



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 20-005

Date: September 17, 2020

Time: 9:30 a.m.

Location: Due to the COVID-19 and the Closure of City Hall

All electronic meetings can be viewed at:

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

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

5. COMMUNICATIONS

- *5.1 Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., respecting Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2)

Recommendation: Be received and referred to Item 9.1, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), for consideration.

6. DELEGATION REQUESTS

- *6.1 Delegation from Lynda Zugec respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- *6.2 Delegation from Trevor Copp respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- *6.3 Delegation from Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)

*6.4 Delegation from Beena Narwani respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)

*6.5 Delegation from Jack Dennison respecting Designation of 1389 Progreton Road, Carlisle (for today's meeting)

7. CONSENT ITEMS

*7.3 Heritage Permit Review Sub-Committee Minutes - August 18, 2020

12. NOTICES OF MOTION

*12.1 Amendment to the Terms of Reference of the Hamilton Municipal Heritage Committee

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Subject: FW: Hamilton Municipal Heritage Committee Re: Comments Respecting Proposal to Designate 110-122 King Street East
Date: September 16, 2020 10:29:43 AM

Magda Green

Administrative Assistant II to the City Clerk
City of Hamilton
905 546-2424 ext. 5485
magda.green@hamilton.ca

From: Chris Bell <chris@pmguild.ca>
Sent: September 16, 2020 10:20 AM
To: clerk@hamilton.ca; Addington, David <David.Addington@hamilton.ca>
Subject: [****POSSIBLE SPAM]Hamilton Municipal Heritage Committee Re: Comments Respecting Proposal to Designate 110-122 King Street East

Dear Hamilton Municipal Heritage Committee,

I am writing to you on behalf of the Board of Directors for Wentworth Standard Condominium Corporation No. 573 (WSCC573), which is located at 118 King Street East and is one of numerous owners of the lands subject to this Heritage Designation proposal. WSCC573 represents 94 residential units, and its "common element" includes the portion of the easterly side of the Royal Connaught building above the Grand Lobby.

Having only recently received notice of this proposal, the Board of Directors for WSCC573 would like to relay to the Hamilton Municipal Heritage Committee that they are not currently in a position to either support or object to the Heritage Designation proposed to further regulate the facade of the building. The facade is part of the common element, and is an asset in which 94 owners have a shared interest. In a substantial matter such as this, the Board of Directors for WSCC573 feels that it is critical to solicit the input of all members of the Condominium Corporation in order to take an informed "corporate" position on this matter. In order to properly solicit the position of the Condominium Corporation's owners, the WSCC573 has its own statutory process it needs to follow to hold an owners' meeting in accordance with the provisions Condominium Act. Unfortunately, the timing and process for holding an owners meeting is further complicated at this time by COVID-related restrictions.

Considering the foregoing, the Board of Directors for WSCC573 would suggest that the Hamilton Municipal Heritage Committee defer a decision on this matter until such a time as the committee has received proper input from the Condominium Corporation.

Thank you for your consideration.

Regards,

Christopher Bell, Property Manager

Property Management Guild Inc.

801 Mohawk Rd. W., Suite 101

Hamilton, ON L9C 6C2

905-575-3636 / Fax: 905-575-0950 / chris@pmguild.ca

PLEASE NOTE: Property Management Guild Incorporated acts at all material times solely as an agent for the Condominium Corporation specified in the subject line of this message unless expressly stated otherwise.

