and support.

Project Constraints

The following projects constraints would apply:

- There are limited City of Hamilton capital resources available to support the Project;
- There is limited operational funding available to support the ongoing operation of the Estate;
- Ontario Heritage Trust Easement Agreement; and,
- 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 and will likely need amendments to both the Official Plan and Zoning By-law.

Strategic Alignment

The Auchmar Project is in alignment with identified City of Hamilton priorities as follows:

Plan	Goals/Objectives	Relationship to Project
City Strategic Plan 2012-2015	Strategic Priority #1 - A Prosperous & Healthy Community	-enhances Hamilton as a great place to live work, play and learn -contributes to development of sense of place -provides green space for recreational and cultural pursuits
	Strategic Priority #2 – Valued & Sustainable Services	-residents and community groups have expressed support for retention of Auchmar and public access to grounds

Plan	Goals/Objectives	Relationship to Project
Urban Hamilton Official Plan (Adopted by Council July 9, 2009)	Cultural Heritage Resources Policies (3.4), Policy Goals (3.4.1) and General Cultural Heritage Policies (3.4.2)	<p>-implementation will utilize partnerships among various public and private agencies and organizations (3.4.1)</p> <p>-will encourage a City-wide culture of conservation by promoting cultural heritage (3.4.1.2)</p> <p>-adaptive reuse will contribute to achieving sustainable, healthy, and prosperous communities (3.4.1.2)</p> <p>- rehabilitation, renovation, and restoration of built heritage resources in order that they remain in active use (3.4.1.4)</p> <p>- will promote public and private awareness, appreciation, and enjoyment of Hamilton's cultural heritage through public programs or heritage interpretation activities, heritage tourism, and guidance on appropriate conservation practices (3.4.1.5)</p>
Cultural Policy	<p>Vision</p> <p><i>Our Hamilton is a unique destination of culture and natural beauty. Our proud history is visible, our neighbourhoods are colourful, our services accessible. Hamilton welcomes you for a day, a weekend, or a lifetime of discovery.</i></p>	<p>-contributes to the Vision</p> <p>-aligned with definition of culture and the Policy's guiding principles</p>

Overall Heritage Value

Auchmar has significant historical significance in the following three areas:

1. Historical Value
2. Architectural Value – Interior and Exterior
3. Contextual Value

Historical Value:

Highlights of Isaac Buchanan’s role in the economic, political cultural life of Hamilton and area include:

- Developed the largest wholesale business in the city and then worked with his partners to develop one of the largest and most profitable businesses of its type in Upper and Lower Canada.
- In terms of Provincial politics, Buchanan 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.

Dates of Significance

Purchase of Property by Sir Isaac Buchanan	1851
Construction of Auchmar	1855
Auchmar Sold by Buchanan	1874
Auchmar used as a convalescence home by the Royal Canadian Air Force	1943-1945
Auchmar owned by the Sisters of Social Service	1945-1999
Institutional wing added to the building	1963
Auchmar acquired by the City of Hamilton	1999
Part IV designation by the City of Hamilton	2000
Ontario Heritage Trust heritage conservation easement registered	2001

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.



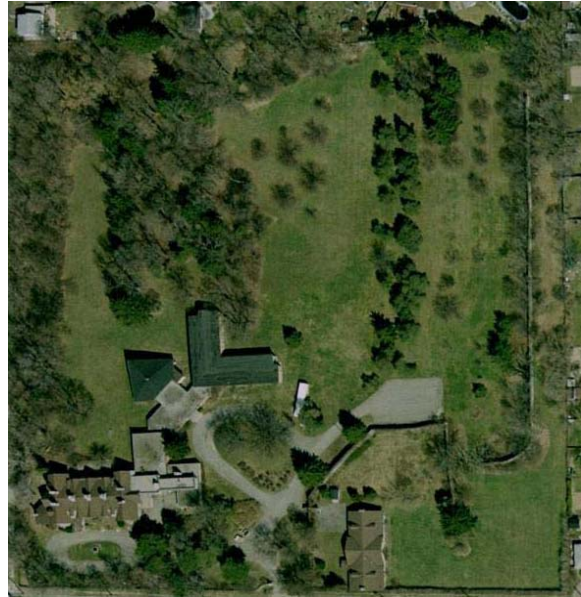
Interior

- 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.



Contextual value:

- Elevated placement upon the plateau ('The Mountain') overlooking the City of Hamilton.
- High, random-coursed limestone wall with buttresses and pointed arched openings encircling the property and garden.
- Entrance off Fennel Avenue with limestone gateposts and curved walls.
- Vestiges of the terraced landscaping on the north side of the manor house.
- Dovecote of limestone construction with lancet windows, pyramidal roof, and central, peaked gables.
- One and a half storey, limestone construction coach house with cross gable roof.
- Vestiges of a pine tree-lined driveway.
- Informal, picturesque arrangement of mature plantings.
- Vestiges of quince and apple orchards.



Etching of the North Elevation. This image includes the kitchen wing along with a west wing (to the right of the image) and octagonal garden pavilion that no longer exist.

Other Models

Other examples of this adaptive reuse model include Paletta Mansion in Burlington, George Brown House in Toronto, and in London, Grosvenor Lodge and the Elsie Perrin Williams Estate.

Paletta Lakefront Park and Mansion

The property is owned and operated by the City of Burlington. The main house and formal gardens are available for rental functions and civic programs. The stable, now identified as the Orientation Centre, houses story boards which provides visitors with a history of the park and its evolution. The gatehouse is rented to a community organization. The property also features the Dofasco Shoreacres Creek Discovery Trail.



