



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Meeting #: 19-009
Date: November 21, 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 October 17, 2019

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1 Heritage Permit Applications - Delegated Approvals

7.1.a Heritage Permit Application HP2019-001: Proposed exterior rebuild and restoration work at 77 King Street West, Stoney Creek (Ward 5) (By-law No. 5055-00)

7.1.b Heritage Permit Application HP2019-002: Proposed lintel and door replacement at 51 Stuart Street, Hamilton (Ward 2) (By-law No. 79-218)

7.1.c Heritage Permit Application HP2019-003: Porch replacement at 154 Mill Street North, Waterdown (Ward 15), By-law 96-34-H

- 7.1.d Heritage Permit Application HP2019-004 - Renewal of previously approved but lapsed Heritage Permit (HP2014-055/HP2017-009) for 27 Bold Street (Pasadena Apartments), Hamilton (Ward 2), By-law No. 86-170
- 7.1.e Heritage Permit Application HP2019-005 - Renewal of previously approved but lapsed Heritage Permit (HP2014-056/HP2017-010) for 27 Bold Street (Pasadena Apartments), Hamilton (Ward 2), By-law No. 86-170
- 7.1.f Heritage Permit Application HP2019-006: Proposed finial replacement at 45 Main Street East, Hamilton (Ward 2) (Bylaw No. 93-011)
- 7.1.g Heritage Permit Application HP2019-007: Proposed cupola alterations at 60 Main Street, Dundas (Ward 13) (By-law No. 2930-77)
- 7.1.h Heritage Permit Application HP2019-009: Proposed alteration of the steps and porch at 150 Queen Street South, Hamilton (Ward 1) (By-law No.84-251)
- 7.1.i Heritage Permit Application HP2019-010: Proposed alteration of the windows at 6 Victoria Street, Dundas (Ward 13) (By-law No. 3899-90)
- 7.1.j Heritage Permit Application HP2019-011: Proposed alteration of the front windows at 49 Cross Street, Dundas (Ward 13) (By-law No. 3899-90)
- 7.1.k Heritage Permit Application HP2019-012: Proposed installation of a satellite dish at 63 Sydenham Street, Dundas (Ward 13) (By-law No. 3899-90)
- 7.1.l Heritage Permit Application HP2019-013: Proposed alteration of the fence at 141 Mill Street North, Flamborough (Ward 15) (By-law No. 96-34-H)
- 7.1.m Heritage Permit Application HP2019-014: 374-376 Mountsberg Road, Flamborough, The Page-McCarthy Houses, (Ward 15) (By-law No. 2000-17)
- 7.1.n Heritage Permit Application HP2019-015: Proposed roof repairs, 316 James Street South, Hamilton (Ward 2) (By-law No.85-175)
- 7.1.o Heritage Permit Application HP2019-016: Proposed exhaust vent installation and door replacement at 1 St. James Place, Hamilton (Ward 2) (By-law No. 15-122)
- 7.1.p Heritage Permit Application HP2019-017: Proposed window replacement at 171 Forest Avenue, Hamilton (Ward 2) (By-law No. 77-287)
- 7.1.q Heritage Permit Application HP2019-018: Proposed parapet and masonry restoration, 45 Main Street East, Hamilton (Ward 2) (By-law No. 93-011)

- 7.1.r Heritage Permit Application HP2019-019: Proposed alteration of Alumni Memorial Hall Patio, McMaster University, 1280 Main Street West, Hamilton (Ward 1) (By-law No.08-002)
- 7.1.s Heritage Permit Application HP2019-020: Proposed walkway and staircase replacement at 47 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-H)
- 7.1.t Heritage Permit Application HP2019-021: Proposed repair and repointing of exterior wall and chimneys at 78 Highway 8, Flamborough (Ward 14) (By-law No. 87-150-H)
- 7.1.u Heritage Permit Application HP2019-022: Proposed alteration garden, driveway and front entrance at 160 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-H)
- 7.1.v Heritage Permit Application HP2019-023: Proposed tuckpointing repair and window sill replacement at 306 King Street West, Dundas (Ward 13) (By-law No. 3960-91)
- 7.1.w Heritage Permit Application HP2019-040: Proposed Driveway Widening at 1 St. James Place, Hamilton (Ward 2) (By-law No. 15-222)
- 7.1.x Heritage Permit Application HP2019-041: Proposed Foundation Repairs and Water Infiltration Mitigation at 323-325 Dundas Street East, Waterdown (Ward 15) (By-law No. 96-34-H)

7.2 Heritage Permit Review Sub-Committee Minutes - September 17, 2019

7.3 Properties of Potential Cultural Heritage Interest in Waterdown

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

9.1 Donations and Monuments Policy (to be distributed)

10. DISCUSSION ITEMS

10.1 Inventory and Research Working Group Meeting Notes - September 23, 2019

11. MOTIONS

11.1 Funding Approval for the Purchase of Two Presentation Banners for the Hamilton Municipal Heritage Committee

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. Dimitry

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 19-008
12:00 p.m.
October 17, 2019
Room 264, 2nd Floor
Hamilton City Hall
71 Main Street West**

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

Absent: W. Rosart

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

1. 2019 Staff Work Plan Update (PED19204) (City Wide) (Item 10.1)

(Beland/Lunsted)

That Report PED19204 respecting the 2019 Staff Work Plan Update, be received.
CARRIED

2. Education and Communication Working Group Proposal respecting a Heritage Workshop (Added Item 10.2)

(McKee/Beland)

- (a) That the proposal to conduct a Heritage Workshop for the public on February 20, 2020 (during Heritage Week), be approved; and
- (b) That the cost of catering and potential room rental to host a Heritage Workshop for the public, to an upset of \$350, be approved and funded from Account 57540-812040.

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:

7. CONSENT ITEMS

7.1 Heritage Permit Applications - Delegated Approvals

- 7.1(q) Heritage Permit Application HP2019-031: Proposed Staircase Restoration and Structural Investigation at 900 Woodward Avenue, Hamilton (Ward 4) (By-law No. 84-30)
- 7.1(r) Heritage Permit Application HP2019-032: Proposed Cornice and Woodwork Restoration at 91 John Street South, Hamilton (Ward 2) (By-law No. 15-217)
- 7.1(s) Heritage Permit Application HP2019-034: Proposed Fence Installation at 121 St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125)
- 7.1(t) Heritage Permit Application HP2019-035: Proposed Enclosure of Porches at 870 Beach Boulevard, Hamilton (Ward 5) (By-law No. 00-135)
- 7.1(u) Heritage Permit Application HP2019-036: Proposed Facade and Window Restoration at 139 Park Street West, Dundas (Ward 13) (By-law No. 2865-76)
- 7.1(v) Heritage Permit Application HP2019-037: Proposed Window Restoration at 200 Hatt Street, Dundas (Ward 13) (By-law No. 4268-96)
- 7.1(w) Heritage Permit Application HP2019-033: Proposed Monument at 71 Main Street West, Hamilton (Ward 2) (By-law No. 06-011)

10. DISCUSSION ITEM

- 10.2 Education and Communication Working Group Proposal respecting a Heritage Workshop

(Beland/Brown)

That the Agenda for the October 17, 2019 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

Robin McKee, Item 7.1(r), Delegated Approval for the Heritage Permit Application HP2019-032: Proposed Cornice and Woodwork Restoration at 91 John Street South, Hamilton (Ward 2) (By-law No. 15-217), as he was the previous owner of the property.

