



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Meeting #: 19-008
Date: October 17, 2019
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 September 19, 2019

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1 Heritage Permit Applications - Delegated Approvals

7.1.a Heritage Permit Application HP2018-031: Replacement of windows, shutters and front door at 493 Dundas Street East, Flamborough (Pearson House) (Ward 15), By-law No. 86-121-H

7.1.b Heritage Permit Application HP2018-032: Restoration and repair of front wall, door and windows at 24 Griffin Street, Waterdown (Ward 15) (By-law No. 80-118-H)

- 7.1.c Heritage Permit Application HP2018-033: Replacement of hydro poles along the south side of Victoria Street, Dundas (Ward 13) (Cross-Melville Heritage Conservation District)
- 7.1.d Heritage Permit Application HP2018-034: Replacement of wood and missing spindles on porch and gate at 56 Cross Street, Dundas (Ward 13) (Cross-Melville HCD)
- 7.1.e Heritage Permit Application HP2018-035: Retention and restoration of the front portions of 24 and 28 King Street East, Hamilton and a fifth storey addition (Ward 2) (Notice of Intention to Designate)
- 7.1.f Heritage Permit Application HP2018-036: Repointing of brick at 207 Caroline Street South, Hamilton (Ward 2) (By-law No. 86-15)
- 7.1.g Heritage Permit Application HP2018-037: Installation of solar panels at 245 Garner Road West, Ancaster (Ward 12) (Designation By-law No. 04-065)
- 7.1.h Heritage Permit Application HP2018-038: Repointing of exposed brick and installation of LED sign at 493 Dundas Street East, Flamborough (Ward 15) (By-law No. 86-121-H)
- 7.1.i Heritage Permit Application HP2018-039: Restoration of portico in replication of historic design at St. Paul's Presbyterian Church at 64 James Street South, Hamilton (Ward 2) (By-law No. 86-263)
- 7.1.j Heritage Permit Application HP2018-041: Heritage plaque installation at 172 Hess Street North (Ward 2) (Designation By-law No. 84-250)
- 7.1.k Heritage Permit Application HP2018-042: Restoration of tin ceiling at Stewart Memorial Church located at 112-114 John Street North, Hamilton (Ward 2) (Designation By-law No. 93-089)
- 7.1.l Heritage Permit Application HP2018-043: Construction of an attached garage at 29 Union Street Street, Flamborough (Ward 15) Mill Street Heritage Conservation District) (Designation By-law No. 93-34-H)
- 7.1.m Heritage Permit Application HP2018-044: Renewal of previously-approved but lapsed Heritage Permit (HP2013-058) Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2)
- 7.1.n Heritage Permit Application HP2018-045: Proposed chimney restoration work at 121 St. Clair Avenue, Hamilton (Ward 3) (Designation By-law No. 86-125)
- 7.1.o Heritage Permit Application HP2019-028: Proposed reconstruction of pavilion at 31 Sydenham Street, Dundas (Ward 13) (By-law No. 3458-84)

- 7.1.p Heritage Permit Application HP2019-038:Proposed dormer construction and roof repairs at 36 Union Street, Waterdown (Ward 15) (By-law No. 96-34-H)

7.2 Heritage Permit Review Sub-Committee Minutes - August 20, 2019

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

10. DISCUSSION ITEMS

10.1 2019 Staff Work Plan Update (PED19204) (City Wide)

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.1.a Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vii) 2 Hatt Street, Dundas (R) – K. Burke
- (viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (ix) 828 Sanatorium Road – G. Carroll
- (x) 120 Park Street, Hamilton – R. McKee
- (xi) 398 Wilson Street, Hamilton - C. Dmitry

13.1.b Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry
- (vii) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland
- (viii) 1 St. James Place, Hamilton (D) – J. Brown
- (ix) St. Clair Blvd. Conservation District – D. Beland
- (x) 51 Herkimer Street, Hamilton – J. Brown
- (xi) 52-54 Charlton Avenue West, Hamilton – J. Brown
- (xii) 292 Dundas Street, Waterdown – L. Lunsted

13.1.c Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll

13.1.d Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

(i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE
MINUTES 19-007
12:00 p.m.
September 20, 2019
Room 264, 2nd Floor
Hamilton City Hall
71 Main Street West**

Present: Councillor M. Pearson
A. Denham-Robinson (Chair) D. Beland, J. Brown, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, T. Ritchie R. McKee and W. Rosart

Also Present: Councillor L. Ferguson

**Absent with
Regrets:** K. Burke

THE FOLLOWING ITEM WAS REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

- 1. Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2) (Added Item 7.3)**

(Janssen/Pearson)

That Report PED19200 respecting Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest, be received.

CARRIED

FOR INFORMATION:

- (a) CEREMONIAL ACTIVITIES (Item 1)**

There were no ceremonial activities.

(b) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

6. DELEGATION REQUESTS

- 6.1 Erin Davis, respecting the Designation of the Mineral Springs on Sulphur Springs Road, Ancaster (for a future meeting)

7. CONSENT ITEMS

7.1 Heritage Permit Applications - Delegated Approvals

7.1.q Heritage Permit Application HP2019-029: Proposed Tree Planting, Stump Removal and Tree Removal at 77 King Street West, Stoney Creek (Ward 9) (By-law No. 3419-91)

7.1.r Heritage Permit Application HP2019-030: Proposed Tree Planting and Removal in St. Clair Boulevard Heritage Conservation District (Ward 3) (Bylaw No. 92-140)

- 7.3 Notice of Intention to Demolish the Building known as the Former Rebecca Street Bus Terminal, located at 71 Rebecca Street, Hamilton, Being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED19200) (Ward 2)

(Janssen/Carroll)

That the Item 8.1, Delegation from Marc Bader, respecting Ancaster High School Building and Lands, be moved up the agenda to immediately follow Approval of the Agenda.

CARRIED

(Janssen/Carroll)

That the Agenda for the September 19, 2019 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(d) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) August 22, 2019 (Item 4.1)

(Brown/Carroll)

That the Minutes of the August 22, 2019 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(e) DELEGATION REQUESTS (Item 6)

(i) Erin Davis, respecting the Designation of the Mineral Springs on Sulphur Springs Road, Ancaster (for a future meeting) (Added Item 6.1)

(Brown/Ritchie)

That the delegation from Erin Davis, respecting the Designation of the Mineral Springs on Sulphur Springs Road, Ancaster, be approved, for a future meeting.

