



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 21-004
Date: May 28, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (RM)

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. April 30, 2021
5. COMMUNICATIONS
6. DELEGATION REQUESTS
7. CONSENT ITEMS
 - 7.1. Heritage Permit Designations - Delegated Approvals

- 7.1.a. Heritage Permit Application HP2021-011: Recognizing existing wooden pergola on the west elevation of 324 Dundas Street East, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.b. Heritage Permit Application HP2021-012: Construction of a two-and-one-half storey rear addition and renovations to the existing dwelling at 20 Union Street,

Flamborough (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.c. Heritage Permit Application HP2021-014: Exterior masonry repairs and restoration of stone steps at 262 James Street South, Hamilton (Ward 2) (By-law No. 86-313)
- 7.1.d. Heritage Permit Application HP2021-015: Construction of a rear addition to the existing structure at 455 Bay Street North, Hamilton (Ward 2) (By-law No. 86-18)
- 7.1.e. Heritage Permit Application HP2021-016: Installation of WIFI access points in University Hall at 1280 Main Street West, Hamilton (Ward 1) (By-law No. 08-002)
- 7.1.f. Heritage Permit Application HP2021-018: Masonry restoration of front facade at 27 Sydenham Street, Dundas (Ward 13) (By-law No. 3458-84)
- 7.1.g. Heritage Permit Application HP2021-019: Replacement of below-ground utility ducts at Mill and Dundas Streets, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H)
- 7.1.h. Heritage Permit Application HP2021-020: Front Facade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No. 03-211) - Extension of previously approved Heritage Permit HP2020-014

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

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)
- (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
 - (xviii) 215 King Street West, Dundas – K. Burke
 - (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland

13.1.b. Buildings and Landscapes of Interest (YELLOW)

- (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
- (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
- (xvi) 54 Hess Street South, Hamilton – J. Brown

13.1.c. Heritage Properties Update (GREEN)

(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)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 21-003

9:30 a.m.

Friday, April 30, 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

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

1. Inventory and Research Working Group Recommendations respecting 322 Mt. Albion Road, Hamilton (Item 10.1)

(Carroll/Burke)

- (a) That property located at 322 Mt Albion Road be added to the Municipal Heritage Register; and
- (b) That the property located at 322 Mt Albion Road be added to the Staff Work Plan for Heritage Designation Under the *Ontario Heritage Act*

CARRIED

2. Membership of the Heritage Permit Review Sub-Committee (Added Item 11.1)

(Dimitry/Ritchie)

WHEREAS, the Heritage Permit Review Sub-Committee has two vacancies in its current membership;

WHEREAS, members of the Hamilton Municipal Heritage Committee are permitted to sit on the Heritage Permit Review Sub-Committee;

WHEREAS, members of the Heritage Permit Review Sub-Committee have asked Hamilton Municipal Heritage Committee members for an additional member ; and

WHEREAS, additions to memberships must be approved by Council

THEREFORE BE IT RESOLVED:

That the appointments of K. Burke *and G. Carroll* as a members of the Heritage Permit Review Sub-Committee, be referred to Council for their consideration.

Main Motion as Amended 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 Chris Redmond, President, Durand Neighbourhood Association respecting the Absence of a Heritage Permit for the Property Located at 51 Herkimer Street, Hamilton (The Manse)

7. CONSENT ITEMS

- 7.2. Heritage Permit Review Sub-Committee Minutes - March 16, 2021
- 7.3. Inventory and Research Working Group Meeting Notes - March 22, 2021

8. STAFF PRESENTATIONS

- 8.1. Hamilton 175 Update

12. NOTICES OF MOTION

- 12.1. Membership of the Heritage Permit Review Sub-Committee

(Janssen/Carroll)

That the Agenda for the April 30, 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) March 26, 2021 (Item 4.1)

(Brown/Lunsted)

That the Minutes of the March 26, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS ITEMS (Item 5)

(Brown/Carroll)

That the following Communications be approved, *as amended*:

(i) Council Follow Up Notice respecting City Council Meeting – April 14, 2021 – Hamilton Municipal Heritage Committee Report 21-002 (Item 5.1)

Recommendation: Be received.