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

(i) September 19, 2019 (Item 4.1)

(Ritchie/Carroll)

That the Minutes of the September 19, 2019 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(e) CONSENT ITEMS (Item 7)

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

(Ritchie/Beland)

That the following Delegated Approvals be received:

- (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 (Item 7.1(a))
- (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) (Item 7.1(b))
- (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) (Item 7.1(c))

- (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) (Item 7.1(d))
- (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) (Item 7.1(e))
- (f) Heritage Permit Application HP2018-036: Repointing of brick at 207 Caroline Street South, Hamilton (Ward 2) (By-law No. 86-15) (Item 7.1(f))
- (g) Heritage Permit Application HP2018-037: Installation of solar panels at 245 Garner Road West, Ancaster (Ward 12) (Designation By-law No. 04-065) (Item 7.1(g))
- (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) (Item 7.1(h))
- (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) (Item 7.1(i))
- (j) Heritage Permit Application HP2018-041: Heritage plaque installation at 172 Hess Street North (Ward 2) (Designation By-law No. 84-250) (Item 7.1(j))
- (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) (Item 7.1(k))
- (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) (Item 7.1(l))
- (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) (Item 7.1(m))
- (n) Heritage Permit Application HP2018-045: Proposed chimney restoration work at 121 St. Clair Avenue, Hamilton (Ward 3) (Designation By-law No. 86-125) (Item 7.1(n))
- (o) Heritage Permit Application HP2019-028: Proposed reconstruction of pavilion at 31 Sydenham Street, Dundas (Ward 13) (By-law No. 3458-84) (Item 7.1(o))

- (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) (Item 7.1(p))
- (q) Heritage Permit Application HP2019-031: Proposed Staircase Restoration and Structural Investigation at 900 Woodward Avenue, Hamilton (Ward 4) (By-law No. 84-30) (Added 7.1(q))
- (r) Heritage Permit Application HP2019-032: Proposed Cornice and Woodwork Restoration at 91 John Street South, Hamilton (Ward 2) (By-law No. 15-217) (Added Item 7.1(r))
- (s) Heritage Permit Application HP2019-034: Proposed Fence Installation at 121 St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125) (Added Item 7.1(s))
- (t) Heritage Permit Application HP2019-035: Proposed Enclosure of Porches at 870 Beach Boulevard, Hamilton (Ward 5) (By-law No. 00-135) (Added Item 7.1(t))
- (u) Heritage Permit Application HP2019-036: Proposed Facade and Window Restoration at 139 Park Street West, Dundas (Ward 13) (By-law No. 2865-76) (Added Item 7.1(u))
- (v) Heritage Permit Application HP2019-037: Proposed Window Restoration at 200 Hatt Street, Dundas (Ward 13) (By-law No. 4268-96) (Added Item 7.1(v))
- (w) Heritage Permit Application HP2019-033: Proposed Monument at 71 Main Street West, Hamilton (Ward 2) (By-law No. 06-011) (Added Item 7.1(w))

R. McKee was recorded as OPPOSED to the receiving the above item.

CARRIED

(ii) Heritage Permit Review Sub-Committee Minutes – August 20, 2019 (Item 7.2)

(McKee/Ritchie)

That the Heritage Permit Review Sub-Committee Minutes of August 20, 2019, be received.

CARRIED

(f) **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.

(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
- (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

J. Brown advised that rubble is being removed from the property.
- (ix) 828 Sanatorium Road – G. Carroll

Damage to the exterior of the building continues.
- (x) 120 Park Street, Hamilton – R. McKee
- (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
- (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 Charlton Avenue West, Hamilton – J. Brown
- (xii) 292 Dundas Street, Waterdown – L. Lunsted

Several trees on the property have been removed.

L. Lunsted advised that there is new signage on the property.

(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

T. Ritchie advised that the building is being painted.

(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

(g) ADJOURNMENT (Item 15)

(Ritchie/Brown)

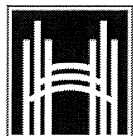
That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 12:47 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-001

March 27, 2019

7.1(a)

City of Hamilton
c/o Ashleigh Bell, Heritage Facility Program Coordinator
71 Main Street West
Hamilton, ON L8P 4Y5

**Re: Heritage Permit Application HP2019-001:
Proposed exterior rebuild and restoration work at 77 King Street West,
Stoney Creek (Ward 5) (By-law No. 5055-00)**

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 HP2019-001 is approved for the designated property at 77 King Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- Rebuilding of the south porch;
- Refinishing and sealing of existing windows on the Caretaker's (east wing) addition;
- Reinstallation of the original storm windows on the Caretaker's (east wing) addition;
- New paint finish on dwelling that reflects the historical colour scheme; and,
- Trimming of historic trees and re-positioning of south porch hedge.

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 March 31, 2021. If the alterations are not completed by

Re: Heritage Permit Application HP2019-001: Proposed exterior rebuild and restoration work at 77 King Street West, Stoney Creek (Ward 5) (By-law No. 5055-00)

**March 27, 2019
Page 2 of 2**

March 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.

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,



SR
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 Chad Collins, Ward 5



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-002

March 8, 2019

7.1(b)

Workers Arts and Heritage Centre
c/o Florencia Berinstein & Daniel Hill
51 Stuart Street
Hamilton, ON L8L 1B5

**Re: Heritage Permit Application HP2019-002:
Proposed lintel and door replacement at 51 Stuart Street, Hamilton (Ward 2)
(By-law No. 79-218)**

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 HP2019-002 is approved for the designated property at 51 Stuart Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of deteriorated wooden lintels by steel lintels.
- Replacement of the east entrance steel door with a new pine door.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by March 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 HP2019-002:
Proposed lintel and door replacement at 51 Stuart
Street, Hamilton (Ward 2)
(By-law No. 79-218)**

**March 8, 2019
Page 2 of 2**

- c) That the applicant works with staff and submit the structural details for replacing the lintels to the satisfaction of the Director of Planning and Chief Planner prior to initiating any of the repairs.

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.

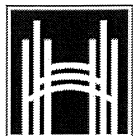
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at David.Addington@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-003

March 27, 2019

Jane Gerritsen
c/o Cameron Millen
154 Mill Street North
Waterdown, ON L0R 2H0

7.1(c)

**Re: Heritage Permit Application HP2019-003:
Porch replacement at 154 Mill Street North, Waterdown (Ward 15)
By-law 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 HP2019-003 is approved for the designated property at 154 Mill Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of porch's rotted floor, ceiling, pillars, sub structure, and roof supports; and,
- Painting and staining of new structure.

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 March 31, 2021. If the alterations are not completed by March 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.

