



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 21-002
Date: March 26, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall - ROOM 264

All electronic meetings can be viewed at:

City of Hamilton's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:
<https://www.youtube.com/user/InsideCityofHamilton>

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. January 29, 2021

5. COMMUNICATIONS

5.1. Correspondence from Deirdre and Barry Finlay, respecting the Property at 2059 Powerline Road West, Ancaster

Recommendation: Be received.

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1. Heritage Permit Applications - Delegated Approvals

- 7.1.a. Heritage Permit Application HP2020-035: Alterations to the Building Interior and Exterior of 52 Charlton Avenue West, Hamilton (Ward 2) (By-law No. 15-152)
- 7.1.b. Heritage Permit Application HP2021-001: Proposed alterations to the front pathway, driveway and stairs at 62 Mill Street North, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.c. Heritage Permit Application HP2021-002: Proposed front door replacement and installation of a rear wall exhaust fan to 5 Mill Street South, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.d. Heritage Permit Application HP2021-003: Proposed restoration of the large presentation stairs at 900 Woodward Avenue, Hamilton (Ward 4) (84-30)
- 7.1.e. Heritage Permit Application HP2021-004: Proposed instillation of interior security upgrades and exterior entrance modifications at 45 Main Street East (John Sopinka Courthouse), Hamilton (Ward 2) (93-011)
- 7.1.f. Heritage Permit Application HP2021-005: Proposed Tree Removal and Replacement, Centre Boulevard, St. Clair Blvd HCD (Across From 202 St. Clair Blvd), Hamilton (Ward 3) (92-140)
- 7.1.g. Heritage Permit Application HP2021-006: Renewal of previously-approved but lapsed Heritage Permit (HP2019-001) Proposed exterior rebuild and restoration work at 77 King Street West, Stoney Creek (Ward 5) (By-law No. 5055-00)

7.2. Heritage Permit Review Sub-Committee Minutes - January 19, 2021

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

10. DISCUSSION ITEMS

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Buildings and Landscapes

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

13.1.a. Endangered Buildings and Landscapes (RED)

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) 80 to 92 Barton Street East (Hanrahan Hotel) – T. Ritchie
- (xvi) Television City, 163 Jackson Street West – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street – G. Carroll

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 (R) – K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart

(v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

(vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland

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

Trees have been cut in the district, without permit. Staff will investigate.

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

(ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted

(x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie

(xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown

(xii) 62 6th Concession East, Flamborough (I) - L. Lunsted

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

(xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie

(xv) 1 Main Street West, Hamilton – W. Rosart

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) (R) – K. Burke

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

(vi) 125 King Street East, Hamilton – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

No properties

13.2. Hamilton Municipal Heritage Committee's Heritage Recognition Awards Update (no copy)

13.3. Call for Hamilton Municipal Heritage Committee's Heritage Nominations (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE
Minutes 21-001
9:30 a.m.
Friday, January 29, 2021
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, T. Ritchie and W. Rosart

Also Present: Councillor L. Ferguson

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. Ancaster Pre-Confederation Inventory (PED21031) (Ward 12) (Added Item 10.1)

(Brown/Burke)

- (a) That staff be directed to list the properties identified in Appendix "A" to Report 21-001, on the Municipal Heritage Register (Register) as non-designated properties of heritage interest in accordance with Section 27 of the Ontario Heritage Act.
- (b) That staff be directed to add the properties identified in Appendix "B" to Report 21-001, to the work plan for Designation under Part IV of the Ontario Heritage Act as low priorities

CARRIED

**2. Inventory and Research Working Group Meeting Notes - December 7, 2020
(Added Item 10.2)**

(Carroll/Janssen)

- (i) Former Mount Hamilton Hospital, 711 Concession Street, Hamilton

That the 1932 Maternity Wing of the Former Mount Hamilton Hospital, 711 Concession Street, Hamilton be added to the Municipal Register of Properties of Cultural Heritage Value or Interest and to the staff work plan for heritage designation under the *Ontario Heritage Act*.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

5. COMMUNICATIONS

- 5.2. Correspondence from the City of Hamilton, and the City of Burlington respecting a Notice of Study Commencement, Valley Inn Road Bridge, City of Hamilton Municipal Class Environmental Assessment

Recommendation: Be received.

- 5.3. Correspondence from Doug and Alison Dunford, respecting the inclusion of 259 Filman Rd, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.4. Correspondence from Hazel Ryan, respecting the inclusion of 38 Academy Street, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.5. Correspondence from Donato Cascioli, respecting the inclusion of 1157 Garner Road, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.6 Correspondence from Carl Galli, NGE Land Holdings Inc., respecting the inclusion of 34 Lloyminn Avenue, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.7 Correspondence from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.7.a. Correspondence to Councillor L. Ferguson from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.8. Correspondence from Danyal Sheikh, respecting the inclusion of 105 Filman, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- 5.9 Correspondence from Dave Braun respecting the inclusion of 157 Butter Road East, Ancaster, on the Pre-Confederation Register.