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Cc: [Vernem, Christine](#)
Subject: FW: Form submission from: Request to Speak to Committee of Council Form
Date: September 11, 2020 2:41:47 PM

FYI/Action

Thanks,
Katie

-----Original Message-----

From: no-reply@hamilton.ca <no-reply@hamilton.ca>
Sent: September 11, 2020 1:49 PM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Friday, September 11, 2020 - 1:49pm Submitted by anonymous user: 162.158.74.206 Submitted values are:

==Committee Requested==
Committee: Hamilton Municipal Heritage Committee

==Requestor Information==
Name of Individual: Lynda Zugec
Name of Organization:
Contact Number: [REDACTED]
Email Address: [REDACTED]
Mailing Address: [REDACTED]
[REDACTED]

Reason(s) for delegation request: I would like to seek additional clarification regarding the Recommendation to designate the former Royal Connaught Hotel under Part IV of the Ontario Heritage Act

Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No

The results of this submission may be viewed at:
<https://www.hamilton.ca/node/286/submission/447436>

Form: Request to Speak to Committee of Council

Submitted on Sunday, September 13, 2020 - 8:06pm

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: Trevor Copp

Name of Organization:

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address: [REDACTED]

Reason(s) for delegation request: Go address concerns about the Heritage Status being considered for the Royal Connaught property. I am a condo owner in the building.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Sunday, September 13, 2020 - 8:56pm

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: Kristina Schmuttermeier

Name of Organization: Wentworth Standard Condominium Corporation No. 566

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address: [REDACTED]

Reason(s) for delegation request: I am a Director of the Board of one of the condos of the Royal Connaught and I am individually an owner in the building.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Monday, September 14, 2020 - 9:10pm

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: Beena Narwani

Name of Organization: Owner and Resident of Royal Connaught Residences at 118 King St East, Hamilton

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:

[REDACTED]

Reason(s) for delegation request: Understand and participate in discussion of designation of Royal Connaught Residences under Part IV of the Heritage Act.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council
Submitted on Sunday, September 13, 2020 - 10:42am

==Committee Requested==

Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: jack Dennison

Name of Organization:

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:

[REDACTED]

Reason(s) for delegation request:

property owner
1389 Progreston Rd
Carlisle

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

**Proposed agreement re 1389 Progreston Carlisle (Flamborough),
(Evergreen Farm)
Hamilton Municipal Heritage Committee
September 17, 2020**

Rescind the existing Notice of Intention to Designate (NOID) and issue a new and modified NOID to include heritage attributes related only to the bank barn and stone rubble ruins. In addition, the following conditions will be secured with the owner:

- a) that the replacement house shall be constructed in accordance with the architectural plans presented to the HMHC, which plans have been designed to resemble the existing Gothic Revival structure.
- b) that the bank barn be maintained in situ, to support the associative and physical cultural heritage value and the contextual value of the property in the development and cultural heritage character of the settlement of Progreston;
- c) that the stone rubble ruins that may be the remnants of a mill will be cleared of undergrowth to ensure that they are visible from Progreston Road; and
- d) that a commemorative plaque describing the history of the property will be erected on the municipal right-of-way with input and approval from the HMHC.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 18, 2020

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

Attending Staff: David Addington, Miranda Brunton, Shannon McKie, Loren Kolar, Yvette Rybensky

Absent with Regrets: Laurie Brady – resigned from Sub-committee, John Scime

Meeting was called to order by the Chairman, Charles Dimitry, at 4:20pm

1) Approval of Minutes from Previous Meetings: July 21, 2020

Motion on overall minutes moved by – Stefan Spolnik

Seconded – Tim Ritchie

Carried by unanimous vote, no objections

2) Heritage Permit Applications

- a. HP2020-019: 243 MacNab Street South, Hamilton (HCD)
- Construction of a two and a half storey addition at the rear of the existing dwelling including a new rear dormer and roof deck
 - Reason for work - replacement of the asphalt shingles on the church roof with composite slate tiles including the erection of temporary scaffolding to be secured in the stone wall joints to facilitate the work.

The property owners, Tim and Sara, represented themselves 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 HP2020-019 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 September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 provide staff with a perspective view or rendering of the proposed addition from Herkimer Street and details of its proposed cladding to ensure the addition's scale and materials are compatible with the neighbourhood, to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations.