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 HP2019-003:
Porch replacement at 154 Mill Street North,
Waterdown (Ward 15)
By-law 96-34-H**

**March 27, 2019
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 Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



SR 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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

March 1, 2019

FILE: HP2019-004

27 Bold Street Inc.
c/o Lou Falco
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

7.1(d)

Dear Mr. Falco,

Re: Heritage Permit Application (HP2019-004) – Renewal of previously-approved but lapsed Heritage Permit (HP2014-055/HP2017-009) for 27 Bold Street (Pasadena Apartments), Hamilton (Ward 2), By-law No. 86-170

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 HP2019-004 is **approved** for the designated property at 27 Bold Street, Hamilton, in accordance with the submitted Heritage Permit application for the following exterior alterations:

- HPE-1: Installation of new balcony dividers in locations and materials as shown in the accompanying drawings and plans.
- HPE-2: Installation of new vents in locations and materials as shown in the accompanying drawings and plans.
- HPE-3: Removal of existing window units and installation of new doors and entranceways in locations and materials as shown in accompanying drawings and plans.
- HPE-4: Removal of all existing window units and installation of new windows in locations and materials as shown in the accompanying drawings and plans.
- HPE-5: Repair, prime, paint and make good all exterior woodwork as noted in accompanying drawings and plans.

**Re: Heritage Permit Application (HP2019-004) –
Renewal of previously-approved but lapsed
Heritage Permit (HP2014-055) for 27 Bold Street
(Pasadena Apartments), Hamilton (Ward 2), By-law
No. 86-170**

**February 22, 2019
Page 2 of 3**

- HPE-6: Repair, prime, paint and make good all exterior metal work as noted in accompanying drawings and plans.
- HPE-7: Installation of new metal roof coverings above bays to match existing.
- HPE-8: Installation of new polycomposite brackets and mouldings as noted in accompanying drawings and plans.
- HPE-9: Installation of new front entranceway and canopy as shown in the accompanying drawings and plans.

Note: This Heritage Permit application is the same as HP2014-055, which was approved on January 9, 2015 and expired on January 31, 2017, then reissued as HP2017-009 on March 2, 2017 which will expire on March 31, 2019.

Subject to the following conditions:

- a) The final specifications, including the final dimensions and materials, of all replacement windows and doors shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- b) The final number and locations of the replacement polycomposite decorative brackets shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to replacement.
- c) The final number of, and specifications for the exterior balcony railings shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- d) 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 any alterations taking place and / or submission as part of any application for a Building Permit.
- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by March 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 (HP2019-004) –
Renewal of previously-approved but lapsed
Heritage Permit (HP2014-055) for 27 Bold Street
(Pasadena Apartments), Hamilton (Ward 2), By-law
No. 86-170**

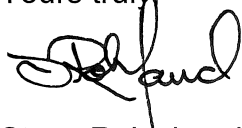
**February 22, 2019
Page 3 of 3**

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
Frank Peter, Supervisor, Plan Examination
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Assistant
Jim Leonard, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

March 1, 2019

FILE: HP2019-005

27 Bold Street Inc.
c/o Lou Falco
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

7.1(e)

Dear Mr. Falco,

Re: Heritage Permit Application (HP2019-005) – Renewal of previously-approved but lapsed Heritage Permit (HP2014-056/HP2017-010) for 27 Bold Street (Pasadena Apartments), Hamilton (Ward 2), By-law No. 86-170

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 HP2019-005 is **approved** for the designated property at 27 Bold Street, Hamilton, in accordance with the submitted Heritage Permit application for the following exterior alterations:

- HPI-1: Removal and disposal of all remaining wall brackets (six on the ground floor, four on the second floor), and replacement with new plaster replicas to be installed as per the attached drawings and plans.
- HPI-2: Removal and disposal of existing balusters in the central staircase, and their replacement with new stained wood balusters to match existing that meets the Ontario Building Code requirements with respect to height.
- HPI-3: Removal and reinstallation of central staircase handrail to permit removal of baluster and reinstallation of new balusters.
- HPI-4: Installation of new wood caps and trim to match existing and repairs as required to newel posts and handrail.
- HPI-5: Removal of any worn treads and risers and replacement to match existing provide a sound and safe condition (precise numbers to be confirmed in writing to the City upon assessment).

**Re: Heritage Permit Application (HP2019-005) – February 22, 2019
 Renewal of previously-approved but lapsed Page 2 of 3
 Heritage Permit (HP2014-056/HP2017-010) for 27
 Bold Street (Pasadena Apartments), Hamilton
 (Ward 2), By-law No. 86-170**

- HPI-6: Removal of Georgian Wire Safety Glass in the ground floor corridor stairwell entranceway and replacement with 'Firelite' ceramic fire-rated safety glass.

Note: This Heritage Permit application is the same as HP2014-056, which was originally approved on January 9, 2015, expired on January 31, 2017, reissued as HP2017-010 on March 2, 2017 which will expire on March 31, 2019. As the propose work will not be completed by March 31, 2019, the permit needs to be reissued.

Subject to the following conditions:

- a) The final specifications for any replacement treads and risers shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- b) The final specifications for all interior woodwork (type of wood, dimensions), including the stairwell railings shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to installation.
- c) 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 any alterations taking place and / or submission as part of any application for a Building Permit.
- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by March 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.

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.

**Re: Heritage Permit Application (HP2019-005) –
Renewal of previously-approved but lapsed
Heritage Permit (HP2014-056/HP2017-010) for 27
Bold Street (Pasadena Apartments), Hamilton
(Ward 2), By-law No. 86-170**

**February 22, 2019
Page 3 of 3**

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
Frank Peter, Supervisor, Plan Examination
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Assistant
Jim Leonard, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-006

March 28, 2019

7.1(f)

CBRE Limited Global Workplace Solution
c/o Paul Karasz
301 St. Paul Street, 9th Floor
St. Catharines, ON L2R 3M8

**Re: Heritage Permit Application HP2019-006:
Proposed finial replacement at 45 Main Street East, Hamilton (Ward 2) (By-law No. 93-011)**

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 HP2019-006 is approved for the designated property at 45 Main Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of bronze “pineapple” newel post finial cap on the heritage stairs.

Subject to the following conditions:

- 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,
- Installation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by March 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.

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 HP2019-006:
Proposed finial replacement at 45 Main Street East,
Hamilton (Ward 2) (By-law No. 93-011)**

**March 28, 2019
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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca.

Yours truly,



SR Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-007

March 29, 2019

7.1(g)

Corporation of the City of Hamilton
c/o Chris Hall, Project Manager
Strategic Planning, Capital & Compliance
Energy, Fleet, Facilities Management
City of Hamilton
Public Works/Capital Programs
P.O. Box 2040 Lister Block 5th floor
Hamilton, ON L8R 2K1

**Re: Heritage Permit Application HP2019-007:
Proposed cupola alterations at 60 Main Street, Dundas (Ward 13)
(By-law No. 2930-77)**

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 HP2019-007 is approved for the designated property at 60 Main Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of lower levels of vinyl siding mistakenly installed at the lower portion of the cupola base;
- Replacement of the removed vinyl siding with aluminum siding on the cupola; and,
- Painting of the new aluminum siding to match the historical colour.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by

**Re: Heritage Permit Application HP2019-007:
Proposed cupola alterations at 60 Main Street,
Dundas (Ward 13) (By-law No. 2930-77)**

**March 29, 2019
Page 2 of 2**

March 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.