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

6. DELEGATION REQUESTS

- 6.1 Delegation Request from Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory

- 6.2 Delegation Request from Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory

- 6.3 Delegation Request from Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory
- 6.4 Delegation Request from Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory
- 6.5 Delegation Request from Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory

7. CONSENT ITEMS

- 7.4 Policy and Design Working Group Meeting Notes - December 7, 2020
- 7.5 Heritage Permit Review Sub-Committee Minutes - November 17, 2020

10. DISCUSSION ITEMS

- 10.1 Ancaster Pre-Confederation Inventory (PED21031) (Ward 12)
- 10.2 Inventory and Research Working Group Meeting Notes - December 7, 2020

(Dmitry/Brown)

That the Agenda for the January 29, 2021 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

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

(i) October 30, 2020 (Item 4.1)

(Beland/Carroll)

That the Minutes of the October 30, 2020 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS ITEMS (Item 5)

(Burke/Lunsted)

That the following items were approved as presented:

- (i) Correspondence from Kevin Finnerty, Assistant Deputy Minister, Heritage, Tourism and Culture Division respecting an Update on Ontario Heritage Act amendments (Item 5.1)

Recommendation: Be received.

- (ii) Correspondence from the City of Hamilton, and the City of Burlington respecting a Notice of Study Commencement, Valley Inn Road Bridge, City of Hamilton Municipal Class Environmental Assessment (Added Item 5.2)

Recommendation: Be received.

- (iii) Correspondence from Doug and Alison Dunford, respecting the inclusion of 259 Filman Rd, Ancaster, on the Pre-Confederation Register (Added Item 5.3)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (iv) Correspondence from Hazel Ryan, respecting the inclusion of 38 Academy Street, Ancaster, on the Pre-Confederation Register (Added Item 5.4)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (v) Correspondence from Donato Cascioli, respecting the inclusion of 1157 Garner Road, Ancaster, on the Pre-Confederation Register (Added Item 5.5)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (vi) Correspondence from Carl Galli, NGE Land Holdings Inc., respecting the inclusion of 34 Lloyminn Avenue, Ancaster, on the Pre-Confederation Register (Added Item 5.6)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (vii) Correspondence from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register (Added Item 5.7)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (viii) Correspondence to Councillor L. Ferguson from Marcel Wigger, respecting the inclusion of 4237 Powerline Road West, Ancaster, on the Pre-Confederation Register (Added Item 5.7(a))

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (ix) Correspondence from Danyal Sheikh, respecting the inclusion of 105 Filman, Ancaster, on the Pre-Confederation Register (Added Item 5.8)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

- (x) Correspondence from Dave Braun respecting the inclusion of 157 Butter Road East, Ancaster, on the Pre-Confederation Register (Added Item 5.9)

Recommendation: Be received and referred to Item 10.1, Ancaster Pre-Confederation Inventory (PED21031) (Ward 12), for consideration.

CARRIED

(e) DELEGATION REQUESTS (Item 6)

(Lunsted/Carroll)

The following Delegation Request were approved, for today's meeting:

- (i) Delegation Request from Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.1)
- (ii) Delegation Request from Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.2)
- (iii) Delegation Request from Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.3)
- (iv) Delegation Request from Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.4)
- (v) Delegation Request from Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 6.6)

CARRIED

(f) CONSENT ITEMS (Item 7)

(Beland/McKee)

That the following items be received:

- (i) Inventory and Research Working Group Meeting Notes - November 23, 2020 (Item 7.1)
- (ii) Policy and Design Working Group Meeting Notes - November 23, 2020 (Item 7.2)
- (iii) Heritage Permit Applications - Delegated Approvals (Item 7.3)
 - (i) Heritage Permit Application HP2020-033: Proposed alterations to 207-209 King Street West, Dundas (Ward 13) (By-law 3310-81) (Item 7.3(a))
 - (ii) Heritage Permit Application HP2020-036: Addition to the west face of the northeast wing to facilitate the installation of an elevator shaft and storage area at 601 Barton Street East, Hamilton (Ward 3) (By-law No. 16-334) (Item 7.3(b))
 - (iii) Heritage Permit Application HP2020-037: Enclosure of the second storey balcony, alterations to the lower storey porch and installation of window shutters at 912 Beach Boulevard, Hamilton (HCD) (Ward 5) (By-law No. 00- 135) (Item 7.3(c))
 - (iv) Heritage Permit Application HP2020-041:Renewal of previously-approved but lapsed Heritage Permit (HP2018-044)Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2) (Item 7.3(d))
- (iv) Policy and Design Working Group Meeting Notes - December 7, 2020 (Added Item 7.4)
- (v) Heritage Permit Review Sub-Committee Minutes - November 17, 2020 (Added Item 7.5)

CARRIED

(g) VIRTUAL PUBLIC DELEGATIONS (Item 8)

(McKee/Lunsted)

That the following Virtual Public Delegations be received:

- (i) Danyal Sheikh, Owner, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.1)**

Danyal Sheikh, Owner addressed the Committee respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (ii) Tom Murison, Consultant, respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.2)**

Tom Murison, Consultant, addressed the Committee respecting the Inclusion of 105 Filman Road, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (iii) Paul Masotti, respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.3)**

Paul Masotti, addressed the Committee respecting the Inclusion of 1719 Powerline Road West, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (iv) Donato Cascioli, respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.4)**

Donato Cascioli, addressed the Committee respecting the Inclusion of 1157 Garner Road East, Ancaster, on the Ancaster Pre-Confederation Inventory.

