



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 22-010
Date: September 13, 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>

Chloe Richer, Cultural Heritage Planner, Ext. 7163
 (905) 546-2424

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| 2. APPROVAL OF AGENDA | |
| (Added Items, if applicable, will be noted with *) | |
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| 5. COMMUNICATIONS | |
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| 7. CONSENT ITEMS | |
| 8. STAFF PRESENTATIONS | |

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

10.1. HP2022-026 – 163 Jackson Street West (Part IV)

- Removal of existing connection and demolition of the CHCH building;
- An addition of a new glass structure on the south side of the heritage building;
- Restoration of the existing heritage facade and components; and,
- Construction of two 32-storey towers connected via a two-storey podium.

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)**

September 13, 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

Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291

AGENDA

1. Approval of Minutes from Previous Meetings:

- August 23, 2022

2. Heritage Permit Applications

- HP2022-026 – 163 Jackson Street West (Part IV)
 - Removal of existing connection and demolition of the CHCH building;
 - An addition of a new glass structure on the south side of the heritage building;
 - Restoration of the existing heritage facade and components; and,
 - Construction of two 32-storey towers connected via a two-storey podium.

Next meeting: October 18, 2022

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 23, 2022

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

Attending Staff: Lisa Christie, Ken Coit, James Croft, Chloe Richer

Absent with Regrets: Melissa Alexander, Tim Ritchie (Vice Chair)

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

1) Approval of Agenda:

(Burke/Carroll)

That the Agenda for August 23, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/Dent)

That the Minutes of July 19, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-023: 23 Melville Street, Dundas (Cross Melville HCD - Part V)**

- Scope of work:
 - To install a new roof top air conditioner/gas heating unit on the exterior of the original church building on the 3rd level roof at the rear of the church. This location is to the south of the organ loft doghouse.
 - The said roof location will be structurally reinforced from the interior within the ceiling space and electrical and gas services will be brought from the existing church mechanical room. The duct will go directly into the sanctuary and return grille will be underneath in the interior.
 - The applicant has stated that every effort will be made to make good all holes required for ducting. Existing masonry and matched mortar will be used if possible. The colour of the packaged unit only comes in a light grey colour and because of the mentioned location beside the doghouse at the rear of the building will be out of view from the front of the church building. The unit is approximately 88" w x 59" d x 49" h and weighs 1,167 lbs.

- Reason for work:
 - The church currently has no air conditioner and the unit will have redundant heating if the existing boiler was to break down.

Jennifer Johnson, a church member and Roland Van Olst, 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:

(Dent/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-023 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 August 31, 2024. If the alteration is not completed by August 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.

c) That the applicant submit an appropriate screening option(s) to minimize visual impact on the church building to the satisfaction and approval of the Manager of Heritage and Urban Design / 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. HP2022-022: 16 West Avenue South, Hamilton (Part IV)

- Scope of work:
 - Retroactive application for the relocation of two existing air conditioning units and the installation of additional new air conditioning units on the exterior of the building, the former Church of St. Thomas.

- Reason for work:
 - The air conditioning units were originally installed lower to the ground during the process of renovating and retrofitting the building as per HP2021-024, however, damage and theft has been occurring, and the units were raised due to safety concerns.

Tal Dehtier of Crood Holdings Limited, the property owner, spoke to the Sub-Committee.

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 HP2022-022 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 August 31, 2024. If the alteration is not completed by August 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.

c. HP2022-024: 154 Mill Street North (Mill Street HCD - Part V)

- Scope of work:
 - The installation of an exterior iron railing to the front-facing, second-level existing door of the accessory building (garage); currently there is no railing. The planned railing installation will extend the width of the front facing door (32") plus approximately 2" on either side.
 - The replacement of the second-level door, which is currently a blue-painted, wooden door, with an updated, insulated, metal door (like-for-like in appearance, if possible). The door will either be painted white to match current window frames or have a faux wood exterior finish to give the appearance of a natural wood finish

- Reason for work:
 - Part of the renovation work being done to the accessory building.
 - The railing will serve as a safety feature to the exterior garage door.

Jane Gerritsen, the property owner, spoke to the Sub-Committee.

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

(MacLaren/Priamo)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-024 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 August 31, 2024. If the alteration is not completed by August 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.

d. HP2022-025: 94 Mill Street North (Mill Street HCD - Part V)

- Scope of work:
 - To construct a wrought iron fence along the South (Church St.) and West (Mill St.) sides of the property (fence approx. 3-5 feet in height)
 - The fence would extend from the existing wood fence on the rear east side of the property and run East to West along Church Street, well back from road, behind large established trees, then run South to North from corner of Church St. along Mill St. ending at the driveway (set back from the sidewalk), with entry gate, finally running West to East from sidewalk to front porch to close off yard access

- Reason for work:
 - To enclose the yard surrounding the property

Trevor and Patricia Poplar, the property owners, spoke to the Sub-Committee.

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

(Priamo/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-025 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 August 31, 2024. If the alteration is not completed by August 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.

4) **Adjournment:** Meeting was adjourned at 6:15 pm

(Carroll/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, September 13, 2022 or Tuesday, September 20, 2022 from 5:00 – 8:30pm (pending confirmation from city staff)