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,



SR 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 Arlene VanderBeek, Ward 13



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-009

April 26, 2019

7.1(h)

Jane Adeney
150 Queen Street South
Hamilton, ON L8P 3S4

**Re: Heritage Permit Application HP2019-009:
Proposed alteration of the steps and porch at 150 Queen Street South,
Hamilton (Ward 1) (By-law No. 84-251)**

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 HP2019-009 is approved for the designated property at 150 Queen Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal and replacement of the existing front steps; and,
- Installation of a handrail on both sides of the steps and across the front of the porch.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2021. If the alterations are not completed by April 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; and,
- c) The applicant shall work with staff and provide details on the proposed method to secure the new rails to the existing porch structure, to the satisfaction and approval

Re: Heritage Permit Application HP2019-009: Proposed alteration of the steps and porch at 150 Queen Street South, Hamilton (Ward 1) (By-law No. 84-251)

**April 26, 2019
Page 2 of 2**

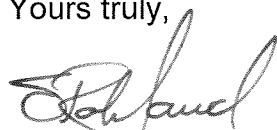
of the Director of Planning and Chief Planner prior to the commencement of any alterations.

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.

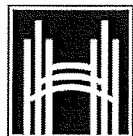
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at David.Addington@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Maureen Wilson, Ward 1



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-010

May 3, 2019

7.1(i)

Elizabeth Hutchison & Robert Shipcott
6 Victoria Street
Dundas, ON L9H 2B8

**Re: Heritage Permit Application HP2019-010:
Proposed alteration of the windows at 6 Victoria Street, Dundas (Ward 13)
(By-law No. 3899-90)**

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 HP2019-010 is approved for the designated property at 6 Victoria Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of existing vinyl windows on the rear and rear east side of the house with new vinyl windows; and,
- Addition of a new bay window on west (driveway) side of the house where there are currently no window openings.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2021. If the alterations are not completed by May 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.

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 HP2019-010:
Proposed alteration of the windows at 6 Victoria
Street, Dundas (Ward 13) (By-law No. 3899-90)**

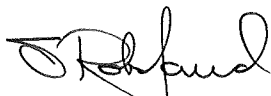
**May 3, 2019
Page 2 of 2**

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 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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-011

May 3, 2019

Maureen Meade
49 Cross Street
Dundas, ON L9H 2R5

7.1(j)

**Re: Heritage Permit Application HP2019-011:
Proposed alteration of the front windows at 49 Cross Street, Dundas (Ward
13) (By-law No. 3899-90)**

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 HP2019-011 is approved for the designated property at 49 Cross Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of original main floor and second floor picture windows at front of house.

Subject to the following conditions:

- a) The applicant will work with staff on the design of the replacement windows. The final design of the windows should be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to the commencement of any alterations; and,
- b) 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 May 31, 2021. If the alterations are not completed by May 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 HP2019-011:
Proposed alteration of the front windows at 49 Cross
Street, Dundas (Ward 13) (By-law No. 3899-90)**

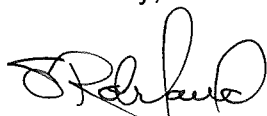
**May 3, 2019
Page 2 of 2**

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.

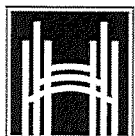
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Planner II, Cultural Heritage, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-012

May 3, 2019

7.1(k)

Paul Johnston & Lisa Lyons Johnston
63 Sydenham Street
Dundas, ON L9H 2V1

**Re: Heritage Permit Application HP2019-012:
Proposed installation of a satellite dish at 63 Sydenham Street, Dundas
(Ward 13) (By-law No. 3899-90)**

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 HP2019-012 is approved for the designated property at 63 Sydenham Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of a satellite dish.

Subject to the following conditions:

- a) The applicant works with staff on the installation details, including exact location of the dish and any alterations required for associated cables. These details should be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to the commencement of any alterations; and,
- b) 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) Installation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2021. If the alterations are not completed by May 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 HP2019-012: Proposed
installation of a satellite dish at 63 Sydenham Street,
Dundas (Ward 13) (By-law No. 3899-90)**

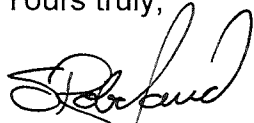
**May 3, 2019
Page 2 of 2**

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.

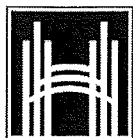
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-013

May 3, 2019

7.1(1)

Rick & Kim Henry
141 Mill Street North
P.O. Box 236
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2019-013:
Proposed alteration of the fence at 141 Mill Street North, Flamborough
(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 HP2019-013 is approved for the designated property at 141 Mill Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of existing 1.2 m fence with 1.5 m privacy fence including an additional 0.3 m decorative iron topper for a total of a 1.8 m fence.

Subject to the following conditions:

- a) The new fence must include, as outlined in the application, the 0.3 m decorative top portion; and,
- b) 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 May 31, 2021. If the alterations are not completed by May 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 HP2019-013:
Proposed alteration of the fence at 141 Mill Street
North, Flamborough (Ward 15) (By-law No. 96-34-H)**


**May 3, 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.

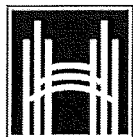
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Judi Partridge, Ward 15



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

May 17, 2019

FILE: HP2019-014

Ms. Irene Kraus-Picado and Ms. Eva Kraus
374 Mountsberg Road, RR2
Campbellville, Ontario
LOP 1B0

7.1(m)

Dear Ms. Kraus-Picado and Ms. Kraus,

**Re: Heritage Permit Application (HP2019-014):
374-376 Mounstberg Road, Flamborough
The Page-McCarthy Houses, By-law No. 2000-17 (Ward 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 HP2019-014 is **approved** for the designated property at 374-376 Mountsberg Road, Flamborough, in accordance with the submitted Heritage Permit application for the following alterations:

- Two-storey rear addition; and,
- One-storey side addition (attached to the proposed rear addition) with balcony on the roof.

Subject to the following conditions:

- a) That any removed brick be salvaged and retained on site for future repairs to the existing dwelling;
- 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) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2021. If the alterations are not completed by May

**Re: Heritage Permit Application (HP2019-014):
374-376 Mounstberg Road, Flamborough
The Page-McCarthy Houses, By-law No. 2000-17 (Ward
15)**

**May 17, 2019
Page 2 of 2**

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.

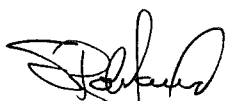
Note: This Heritage Permit application is the same as HP2015-013, which was approved on May 15, 2015 and expired on May 15, 2017, then reissued as HP2017-016 on March 27, 2017 and expired on April 30, 2019.

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.

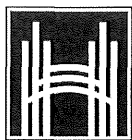
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage, at 905-546-2424, Ext. 1202, or via email at Miranda.Brunton@Hamilton.ca.