For further disposition of this matter, refer to Item 1

- (v) Carl Galli, NGE Land Holdings Inc., respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory (Added Item 8.5)**

Carl Galli, NGE Land Holdings Inc., addressed the Committee respecting the Inclusion of 34 Llyoyminn Avenue, Ancaster, on the Ancaster Pre-Confederation Inventory.

CARRIED

For further disposition of this matter, refer to Item 1

(h) STAFF PRESENTATIONS (Item 9)

(i) 2020 Summary of Heritage Activity (Item 9.1)

David Addington, Cultural Heritage Planner, addressed the Committee with a 2020 Summary of Heritage Activity, with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

(McKee/Burke)

That the Presentation respecting the 2020 Summary of Heritage Activity, be received.

CARRIED

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

(Carroll/McKee)

- (a) That the property known as the 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street, Hamilton was added to the Endangered Buildings and Landscapes (RED) list; and
- (b) That G. Carroll will monitor the property as part of the Buildings and Landscapes List.

CARRIED

(Rosart/Dmitry)

- (a) That the property located at 1 Main Street West, Hamilton, was added to the Buildings and Landscapes of Interest (YELLOW) list; and
- (b) That W. Rosart will monitor the property as part of the Buildings and Landscapes List.

CARRIED

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

(McKee/Carroll)

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. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown

The existing permit is being renewed

- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
Work continues, but windows remain open at the top of the building.
- (ix) 120 Park Street, Hamilton (R) – R. McKee
New roof has been installed, but windows at the top of building remain open. Property Standards will be contacted.
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

(xv) 80 to 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

(xvi) Television City, 163 Jackson Street West – J. Brown

Vegetation has been cleared from the east side of the building.

(xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street – G. Carroll

**(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 (R) – K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart

(v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

(vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland

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

Trees have been cut in the district, without permit. Staff will investigate.

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

(ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted

(x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie

(xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown

(xii) 62 6th Concession East, Flamborough (I) - L. Lunsted

- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xv) 1 Main Street West, Hamilton – W. Rosart

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

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

An appeal regarding the Heritage Designation of this property has been submitted to the Conservation Review Board.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

Designation of the property appears to be moving forward.

- (iv) 104 King Street West, Dundas (Former Post Office) (R) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

(d) Heritage Properties Update (black):

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

No properties.

CARRIED

(ii) Staff Workplan Update (Item 13.2)

(Ritchie/Rosart)

That the Staff Workplan Update, be received.

CARRIED

A. Denham-Robinson relinquished the Chair to speak to the next item

**(iii) Hamilton Municipal Heritage Committee Heritage Awards Update
(Item 13.3)**

A. Denham-Robinson addressed Committee with a Heritage Awards Update. Plans continue for a virtual event to be held during Heritage Week, February 15 – 20, 2021.

(Brown/Dimitry)

That the Hamilton Municipal Heritage Committee Heritage Awards Update, be received.

CARRIED

(j) ADJOURNMENT (Item 15)

(Lunsted/Burke)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 11:55 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

January 29, 2021

Dear Alissa,

*Re: Property at 2059 Powerline Road West, Ancaster
Draft Recommendations: Significant Built Resource
Register and Work Plan*

Thank you for the link to today's Heritage Committee Meeting, which we observed. As we mentioned in our earlier message, we support the recommendations with respect to our home. We share an interest in our history and a respect and affection for our built heritage.

By way of context, in the late 70's when we migrated from Toronto to settle in Ancaster, our first home was the recently designated Lampman House at 1021 Garner Rd. When we looked to retirement, we knew we wanted to return to a property of historical merit and character in rural Ancaster and have spent the past 4 years bringing this old home back to life; preserving its integrity to the extent that we could. As owners, we recognize and accept a measure of stewardship responsibility for such properties.

We are fortunate to have a close relative who chairs a Local Architectural Conservation Advisory Committee in the Niagara Region and have had the benefit of his knowledge in gaining some understanding of the listing and designation processes and implications.

Please feel free to share this letter as you see appropriate.

Should the Planning Committee approve this recommendation for our home, we look forward to working with the Heritage Committee on this project.

Regards,

Deirdre & Barry Finlay



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. 1214
Fax: 905-540-5611

FILE: HP2020-035

February 9, 2021

2643151 Ontario Inc.
c/o Sheldon Salaba
52 Charlton Avenue West
Hamilton, ON
L8P 2C1

**Re: Heritage Permit Application HP2020-035:
Alterations to the Building Interior and Exterior of 52 Charlton Avenue
West, Hamilton (Ward 2) (By-law No. 15-152)**

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 HP2020-035 is approved for the designated property at 52 Charlton Avenue West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

Alterations to the building interior and exterior, including the following:

Interior:

- Reconfiguration of the internal room partition walls on each floor;
- Removal of the kitchen, laundry and pantry on the ground floor and construction of new kitchen, bathroom and living rooms on the upper floors;
- Removal and salvage of the existing central staircase and reconstruction of staircase in the rear portion of the building;
- Relocation of three existing fireplaces and removal of one built in cabinet;
- Removal of one existing hallway arch on the second storey and replication of the arch in three areas of the second storey; and,
- Removal of window surrounds on three second storey windows on east elevation and replacement and replication of the windows on each elevation.