Motion for permit conditions a) and b) moved by – Stefan Spolnik
Seconded – Andy MacLaren
Carried by unanimous vote, no objections

Motion for permit condition c) moved by – Carol Priamo
Seconded – Diane Dent
Carried by unanimous vote, no objections

- b. HP2020-020: 127 Hughson Street North (22 Cannon St East), Hamilton
- Replacement of the existing casement windows with new thermally broken replica windows on each façade of the 1929 section
 - Reason for work - existing steel windows have deteriorated with lower rails rotting or rusted and muntin bars that are bent or misshapen and the existing steel windows do not provide thermal breaks as they do not accommodate a multi-pane glass panel and the metal frame is a direct thermal bridge, therefore modern glazing is required to accommodate a new commercial use.

The property owner and applicant, Bryan Dykstra, represented himself at the permit review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-020 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;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 proposed HP2020-020 not be issued until such time that the Notice of Intent to Designate (NOID) is issued.

Motion for permit conditions a) and b) moved by – Stefan Spolnik
Seconded – Diane Dent
Carried by unanimous vote, no objections

Motion for permit condition c) moved by – Diane Dent
Seconded – Andy MacLaren
Carried by unanimous vote, no objections

- c. HP2020-021: 109-111 Charles Street, Hamilton (HCD)
- Installation of a non-illuminated sign on the rear stone building wall and an illuminated ground sign adjacent to the driveway in the front yard of the subject property
 - Reason for work - new signage for law firm that has relocated to the property

The property owner and applicant, Kirsten Hughes, represented herself at the permit review with input from David Premi and William Large who also attended the 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 HP2020-021 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 September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 – Tim Ritchie
Seconded – Diane Dent
Carried by unanimous vote

- d. HP2020-022: 733 Mineral Springs Road, Ancaster (Griffin House)
- Install removable wooden board and batten solid shutters on the windows of the main floor, and
 - Install a wooden board and batten storm door on the back and front doors
 - Reason for work - improve security

City staff represented the applicant and property owner 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 HP2020-022 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 September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 – Carol Priamo
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

- e. HP2020-023: 50 Mill Street North, Waterdown (HCD)
 - Restoration of main entry way and windows on the primary façade
 - Reason for work - the windows and door require restoration to ensure long term functionality

City staff represented the applicant and property owner 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 HP2020-023 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 September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 – Stefan Spolnik
Carried by unanimous vote, no objections

- f. HP2020-024: 64 Forest Avenue, Hamilton (Church of the Ascension)
- Replacement of the asphalt shingles on the church roof with composite slate tiles including the erection of temporary scaffolding to be secured in the stone wall joints to facilitate the work.
 - Reason for work - deterioration of existing roof shingles; and long-term maintenance of the church roof to extend its lifespan.

City staff represented the applicant and property owner 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 HP2020-024 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 September 30, 2022. If the alteration(s) are not completed by September 30, 2022, 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 – Steve Wiegand
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

3) **Adjournment:** Meeting was adjourned at 7:00 pm

Motion moved by – Diane Dent

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

4) **Next Meeting:** Tuesday, September 15, 2020 from 4:30 – 8:30pm

CITY OF HAMILTON

NOTICE OF M O T I O N

HAMILTON MUNICIPAL HERITAGE COMMITTEE DATE: September 17, 2020

MOVED BY A. DENHAM-ROBINSON

Amendment to the Hamilton Municipal Heritage Committee Terms of Reference

WHEREAS the current Terms of Reference for the Hamilton Municipal Heritage Committee stipulates the following; and:

Meeting Schedule:

Monthly – 3rd Thursday, 12:00 Noon

Meetings are held at City Hall

WHEREAS, scheduling the monthly meetings of the Hamilton Municipal Heritage Committee without the stipulation of a date and time would allow more flexibility.

THEREFORE BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee Terms of Reference be amended to read “a minimum of one meeting per month” under the heading of Meeting Schedule.