(ii) Correspondence from Chris Redmond, President, Durand Neighbourhood Association respecting the Absence of a Heritage Permit for the Property Located at 51 Herkimer Street, Hamilton (The Manse) (Added Item 5.2)

Recommendation: Be received and *referred to the Policy and Design Working Group for consideration.*

CARRIED

(e) CONSENT ITEMS (Item 7)

(Janssen/Brown)

That the following items be received:

(i) Heritage Permit Designations - Delegated Approvals (Item 7.1)

(a) Heritage Permit Application HP2021-007, Proposed construction of a one storey, 630 square foot, rear addition to 37 Mill Street North, Flamborough (Ward 15), located within the Mill Street Heritage Conservation District (Bylaw No. 96-34-H) (Item 7.1(a))

(b) Heritage Permit Application HP2021-008: Low-pressure cleaning and removal of rust stains from exterior lower-floor walls of the James Street South facades at 36 - 42 James Street South, Hamilton (Ward 2) (Designation By-law Numbers 84-67 and 84-68) (Item 7.1(b))

- (c) Heritage Permit Application HP2021-009: Repair of parapet walls and replacement of eavestroughs at 323-325 Dundas Street East, Flamborough (Ward 15), located within the Mill Street Heritage Conservation District (By- law No. 96-34-H) (Item 7.1(c))
- (d) Heritage Permit Application HP2021-010: Installation of exterior signage for the new retail store at 5 Mill Street South, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H) (Item 7.1(d))
- (ii) Heritage Permit Review Sub-Committee Minutes - March 16, 2021 (Added Item 7.2)
- (iii) Inventory and Research Working Group Meeting Notes - March 22, 2021 (Added Item 7.3)

CARRIED

(f) STAFF PRESENTATION (Item 8)

(i) Hamilton 175 Update (Added Item 8.1)

John Summers, Manager, Heritage Resource Management and Cynthia Roberts, Heritage Presentation Coordinator, addressed the Committee with a Hamilton 175 Update, with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

(Carroll/Lunsted)

That the Presentation respecting a Hamilton 175 Update, be received.

CARRIED

(g) VIRTUAL PUBLIC DELEGATIONS (Item 9)

(McKee/Ritchie)

That the following Virtual Public Delegations be received:

(i) Adam Colalillo respecting the Proposed Inclusion of 322 Mt Albion Rd, Hamilton on the Municipal Heritage Register and to the Staff Work Plan for Heritage Designation (Added Item 9.1)

Adam Colalillo addressed the Committee respecting the Proposed Inclusion of 322 Mt Albion Rd, Hamilton on the Municipal Heritage Register and to the staff work plan for heritage designation. He requested that the property not be added to the Municipal Heritage Register and to the Staff Work Plan for Heritage Designation.

For further disposition of the matter, refer to Item 1

(h) DISCUSSION ITEM (Item 10)

**(i) Inventory and Research Working Group Recommendations
respecting 322 Mt. Albion Road, Hamilton (Item 10.1)**

J. Brown wished to be recorded as OPPOSED to sub-section (b) of the recommendations:

- (b) That the property located at 322 Mt Albion Road be added to the Staff Work Plan for Heritage Designation Under the *Ontario Heritage Act*

For further disposition of this item, refer to Item 1.

(i) MOTION (Item 11)

(i) Membership of the Heritage Permit Review Sub-Committee (Added Item 11.1)

(Dimitry/Ritchie)

That the recommendation respecting the Membership of the Heritage Permit Review Sub-Committee, be amended by adding the name G. Carroll as an additional member of the Heritage Permit Review Sub-Committee.

Amendment CARRIED

For further disposition, refer to Item 2

(j) NOTICE OF MOTION (Item 12)

(i) Membership of the Heritage Permit Review Sub-Committee (Added Item 12.1)

(Dimitry/Ritchie)

That the rules of order be waived to allow for the introduction of a motion respecting the Membership of the Heritage Permit Review Sub-committee.

