



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 22-009
Date: September 15, 2022
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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. August 11, 2022

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1. Delegated Approval: Heritage Permit Applications

7.1.a. Heritage Permit Application HP2022-015: Proposed alteration of signage installation at 150 James Street South, Hamilton (Ward 2), Part IV Designation (By-law No. 95-116)

7.1.b. Heritage Permit Application HP2022-016: Proposed alteration of signage installation at 120 King Street East, Hamilton (Ward 2), Part IV Designated (By-law No. 22-130)

- 7.1.c. Heritage Permit Application HP2022-017: Proposed alteration of windows at 131 St. Clair Avenue, Hamilton (Ward 3), Part V Designated (By-law No. 86-125)
- 7.1.d. Heritage Permit Application HP2022-018: Proposed alteration of cladding at 29 Union Street, Flamborough (Ward 15), Part V Designated (By-law No. 96-34-H)
- 7.1.e. Heritage Permit Application HP2022-019: Proposed alteration of ventilation and doors at 1280 Main Street West, Hamilton (Ward 1), Part IV Designated (By-law No. 08-002)
- 7.1.f. Heritage Permit Application HP2022-020: Proposed alteration of cladding at 28 - 44 James Street North / 5-21 King William Street, Hamilton (Ward 2), Part IV Designated (By-law No. 96-175)
- 7.1.g. Heritage Permit Application HP2022-021: Proposed alteration of exhaust relocation at 71 Main Street West, Hamilton (Ward 2), Part IV Designated (By-law No. 06-011)

7.2. Heritage Permit Review Sub-Committee Minutes - July 19, 2022

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Dr. S. Sheehan, respecting an Introduction to the Landsdale Neighbourhood Inventory Project (Approved at the July 7, 2022 meeting)

10. DISCUSSION ITEMS

- 10.1. Inventory and Research Working Group Minutes - May 30, 2022
- 10.2. Register Listing Objections in Beasley Neighbourhood (PED22135(a))(Ward 2)

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)

(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 (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – 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) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xxiv) 2235 Upper James Street, Hamilton – G. Carroll

13.1.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) – C. Dimitry
- (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) Dunnington-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) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll
- (xxi) 283 Brock Road, Greensville (West Township Hall) – L. Lunsted
- (xxii) Masonic Lodge, Dundas – K. Burke
- (xxiii) Battlefield National House – R. McKee
- (xxiv) 175 Lawrence Avenue (Brickworks) - G. Carroll

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

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

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 22-008

9:30 a.m.

Friday, August 11, 2022

Room 264, 2nd Floor, City Hall

Present:	A. Denham-Robinson (Chair), J. Brown, C. Dimitry (Vice-Chair), L. Lunsted, R. McKee, T. Ritchie and W. Rosart
Absent with Regrets:	Councillor M. Pearson – City Business K. Burke, G. Carroll
Also Present:	Megan Hobson, Built Heritage Consultant Ava Barnett, SMPL Design Studio

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

- 1. Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) (Item 8.1)**

(Rosart/McKee)

- (a) That no action be taken in response to the Notice of Intention to Demolish the existing buildings located at 164-168 King Street East, Hamilton, properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- (b) That an Interpretation Plan and a Documentation and Salvage Report be submitted to the satisfaction and approval of the Manager of Heritage and Urban Design prior to any site plan approval;
- (b) The properties located at 164-168 King Street East, Hamilton, be removed from the Register following demolition of the existing buildings.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee that there were no changes to the agenda.

(McKee/Ritchie)

That the agenda for August 11, 2022, 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) July 7, 2022 (Item 4.1)

(Brown/Ritchie)

That the Minutes of the July 7, 2022 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) CONSENT ITEMS (Item 7)

(Dimitry/Brown)

That the following items be received:

(i) Heritage Permit Review Sub-Committee Minutes - June 21, 2022 (Item 7.1)

(ii) Education and Communication Working Group Meeting Notes (Item 7.2)

(a) January 5, 2022 (Item 7.2(a))

(b) January 19, 2022 (Item 7.2(b))

(c) February 2, 2022 (Item 7.2(c))

(d) March 2, 2022 (Item 7.2(d))

(e) April 6, 2022 (Item 7.2(e))

(iii) Policy and Design Working Group Meeting Notes (Item 7.3)

(a) May 16, 2022 (Item 7.3(a))

(b) June 20, 2022 (Item 7.3(b))

CARRIED

(e) STAFF PRESENTATION (Item 8)

(i) Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) (Item 8.1)

Megan Hobson, Built Heritage Consultant, addressed Committee with a presentation respecting Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2).