Yours truly,



Steve Robichaud, *MCIP RPP*
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Frank Peter, Supervisor, Plan Examination
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Assistant
Jim Leonard, Registrar, Ontario Heritage Trust
Councillor Judi Partridge, Ward 15
Sheri Crawford, c/o SLC Designs



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-015

July 9, 2019

7.1(n)

Karin Wall, Wentworth Condo Corporation #84
316 James Street South
Hamilton, ON L8P 3B8

**Re: Heritage Permit Application HP2019-015:
Proposed roof repairs, 316 James Street South, Hamilton (Ward 2) (By-law
No. 85-175)**

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 HP2019-015 is approved for the designated property at 316 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of portion of slate roof on east side of building:
 - Removal of existing in-layed gutter, slate roof, flashings and membranes;
 - Installation of weather proof underlayment;
 - Installation of metal in-layed gutter to match existing profile;
 - Installation of metal drip edge and valleys; and,
 - Installation of matching slate roofing.
- Replacement of portion of metal roof on east side of central tower:
 - Removal of existing metal roofing;
 - Installation of custom metal scupper;
 - Installation of fire protection board, base sheet and cap sheet;
 - Installation of 5" downpipe secured to stone walls; and,
 - Installation of metal tray flashings between crenellations.

**Re: Heritage Permit Application HP2019-015:
Proposed roof repairs, 316 James Street South,
Hamilton (Ward 2) (By-law No. 85-175)**

**July 9, 2019
Page 2 of 2**

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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 provide staff with details of the colour and design of the new gutters, flashing and valleys and the colour of the replacement slate shingles to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

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.

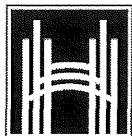
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-016

July 25, 2019

7.1(o)

Bernie Carlos
1 St. James Place
Hamilton, ON L8P 2N4

**Re: Heritage Permit Application HP2019-016:
Proposed exhaust vent installation and door replacement at 1 St. James
Place, Hamilton (Ward 2) (By-law No. 15-122)**

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 HP2019-016 is approved for the designated property at 1 St. James Place, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Installation of exhaust vent to front of dwelling; and,
- Replacement of front and garage doors.

Subject to the following conditions:

- a) That the final details of the proposed bathroom vent (including dimensions, design and colour) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That the final details of the replacement front door and garage door (including design, colour and materials) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- c) 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 HP2019-016:
Proposed exhaust vent installation and door
replacement at 1 St. James Place, Hamilton (Ward 2)
(By-law No. 15-122)**

**July 25, 2019
Page 2 of 2**

- d) Implementation or installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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.

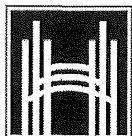
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca

Yours truly,



for 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 Jason Farr, Ward 2
Erin Semande, Registrar, Ontario Heritage Trust



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-017

July 25, 2019

7.1(p)

Anna Matthew
171 Forest Avenue
Hamilton, ON L8N 1X8

**Re: Heritage Permit Application HP2019-017:
Proposed window replacement at 171 Forest Avenue, Hamilton (Ward 2)
(By-law No. 77-287)**

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 HP2019-017 is approved for the designated property at 171 Forest Avenue, in accordance with the submitted Heritage Permit application for the following alterations:

- Replacement of 11 windows on front, rear, and west side of dwelling with new “buck frames” and “six-over-six” sash windows, that are made of wood covered in a fiberglass composite material that is matte black in colour.

Subject to the following conditions:

- a) 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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

**Re: Heritage Permit Application HP2019-017:
Proposed window replacement at 171 Forest Avenue,
Hamilton (Ward 2) (By-law No. 77-287)**

**July 25, 2019
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 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,



SR 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 Jason Farr, Ward 2
Erin Semande, Registrar, Ontario Heritage Trust



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-018

July 9, 2019

7.1(q)

Tim Finch, a+Link Architecture
126 Wellington Road
London, ON N6C 4M8

**Re: Heritage Permit Application HP2019-018:
Proposed parapet and masonry restoration, 45 Main Street East, Hamilton
(Ward 2) (By-law No. 93-011)**

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 HP2019-018 is approved for the designated property at 45 Main Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Structural rehabilitation of perimeter masonry parapets and localized exterior masonry restoration on the north, south, east and west elevations.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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 HP2019-018:
Proposed parapet and masonry restoration at 45 Main
Street East, Hamilton (Ward 2)
(By-law No. 93-011)**

**July 9, 2019
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.

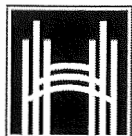
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-019

July 25, 2019

7.1(r)

Alvin Baldovino, McMaster University
1280 Main Street West
Hamilton, ON L8S 4L8

**Re: Heritage Permit Application HP2019-019:
Proposed alteration of Alumni Memorial Hall Patio, McMaster University,
1280 Main Street West, Hamilton (Ward 1) (By-law No. 08-002)**

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 HP2019-019 is approved for the designated property at 1280 Main Street West, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Replacement of existing patio, patio stair landing and stair railing, on the west side of Alumni Memorial Hall with a new and redesigned patio area. The alterations include:
 - The existing patio stones will be replaced with new brown (two different shades: light and dark) concrete patio stones;
 - A new boundary wall will be installed around the patio and up the existing stairs. The design of the boundary will include red brick sections and grey painted metal railings; and,
 - The existing stone stairs will not be replaced. The existing patio stone landing will be replaced with new light brown concrete patio stones to match the light brown concrete patio stones of the main patio.

Subject to the following conditions:

- a) 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

**Re: Heritage Permit Application HP2019-019:
Proposed alteration of Alumni Memorial Hall Patio,
McMaster University, Hamilton (Ward 1) (By-law No.
08-002)**

**July 25, 2019
Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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.

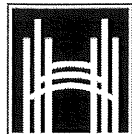
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca

Yours truly,



for 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 Maureen Wilson, Ward 1
Erin Semande, Registrar, Ontario Heritage Trust



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-020

July 16, 2019

7.1(s)

Mike Douglas and Janice Meyer
47 Mill Street North
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2019-020:
Proposed walkway and staircase replacement at 47 Mill Street North,
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 HP2019-020 is approved for the designated property at 47 Mill Street North, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of flagstone walkway with new flagstone of the same size and in same location as existing; and
- Replacement of concrete front stairs with wood in the same location as existing stairs

Subject to the following conditions:

- a) 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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 HP2019-020:
Proposed walkway and staircase replacement at 47
Mill Street North, Waterdown (Ward 15) (By-law No.
96-34-H)**


**July 16, 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.

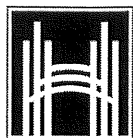
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-021

July 16, 2019

7.1(t)

Erik Eastman
78 Highway 8
Flamborough, ON L9H 4V4

**Re: Heritage Permit Application HP2019-021:
Proposed repair and repointing of exterior wall and chimneys at 78
Highway 8, Flamborough (Ward 14) (By-law No. 87-150-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 HP2019-021 is approved for the designated property at 78 Highway 8, Flamborough, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repointing of portion of building's north wall; and
- Repair and recap the north and south chimneys

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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 HP2019-021:
Proposed repair and repointing of exterior wall and
chimneys 78 Highway 8, Flamborough (Ward 14) (By-
law No. 87-150-H)**

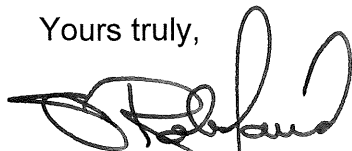
**July 16, 2019
Page 2 of 2**

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 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 Terry Whitehead, Ward 14
Erin Semande, Registrar, Ontario Heritage Trust