Exterior:

- Reinstatement of the original dwelling entry on the front façade and re-bricking of the existing entry;
- Removal of the existing two storey front porch and reconstruction of a smaller porch similar to the building's original front porch;

- Construction of a second storey porch and deck off the east elevation including creating door openings from three existing second storey windows;
- Removal of the single storey paved room on the rear elevation and alterations to the rear building wall to facilitate a new two storey, rear addition with gabled roof and basement garage;
- Reconstruction of the wood bracketed eaves along the rear roof elevation; and,
- Enlargement of the length of the west elevation roof dormer.

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 February 28, 2023. If the alterations are not completed by February 28, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable; and,
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner.
- e) That the proposed alterations are not commenced until the applicant receives final approval of an Official Plan Amendment application and a Zoning By-law Amendment application to permit a commercial use at the subject property.

**Re: Alterations to the Building Interior and Exterior of 52
Charlton Avenue West, Hamilton (Ward 2) (By-law No.
15-152)**

**February 9, 2021
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.


This Heritage Permit has been assessed and approved based on an evaluation of the physical impact to the subject property's built heritage attributes and did not include a determination of the appropriateness of any land use that is not currently permitted under the applicable Zoning By-law. The approval of this Heritage Permit does not imply that any land use that is not currently included as a permitted use in the "E" (Multiple Dwellings, Lodges, Clubs, etc.) District, that applies to the subject property, is appropriate or permitted. Any proposed change to the subject property's land use that is not currently permitted in the "E" District will require the approval of the appropriate *Planning Act* applications.

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
Tamara Reid, Supervisor-Operations and Enforcement MLE
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2
Miles Weeks, A.J. Clarke & Associates
James Neilson, ASI

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2020-035

ADDRESS: 52 Charlton Avenue West, Hamilton

Owner: 2643151 Ontario Inc. c/o Sheldon Salaba

Applicant / Agent: Miles Weekes, A.J. Clarke & Associates / James Neilson, ASI

Description of proposed alterations:

Alterations to the building interior and exterior, including the following:

Interior:

- Reconfiguration of the internal room partition walls on each floor;
- Removal of the kitchen, laundry and pantry on the ground floor and construction of new kitchen, bathroom and living rooms on the upper floors;
- Removal and salvage of the existing central staircase and reconstruction of staircase in the rear portion of the building;
- Relocation of three existing fireplaces and removal of one built in cabinet;
- Removal of one existing hallway arch on the second storey and replication of the arch in three areas of the second storey; and,
- Removal of window surrounds on three second storey windows on east elevation and replacement and replication of the windows on each elevation.

Exterior:

- Reinstatement of the original dwelling entry on the front façade and re-bricking of the existing entry;
- Removal of the existing two storey front porch and reconstruction of a smaller porch similar to the building's original front porch;
- Construction of a second storey porch and deck off the east elevation including creating door openings from three existing second storey windows;
- Removal of the single storey pergled room on the rear elevation and alterations to the rear building wall to facilitate a new two storey, rear addition with gabled roof and basement garage;
- Reconstruction of the wood bracketed eaves along the rear roof elevation; and,
- Enlargement of the length of the west elevation roof dormer.

Reasons for proposed alterations:

- To accommodate a planned optometry clinic and retail space on the ground floor and the owner's living space within the upper storeys. The mixed-use proposal has been subject to Formal Consultation application FC-19-034 and will be subject to the approval of future Official Plan Amendment and Zoning By-law Amendment applications;
- Please note this Heritage Permit has been assessed and approved based on an evaluation of the physical impact to the subject property's built heritage attributes

and did not include a determination of the appropriateness of any land use that is not currently permitted under the Zoning By-law that currently applies to the subject property. The approval of this Heritage Permit does not imply that any land use that is not currently included as a permitted use in the “E” (Multiple Dwellings, Lodges, Clubs, etc.) District is appropriate or permitted. Any proposed change to the subject property’s land use that is not currently permitted in the “E” District will require the approval of the appropriate *Planning Act* applications.

Documentation submitted with application:

- Cultural Heritage Impact Assessment, ASI (October 2020)

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of “displacement effects” (those adverse actions that result in the damage, loss or removal of valued heritage features) and “disruption effects” (those actions that result in detrimental changes to the setting or character of a heritage feature). In the consideration of any heritage permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the corresponding designation By-law (By-law No. 15-152).