(Brown/Carroll)

That the Presentation respecting Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2), be received.

CARRIED

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

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

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

(Brown/Ritchie)

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
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(Green = Properties whose status is stable)

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(d) Heritage Properties Update (black):

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

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry
CARRIED

(g) ADJOURNMENT (Item 15)

(Rosart/Lunsted)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 10:17 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-015

August 10, 2022

Napinder Singh
150 James Street South
Hamilton, ON
L8P 3A2

**Re: Heritage Permit Application HP2022-015:
Proposed alteration of signage installation at 150 James Street South,
Hamilton (Ward 2), Part IV Designation (By-law No. 95-116)**

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 HP2022-015 is approved for the designated property at 150 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

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

Subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- 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,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

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

**Re: Heritage Permit Application HP2022-015:
Proposed alteration of signage installation at 150
James Street South, Hamilton (Ward 2), Part IV
Designation (By-law No. 95-116)**

Page 2 of 2

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-015
ADDRESS: 150 James Street South, Hamilton

Owner: Napinder Singh
Applicant / Agent: N/A

Description of proposed alterations:

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

Reasons for proposed alterations:

- Signage for new restaurant.

Documentation submitted with application:

- Signage document (elevations and description of signage installation).

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 95-116.

The applicant proposes to install new signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

There will be minimal or no “displacement effects” or “disruption effects” as a result of this work. The installation of the signage will have minimal impacts on the valued heritage features, as many of the holes that will be used are the same ones from the previous signage. The additional six holes that are required are to go through the grout, not the stone of the front façade, as per correspondence with the applicant. In addition, the design of the signage is simple and modest, and as such, will not have an impact on the setting or character of the heritage features.

Staff are supportive of the application as the signage is to utilize the same holes as the previous signage, with the additional six holes to go through the grout, which will limit

the potential adverse effects on the stone of the front façade. In addition, the modest/simple new signage will not impact the setting or character of the heritage property.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Carroll/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-015 be approved as submitted, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- 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,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-015 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer MCIP RPP, CAHP
Cultural Heritage Planner

Ken
Coit

Digitally signed by
Ken Coit
Date:
2022.08.10
08:26:55
-04'00'

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 95-116)

Designated Features

Important to the preservation of the James South Stone Terrace are the original features of the east (front) facades and north end wall, including: the limestone masonry walls and parapets; the cut stone sills, lintels, string courses, and pilasters; the original doorways and windows; and the bracketed eaves and other original details. Excluded are: the projecting store front added to #156; the various dormer additions; and the modern entrance porches, stairways, windows and doors.



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-016

August 10, 2022

Rudi Spallacci
1 James Street South
Hamilton, ON
L8P 4R5

**Re: Heritage Permit Application HP2022-016:
Proposed alteration of signage installation at 120 King Street East,
Hamilton (Ward 2), Part IV Designated (By-law No. 22-130)**

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 HP2022-016 is approved for the designated property at 120 King Street East, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

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

Subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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 HP2022-016:
Proposed alteration of signage installation at 120
King Street East, Hamilton (Ward 2), Part IV
Designated (By-law No. 22-130)**

Page 2 of 2

- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly;



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-016
ADDRESS: 120 King Street East, Hamilton

Owner: Rudi Spallacci
Applicant / Agent: Adam Straus

Description of proposed alterations:

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

Reasons for proposed alterations:

- Signage for new bakery.

Documentation submitted with application:

- Document including signage details and location map.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 22-130.

The applicant proposes to install two new signs (a fascia sign and blade sign) on the front façade of the property known as the Royal Connaught Hotel.