CARRIED

(f) CONSENT ITEMS (Item 7)

(i) Heritage Permit Applications - Delegated Approvals (Items 7.1(a) to 7.1(r))

(Pearson/McKee)

That the following Delegated Approvals be received:

- (i) Heritage Permit Application HP2018-014: 21 Mill Street North, Flamborough, Chimney Removal, Utility Installation, And Parking Lot Repair By-Law No. 96-34-H (Mill Street Heritage Conservation District) (Item 7.1(a))
- (ii) Heritage Permit Application HP2018-016: Construction Of New Balcony At Sandyford Place, 35-43 Duke Street, Hamilton (Ward 2) (By-Law No. 75- 237) (Item 7.1(b))
- (iii) Heritage Permit Application HP2018-018: Ash Tree Replacement In The City Hall Forecourt At 71 Main Street West, Hamilton (Ward 2) (By-Law No. 06-011) (Item 7.1(c))
- (iv) Heritage Permit Application HP2018-019: 317 Dundas Street East, Flamborough (Waterdown Memorial Hall), Repair And Replacement Of Concrete Features And Foundation Waterproofing, Designation By-Law No. 08-010 (Item 7.1(d))

- (v) Heritage Permit Application HP2018-020: Pave The Alleyway Located Behind Dwelling At 63 Sydenham Street, Dundas, (Ward 13) (Cross-Melville HCD) (Item 7.1(e))
- (vi) Heritage Permit Application HP2018-021: Removal Of Wrought Iron Component From Stone Wall At 31 Cross Street, Dundas (Ward 13) (Cross- Melville HCD) (Item 7.1(f))
- (vii) Heritage Permit Application HP2018-022: Removal Of Sidewalk In Front Of 2 Victoria Street, Dundas (Ward 13), (Cross-Melville HCD) (Item 7.1(g))
- (viii) Heritage Permit Application HP2018-023: 168 Mill Street North, Flamborough (Featherston-Nicholson House) Landscape Alterations Installation Of Retaining Wall, And New Parking Area Designation By-Law No. 96-34-H (Mill Street Heritage Conservation District) (Item 7.1(h))
- (ix) Heritage Permit Application HP2018-024: Facade Restoration And Stairs 34-36 Hess Street South, Hamilton (Ward 2) (By-Law No. 03-211) (Item 7.1(i))
- (x) Heritage Permit Application HP2018-025: Addition Of Seasonal Promotional Banners At 10 King Street West, Dundas, (Ward 13) (By-Law No. 3196-80) (Item 7.1(j))
- (xi) Heritage Permit Application HP2018-026: Reduction Of Boulevard Located At Delaware Avenue And St. Clair, Boulevard Intersection (St. Clair Boulevard And St. Clair Avenue Heritage Conservation Districts) (Ward 3) (Item 7.1(k))
- (xii) Heritage Permit Application HP2018-027: Restore And Repair Exterior Cladding, Windows And Porch At 20 Union Street, Flamborough (Mill Street Heritage Conservation District) (Ward 15) (Item 7.1(l))
- (xiii) Heritage Permit Application HP2018-028: Restoration Of Front Entrance Wing Walls And Rebuilding Of Chimney At 22 Hauser Place, Flamborough (Ward 14) (Item 7.1(m))
- (xiv) Heritage Permit Application HP2018-029: Replacement Of Front Porch Columns At 31 Cross Street, Dundas (Ward 13) (Cross-Melville HCD) (Item 7.1(n))
- (xv) Heritage Permit Application HP2018-030: Replacement Of Window Inserts And Capping At 31 Cross Street, Dundas (Ward 13) (Cross-Melville HCD) (Item 7.1(o))
- (xvi) Heritage Permit Application HP2019-027: Proposed Additions At 983 Beach Boulevard (Ward 5) (By-Law No. 00-135) (Item 7.1(p))

- (xvii) Heritage Permit Application HP2019-029: Proposed Tree Planting, Stump Removal and Tree Removal at 77 King Street West, Stoney Creek (Ward 9) (By-law No. 3419-91) (Added Item 7.1(q))

- (xviii) Heritage Permit Application HP2019-030: Proposed Tree Planting and Removal in St. Clair Boulevard Heritage Conservation District (Ward 3) (By-law No. 92-140) (Added Item 7.1(r))

CARRIED

(ii) Education and Communication Working Group Meeting Notes - August 14, 2019 (Item 7.2)

(Beland/Ritchie)

That the Education and Communication Working Group Meeting Notes of August 14, 2019, be received.

CARRIED

(g) DELEGATIONS (Item 8)

(i) Marc Bader, respecting Ancaster High School Building and Lands (deferred from the August 22, 2019 meeting) (Item 8.1)

Marc Bader addressed the Committee respecting Ancaster High School Building and Lands.

(Rosart/McKee)

That the delegation from Marc Bader, respecting Ancaster High School Building and Lands, be received.

CARRIED

(h) PRESENTATIONS (Item 9)

(i) Hamilton Municipal Heritage Committee Budget Overview (Item 9.1)

Anita Fabac, Manager of Development Planning, addressed the Committee respecting the Hamilton Municipal Heritage Committee Budget Overview.

(Carroll/Lunsted)

That the presentation respecting Hamilton Municipal Heritage Committee Budget Overview, be received.

CARRIED

The presentation is available at www.hamilton.ca, and through the Office of the City Clerk.

(i) **GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

(i) **Buildings and Landscapes (Item 13.1)**

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

(Dimitry/McKee)

- (a) That the property located 398 Wilson Street, Hamilton at be added to the Endangered Buildings and Landscapes of Interest (RED); and,
- (b) That C. Dimitry report to the Committee on the property located at 398 Wilson Street, Hamilton.

CARRIED

(Brown/Ritchie)

That the property located at 56 Charlton Avenue West, Hamilton, be removed from the Buildings and Landscapes of Interest (YELLOW), as the property is now occupied.

CARRIED

(Carroll/Ritchie)

That the following updates be received:

**(a) Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll

Staff will provide the committee with an update on this property at the October 17, 2019 meeting.

- (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee

The group has received a Future Fund Grant of \$400,000 and will move forward with an Architectural Conservancy Of Ontario Inc. Assessment.