CARRIED

For further disposition, refer to Items 1 and (i)(i)

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

(i) Buildings and Landscapes (Item 13.1)

(Burke/Brown)

That the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton be added to the Endangered Buildings and Landscapes (RED) list and be monitored by D. Beland.

CARRIED

(Ritchie/McKee)

That the property located at 179 Mary Street, Hamilton, be added to the Heritage Properties Update (GREEN) list and be monitored by T.Ritchie.

CARRIED

(Carroll/Brown)

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
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee

Staff have been asked to follow-up with Property Standards regarding the state of the windows.

- (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
- (xviii) 215 King Street West, Dundas – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland

**(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
- (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

Boarding has appeared around the perimeter of the property
- (xv) 1 Main Street West, Hamilton – W. Rosart
- (xvi) 54 Hess Street South, Hamilton – J. Brown

**(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

(d) Heritage Properties Update (black):

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

No properties.

CARRIED

(I) **ADJOURNMENT (Item 15)**

(Lunsted/Dimitry)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 11:41 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
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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: HP2021-011

April 30, 2021

Melaine Kay, Barry Kay, and Andrew Paget
324 Dundas Street East
Waterdown, ON, L0R 2H0

Delivered via Email to: [REDACTED]

**Re: Heritage Permit Application HP2021-011:
Recognizing existing wooden pergola on the west elevation of 324 Dundas
Street East, 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 HP2021-011 is approved for the designated property at 324 Dundas Street East, Waterdown in accordance with the submitted Heritage Permit Application for the following alteration:

- Recognize the existing wooden pergola on the west (rear) elevation of the building.

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 April 30, 2023. If the alterations are not completed by April 30, 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 HP2021-011:
Recognizing existing wooden pergola on the west
elevation of 324 Dundas Street East, Waterdown
(Ward 15), located within the Mill Street Heritage
Conservation District (By-law No. 96-34-H)**

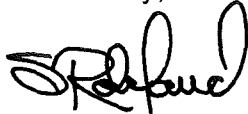
**April 30, 2021
Page 2 of 2**

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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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

Mailing Address:
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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: HP2021-012

April 30, 2021

Evan Koebel & Samantha Peris
c/o Duy Nguyen (N-Cubed Services Inc.)
20 Union Street
Flamborough, ON, LOR 2H0

Delivered via email: [REDACTED]

**Re: Heritage Permit Application HP2021-012:
Construction of a two-and-one-half storey rear addition and renovations to
the existing dwelling at 20 Union Street, Flamborough (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 HP2021-012 is approved for the designated property at 20 Union Street, Flamborough in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of the existing one-storey rear addition;
- Construction of a new two-and-one-half storey rear addition including:
 - A rear covered deck and balcony;
 - A side dormer;
 - Board-and-batten siding;
- Installation of new cladding to the existing structure with a block-stone veneer;
- Replacement of the existing modern windows; and,
- Reconstruction of the front porch.

Subject to the following conditions:

- a) That the specifications of the replacement windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, 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 the alterations;

**Re: Heritage Permit Application HP2021-012:
Construction of a two-and-one-half storey rear
addition and renovations to the existing dwelling at 20
Union Street, Flamborough (Ward 15), located within
the Mill Street Heritage Conservation District (By-law
No. 96-34-H)**

**April 30 2021
Page 2 of 3**

- b) That the specifications of the new cladding for the existing home, including material samples and method of installation, 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 the alterations;
- c) That the detailed drawings of the replacement front porch 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 the alterations;
- d) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- e) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alterations are not completed by April 30, 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 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.