The applicant is proposing alterations to the interior and exterior of the existing dwelling with the intent of establishing a future optometry clinic and retail space on the ground floor (subject to the approval of future *Planning Act* applications) and a personal residential space over the upper storeys. The chart below illustrates the anticipated “displacement effects” to the heritage attributes noted both in the property’s designation By-law No. 15-152 and Appendix “B” to the Municipal Heritage Easement on the property as a result of the proposed alterations:

Heritage Attributes	Area	Displacement Effect
Brick and Window sills	Front entry, rear wall and under three second storey windows on the east elevation.	<p>The original 1896 entry to the front of the home will be reinstated (it had been bricked-in in 1938 with a small window added). The existing entry at the front will be bricked-in.</p> <p>The rear wall of the dwelling will have bricks removed to facilitate a proposed two storey addition which will also result in the loss of three window sills. The extension of the three second storey windows on the east elevation</p>

		to create doorways will result in the removal of bricks that are intended to be used to re-brick the current front entry.
Wood window sash and frames	Each building elevation.	The owner is proposing to replace and replicate the profiles of the existing windows to improve their functionality.
Rear elevation plain wood eaves	Rear elevation, second storey.	The rear wood eaves will be displaced with the construction of the new two storey addition. The applicant is proposing to replicate the pattern of wood brackets that exists along the east and west elevations along a new wood eaves at the rear elevation.
Parged plaster back wing	Rear elevation, and first storey	This single storey rear room clad in parged plaster will be removed in its entirety to facilitate the new two storey addition.
Vestiges of the original interior plan	Interior, first floor to third floor.	The remaining vestiges from the original 1896 plan of the dwelling are limited to the perimeter of the building (to be retained), a small portion of the wall separating the hall from the former dining room (to be partially retained but shortened) and the rounded shape of the former living room and adjacent front room (to be retained). The kitchen, pantry (both to be removed however neither room retains heritage attributes) and staircase are all in the original location but have been altered significantly from the original condition. The stairs leading from the ground floor to upper floors will be removed with the

		railing and balusters intended to be salvaged for a new staircase proposed for the rear of the dwelling.
Plaster arches at the upper floor hall	One plaster arch remains on the second floor.	The existing arch in the second storey hallway will be removed and replicated in three places in the second storey living area.
Window surrounds, built-in cabinets	Built-in cabinet (in first floor former dining room) and window surrounds (three windows on the second storey, east elevation).	The built-in cabinet (the door has been removed) will be removed and the three window surrounds removed to create new doorways to the proposed side elevation deck.
Three fireplaces	One in front room of the first floor former living room; one in the first floor former dining room; and, one in the living room on the second floor.	All three fireplaces are proposed to be retained within the house but relocated to different locations on the first and second floor to create space that is functional for the proposed commercial use.

Interior Alterations:

The existing building has undergone significant interior alterations, primarily over two different periods of construction. In 1938 the original Queen Anne style open plan and grand hallway was altered through the addition of numerous partition walls which created numerous enclosed rooms. The original long, central staircase off the main hall was also removed and replaced by a significantly shorter staircase that remains today. In approximately 2014, many of the remaining original finishes on the interior had been removed (flooring, doors along with their casing and hardware, and baseboards). The kitchen has entirely new cabinetry and counters and no remaining built-in cabinets. Two of the upper storey plaster arches had been removed at an unknown date as well. The result of these previous alterations has resulted in an interior with a mostly modern appearance, with few remaining original features.

While the applicant is proposing to remove various heritage items from their current location, many of the items are intended to be either salvaged and relocated for reuse within the building (elements of the staircase and fireplaces) or replicated within the building (plaster mouldings and second storey archways). The existing built-in cabinet to be removed has been altered from its original form as the cabinet door had previously been removed and only the shelves remain, resulting in limited heritage value. The built-in cabinet design will provide the design inspiration for the new kitchen cabinetry on the

second floor. The window surrounds that are proposed to be removed on the three second storey windows on the east elevation are not unique to the building as there are multiple examples of the same type of window surrounds on the retained window openings on each floor.

The applicant is proposing to remove the existing windows on each elevation and to replace them with new replications to improve functionality in terms of adding storm screens, double glazing and for security purposes. The applicant has investigated upgrading and restoring the existing windows with a local heritage window specialist and has expressed that the cost would be burdensome and would not result in a product that is as functional as a new window (ie. the storm screens would need to be physically removed each summer if the windows are to be opened). Any window to be replaced would be a replication of the existing window profile and where windows from the front or side elevations are removed, consideration is to be given for their salvage and reuse on the proposed, two storey rear addition. The specifics of the window replacement and salvage is intended to be reviewed by staff as part of the approval of the Conservation Plan, the submission of which has been added as a condition to this Heritage Permit.

The physical integrity of the interior as a cohesive whole has been significantly reduced as a result of the earlier modifications to the building's interior. The proposed alterations to the remaining interior attributes are not expected to have a significant impact to the property's overall heritage value as the physical context of the remaining attributes has been altered. The applicant is proposing to either retain or replicate examples of the interior existing attributes. Additionally, the applicant is proposing to restore an open concept floor plan for the first floor which is closer to the original building plan than currently exists today, as has been demonstrated by the inclusion of building plans from 1938 in the Cultural Heritage Impact Assessment (ASI, October 2020) that shows the original layout of the dwelling.