- (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
Staff will provide the committee with an update on this property at the October 17, 2019 meeting.
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vii) 2 Hatt Street, Dundas (R) – K. Burke
- (viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
The developer has forwarded a copy of the micro-set up of the project.
- (ix) 828 Sanatorium Road – G. Carroll
Damage to the exterior of the building continues.
- (x) 120 Park Street, Hamilton – R. McKee
Licensing and By-Law Services have served the property owners regarding rooftop construction
- (xi) 398 Wilson Street, Hamilton – C. Dimitry

**(b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
Staff will provide the committee with an update on this property at the October 17, 2019 meeting.
- (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry

(vii) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland

(viii) 1 St. James Place, Hamilton (D) – J. Brown

(ix) St. Clair Blvd. Conservation District – D. Beland

(x) 51 Herkimer Street, Hamilton – J. Brown

Several trees on the property have been removed.

(xi) 52 Charlton Avenue West, Hamilton – J. Brown

(xii) 292 Dundas Street, Waterdown – L. Lunsted

**(c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)**

(i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

(ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee

The dovecote door has been damaged.

(iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

(iv) 104 King Street West, Dundas (Former Post Office) – K. Burke

(v) 45 Forest Avenue, Hamilton – G. Carroll

(d) Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may be demolished)

(i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

CARRIED

(j) ADJOURNMENT (Item 15)

(Ritchie/Brown)

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 1:37 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

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71 Main Street West
Hamilton, Ontario
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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2018-031

September 7, 2018

7.1(a)

Woolcott Holdings Limited (Drew Woolcott)
81 Hwy #5
Flamborough, ON L8B 1V7

Emily McMurchy
Cynthia Zahoruk Architects
emcmurchy@czarchitect.com

**Re: Heritage Permit Application HP2018-031:
Replacement of windows, shutters and front door at 493 Dundas Street
East, Flamborough (Pearson House) (Ward 15), By-law No. 86-121-H**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-031 is approved for the designated property at 493 Dundas Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replace existing windows with new wood windows in the same size and style;
- Replace existing shutters with new wood shutters in the same style; and,
- Replace existing front door with new wood door in the same size and in a complimentary style to existing door in black to match new windows.

Subject to the following conditions:

- a) That the applicant provide staff with details of the replacement windows, shutters and front door. That the applicant also investigate the reuse of the original shutter fastening hardware to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission or as part of any application for a Building Permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2018-031:
Replacement of windows, shutters and front door at
493 Dundas Street East, Flamborough (Pearson
House) (Ward 15), By-law No. 86-121-H**

**September 7, 2018
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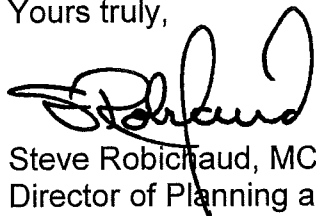
- b) That the applicant work with staff to select the appropriate style and appearance of replica wood windows;
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, as part of the submission of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2020. If the alterations are not completed by September 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.Parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Judi Partridge, Ward 15



Hamilton

Mailing Address:
71 Main Street West
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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2018-032

August 21, 2018

7.1(b)

Jim Mansfield
121 Bushmills Circle
Freelton, ON L8B 1A5

Marguerite Sharon Roberts
24 Griffin St.
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2018-032:
Restoration and repair of front wall, door and windows at 24 Griffin Street,
Waterdown (Ward 15) (By-law No. 80-118-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-032 is approved for the designated property at 24 Griffin Street, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of one window on rear elevation and convert to a doorway;
- Construction of an addition at the rear of the house with an attached garage. The addition will be connected to the house through a doorway and glass link;
- Restoration of stonework on the north (front) wall;
- Repairs on the front entrance door;
- Replacement of roof shingles with new asphalt shingles;
- Soffit repairs and installation of attic ventilation; and,
- Repairs to exterior electrical conduits.

Subject to the following conditions:

- a) That the final methods and materials for the proposed stone masonry repairs and door restoration, and the final cladding for the new addition shall be submitted, to

**Re: Heritage Permit Application HP2018-032:
Restoration and repair of front wall, door and
windows at 24 Griffin Street, Waterdown (Ward 15)
(By-law No. 80-118-H)**

**August 21, 2018
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the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

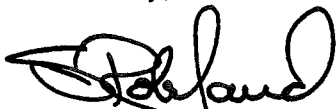
- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2020. If the alterations are not completed by August 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

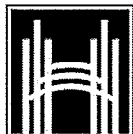
We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at Jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2018-033

September 7, 2018

7.1(c)

Alectra Utilities Corporation
c/o Andjelo Karan
55 John St. N.
Hamilton, ON L8R 3M8

**Re: Heritage Permit Application HP2018-033:
Replacement of hydro poles along the south side of Victoria Street, Dundas
(Ward 13) (Cross-Melville Heritage Conservation District)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-033 is approved for the replacement of hydro poles along the south side of Victoria Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- To replace the hydro poles along the south side of Victoria Street; and,
- To install the new hydro poles in the roadway with a 0.5m curb around each pole.

Subject to the following conditions:

- a) That the bump outs be grassed within the confines of the curb, to the satisfaction and approval of the Director of Engineering Services, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2018-033:
Replacement of hydro poles along the south side of
Victoria Street, Dundas (Ward 13) (Cross-Melville
Heritage Conservation District)**

**September 7, 2018
Page 2 of 2**

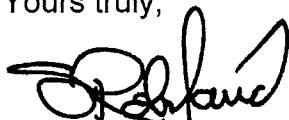
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2020. If the alterations are not completed by September 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at chelsey.tyers@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



Hamilton

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FILE: HP2018-034

August 10, 2018

7.1(d)

Vikram Iyer
56 Cross Street
Dundas, ON L9H 2R5

**Re: Heritage Permit Application HP2018-034:
Replacement of wood and missing spindles on porch and gate at 56 Cross
Street, Dundas (Ward 13) (Cross-Melville HCD)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-034 is approved for the designated property at 56 Cross Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- To replace rotted wood on porch steps and gate in kind; and,
- To replace missing spindles on porch in kind.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2020. If the alterations are not completed by August 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the

**Re: Heritage Permit Application HP2018-034:
Replacement of wood and missing spindles on porch
and gate at 56 Cross Street, Dundas (Ward 13) (Cross-
Melville HCD)**

**August 10, 2018
Page 2 of 2**


approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at chelsey.tyers@hamilton.ca.

