



**City of Hamilton**  
**HERITAGE PERMIT REVIEW SUB-COMMITTEE**  
**AGENDA**

**Meeting #:** 21-009  
**Date:** August 17, 2021  
**Time:** 5:00 p.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>

Amber Knowles, Cultural Heritage Planner, Ext. 1291  
Stacey Kursikowski, Cultural Heritage Planner, Ext. 1202  
Chloe Richer, Cultural Heritage Planner, Ext. 7163  
(905) 546-2424

---

	<b>Pages</b>
<b>1. CEREMONIAL ACTIVITIES</b>	
<b>2. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
2.1. August 17 2021 - Agenda	3
<b>3. DECLARATIONS OF INTEREST</b>	
<b>4. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
4.1. July 20 2021 - Minutes	5
4.2. July 27 2021 - Minutes	11
<b>5. COMMUNICATIONS</b>	
<b>6. DELEGATION REQUESTS</b>	
<b>7. CONSENT ITEMS</b>	

**8. STAFF PRESENTATIONS**

**9. PUBLIC HEARINGS / DELEGATIONS**

**10. DISCUSSION ITEMS**

10.1. HP2021-038 - 24 Griffin Street, Flamborough

Proposed replacement of front door

10.2. HP2021-039 - 220 St. Clair Boulevard, Hamilton

Replacement of eavestroughs, soffits, fascia and dormer cladding

10.3. HP2021-040 - 35-43 Duke Street (Sandyford Place), Hamilton

Investigative parking test openings

10.4. HP2021-042 - 255-265 James Street North, Hamilton

Window and storefront replacement and installation of signage band  
and wall sconces

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**

**Heritage Permit Review Subcommittee  
(Hamilton Municipal Heritage Committee)**

Tuesday, August 17, 2021  
Virtual Meeting

*Members of the public are advised that individuals and the media may be audibly and/or visually recording this meeting. Please note that, while this meeting is open to the public for observation, any member of the public wishing to provide comment on any of the agenda items are encouraged to contact Cultural Heritage Planning staff or may choose to give a delegation to the Hamilton Municipal Heritage Committee.*

Cultural Heritage Planning:

*Stacey Kursikowski, E-mail: Stacey.Kursikowski@hamilton.ca, Phone: ext. 1202*

*Chloe Richer, E-mail: Chloe.Richer@hamilton.ca, Phone: ext. 7163*

*Amber Knowles, E-mail: Amber.Knowles@hamilton.ca, Phone: ext. 1291*

**SUBCOMMITTEE AGENDA REVIEW**

Agenda Review (4:30 pm)

*The Subcommittee meeting commences at 5:00pm.*

**AGENDA**

1. Approval of Minutes from Previous Meetings:

- July 20 & July 27, 2021

2. Heritage Permit Applications

**a) HP2021-038 24 Griffin Street**

- Proposed replacement of front door

**b) HP2021-039 – 220 St. Clair Boulevard**

- Alterations to the eavestroughs, soffits, fascia, and dormer cladding

**c) HP2021-040 – 35-43 Duke Street (Sandyford Place)**

- Investigative parking test openings

**d) HP2021-042 – 255-265 James Street North**

- Window and storefront replacement and installation of signage and wall sconces

**Next meeting:** September 21, 2021

**MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, July 20, 2021**

**Present:** Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

**Attending Staff:** Amber Knowles, Hannah Kosziwka, Stacey Kursikowski, Chloe Richer, Charlie Toman

**Absent with Regrets:** Melissa Alexander

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

**1) Approval of Agenda:**

(Burke/Dent)

That the Agenda for July 20, be approved as presented.

**2) Approval of Minutes from Previous Meetings:**

(Carroll/Dent)

That the Minutes of June 15, 2021, be approved as presented.

### 3) Heritage Permit Applications

#### a. **HP2021-034: 21 Stone Church Road West (Barton Stone - Mount Hope United Church)**

- Scope of work:
  - Refurbishing all windows of the sanctuary while utilizing available grants.
  - Scope of work for 2021/2022 is to refurbish all 4 sets of existing paired gothic arched windows on the south elevation of the sanctuary and refurbish all 4 sets of existing paired gothic arched windows on the north elevation of the sanctuary in 2023/2024
- Reason for work:
  - Repairs of damaged wood/seals

John and Joanne Eagles, trustees of the church, represented the property owner and 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 motion:

(Dent/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-034 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration(s) are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**b. HP2021-035: 114-116 MacNab Street South , Hamilton (MacNab Street Presbyterian Church)**

- Scope of work:
  - Installation of surveillance signs
- Reason for work:
  - Curb vandalism, illegal activities, etc. taking place on the Church premises

Frank Taylor, Building Manager, and Ken Post, a trustee of the church, represented the property owner and 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 motion:

(Dent/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-035 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alteration(s) are not completed by July 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 proposed signage conform to the City of Hamilton's Sign By-law

**c. HP2021-036: 29 Mill Street North, Flamborough**

- Scope of work:
  - Interior waterproofing alterations to concrete block addition
  
- Reason for work:
  - Waterproofing to prevent damage.

Rachel Wheeler, a contractor, represented the owner and 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 motion:

(MacLaren/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-036 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 July 31, 2023. If the alteration(s) are not completed by July 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.



**d. HP2021-032: 140 Hatt Street, Dundas**

- Scope of work:
  - Construction of a rear addition (sunroom)
- Reason for work:
  - Additional space and home improvement

Giancarlo Tari, Owner, Complete Home Construction Inc., represented the property owners and spoke to the Sub-committee at the review.

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

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-032 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alteration(s) are not completed by July 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 two heritage window openings at the rear of the buildings be maintained when they are enclosed by the sunroom addition.
- d) That revised plans be resubmitted to the satisfaction of the Director of Planning and Chief Planner indicating the existing rear window openings are to be retained in the sunroom addition.

4) **Adjournment:** Meeting was adjourned at 6:25 pm

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, July 27, 2021 from 4:30 – 8:30pm

**MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, July 27, 2021**

**Present:** Melissa Alexander, Karen Burke, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Steve Wiegand

**Attending Staff:** Amber Knowles, Hannah Kosziwka, Shannon McKie

**Absent with Regrets:** Diane Dent, Stefan Spolnik

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

**1) Approval of Agenda:**

(MacLaren/Priamo)

That the Agenda for July 27, be approved as presented.

**2) Approval of Minutes from Previous Meetings:**

Previous meeting's minutes will be received and reviewed at the August meeting.

### 3) Heritage Permit Applications

#### a. **HP2021-037: 18-28 King Street East, Hamilton (Gore Buildings)**

- Scope of work:
  - Proposed redevelopment integrating the designated heritage facades into a new 6-storey mixed use building.
- Reason for work:
  - Proposed redevelopment of site

The following parties represented the property owner, Hughson Business Space Corporation, and spoke to the Sub-committee at the permit review.

Evan Apostol, Wilson Blanchard  
 Jonathan Dee, John G. Cooke & Associates LTD.  
 Jeff Feswick, Historia Building Restoration Inc.  
 Megan Hobson, Megan Hobson & Associates  
 P Navarro, DPAI Architecture  
 David Premi, DPAI Architecture

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

(Ritchie/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-037 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alteration(s) are not completed by July 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 a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction.

d) That a Heritage Easement agreement be reached with the City prior to the commencement of work.

e) The applicant shall provide a Letter of Credit to the Director of Planning for 100% of the total estimated cost in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit.

4) **Adjournment:** Meeting was adjourned at 6:45 pm

(Carroll/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 17, 2021 from 4:30 – 8:30pm