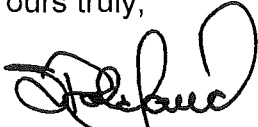
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

**Re: Heritage Permit Application HP2021-012:
Construction of a two-and-one-half storey rear
addition and renovations to the existing dwelling at 20
Union Street, Flamborough (Ward 15), located within
the Mill Street Heritage Conservation District (By-law
No. 96-34-H)**

**April 30 2021
Page 3 of 3**

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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



Mailing Address:
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7.1(d)
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: HP2021-014

May 4, 2021

ZFPA Properties Inc
c/o Joseph Fioreilino
1111 Avenue Road
Toronto, ON
M5N 3B2

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-014:
Exterior masonry repairs and restoration of stone steps at 262 James
Street South, Hamilton (Ward 2) (By-law No. 86-313)**

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 HP2021-014 is approved for the designated property at 262 James Street South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior masonry restoration, including:
 - Removal of deteriorated mortar to a depth of at least 25 mm, to be done with hand tools;
 - Analysis of existing mortar to determine composition;
 - Implementation of test patch of new mortar to ensure the colour and texture match is appropriate;
 - Repointing using lime-based mortar equivalent to historic mortar;
 - Repointing stone foundations, as required;
 - Replacement of up to 50 damaged bricks with matching salvaged bricks on site;
 - Patch and repair of limestone sills with tinted mortar to match;
 - Repointing the north elevation chimney and section of wall below; and,
 - Securing of scaffolding to the building during restoration, as required;

**Re: Heritage Permit Application HP2021-014:
Exterior masonry repairs and restoration of stone
steps at 262 James Street South, Hamilton (Ward 2)
(By-law No. 86-313)**

**May 4, 2021
Page 2 of 3**

- Restoration of stone steps, including:
 - Repointing all natural stone material of stairs;
 - Removal and re-installation of loose pieces of existing natural stone;
 - Cleaning and reinstalling existing heritage stone cap on railings; and,
 - Replacing or refurbish existing centre railing, as required.

Subject to the following conditions:

- a) That the final specifications for the railing repair or replacement be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2023. If the alterations are not completed by May 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.

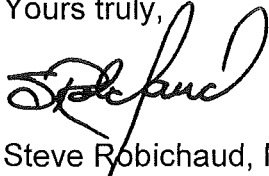
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

**Re: Heritage Permit Application HP2021-014:
Exterior masonry repairs and restoration of stone
steps at 262 James Street South, Hamilton (Ward 2)
(By-law No. 86-313)**

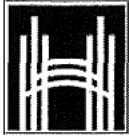
**May 4, 2021
Page 3 of 3**

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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 Jason Farr, Ward 2



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FILE: HP2021-015

May 4, 2021

Neil Pirie
c/o Philip Toms, Toms + McNally Design
455 Bay Street North
Hamilton, ON
L8L 1N2

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-015:
Construction of a rear addition to the existing structure at 455 Bay Street
North, Hamilton (Ward 2) (By-law No. 86-18)**

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 HP2021-015 is approved for the designated property at 455 Bay Street North, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Construction of a rear addition to the existing structure

Subject to the following conditions:

- a) That the applicant submit a letter from a qualified professional engineer confirming that the removal of building fabric from the rear of the house will not have a negative impact on the structural integrity of the building, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2021-015:
Construction of a rear addition to the existing
structure at 455 Bay Street North, Hamilton (Ward 2)
(By-law No. 86-18)**

**May 4, 2021
Page 2 of 2**

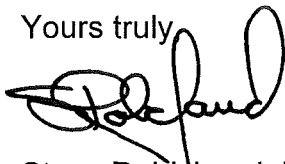
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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 Jason Farr, Ward 2

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FILE: HP2021-016

May 4, 2021

McMaster University
c/o Sam Sargeos, Project Manager
1280 Main Street West
Hamilton ON
L8S 4L8

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-016:
Installation of WIFI access points in University Hall at 1280 Main Street
West, Hamilton (Ward 1) (By-law No. 08-002)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-016 is approved for the designated property at 1280 Main Street West, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Installation of four wall-mounted WIFI access points in Convocation Hall.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2023. If the alterations are not completed by May 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 HP2021-016:
Installation of WIFI access points in University Hall at
1280 Main Street West, Hamilton (Ward 1) (By-law No.
08-002)**

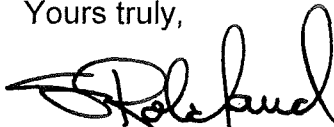
**May 4, 2021
Page 2 of 2**

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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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 Maureen Wilson, Ward 1