Yours truly,



 Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



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FILE: HP2018-035

September 7, 2018

7.1(e)

Wellings Planning Consultants Inc.
c/o Glenn Wellings
513 Locust Street, Unit B
Burlington, ON L7S 1V3

**Re: Heritage Permit Application HP2018-035:
Retention and restoration of the front portions of 24 and 28 King Street East, Hamilton and a fifth storey addition (Ward 2) (Notice of Intention to Designate)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-035 is approved for the designated property at 24 and 28 King Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Retention and restoration of the front portions of 24 and 28 King Street East (approximately half the depth of the site) including:
 - **24 King Street East:** Removal of unsympathetic coatings and application of new rendering where required, new stone lintels and sills and repair of pressed metal cornice; and,
 - **28 King Street East:** Removal of unsympathetic coatings and cleaning of surface, repair pressed metal cornice and projecting horizontal mouldings and replacement of all windows to match original window fenestration.
- Installation of modern storefronts including signage band on buildings including repair and cleaning of original pilasters where remaining; and,
- One-storey addition on top of buildings.

**Re: Heritage Permit Application HP2018-035:
Retention and restoration of the front portions of 24
and 28 King Street East, Hamilton and a fifth storey
addition (Ward 2) (Notice of Intention to Designate)**

September 7, 2018

Page 2 of 4

Subject to the following conditions:

- a) That the following conditions with respect to cost estimates and a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building:
 - i. The owner shall provide cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of three years and the total cost of restoration and protective enclosure of the retained Designated portions. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner.
 - ii. The owner shall provide a Letter of Credit to the Director of Planning and Chief Planner for 100% of the total estimated cost as per (i) in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit:
 1. The Letter of Credit shall be kept in force, whether or not the ownership of 24 and 28 King Street East changes at any time, until the completion of the required restoration of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or to otherwise attach the retained portions to a new building in conformity with the approved design and requirements.
 2. The Letter of Credit may be reduced in accordance with the City's Letter of Credit Policy.
 3. If the Letter of Credit is about to expire without renewal thereof and any part of securing, protecting, stabilizing, monitoring or restoring the retained portions has not been completed in conformity with their approved designs, the City may draw all of the Letter of Credit funds and hold them as security to guarantee completion unless the City's Finance Department (Development Officer, Budget, Taxation and Policy) is provided with a renewal of the Letter of Credit forthwith.
 4. In the event that the Owner fails to complete, to the satisfaction of the Director of Planning and Chief Planner, the required securing, protecting, stabilizing, monitoring or restoring of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or

**Re: Heritage Permit Application HP2018-035:
Retention and restoration of the front portions of 24
and 28 King Street East, Hamilton and a fifth storey
addition (Ward 2) (Notice of Intention to Designate)**

**September 7, 2018
Page 3 of 4**

attach to a new building in conformity with its approved design within the time required, then the City, in addition to any other remedies that the City may have, may exercise its authority under section 446 of the *Municipal Act* to have its employees, agents or contractors enter 24 and 28 King Street East to complete any one or more of these requirements. The cost of completion of securing, protecting, stabilizing, monitoring or restoring the retained portions shall be paid in full by the Owner from the Letter of Credit. In the event that there is a surplus, the City shall pay the surplus to the Owner upon completion of the requirement(s). In the event that there is a deficit, the City may further exercise its authority under section 446 of the *Municipal Act* including but not limited to adding the deficit to the tax roll and collecting it in the same manner as property taxes.

- b) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- c) That the leaded glass transoms on the second floor of 28 King Street East, Hamilton be salvaged to the satisfaction of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- d) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- e) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2020. If the alteration(s) are not completed by September 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

**Re: Heritage Permit Application HP2018-035:
Retention and restoration of the front portions of 24
and 28 King Street East, Hamilton and a fifth storey
addition (Ward 2) (Notice of Intention to Designate)**

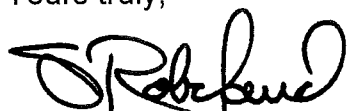
September 7, 2018

Page 4 of 4

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Chelsey.tyers@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Jason Farr, Ward 2



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FILE: HP2018-036

September 5, 2018

7.1(f)

Carol Zic
207 Caroline Street South
Hamilton, ON L8P 3L5

**Re: Heritage Permit Application HP2018-036:
Repointing of brick at 207 Caroline Street South, Hamilton (Ward 2) (By-law
No. 86-15)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-036 is approved for the designated property at 207 Caroline Street South, in accordance with the submitted Heritage Permit Application for the following alteration:

- o Restoration of the north facing wall including repointing of the brick.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2020. If the alterations are not completed by September 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as

**Re: Heritage Permit Application HP2018-036: Repointing
of brick at 207 Caroline Street South, Hamilton (Ward
2) (By-law No. 86-15)**

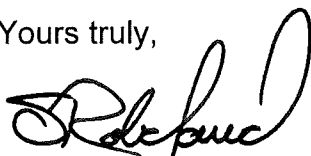
**September 5, 2018
Page 2 of 2**

provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Chelsey.tyers@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Jason Farr, Ward 2



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FILE: HP2018-037

December 14, 2018

7.1(g)

David William Jarrett
245 Garner Road West
Ancaster, ON L9G 3K9

Grasshopper Solar Corporation
c/o Fayoke Banjo
5935 Airport Road - Suite 210
Mississauga, ON L4V 1W5

**Re: Heritage Permit Application HP2018-037:
Installation of solar panels at 245 Garner Road West, Ancaster (Ward 12)
(Designation By-law No. 04-065)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-037 is approved for the designated property at 245 Garner Road West, Ancaster, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of thirty (30) solar panels on the roof.

Subject to the following conditions:

- a) That the applicant submit concept drawings, design specifications, and a finalized panel layout prior to installation, to the satisfaction and approval of the Director of Planning and Chief Planner.
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2018-037:
Installation of solar panels at 245 Garner Road West,
Ancaster (Ward 12) (Designation By-law No. 04-065)**

**December 14, 2018
Page 2 of 2**

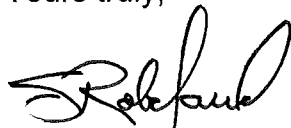
- c) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2020. If the alteration(s) are not completed by December 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage at 905-546-2424 ext. 1214, or via email at Jeremy.Parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Lloyd Ferguson, Ward 12



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FILE: HP2018-038

October 26, 2018

7.1(h)

Woolcott Holdings Limited
c/o Drew Woolcott
81 Highway No. 5
Dundas, ON L9H 7L6

**Re: Heritage Permit Application HP2018-038:
Repointing of exposed brick and installation of LED sign at 493 Dundas
Street East, Flamborough (Ward 15) (By-law No. 86-121-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-038 is approved for the designated property at 493 Dundas Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repointing of exposed brick; and,
- Installation of LED sign facing Dundas Street East.