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-022

July 15, 2019

7.1(u)

Robert Bluhm
160 Mill Street North
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2019-022:
Proposed alteration garden, driveway and front entrance alterations at 160
Mill Street North, 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 HP2019-022 is approved for the designated property at 160 Mill Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Remove existing front gardens and replace with stone edged garden beds. The garden beds include the installation of a water barrier and drainage on the foundation of the house;
- Replace cracked front door and remove aluminum storm door;
- Refinish portico ceiling, which includes removing existing wainscoting, refinish ceiling, and hang a light from the centre beam; and
- Raise garage by 30.5 cm; and
- Regrade and repave driveway

Subject to the following conditions:

- a) 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 HP2019-022:
Proposed alteration garden, driveway and front
entrance alterations at 160 Mill Street North,
Waterdown (Ward 15) (By-law No. 96-34-H)**

**July 15, 2019
Page 2 of 2**

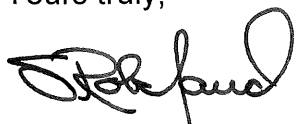
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 31, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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.

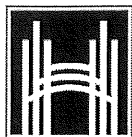
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Judi Partridge, Ward 15



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-023

July 15, 2019

7.1(v)

Don Higgins
306 King Street West
Dundas, ON L9H 1W4

**Re: Heritage Permit Application HP2019-023:
Proposed tuckpointing repair and window sill replacement at 306 King
Street West, Dundas (Ward 13) (By-law No. 3960-91)**

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 HP2019-023 is approved for the designated property at 306 King Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repoint and replace deteriorated bricks on front façade; and
- Replacement of existing window sills with brown painted oak sills to match original wooden sills.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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.

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 HP2019-023:
Proposed tuckpointing repair and window sill
replacement at 306 King Street West, Dundas (Ward
13) (By-law No. 3960-91)**

**Jul 15, 2019
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 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



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-040

November 7, 2019

Bernie Carlos
1 St. James Place
Hamilton, ON L8P 2N4

7.1(w)

**Re: Heritage Permit Application HP2019-040:
Proposed driveway widening at 1 St. James Place, Hamilton (Ward 2) (By-law No. 15-222)**

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 properties under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2019-040 is approved for the designated property at 1 St. James Place, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Expansion of driveway width by approximately 0.91 metres (3 feet);
- Installation of small path connecting driveway to existing footpath from James Street to side entrance; and,
- Resurfacing of driveway and existing walkway with same materials.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2021. If the alterations are not completed by November 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.

**Re: Heritage Permit Application HP2019-040:
Proposed driveway widening at 1 St. James Place,
Hamilton (Ward 2) (By-law No. 15-222)**

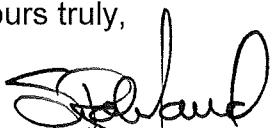
**November 7, 2019
Page 2 of 2**

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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2019-041

November 4, 2019

7.1(x)

Jim Cooper
c/o Mark Butler
323-325 Dundas Street East,
Waterdown, ON L0R 2H0

**Re: Heritage Permit Application HP2019-041:
Proposed foundation repairs and water infiltration mitigation at 323-325
Dundas Street East, 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 HP2019-041 is approved for the designated property at 323-325 Dundas Street East, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Mortar repairs to inside face of the eastern and southern walls where the rubble stone foundation is exposed;
- Installation of foundation protection wrap on inside face of the northern, eastern (adjacent to the stairway) and portion of the southern foundation walls; and,
- Installation of 10.16 cm weeping tiles along interior footings and connected to existing sump pump.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2021. If the alterations are not completed by November 30, 2021, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2019-041:
Proposed foundation repairs and water infiltration
mitigation at 323-325 Dundas Street East, Waterdown
(Ward 15) (By-law No. 96-34-H)**

**November 4, 2019
Page 2 of 2**

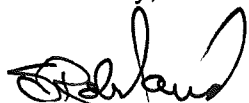
alterations shall be undertaken without a new approval issued by the City of Hamilton.

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 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
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Judi Partridge, Ward 15

7.2

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, September 17, 2019

Present: Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: Miranda Brunton, David Addington, Greg MacPherson

Absent with Regrets: Laurie Brady, Andy MacLaren, Carol Priamo, John Scime

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

1. Approval of Minutes from Previous Meetings: August 20, 2019

Motion on overall minutes moved by – Stefan Spolnik

Seconded – Tim Ritchie

Carried by unanimous vote

2. Heritage Permit Applications

- (i) HP2019-031: 900 Woodward Avenue, Hamilton (Pumphouse/Museum of Steam and Technology)
 - Reconstruction of stone staircase on south façade of building:
 - Stair treads to be replaced with sandstone of similar appearance to existing stair treads; and,
 - Mortar is to be Type 'O' with added latex for flexibility.
 - Structural investigation of larger stone staircase on south façade to inform future work, to be conducted by engineering consultant:
 - No digging or ground work planned so as to avoid archaeological assessment

Staff spoke on behalf of the City of Hamilton.

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 HP2019-031 be consented to, subject to the following conditions:

Hamilton Heritage Permit Review Sub-Committee**Minutes****Tuesday, September 17, 2019**

- (a) 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) Implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) 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.

Motion for permit moved by – Diane Dent

Seconded – Tim Ritchie

Carried by unanimous vote

- (ii) HP2019-032: 91 John Street South, Hamilton
 - Strip all woodwork of paint, patch and repair where needed to match existing
 - Paint to be removed using either a heat gun or chemical stripper
 - Apply flashing to top of cornice to match existing;
 - Prime and paint wood;
 - Remove and reseal existing glass as required to complete scope of wood repairs; and,
 - Repair stone curb under storefront window as required.

The property owner, Tullyvin Ltd, was represented by Alan Stacey of Heritage Mill Building Conservation.

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 HP2019-032 be consented to, 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,

Hamilton Heritage Permit Review Sub-Committee**Minutes****Tuesday, September 17, 2019**

- (b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) 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.

Motion for overall permit moved by – Diane Dent

Seconded – Melissa Alexander

Carried by unanimous vote

- (iii) HP2019-033: 71 Main Street West, Hamilton (City Hall)
- Installation of a monument commemorating the Genocide against the Tutsi in Rwanda in 1994

Ken Coit, Manager, Placemaking, Public Art and Projects spoke on behalf of the City of Hamilton.

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 HP2019-033 be consented to, 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 30, 2021. If the alteration(s) 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.

Motion for opermit moved by – Tim Ritchie

Seconded – Steven Wiegand

Carried by unanimous vote

- (iv) HP2019-034: 121 St. Clair Avenue, Hamilton
- Installation of a monument commemorating the Genocide against the Tutsi in Rwanda in 1994

Hamilton Heritage Permit Review Sub-Committee**Minutes****Tuesday, September 17, 2019**

David Addington spoke on behalf of the Lorraine Côté, the property owner.

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 HP2019-034 be consented to, 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) 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.

Motion moved by: Diane Dent

Seconded by: Tim Ritchie

Carried by unanimous vote

- (v) HP2019-035: 870 Beach Boulevard, Hamilton
 - Enclosure of all porches with transparent glass.