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FILE: HP2021-018

April 30, 2021

Kirsten and Bernard McNamee
27 Sydenham Street
Dundas, ON
L9H 2T6

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-018:
Masonry restoration of front façade at 27 Sydenham Street, Dundas (Ward
13) (By-law No. 3458-84)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-018 is approved for the designated property at 27 Sydenham Street, Dundas in accordance with the submitted Heritage Permit Application for the following alterations:

- Masonry restoration of the front (west) elevation, including:
 - Chiseling out deteriorated mortar joints to an average depth of 25 mm;
 - Blowing / cleaning out all loose debris from removed masonry joints;
 - Cleaning the masonry using a Vortech cleaning system after joints removed and before repointing; and,
 - Repointing joints to original beaded (convex) style using pre-blended King Masonry HLM350 mortar to match existing mortar.

Subject to the following conditions:

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

**Re: Heritage Permit Application HP2021-018:
Masonry restoration of front façade at 27 Sydenham
Street, Dundas (Ward 13) (By-law No. 3458-84).**

**April 30, 2021
Page 2 of 2**

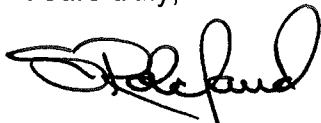
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alterations are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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 Arlene VanderBeek, Ward 13



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FILE: HP2021-019

April 30, 2021

Bell Canada c/o Chris Gill
c/o Fadwa Samara, Project Manager, Planview Utility Services Limited
20 Hunter Street West – Floor 2
Hamilton, ON
L8N 3H2

**Re: Heritage Permit Application HP2021-019:
Replacement of below-ground utility ducts at Mill and Dundas Streets,
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 HP2021-019 is approved for the identified portion of right-of-way at Mill Street & Dundas Street, east to the Grindstone Creek Bridge, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of existing utility ducts below ground in the public right-of-way at the intersection of Mill and Dundas Streets and east to Grindstone Creek Bridge.

Subject to the following conditions:

- a) That specifications for mitigating impacts to the adjacent heritage buildings, including vibration mitigation measures, vibration monitoring strategies and construction staging details, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2021-019:
Replacement of below-ground utility ducts at Mill and
Dundas Streets, Waterdown (Ward 15), located within
the Mill Street Heritage Conservation District (By-law
No. 96-34-H)**

**April 30, 2021
Page 2 of 2**

- c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alterations are not completed by April 30, 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 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting 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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FILE: HP2021-020

May 4, 2021

Tamara Standen
Pocrnk Realty Advisors
34 Hess Street South
Hamilton, ON L8P 3N1

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-020:
Front Façade and Stair Restoration at 34-36 Hess Street South, Hamilton
(Ward 2) (By-law No. 03-211) - Extension of previously approved Heritage
Permit HP2020-014**

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 HP2021-020 is approved for the designated property at 34-36 Hess Street South, Hamilton, in accordance with the submitted Heritage Permit application (previously HP2020-014 and HP2018-024) for the following alterations:

- Replace the soffit, fascia, trough and downspout with copper replacements;
- Restore and repaint all exterior wood work;
- Restore and paint or replace exterior stairs with similar design and material;
- Rebuild all damaged window lintels and sills; and,
- Restore and repoint all damaged masonry.

Subject to the following conditions:

- a) That the final details and design of the exterior stairs shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;
- b) That the final details for the restoration of the stone lintels and sills, and the façade stone shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;

**Re: Heritage Permit Application HP2021-020:
Front Façade and Stair Restoration at 34-36 Hess
Street South, Hamilton (Ward 2) (By-law No. 03-211) –
Extension of previously approved Heritage Permit
HP2020-014**

**May 4, 2021
Page 2 of 2**

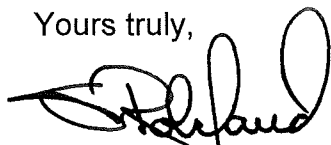
- c) That any minor changes to the permit application as approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That installation of the alterations, in accordance with this approval, shall be completed no later than August 1, 2022. If the alterations are not completed by August 1, 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.

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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2