Subject to the following conditions:

- a) That the applicant provide staff with details of proposed method and material of repointing of the masonry, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission, as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That the applicant submit a redesign of the LED sign, indicating the removal of the top "W" configuration, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission, as part of any application for a Building Permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2018-038:
Repainting of exposed brick and installation of LED
sign at 493 Dundas Street East, Flamborough (Ward
15) (By-law No. 86-121-H)**

**October 26, 2018
Page 2 of 2**

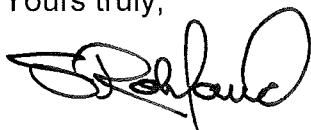
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission, as part of any application for a Building Permit and / or the commencement of any alterations;
- d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2020. If the alteration(s) are not completed by October 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Judi Partridge, Ward 15



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FILE: HP2018-039

October 26, 2018

7.1(i)

St. Paul's Presbyterian Church
70 James Street South
Hamilton, ON L8P 2Y8

**Re: Heritage Permit Application HP2018-039:
Restoration of portico in replication of historic design at St. Paul's
Presbyterian Church at 64 James Street South, Hamilton (Ward 2) (By-law
No. 86-263)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-039 is approved for the designated property at 64 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the portico including:
 - Restoration of the original wood material in place; and,
 - Exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2020. If the alterations are not completed by October 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2018-039:
Restoration of the portico in replication of historic
design at 64 James Street South, Hamilton (Ward 2)
(By-law No. 86-263)**

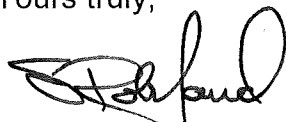
**October 26, 2018
Page 2 of 2**

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Jason Farr, Ward 2



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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2018-041

December 7, 2018

7.1(j)

Maureen Maloney
172 Hess Street North
Hamilton, ON L8R 2T4

**Re: Heritage Permit Application HP2018-041:
Heritage plaque installation at 172 Hess Street North (Ward 2) (Designation
By-law No. 84-250)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-041 is approved for the designated property at 172 Hess Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of cast-metal oval plaque to identify property designated under the *Ontario Heritage Act*; and,
- Plaque to be secured into façade of building including:
 - i. Drilling of two holes into the façade;
 - ii. Inserting two 1/4 inch (non-rusting) lead or plastic anchor sleeves into the two holes;
 - iii. Mounting the 12-inch cast aluminum plaque with two 2-inch screws screwed into the anchors and sealed with 'locktight'; and,
 - iv. Backfilling of the screw heads on the facade of the plaque with epoxy and matching paint to obscure the location of the screws and to deter vandalism.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2018-041:
Heritage plaque installation at 172 Hess Street North
(Ward 2) (Designation By-law No. 84-250)**

**December 7, 2018
Page 2 of 2**

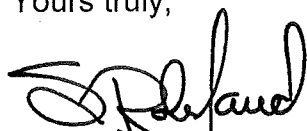
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than December 30, 2020. If the alterations are not completed by December 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

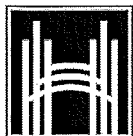
We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robishaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Jason Farr, Ward 2



Hamilton

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Fax: 905-540-5611

FILE: HP2018-042

December 7, 2018

7.1(k)

Stewart Memorial Church
c/o Anita Isaac
114 John St. N.
Hamilton, ON L8R 1H6

**Re: Heritage Permit Application HP2018-042:
Restoration of tin ceiling at Stewart Memorial Church located at 112-114
John Street North, Hamilton (Ward 2) (Designation By-law No. 93-089)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-042 is approved for the designated property at 112-114 John Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Temporary removal of two pews for installation of scaffolding;
- Removal of two small portions of existing tin ceiling and ceiling substrate for investigation of attic space as per engineering recommendations;
- Reinstallation of removed portions of tin ceiling and paint affected area; and,
- Refurbishment and painting of all water-damaged portions of the ceiling.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than December 30, 2020. If the alterations are not completed by December 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2018-042:
Restoration of tin ceiling at Stewart Memorial Church
located at 112-114 John Street North, Hamilton (Ward
2) (Designation By-law No. 93-089)**

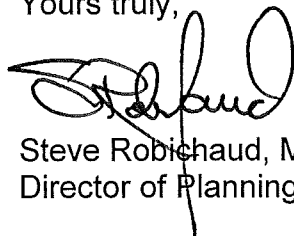
**December 7, 2018
Page 2 of 2**

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Jason Farr, Ward 2



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FILE: HP2018-043

January 14, 2019

7.1(I)

Joel & Amy Wilson
29 Union Street
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2018-043:
Construction of an attached garage at 29 Union Street, Flamborough (Ward
15) (Mill Street HCD) (Designation By-law No. 93-34-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-043 was approved on December 7, 2018 for the designated property at 29 Union Street, Flamborough, this copy was reissued on January 14, 2019 due to a mailing address correction, in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of an attached garage within the Mill Street Heritage Conservation District.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than December 30, 2020. If the alterations are not completed by December 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2018-043:
Construction of an attached garage at 29 Union
Street, Flamborough (Ward 15) (Mill Street HCD)
(Designation By-law No. 93-34-H)**

**January 14, 2018
Page 2 of 2**

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at miranda.brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Judi Partridge, Ward 15



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Fax: 905-540-5611

FILE: HP2018-044

December 7, 2018

McCallum Sather Architects
c/o Christina Karney (Christinak@mccalumsather.com)
c/o Cecilia Nin Hernandez (cecilian@mccalumsather.com)
157 Catharine Street North,
Hamilton, ON
L8L 4S4

7.1(m)

Hue Developments & Investments Canada Inc.
c/o Luke and Michael Wywrot (Lukas@lch.to)
5 Allan Avenue
Toronto, ON
M4M 1T5

**Re: Heritage Permit Application HP2018-044:
Renewal of previously-approved but lapsed Heritage Permit (HP2013-058)
Redevelopment of 98 James Street South, Hamilton (former James Street
Baptist Church) (Ward 2)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-044 is approved for the property located at 98 James Street South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- To renew previously-approved (but lapsed) Heritage Permit (HP2013-058), notably the following:
 - Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors and other features (the “retained portions”);
 - Salvage and reuse of features and materials from the removed portions of the building (the “salvaged portions”); and,
 - Construction of a new building and / or addition on the remainder of the site and attached to the retained portions (the “new building”).