Donald and Edith Ferguson, the property owners, spoke on their own behalf.

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 HP2019-035 be consented to, 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021.

Hamilton Heritage Permit Review Sub-Committee**Minutes****Tuesday, September 17, 2019**

If the alteration(s) 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.

Motion moved by: Tim Ritchie

Seconded by: Diane Dent

Carried by unanimous vote

- (vi) HP2019-036: 139 Park Street West, Dundas
- Restoration of wood facades;
 - Restoration of wood window sills, jambs, and associated mouldings (no window restoration as part of this application);
 - Replacement of wood eavestrough with a metal eavestrough and the addition of a metal downspout on the south elevation;
 - Addition of a metal eavestrough and metal downspout on the north elevation;

Kathy Stacey represented Kevin Puddister, Curator and General Manager, Dundas Museum and Archives.

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 HP2019-036 be consented to, subject to the following conditions:

- (a) The applicant shall submit additional documentation detailing the proposed window restoration work to the satisfaction of staff prior to the commencement of any alterations;
- (b) The final design, material type, colour, and location of the proposed eavestrough and downspout shall be submitted to the satisfaction and approval of Staff prior to the commencement of any alterations;
- (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 submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- (d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) are not completed by October 31, 2021, then this approval

Hamilton Heritage Permit Review Sub-Committee**Minutes****Tuesday, September 17, 2019**

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 #a

Moved by: Tim Ritchie

Seconded by: Melissa Alexander

Carried by unanimous vote

Motion for additional condition #b

Moved by: Melissa Alexander

Seconded by: Stefan Spolnik

Carried by unanimous vote

Motion for overall permit moved by – Diane Dent

Seconded – Tim Ritchie

Carried by unanimous vote

- (vii) HP2019-037: 200 Hatt Street, Dundas
- Restoration of wood sash windows

Alan Stacey of Heritage Mill Historic Building Conservation Inc. spoke on behalf of the Paul Spekkens, the property owner.

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 HP2019-037 be consented to, 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) 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.

**Hamilton Heritage Permit Review Sub-Committee
Minutes
Tuesday, September 17, 2019**

Motion moved by: Stefan Spolnik

Seconded by: Tim Ritchie

Carried by unanimous vote

- (viii) HP2019-038: 36 Union Street, Waterdown
- Conversion of existing dormer to gable dormer;
 - Repair of existing roof assembly, salvaging and repairing existing frame where possible.

Jonathan Gregg and Margaret Gregg, the property owners, spoke on their own behalf.

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 HP2019-038 be consented to, 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;
- (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) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2021. If the alteration(s) 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.

Motion for additional condition - #a

Moved by: Diane Dent

Seconded by: Steve Wiegand

Carried by unanimous vote

Motion for overall permit moved by – Diane Dent

Seconded – Stefan Spolnik

Carried by unanimous vote

**Hamilton Heritage Permit Review Sub-Committee
Minutes
Tuesday, September 17, 2019**

- 3. Adjournment:** Meeting was adjourned at 6:15 pm
Motion moved by – Tim Ritchie
Seconded – Stefan Spolnik
Carried by unanimous vote

- 4. Next Meeting:** Tuesday October 15th from 4:30 – 8:30pm, Room 264

City Clerk's Division
COUNCIL FOLLOW-UP NOTICE

TO: Jason Thorne
General Manager
Planning and Economic Development Department

DATE: September 27, 2019

FROM: Lisa Chamberlain
City Clerk's Division

RE: City Council Meeting – September 25, 2019

A. RESOLUTIONS:

Planning Committee Report 19-014

Attached is a copy of Report 19-014 of the Planning Committee which was amended and approved, and the information section received, by City Council at its meeting held September 25, 2019.

B. GENERAL NOTES:

Please take the necessary steps to execute the directions of Council with respect to the items contained in this Report.

Lisa Chamberlain,
Legislative Coordinator

Attachment

7. Properties of Potential Cultural Heritage Interest in Waterdown (Item 11.1) (Revised)

WHEREAS, the following properties (henceforth referred to collectively as “the properties”) are listed on the City’s Heritage Inventory but have no formal protection from demolition under the *Ontario Heritage Act*:

- 289 Dundas Street East, Waterdown (Smith/Carson House);
- 341 Main Street North, Waterdown (Buchan/Rymal House);
- 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
- 298 Dundas Street East, Waterdown (Maycock House);
- 49 Main Street North, Waterdown (McGregor House);
- 8 Margaret Street, Waterdown (Reid House);
- 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
- 340 Dundas Street East, Waterdown (Eager House);

WHEREAS, there is concern that the properties may be lost to demolition or subject to significant alterations prior to a full assessment of their cultural heritage value;

WHEREAS, including the properties on the Municipal Heritage Register as non-designated properties under Section 27(1.2) of the *Ontario Heritage Act* provides the properties with interim, 60-day protection from demolition;

WHEREAS, a preliminary evaluation of cultural heritage value or interest of the properties indicate they meet the criteria specified in *Ontario Regulation 9/06*, including but not limited to:

- Historical Associations – The properties are located in or adjacent to Waterdown’s historic core and are associated with people or industries potentially significant to the history, growth and development of the village. Through further research, the properties have the potential to yield additional information which may contribute to an historic or contemporary understanding of the community;
- Physical and Architectural Design – The properties can be considered representative examples of different eras of Ontario’s vernacular residential architecture, ranging from the mid-19th century to the early-20th century. The properties display architectural elements characteristic of various styles, including Gothic, Georgian, Regency, and Queen Anne. Through further research, the properties may be found to display high degrees of craftsmanship, artistic merit, or technical achievement; and,
- Contextual Value – The properties are important in defining the historic character of the Village of Waterdown and maintaining its historic fabric. Given their locations within and adjacent to Waterdown’s historic core, the properties are physically, visually, and historically linked to their surroundings. Through further research, the properties may be identified as

local landmarks that contribute to our understanding of the development of the Waterdown community;

THEREFORE BE IT RESOLVED:

- (a) That the following properties be added to the City's Municipal Heritage Register as non-designated properties, after consultation with the Hamilton Municipal Heritage Committee:
- 289 Dundas Street East, Waterdown (Smith/Carson House);
 - 341 Main Street North, Waterdown (Buchan/Rymal House);
 - 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
 - 298 Dundas Street East, Waterdown (Maycock House);
 - 49 Main Street North, Waterdown (McGregor House);
 - 8 Margaret Street, Waterdown (Reid House);
 - 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
 - 340 Dundas Street East, Waterdown (Eager House);
- (b) That Council direct Tourism and Culture staff to include the above noted properties as part of the ongoing Waterdown Village Built Heritage Inventory work associated with the Waterdown Community Node Secondary Plan study and bring forward potential heritage designations as part of the Built Heritage Inventory work.