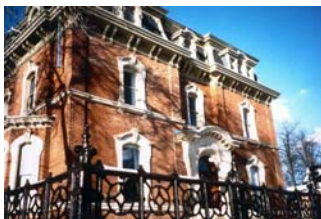
The mansion stands on a 14 acre lakefront property. The limestone mansion is an 11,000 square foot house designed by Stewart Thomson McPhie, in association with Lyon Sommerville. It was built in 1930 as a summer home for Edythe Merriam MacKay, daughter of renowned industrialist Cyrus Albert Birge. The site features three other buildings: a gatehouse built circa 1912: a children's playhouse and stables.

Restoration began on the mansion in April 2000 and was completed in December 2000.

George Brown House

George Brown House is owned and operated by the Ontario Heritage Trust. The house is used as a rental facility with tenant offices on the upper two floors. George Brown House has four private rooms available for rent and a capacity of 8 to 50 guests.

George Brown House, a 9,000-square-foot Second Empire-style house, was built for George Brown between 1874 and 1876. Brown was a Father of Confederation, founder of the Globe newspaper (now the Globe and Mail) and a leading Liberal politician.



The home was a residence until 1916 at which time three-storey school for the blind was built at the back of the house. This house was used as office space for the Canadian National Institute for the Blind from 1920 to 1956. A school for developmentally-challenged children followed until it was demolished in 1984.

The house was declared a National Historic Site in 1976 and was threatened with demolition in the mid 1980's. The Ontario Heritage Trust purchased and restored the property and reopened it in 1989.

The Victorian library was re-created by the federal government and now houses 2,000 of George Brown's personal books. A Victorian-inspired garden was planted in the

summer of 2000 – the first project funded by a donation to the Trust's Heritage Garden Conservancy Fund. A partnership with the University of Toronto Faculty of Architecture, Landscape and Design, maintains the gardens.

Grosvenor Lodge

Grosvenor Lodge is a City of London owned historic estate. It is managed by the Heritage London Foundation. The Lodge houses the London Regional Center for Heritage and the Environment. The Lodge is available for rentals and has a capacity of 50 people for a sit down dinner and 100 for a cocktail style reception.



Grosvenor Lodge was built in 1853 by Samuel Peters. The Lodge was the Peter's family home for three generations, until granddaughter Leila's death in 1974. It was sold to the University of Western Ontario in 1972 on the condition that it be preserved as a heritage site. It was designated by the City the same year. In 1981 the London Library Board took it over and it opened as the Lawson Museum and Heritage Centre. It has been managed by the Foundation since 1992.

Elsie Perrin Williams Estate



The Estate is City of London owned and is operated by the Heritage London Foundation. The Spanish style residence is located on 68 acres of park land. The grounds are open year round to the public and include a walking trail. The house and grounds are available for rentals. The ground floor capacity is 80 seated or 120 standing.

Project Budget

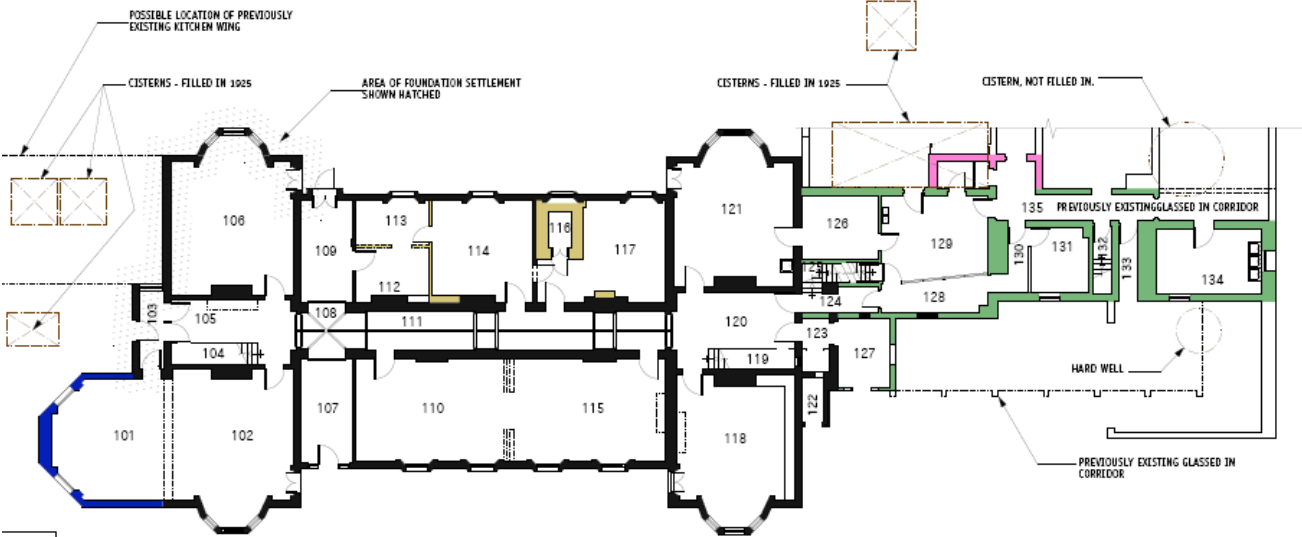
Should Council confirm the use concept, the operational plan will address:

- Capital financial projections;
- Operational financial projections;
- Community/Corporate fundraising strategies; and,
- Implementation schedule.

Further community consultation with the public, potential partners and users will also be completed.

Architectural Drawings

Ground Floor²



Second Floor



² Architectural drawings by ERA Architects, March 2006, SODP submission 2009.