**Re: Heritage Permit Application HP2018-044:
Renewal of previously-approved but lapsed Heritage
Permit (HP2013-058) Redevelopment of 98 James
Street South, Hamilton (former James Street Baptist
Church) (Ward 2)**

**December 7, 2018
Page 2 of 3**

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than December 30, 2020. If the alterations are not completed by December 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant submit, on a monthly basis, ongoing monitoring reports assessing and outlining the condition of the retained portions to City staff;
- d) That the applicant provide a written update to City staff on the current condition of the site and existing salvaged features which remain;
- e) That, once the alterations are complete, the owner shall agree to appropriate amendments to the Heritage Conservation Easement agreement to reflect the altered building; and,
- f) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - I. Documentation of the existing building and its architectural features and finishes in situ.
 - II. Specifications and methodology for the protection, stabilization, and restoration of the retained portions.
 - I. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the removed portions.
 - II. A plan for the storage and protection of retained and salvaged heritage elements, including the on or off site storage location(s), environmental conditions and security, a schedule of regular inspections and monitoring, and any other protection measures as appropriate. In addition:
 - i. If the storage location is to be changed, the new location and address shall be submitted to the satisfaction and approval of staff,

**Re: Heritage Permit Application HP2018-044:
Renewal of previously-approved but lapsed Heritage
Permit (HP2013-058) Redevelopment of 98 James
Street South, Hamilton (former James Street Baptist
Church) (Ward 2)**

**December 7, 2018
Page 3 of 3**

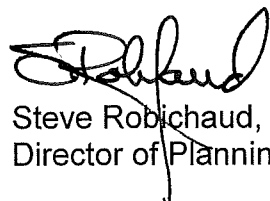
- prior to the removal of the heritage elements to a new storage facility.
- ii. Any unsatisfactory environmental conditions or failures in the security measures shall be reported to Planning staff as soon as they are discovered and appropriate remedies shall be developed and approved by Planning staff prior to implementation, except in emergency situations.
 - iii. City staff shall be allowed reasonable access to inspect the heritage elements in storage, at any time.

Please note that this property is designated under Part V of the *Ontario Heritage Act* and subject to a Heritage Conservation Easement held by the City of Hamilton, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act* and the terms of the Heritage Conservation Easement Agreement. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2



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Fax: 905-540-5611

FILE: HP2018-045

January 25, 2019

Lorraine Cote and Brian Mundell
121 St. Clair Avenue
Hamilton, ON

7.1(n)

**Re: Heritage Permit Application HP2018-045:
Proposed chimney restoration work at 121 St. Clair Avenue, Hamilton
(Ward 3) (Designation By-law No. 86-125)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-045 is approved for the designated property at 121 St. Clair Avenue, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations: repointing of south and north chimneys.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2021. If the alterations are not completed by January 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and
- c) That the applicant work with staff and provide final details on the proposed masonry repairs to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the noted alterations. Any departure from the approved

**Re: Heritage Permit Application HP2018-045:
Proposed chimney restoration work at 121 St. Clair
Avenue, Hamilton (Ward 3) (Designation By-law No.
86-125)**

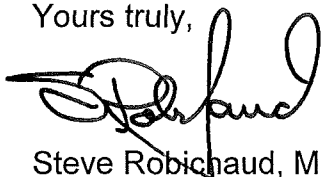
**January 25, 2019
Page 2 of 2**

plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeals Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Councillor Nrinder Nann, Ward 3



Hamilton

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Phone: 905-546-2424, Ext. 4281
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FILE: HP2019-028

September 23, 2019

7.1(o)

Brent Wybenga
J.H Cohoon Engineering Limited
440 hardy Road, Unit 1
Brantford, ON N3T 5L8

**Re: Heritage Permit Application HP2019-028:
Proposed reconstruction of pavilion at 31 Sydenham Street, Dundas (Ward
13) (By-law No. 3458-84)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2019-028 is approved for the designated property at 31 Sydenham Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration/reconstruction of existing portico/pavilion:
 - Removal and storage of all windows and doors, to be stored on site;
 - Removal and storage of salvageable brackets;
 - Replication and installation of non-salvageable brackets;
 - Removal and reinstallation of existing railing;
 - Removal and reinstallation or replacement of existing decorative trim;
 - Pouring of new concrete foundation; and,
 - Construction of replica portico with like materials and reinstallation of salvaged materials.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2019-028:
Proposed reconstruction of pavilion at 31
Sydenham Street, Dundas (Ward 13) (By-law No.
3458-84)**

**September 23, 2019
Page 2 of 2**

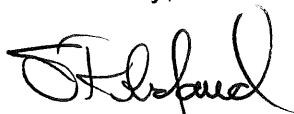
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2021. If the alterations are not completed by September 30, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant submit photo documentation of the existing pavilion prior to disassembly; and,
- d) That the applicant reinstall the pavilion's existing window panes in their present locations, and in the case of irreparable damage to a pavilion window pane, that a replica or reproduction window pane be installed in its place.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Arlene VanderBeek, Ward 13



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FILE: HP2019-038

7.1(p)

September 30, 2019

Margaret Gregg
36 Union Street
Waterdown, ON L0R 1R0

**Re: Heritage Permit Application HP2019-038:
Proposed dormer construction and roof repairs at 36 Union Street,
Waterdown (Ward 15) (By-law No. 96-34-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2019-038 is approved for the designated property at 36 Union Street, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacing the existing shed dormer with a gable dormer; and,
- Repair of existing roof assembly.

Subject to the following conditions:

- a) The final dormer design and materials shall be submitted to the satisfaction of Heritage Staff prior to the commencement of any alterations; and,
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2021. If the alterations are not completed by October 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2019-038:
Proposed dormer construction and roof repairs at 36
Union Street, Waterdown (Ward 15) (By-law No. 96-
34-H)**

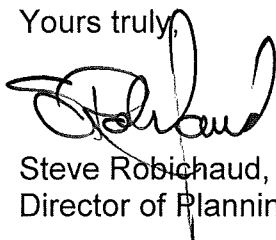
**September 30, 2019
Page 2 of 2**

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 20, 2019

Present: Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Tim Ritchie (Vice Chair), John Scime, Steve Wiegand