Inventory & Research Working Group

Meeting Notes

Monday September 23, 2019 (6:00 pm)

Hamilton City Hall, Room 222

- Present:** Janice Brown (Chair), Lyn Lusted, and Jim Charlton
- Regrets:** Brian Kowalewicz, Wilf Arndt, Ann Gillespie (Secretary), Alissa Denham-Robinson, Charles (Chuck) Dimitry, Graham Carroll
- Also present:** Miranda Brunton (City of Hamilton – Cultural Heritage Planner)
David Addington (City of Hamilton -- Cultural Heritage Planner)

THE INVENTORY AND RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING:

To add Evergreen Farm (Item 8 i.), 1389 Progreston Road, Carlisle, Pt Lot 4, Pt Lot 5 Concession 8 E, to the City of Hamilton Municipal Register of Properties of Cultural Heritage Value or Interest.

FOR INFORMATION:

1. Chair's Remarks

Janice welcomed all present. For those who were not at HMHC on September 19th, she reviewed briefly the Staff Presentation on the HMHC Budget. Of interest to I & R members will be the Staff Presentation at the HMHC October 17th meeting of the review of the Work Plan for Designation and Prioritization.

2. Declarations of Interest

No declarations

3. Approval of the Meeting Notes for August 26, 2019 Meeting

This item was moved to the end of the meeting for discussion and revision of these minutes. Janice agreed to revise and send to Alissa D-R, Ann, and Miranda and David, the Cultural Heritage Planners. No approval at this meeting.

**Inventory & Research Working Group
MEETING NOTES – August 26, 2019**

4. Staff Presentation (David Addington) – Cultural Heritage Assessment of the former Centenary United Church (24 Main Street West) “New Vision”

David provided an overview of the draft Cultural Heritage Assessment for the above property, which was prepared by McCallum Sather, August 30, 2019.

Working Group members agreed that the draft report required more specific detail to address statements throughout, as specific research and documentation to justify the report’s conclusions under *Ontario Regulation 9/06* are lacking. The draft had also not addressed the City of Hamilton’s “Framework for Evaluating the Cultural Heritage Value or Interest of the Property for Designation under Part IV of the Ontario Heritage Act” which is part of the required information to fully assess the property’s heritage value.

Comments made by members included the following:

- Romanesque Revival design – more description of this type of style and how it applies to the subject property is needed.
- Rare example of this type of church – any comparisons and why is it considered rare?
- Women’s Missionary Society - more detail is needed on how this links to the society’s work and history.
- Representative of a stone structure with red brick cladding - what can it be compared to indicate that is it representative?
- Architect – how prominent was he compared to other architects in Hamilton?
- Bricks – from where did the bricks originate?
- Landmark – what makes this church a landmark in Hamilton? Working Group members were skeptical that the church is considered a landmark. More specific justification is needed.

5. Places of Worship – Progress Update

Lyn has completed her work for Ward 15, Flamborough and just needs to meet with Alissa Golden.

6. Places of Education – Ward 2, 3, 8, 9&10 (Volunteers needed)

- Alissa D-R stated that she has begun work on Ward 2.
- Janice has offered to take a ward and preferably Ward 3.
- Wards 9 and 10 inventories (Stoney Creek, Kathy Wakeman) will be delivered to heritage staff and at this time we are not sure if this file is complete.
- Ward 8 is outstanding. Work will resume once the Places of Worship Inventory is complete.

**Inventory & Research Working Group
MEETING NOTES – August 26, 2019**

7. Marr-Philippo House – Next Steps

Miranda advised that the applicant has only undertaken a Formal Consultation which is information gathering only and no formal development application has been submitted to the City. The public can request through Yvette Rybensky to view the documentation. Miranda, heritage staff on the file, provided comments that the “Marr-Philippo House” should not be moved. If a formal application is submitted, the Policy & Design Working Group will review the required Cultural Heritage Impact Assessment.

8. New Business

(i) Evergreen Farm, Lot 4/5 1389 Progreston Road, Carlisle – Lyn Lunsted

The property (built 1857-58) is currently for sale leading to concern that it could potentially be removed to make way for a new development. This property is an important part of the history of Carlisle and Progreston. Lyn prepared a Built Heritage Inventory Form along with several other resources that document the history and heritage of this property and its former owners. In order to provide some protection, the I & R members agreed to add Evergreen Farm, 1389 Progreston Road, Carlisle, Pt Lot 4, Pt Lot 5 Concession 8 E, to the City of Hamilton Municipal Register of Properties of Cultural Heritage Value or Interest. In the future, it may be added to the work plan for designation should circumstances warrant this action.

A preliminary evaluation of Cultural Heritage Value or Interest conducted as part of the Waterdown Village Built Heritage Inventory found that 1389 Progreston Road, Flamborough meets the criteria specified in *Ontario Regulation 9/06* including, but not limited to:

Historical Associations

The first owners of the property are associated with the establishment and early development of Progreston. James Kieval first purchased the lot in 1855 and quickly built a saw mill with a waterwheel at the foot fall of the Twelve Mile Creek, multiple other mill related buildings and a log house. Freeman Green, son of ‘Billy Green the Scout’, and his wife Harriet Ann Howard purchased 10 acres from James Kieval in 1869. The 10 acres included the former owner’s four room log house and building that previously served as a grist mill. Freeman and Harriet started a woolen mill in the former grist mill building; The Progrestion Woolen Mill became an important pillar in the local economy as the mill processed wool from local farmers and employed local knitters. In addition to processing wool, the mill also produced yarn and blankets. Operation of the mill was passed

Inventory & Research Working Group MEETING NOTES – August 26, 2019

through the Green family until it burnt down in 1911. Although the mill was not rebuilt, the Green family started a small wood working business that also served the local community. In 1982, the property was sold out of the Green family. In addition to the brief history above, the property has the potential to yield information that contributes to the understanding of the community through additional research.

Physical and Architectural Design

Of the heritage resources on the property, the house is an interesting example of historic preservation through the incorporation of an existing building into a new build. In the early 1870s, the Green's added significant additions to the original four room log cabin. As the house stands today, it is a representative example of a vernacular residence influenced by the Gothic Revival style. The two-storey house is clad in board and batten finish with high peaked gables over all the second floor windows. Notable features on the primary (east) façade include the bay windows flanking the central entrance porch, the roof of the porch with decorative barge board, and the windows on the second floor with rounded heads and are set within high gables.

Contextual Value

The property is important in supporting the historic character of the area and maintaining the historic fabric of the Carlisle area and is physically, visually, and historically linked to its surroundings. Additionally, the property has the potential to yield information that contributes to the understanding of the community through additional research.

(ii) Ancaster High School Building and Lands – Discussion

In July 2018, Council passed a motion directing staff to start the process of designating the campus of Ancaster High School as a site of Historical Significance; staff are currently working the property through the designation process.

9. Next Meeting: Monday October 28th, 2019, 6 p.m., same location

10. Meeting adjourned at 8:10 p.m.

Notes respectfully submitted by Janice Brown, Chair, I & R Working Group

CITY OF HAMILTON M O T I O N

Hamilton Municipal Heritage Committee: November 21, 2019

MOVED BY A. DENHAM-ROBINSON

SECONDED BY

**Funding Approval for the Purchase of Two Presentation Banners for the
Hamilton Municipal Heritage Committee**

That the purchase of two presentation banners with retractable stands be approved, to an upset amount of \$500, and to be funded from account 57540-812040, for use in outreach events.