Exterior:

The applicant is proposing to remove the existing two storey front porch and deck which had been added by 1938. This porch is not a heritage attribute and the 2013 Cultural Heritage Assessment (CHA) completed in support of the designation of the property noted that there originally had been a smaller porch when the dwelling was first constructed. The CHA noted that the existing large porch overpowers the composition and balance of the home. The owner is seeking to build a smaller porch that will be similar to the appearance of the original porch and to the existing porch at 64 Charlton West which was designed by the same architect of 52 Charlton Avenue West.

The reinstatement of the original front entry and bricking in of the existing front entry is a positive restoration based on historical documentation of the location of the first building entry. Though the single storey parged room at the rear of the home is original, its removal to facilitate the proposed two storey addition is not expected to have a significant adverse impact on the heritage value of the property as it does not contain any notable heritage features and has been highly altered with parging cladding. The new addition will feature a gabled roof extension from the existing hip roof and the wood eaves along the rear will be reconstructed with a continuation of the brackets that exist

along the side elevations. The new addition is anticipated to be both compatible and distinguishable as a modern form from the existing building. The extension of the west side roof gable in a north/south direction is not expected to have an impact on the heritage attributes as the existing gable is not an identified heritage attribute.

No “disruption effects” are anticipated as a result of the proposed works noted in this Heritage Permit application.

Conservation Plan, Municipal Easement and *Planning Act* Applications:

The construction details and specifications of the project will be reviewed through the submission of a Conservation Plan that is to be approved by the Director of Planning and Chief Planner prior to the commencement of any alterations. Additionally, there is a Municipal heritage easement on the property which requires an update upon the alteration or removal of any heritage attributes within 90 days of the substantial completion of the work. A condition has been added to this Heritage Permit to this effect. Additionally, the Municipal heritage easement requires that the Conservation Plan be added to the easement as a new Appendix.

The applicant will also require the approval of amendments to the Official Plan, Zoning By-law and possibly the approval of a Site Plan Control application to permit the proposed use of an optometry clinic and retail store on the ground floor of the building which is the reason for the alterations proposed in the Heritage Permit application. At the time of the approval of this Heritage Permit, these applications have not yet been submitted however there was a Formal Consultation application (FC-19-034) that has been submitted for the subject proposal. Through the Formal Consultation, it was identified that an Official Plan Amendment application and Zoning By-law Amendment application would be required to facilitate the proposal.

A condition requiring the approval of an Official Plan Amendment and Zoning By-law Amendment prior to the commencement of any alterations has been included to this Heritage Permit. This condition has been added to ensure that the applicant has the required land use approvals for the proposed commercial use for which the alterations described in this Heritage Permit are intended to facilitate. Additionally, this condition is to make explicit that the approval of this Heritage Permit does not indicate staff support for the proposal to change the land use that would occur as part of the Official Plan and Zoning By-law Amendment applications. The applicant made the Heritage Permit application prior to the *Planning Act* applications as there was a wish to consult with the Municipal Heritage Committee on the physical modifications to the property first as the proposal for an optometry clinic and retail space would not be possible without the physical changes to the building that have been proposed through this Heritage Permit.

Key dates:

Site Visit: January 6, 2020

Sub-committee meeting date: November 17, 2020

Notice of Receipt: November 9, 2020

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Ritchie / MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-035 be approved as submitted, 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 December 31, 2023. If the alterations are not completed by December 31, 2023, 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 a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable.
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2020-035 is approved in accordance with the submitted application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

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

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2023. If the alterations are not completed by February 28, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - i. Documentation of the existing building and its architectural features and finishes in situ;
 - ii. Specifications and methodology for the protection, stabilization, and restoration of the retained portions and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building; and,
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable;
- d) That the Owner prepare amended Appendices "B" and "C" to the Municipal Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner; and,
- e) That the proposed alterations are not commenced until the applicant receives final approval of an Official Plan Amendment application and a Zoning By-law Amendment application to permit a commercial use at the subject property.

Approval:

Staff Approval:


___ DA _____

___ SM/AF _____

David Addington
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

 _____

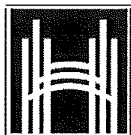
per Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 15-152)

The following elements give meaning to the property's cultural heritage value.

The heritage attributes on the exterior, and in the interior, of 52 Charlton Avenue West are embodied in all original materials and features and include the:

- Brick walls, red sandstone window sills, and limestone foundation;
- Wood window sash and window glazing;
- Wood eaves decorated with moulded brackets, the east elevation's pediment which is also decorated with moulded brackets, and the rear elevation's plain wood eaves;
- Carved wood canopy over the side entrance on the west elevation;
- Parged plaster back wing and its wood doors and window;
- Profile of hip roof, conical roof and surviving brick chimney stack;
- Vestiges of the original interior plan;
- Cove ceilings with plaster moulding, plaster medallion for the light fixture in the original vestibule space (now a closet) and plaster arches at the upper-floor hall;
- Wood baseboard, door casing, doors, window surrounds, built-in cabinets and staircase;
- Door hardware;
- Fireplace mantles, surrounds, hearths, floors and electric grates; and,
- Cast-iron radiators.



