



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Date: July 19, 2022

Time: 5:00 p.m.

Location: YouTube Channel Streaming for Virtual Meetings (due to COVID)

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>

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- 1. CEREMONIAL ACTIVITIES
- 2. APPROVAL OF AGENDA
 (Added Items, if applicable, will be noted with *)
 - 2.1. HPRS Agenda - July 19, 2022 5
- 3. DECLARATIONS OF INTEREST
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING
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- 5. COMMUNICATIONS
- 6. DELEGATION REQUESTS
- 7. CONSENT ITEMS

8. STAFF PRESENTATIONS**9. PUBLIC HEARINGS / DELEGATIONS****10. DISCUSSION ITEMS**

10.1. HP2022-020 – 28-44 James Street North, Hamilton (Part IV)

- Repair storefront windowsills, window and wood door stops;
- Remove the remaining damaged copper cladding; and
- Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.

10.2. HP2021-021 – 71 Main Street West, Hamilton (Part IV)

- Redirecting and relocating the location of the exhaust air from the basement mechanical room;
- The current location of the exhaust air is at the ground level of the south entrance of City Hall; and
- The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.

10.3. HP2022-015 – 150 James Street South, Hamilton (Part IV)

- Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

10.4. HP2022-016 – 120 King Street East, Hamilton (Part IV)

- Installation of two new signs (fascia sign and blade sign) on the front façade.

10.5. HP2022-019 – 1280 Main Street West, Hamilton (Part IV)

- Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
- Modification of existing ventilation ducting servicing Alumni Memorial Building;
- Addition of new HVAC unit complete with screening to be located on lower roof of existing kitchen addition on north end of building. Unit to be ducted into Kitchen through same lower roof. The colour of screening to be earth tone, the same as the existing door frames, to blend into the existing brick façade; and
- Existing roof top exhaust fan located above Alumni Memorial Building Lobby to be upgraded to new unit in the same location. Colour of duct and fan to be painted to match existing and blend the existing sloped roof colour.

10.6. HP2022-018 – 29 Union Street, Flamborough (Part V)

- Retroactive application for cladding of brick façades; and,
- Exterior walls are now wrapped with exterior insulation (1") with 3/4" strapping to vent wood siding (Fraser Wood Siding, 6" V groove on all exterior facades except for the front gable, which is board and batten with 1" boards).

10.7. HP2022-017 – 131 St. Clair Avenue, Hamilton (Part V)

- Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
- The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.

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)**

July 19, 2022
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:

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

AGENDA

1. Approval of Minutes from Previous Meetings:

- June 21, 2022

2. Heritage Permit Applications

- HP2022-020 – 28-44 James Street North, Hamilton (Part IV)
 - Repair storefront windowsills, window and wood door stops;
 - Remove the remaining damaged copper cladding; and
 - Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.
- HP2021-021 – 71 Main Street West, Hamilton (Part IV)
 - Redirecting and relocating the location of the exhaust air from the basement mechanical room;
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 - Installation of two new signs (fascia sign and blade sign) on the front façade.

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 - Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
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- HP2022-017 – 131 St. Clair Avenue, Hamilton (Part V)
 - Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
 - The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.

Next meeting: August 16, 2022

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, June 21, 2022

Present: Melissa Alexander, Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Stefan Spolnik, Steve Wiegand

Attending Staff: Ken Coit, James Croft, Stacey Kursikowski, Chloe Richer

Absent with Regrets: Tim Ritchie (Vice Chair)

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

1) Approval of Agenda:

(Burke/MacLaren)

That the Agenda for June 21, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/Spolnik)

That the Minutes of May 17, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-014: 64 James Street South, Hamilton (Part IV)**

- Scope of work:
 - Restoration of the portico including:
 - Restoration of the original wood material in place;
 - Exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.
- Reason for work:
 - To repair the damaged portico.

Kathy Stacey of KSA Architectural Solutions Inc. spoke to the Sub-Committee on behalf of the church.

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

(MacLaren/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-014 be consented to, subject to the following conditions:

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

b) Implementation of the alteration, in accordance with this approval, shall be completed no later than June 30, 2024. If the alteration is not completed by June 30, 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. HP2021-004: 45 Main Street East, Hamilton (Part IV)

- Scope of work:
 - Interior security upgrades including new surveillance equipment that will interface with various heritage elements;
 - New exterior entrance sign reading "Public Entrance / Entrée Publique", to be located the left of the new public entrance on Main Street East.

- Reason for work:
 - Interior security upgrades and exterior wayfinding.

This application was originally conditionally approved in March 2021, considered again to reflect new information during the Heritage Permit Review Sub-Committee meeting on May 17, 2022 and deferred at that meeting to allow a site visit by four members of the Sub-Committee.

Mehmood Shah of Colliers Project Leaders, Lynne Robinson and John Sulit of BDA Inc., Tim Finch of a+Link Architecture and Ben Huntley of ERA Architects Inc., agents for the property owners, spoke to the Sub-Committee at the permit review on June 21, 2022.

The Sub-Committee considered the revised submission materials, including the Heritage Report (updated on June 8, 2022) prepared by ERA Architects Inc., and together with input from the applicant and advice from staff, passed the following motion:

(Carroll/Dent)

That the Heritage Permit Review Sub-Committee recommends staff not clear the conditions in the original Heritage Permit application and further engage the applicant to consider other potential entry locations to the building and alternative designs with less irreversible damage to the key heritage features at 45 Main Street East, Hamilton.

c. HP2022-013: 56 York Boulevard (NOID- Bill 231)

- Scope of work:
 - Install security cameras on exterior façade and inside of building. 6 cameras in total, (1) main entrance and (1) courtyard (indicated with red dots), as well as 4 cameras strategically placed internally at crucial points of entry at 56 York Boulevard, Hamilton.
- Reason for work:
 - Security measures

Rumaila Soin of TAS, owner of the property, 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-013 be consented to, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alteration, in accordance with this approval, shall be completed no later than June 30, 2024. If the alteration is not completed by June 30, 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.

d. HP2022-011: 24 Main Street West, Hamilton (Part IV)

- Scope of work:
 - The addition of trusswork and fixtures in the ceiling to support flying speaker arrays, a digital projection screen, and stage lighting;
 - The addition of a structural glass railing behind the mezzanine railing to bring occupant safety for those in seating directly behind the railing to the current specifications of the OBC; and,
 - The addition of an elevator in the NE addition with access to the auditorium through an opening in the exterior wall into the NE stairwell landing.

- Reason for work:
 - To allow for the revitalization of the church for contemporary worship and future music/event space;
 - Alterations required to make the church code compliant (Building Code and Fire Code), ensuring Health and Safety of its occupants and adding support services which would help engage with the community; and,
 - Elevator is proposed to address accessibility in the church.

Reverend Dr. Ian Sloan of New Vision United Church and Kanika Kaushal of mcCallum Sather, agents for the New Vision United Church, 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:

(Carroll/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-011 be consented to, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alteration, in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration is not completed by June 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.

c) Any original bricks that are salvaged from the construction of the new door opening, between the original structure and the new elevator lobby at the northeast corner, be stored on site at the church on an elevated platform such as pallet in a conditioned environment.

4) **Adjournment:** Meeting was adjourned at 7:30 pm

(Burke/Graham)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, July 19, 2022 from 5:00 – 8:30pm