Attending Staff: Miranda Brunton, David Addington, Greg MacPherson

Absent with Regrets: Laurie Brady, Stefan Spolnik, Carol Priamo

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

- 1) Approval of Minutes from Previous Meetings: July 30

Motion on overall minutes moved by – Tim Ritchie

Seconded – John Scime

Carried by unanimous vote

- 2) Heritage Permit Applications

(a) HP2019-027: 983 Beach Boulevard, Hamilton

- Renovation of existing original cottage:
 - Underpinning and structural reinforcement of existing cottage;
 - Construction of new open porch using existing vestibule;
 - Installation of new insulation;
 - Installation of new windows with slightly different proportions;
 - Re-clad existing cottage with wood siding + pebble dash;
 - Re-build window sills, fascia, gutters, downspouts;
 - Installation of new metal fascia, gutters, downspouts; and,
 - Re-instate landscaping including hedges, trees, and planting beds
- Demolition of existing rear addition
- Demolition of existing garage addition
- Construction of new, two-storey addition at rear of existing original cottage
- Construction of detached garage addition at side of existing original cottage

STEPHEN VAN DER MEER of Wayback Architects presented to the Sub-committee on behalf of the property owner, Nicole McMillan.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-027 be consented to, subject to the following conditions:

1. That material specifications for the wood cladding intended for the original dwelling and front of the new garage and cladding for the proposed addition be consistent with the Hamilton Beach HCD guidelines and submitted for review, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
2. Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
3. Implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2021. If the alteration(s) are not completed by September 30, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for additional condition

Moved by: Tim Ritchie

Seconded by: Andy MacLaren

Carried by unanimous vote

Motion for overall permit moved by – Diane Dent

Seconded – Tim Ritchie

Carried by unanimous vote

(b) HP2019-028: 31 Sydenham Street, Dundas

- Restoration/reconstruction of existing portico/pavilion:
 - Pouring of concrete foundation;
 - Removal and storage of all windows and doors, to be stored on site;
 - Removal and storage of salvageable brackets;
 - Replication and installation of non-salvageable brackets;
 - Removal and reinstallation of existing railing;
 - Removal and reinstallation or replacement of existing decorative trim

The property owner, Jennifer Crowson, was represented by Nathaniel of J.H. Cohoon Engineering Ltd.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

1. That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-028 be consented to, subject to the following conditions:
2. That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
3. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2021. If the alteration(s) are not completed by September 30, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.
4. That the applicant submit photo documentation of the existing pavilion prior to disassembly; and,
5. That the applicant reinstall the pavilion's existing window panes in their present locations, and in the case of irreparable damage to a pavilion window pane, that a replica or reproduction window pane be installed in its place.

Motion for first additional condition

Moved by: Diane Dent

Seconded by: Steve Wiegand
Carried by unanimous vote

Motion for second additional condition
Moved by: John Scime
Seconded by: Tim Ritchie
Carried by unanimous vote

Motion for overall permit moved by – Andy MacLaren
Seconded – Diane Dent
Carried by unanimous vote

(c) HP2019-029: 77 King Street West, Stoney Creek

- Removal of 38 stumps and 4 dead trees;
- Replant 10 new trees on east side of property:
 - i. 5 Spruce
 - ii. 5 White Pine

David Addington spoke on behalf of the City of Hamilton based on his discussions with Dave Turner, Supervisor, Heritage Facilities and Maintenance.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

1. That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-029 be consented to, subject to the following conditions:
2. That, if required, the archaeological report on the work conducted will be submitted to the satisfaction and approval of Planning staff;
3. That the disturbed soils will be replaced and remaining cavities backfilled to the prior existing surface conditions;
4. That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
5. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2021. If the alteration(s) are not completed by September 30, 2021,

then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for first additional condition

Moved by: Melissa Alexander

Seconded by: Diane Dent

Carried by unanimous vote

Motion for second additional condition

Moved by: John Scime

Seconded by: Andy MacLaren

Carried by unanimous vote

Motion for overall permit moved by – Steve Wiegand

Seconded – Andy MacLaren

Carried by unanimous vote

(d) HP2019-0230: St. Clair Boulevard HCD

- Removal of newly planted common Hackberry opposite 174 St. Clair and replacement with new Autumn Blaze Maple
- Planting of new Autumn Blaze Maple in centre median opposite 211 St. Clair Boulevard

David Addington spoke on behalf of the City of Hamilton based on his discussions with Bill Longley, City of Hamilton, Forestry Supervisor.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

1. That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2019-030 be consented to, subject to the following conditions:
2. That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
3. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than September 30, 2021. If the alteration(s) are not completed by September 30, 2021,

then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion moved by: Diane Dent

Seconded by: Andy MacLaren

Carried by unanimous vote

- 3) **Adjournment:** Meeting was adjourned at 6:15 pm

Motion moved by – Diane Dent

Seconded – Tim Ritchie

Carried by unanimous vote

- 4) **Next Meeting:** Tuesday September 17th from 4:30 – 8:30pm, Room 264, Hamilton City Hall



INFORMATION REPORT

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	October 17, 2019
SUBJECT/REPORT NO:	2019 Staff Work Plan Update (PED19204) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Miranda Brunton (905) 546-2424 Ext. 1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

At the Hamilton Municipal Heritage Committee (HMHC) meeting on June 20, 2019, the Committee requested that staff provide an updated version of the Council approved Designation Priority List, referred to as the “Staff Work Plan”.

What is the “Staff Work Plan”

The “Staff Work Plan” is a tool used by Heritage staff to track approved designation requests. In total, there are currently 89 properties included in the Staff Work Plan (refer to Appendix A Report PED19204).

Requests to include a property on the Staff Work Plan can be initiated in a variety of ways, including requests from the HMHC and its working groups, by residents, property owners, Councillors, staff, or through the City’s Built Heritage Inventory work.

Once a request is received, there is a Council-approved process for addressing requests to designate properties under Part IV of the *Ontario Heritage Act*. This process was established in 2008 and provides a consistent approach to address requests for designation of a property. Once a request for designation for future cultural heritage assessment work is approved by Council, it is then prioritized (low, medium or high risk) based on a number of factors, including the risk of demolition, redevelopment, or demolition by neglect.

At the time of the Council approved Heritage Designation process in 2008, the intent for reviewing and bringing forward properties for designation within the work program was as follow:

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Staff Work Plan Update (PED19204) (City Wide) - Page 2 of 2

- Low priority properties would be completed within four to five years;
- Medium priority properties would be completed within two or three years; and
- High priority properties would be completed within one year.

However, with the addition of multiple properties through projects such as the Downtown Built Heritage Inventory work, these timelines are no longer achievable based on current staffing numbers, increased workload, and funding for consultants.