Hamilton

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

FILE: HP2021-001

February 6, 2021

Jennifer Zimmerman
62 Mill Street North,
Waterdown, ON
L0R 2H0

**Re: Heritage Permit Application HP2021-001:
Proposed alterations to the front pathway, driveway and stairs at 62 Mill
Street North, Waterdown (Ward 15), located within the Mill Street Heritage
Conservation District (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 HP2021-001 is approved for the designated property at 62 Mill Street North, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Paving of existing gravel driveway and walkway with aggregate concrete and patterned stone slab borders; and,
- Reconstruction of front pathway stairs with an aggregate concrete surface, bullnose tread finish and concrete stone pattern step faces.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2023. If the alterations are not completed by February 28, 2023, 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 HP2021-001:
Proposed alterations to the front pathway, porch
stairs and driveway at 62 Mill Street North, Waterdown
(Ward 15), located within the Mill Street Heritage
Conservation District (By-law No. 96-34-H)**

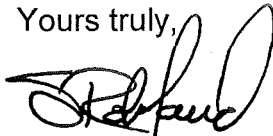
**February 4, 2021
Page 2 of 2**

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

Yours truly,



Steve Ropichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15



Hamilton

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Planning and Economic Development Department
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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-002

February 4, 2021

Locke Eady
5 Mill Street South,
Waterdown, On.
L0R 2H0

**Re: Heritage Permit Application HP2021-002:
Proposed front door replacement and installation of a rear wall exhaust fan
to 5 Mill Street South, Waterdown (Ward 15), located within the Mill Street
Heritage Conservation District (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 HP2021-002 is approved for the designated property at 5 Mill Street South, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of an 12.5" x 13" aluminum exhaust vent on the rear exterior wall of the building, and;
- Replacement of the front door.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2023. If the alterations are not completed by February 28, 2023, 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 HP2021-002:
Proposed front door replacement and installation of a
rear wall exhaust vent to 5 Mill Street South,
Waterdown (Ward 15), located within the Mill Street
Heritage Conservation District (By-law No. 96-34-H)**

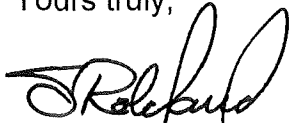
**February 4, 2021
Page 2 of 2**

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 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
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15



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

FILE: HP2021-003

March 3, 2021

Carolyn Samko
28 James St. North
Hamilton ON
L8P 4Y5

**Re: Heritage Permit Application HP2021-003:
Proposed restoration of the large presentation stairs at 900 Woodward
Avenue, Hamilton (Ward 4) (84-30)**

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 HP2021-003 is approved for the designated property at 900 Woodward Avenue, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the large presentation stairs at the east side of the Pumphouse, including:
 - Lifting and repositioning of selected stone steps;
 - Rebuilding of the side parapets; and,
 - Repair of damaged masonry units and re-pointing.

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 March 31, 2023. If the alterations are not completed by March 31, 2023, 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 HP2021-003:
Proposed restoration of the large presentation stairs
at 900 Woodward Avenue, Hamilton (Ward 4) (84-30)**

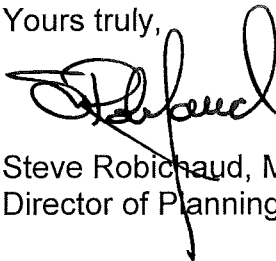
**March 3, 2021
Page 2 of 2**

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
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Sam Merulla, Ward 4



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

FILE: HP2021-004

March 3, 2021

Mehmood Shah
485 Pinbush Road, Suite 202
Cambridge, ON N1T 1A6

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and exterior entrance
modifications at 45 Main Street East (John Sopinka Courthouse), Hamilton
(Ward 2) (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 HP2021-004 is approved for the designated property at 45 Main Street East (John Sopinka Courthouse), Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Interior security upgrades within the Main Street East heritage lobby; and,
- Installation of entry signs at the King Street East and Main Street East entrances.

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 March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant submit a detailed plan and construction drawings illustrating the location, number and type of proposed floor fasteners for the internal security structures in the heritage lobby as well as the final design and attachment details for the proposed entrance signs prior to installation; and,

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and
exterior entrance modifications at 45 Main Street East,
Hamilton (Ward 2) (93-011)**

**March 3, 2021
Page 2 of 3**

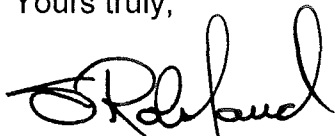
- d) That the applicant submit a heritage report by a qualified masonry and marble heritage conservation specialist(s) that assesses the impacts of the proposal to the building's heritage fabric. The report and its terms of reference shall be circulated and reviewed by the Heritage Permit Review Subcommittee, the Policy and Design working group and be subject to the satisfaction and approval of the Director of Planning and Chief Planner prior to any alterations. The report shall include the following:
- A review of the proposed installation plan and drawings, and confirmation that the materials and assemblies for all holes cut into the marble floor and exterior masonry proposed by the contractor are in accordance with accepted conservation principles; and,
 - Recommendations to ensure that the proposed holes in the marble floor of the heritage lobby and to the exterior stone masonry are the least invasive methods possible, with an assessment on the reversibility of the proposed 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
Tamara Reid, Supervisor-Operations and Enforcement