Appendix "A"
2019 Staff Work Plan Update (PED19204)
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**Initial target date if different from current date.*

Year		Common Name	Address		Former Municipality
Target	Initial*				
2019	2017	Desjardins Canal		Cootes Dr	Dundas
2019	2018	Ferguson Pumping Station	231	Ferguson Ave S	Hamilton
2019	2015	Jimmy Thompson Pool	1099	King St E	Hamilton
2019	2009	Royal Connaught	82-112	King St E	Hamilton
2019	2018	Former Blacksmith Shop	2	Hatt St	Dundas
2019	2018	Residence	7	Ravenscliffe Ave	Hamilton
2019	2017	Centenary United Church	24	Main St W	Hamilton
2019	2013	Dundas Post Office	104	King St W	Dundas
2019	2013	Auchmar Gatehouse	71	Claremont Dr	Hamilton
2019	2015	King George School	77	Gage Ave N	Hamilton
2019	2011	Gore Park	1	Hughson St S	Hamilton
2019	2017	Treble Hall	4-12	John St N	Hamilton
2019	2016	Barton Reservoir	111	Kenilworth Access	Hamilton
2019	2015	Former Grace Anglican Church	1395-1401	King St E	Hamilton
2019	2017	Hambly House	170	Longwood Rd N	Hamilton
2019	2011	Gage Park	1000	Main St E	Hamilton
2019	2016	Former Cathedral Boys School	378	Main St E	Hamilton
2019	2018	San House (Medical Superintendent's Residence/Residence 37)	540-672	Sanatorium Rd	Hamilton
		Patterson Building	(650-672)		
2019	2018	Regency Cottage	39	Lakeview Dr	Stoney Creek
2019		W.H. Ballard School	801	Dunsmure Rd	Hamilton
2019		Memorial School	1175	Main St E	Hamilton
2019		Residence	105	Erie Ave	Hamilton
2019		Ancaster High School	347	Jerseyville Rd W	Ancaster
2019		Kenilworth Library	103	Kenilworth Ave N	Hamilton
2019		Former Union School	634	Rymal Rd W	Hamilton
2019		Royal Coachman	1	Main Street	Waterdown

Appendix "A"
Hamilton Municipal Heritage Committee
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2019		-	9	Main Street	Waterdown
2019		Maple Lawn	292	Dundas Street East	Waterdown
2019		-	828	Sanatorium Road	Hamilton
2020		Cannon Knitting Mill	134	Cannon St E	Hamilton
2020		Bell Building	17	Jackson St W	Hamilton
2020		Oak Hall	10	James St N	Hamilton
2020		Former Bank of Nova Scotia	54	King St E	Hamilton
2020		Former Elfrida United Church	2251	Rymal Rd E	Stoney Creek
2021		Former Hamilton Distillery Company Building	16	Jarvis St	Hamilton
2021		Former County Courthouse	50	Main St E	Hamilton
2021		Lennard House	7	Rolph Street	Dundas
2022		Charlton-Hughson-Forest-John Block	39-49; 40, 50; 189	Charlton Ave E; Forest Ave; Hughson St S	Hamilton
2022		Copp Block	165- 205 (Except 193)	King St E	Hamilton
2023		Hughson House	103	Catharine St N	Hamilton
2023		Hamilton Hydro	55	John St N	Hamilton
2023		First Pilgrim United Church	200	Main St E	Hamilton
2023		St. John's Evangelical Lutheran Church	37	Wilson St	Hamilton
2024		Stelco Tower	100	King St W	Hamilton
2024		Landmark Place/Century 21 Building	100	King St E	Hamilton
2024		Hamilton Club	6	Main St E	Hamilton
2024		Commercial Building	189	Rebecca St	Hamilton
2025		George Armstrong School	460	Concession St	Hamilton
2025		Gartshore Building	64	Hatt St	Dundas
2025		Undercliffe	64	Aberdeen Ave	Hamilton

Appendix "A"
Hamilton Municipal Heritage Committee
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2025		Gateside	131-135	Aberdeen Ave	Hamilton
2025		Hereford House/Royal Alexdandra	13-15; 19-21	Bold St; Bold St	Hamilton
2026		Residence	192	Bold St	Hamilton
2026		Henson Court	170	Caroline St S	Hamilton
2026		Central Presbyterian Church	252	Caroline St W	Hamilton
2026		Eggshell Terrace	14-24	Charlton Ave W	Hamilton
2027		Residence	99	Duke St	Hamilton
2027		Residence	191	Bay St S	Hamilton
2028		Residence	173	Bay St S	Hamilton
2028		Maple Lawn	254	Bay St S	Hamilton
2028		Widderly	274	Bay St S	Hamilton
2028		Bright Side/Sunny Side	280	Bay St S	Hamilton
2028		Balfour House	282	Bay St S	Hamilton
2028		Residence	41	Charlton Ave W	Hamilton
2029		Residence	72	Charlton Ave W	Hamilton
2029		Stone Houses	14	Duke St	Hamilton
2029		Residence	98	Duke St	Hamilton
2030		Herkimer Terrace	11-17	Herkimer St	Hamilton
2030		Semi-detached Residence	44-46	Herkimer St	Hamilton
2030		Residence	370	Hess St S	Hamilton
2030		Residence	378	Hess St S	Hamilton
2030		Residence	384	Hess St S	Hamilton
2030		HREA Residence	203	MacNab St S	Hamilton
2031		Moodie Residence	37	Aberdeen Ave	Hamilton
2031		Residence	125	Aberdeen Ave	Hamilton
2031		Gibson Residence	311	Bay St S	Hamilton
2031		Residence	312	Bay St S	Hamilton
2032		Cartwright Residence	321	Bay St S	Hamilton
2032		Whitton Residence	351-353	Bay St S	Hamilton
2032		Pigott Residence	358	Bay St S	Hamilton
2032		Semi-detached Residence	64	Charlton Ave W	Hamilton
2033		First Hamilton Christian Reformed Church	181	Charlton Ave W	Hamilton
2033		Herkimer Apartments	86	Herkimer St	Hamilton

Appendix "A"
Hamilton Municipal Heritage Committee
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2034		Residence	347	Queen St S	Hamilton
2034		Residence	403	Queen St S	Hamilton
2034		The Castle/Amisfield	1	Duke St	Hamilton
2035		Goldblatt House	45	Amelia Street	Hamilton
2035		Millen Store	25	King Street East	Stoney Creek