**Re: Heritage Permit Application HP2021-004:
Proposed instillation of interior security upgrades and
exterior entrance modifications at 45 Main Street East,
Hamilton (Ward 2) (93-011)**

**March 3, 2021
Page 3 of 3**

Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2



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FILE: HP2021-005

March 3, 2021

City of Hamilton
c/o Lorne McArthur, Superintendent Forestry
Public Works Department
71 Main Street West
Hamilton, ON
L8W 4Y5

**Re: Heritage Permit Application HP2021-005:
Proposed Tree Removal and Replacement, Centre Boulevard, St. Clair Blvd
HCD (Across From 202 St. Clair Blvd), Hamilton (Ward 3) (92-140)**

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 HP2021-005 is approved for the designated property at address, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of a mature Norway Maple tree (*Acer platanoides*) with a measured diameter of 90 cm;
- Stump to be cut to the ground with stump removal to occur within 6 to 8 weeks;
- Planting of six large canopy trees including:
 - one White Oak (*Quercus alba*);
 - two Tulip Trees (*Liriodendron tulipifera*);
 - two Sycamore (*Platanus occidentalis*); and,
 - one Accolade Elm (*Ulmus 'Morton'*).

Subject to the following conditions:

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

**Re: Heritage Permit Application HP2021-005:
Proposed Tree Removal and Replacement, Centre
Boulevard, St. Clair Blvd HCD (Across From 202 St.
Clair Blvd), Hamilton (Ward 3) (92-140)**

**March 3, 2021
Page 2 of 2**

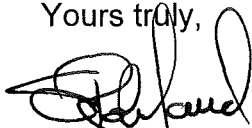
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the location of the replacement trees and species type shall be confirmed, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to planting.

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.

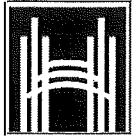
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214 or via email at David.addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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Chantal Costa, Plan Examination Secretary
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Councillor Nrinder Nann, Ward 3



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FILE: HP2021-006

March 3, 2021

Carolyn Samko
28 James St. North
Hamilton ON
L8P 4Y5

**Re: Heritage Permit Application HP2021-006:
Renewal of previously-approved but lapsed Heritage Permit (HP2019-001)
Proposed exterior rebuild and restoration work at 77 King Street West,
Stoney Creek (Ward 5) (By-law No. 5055-00)**

Note: This Heritage Permit application is the same as HP2019-001, which was approved on March 27, 2019 with condition (b) expiring March 31, 2021. The Heritage Permit is being re-issued as Heritage Permit HP2021-006 to extend the date for the completion of alterations as the proposed work will not be completed by March 31, 2021.

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 HP2021-006 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

**Re: Heritage Permit Application HP2021-006:
Renewal of previously-approved but lapsed Heritage
Permit (HP2019-001) - Proposed exterior rebuild and
restoration work at 77 King Street West, Stoney Creek
(Ward 5) (By-law No. 5055-00)**

**March 3, 2021
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,

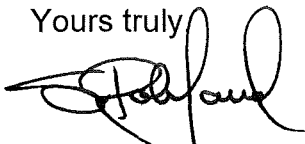
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the 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 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
Tamara Reid, Municipal Law Enforcement
Councillor Chad Collins, Ward 5

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, January 19, 2021

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

Attending Staff: David Addington, June Christy, Hannah Kosziwka, Shannon McKie

Absent with Regrets: Diane Dent, Carol Priamo, John Scime

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

1) Approval of Minutes from Previous Meetings: November 17, 2020

Motion on overall minutes moved by – Tim Ritchie

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

2) Heritage Permit Applications

- a. HP2021-001: 62 Mill Street North, Waterdown (HCD)
 - Scope of work:
 - Paving of existing driveway and walkway with aggregate concrete and patterned stone slab borders; and,
 - Reconstruction of front pathway stairs with an aggregate concrete surface, bullnose tread finish and concrete stone pattern step faces.
 - Reason for work:
 - Driveway and walkway improvements and maintenance.

Jennifer Zimmerman, the property owner, spoke to the sub committee at the permit review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-001 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) Installation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2023. If the alteration(s) are not completed by January 31, 2023, 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 conditions a) and b) moved by – Andy MacLaren
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

- b. HP2021-002: 5 Mill Street South, Waterdown (HCD)
 - Scope of work:
 - Addition of a 12.5"x13" aluminum exhaust fan on the rear exterior wall of the building
 - Replacement of front door to unit
 - Reason for work:
 - Required for operation of business tenant.

Kendra McCalla, the store manager, spoke to the sub committee at the permit review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-001 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) Installation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2023. If the alteration(s) are not completed by January 31, 2023, 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 conditions a) and b) moved by – Melissa Alexander
Seconded – Steve Wiegand
Carried by unanimous vote, no objections

3) **Adjournment:** Meeting was adjourned at 5:45 pm

Motion moved by – Tim Ritchie

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

4) **Next Meeting:** Tuesday, February 16, 2021 from 4:30 – 8:30pm