Staff anticipate that there will be minimal “displacement effects” to the subject property as a result of this work. As proposed, 14 holes are required for the main fascia sign and an additional six for the second blade sign. In addition, a hole is also required for the 3/8” through wire. At the Heritage Permit Review Sub-Committee meeting in which the Heritage Permit application was discussed, the agent for the application committed to exploring ways to reduce the number of holes required and to use the grout as much as possible, and this discussion is reflected in the requirement for an additional condition below (Condition b)).

There will be minimal “disruption effects” to the subject property as a result of this work. Both signs are of a modest design and the blade sign in particular is relatively small in

scale. As such, the setting and character of the heritage features on the front façade will not be significantly impacted based on the scope of this work.

Staff are supportive of the application as the scope of work will not significantly impact the valued heritage features of the building, such as the limestone on the front façade, and the agent for the application has committed to exploring an approach that would minimize the number of holes and install the signage in an appropriate fashion.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Burke/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-016 be approved as submitted, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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,
- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-016 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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,
- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

Approval:

Staff Approval:

Chloe Richer

Digitally signed by Ken Coit
Date: 2022.08.10 08:53:08 -0400

Chloe Richer MCIP RPP, CAHP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 22-130)

Description of Heritage Attributes:

The former hotel building's cultural heritage value is embodied in the:

- Front façade (north elevation);
- East elevation;
- West elevation;
- Slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation; and,
- The lobby and mezzanine in the interior.

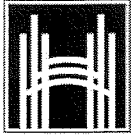
Front Facade (North Elevation):

Heritage attributes of the front facade in the 1914-16 building include:

- All features in limestone on the ground and mezzanine floors and their fenestration;
- The brown rug brick and white-glazed terra cotta curtain wall and the fenestration of the floor above the mezzanine floor (the hotel's second floor or third storey, which together with the ground and mezzanine floors forms the front facade's base);
- The seven floors of brown rug brick wall and windows which comprise the front facade's shaft; and,
- The front facade's upper two storeys and overhanging cornice - the capital of the composition - completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

Heritage attributes of the front facade in the 1931 addition include:

- The brown polished granite foundation veneer;
- The limestone ground floor articulated by its six bays;
- The limestone mezzanine and second floors containing six bays of slender round-arched window pairs;



Hamilton

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Planning Division
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Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-017

August 10, 2022

Derek Castell and Mary Mathewson
131 St. Clair Avenue
Hamilton, ON
L8M 2N8

**Re: Heritage Permit Application HP2022-017:
Proposed alteration of windows at 131 St. Clair Avenue, Hamilton (Ward 3), Part V
Designated (By-law No. 86-125)**

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 HP2022-017 is approved for the designated property at 131 St. Clair Avenue, in accordance with the submitted Heritage Permit Application for the following alterations:

- 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.

Subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- 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,
- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration is not completed by July 31,

**Re: Heritage Permit Application HP2022-017:
Proposed alteration of windows at 131 St. Clair
Avenue, Hamilton (Ward 3), Part V Designated (By-law
No. 86-125)**

Page 2 of 2

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 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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Nrinder Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-017
ADDRESS: 131 St. Clair Avenue, Hamilton

Owner: Derek Castell and Mary Mathewson
Applicant / Agent: N/A

Description of proposed alterations:

- 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.

Reasons for proposed alterations:

- The existing windows are not functional; and,
- The owners have stated the windows are deteriorated to the point where replacement is required, and modern wood windows are cost prohibitive.

Documentation submitted with application:

- Photographs of windows to be replaced;
- Photographs of windows of nearby dwellings; and,
- Specifications of replacement windows.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the architectural details and heritage character specified in the Heritage Conservation District (HCD) Plan, in this case the St. Clair Avenue HCD Plan.

The applicant proposes to replace approximately 36-38 original windows with modern painted vinyl windows. The applicant has stated that the muntin of the front exterior windows are to match the existing look that is part of the original windows.

There will be moderate “displacement effects” to the subject property with the removal of the original windows. These displacement effects will be mitigated by the

incorporation of muntins that will match the existing windows. In addition, the replacement windows will be double-hung, providing a traditional window aesthetic, except for the new basement windows. The incorporation of matching muntins and double-hung windows will lessen the “disruption effects” to the subject property as a result of this work.

Staff are supportive of the application as the replacement windows that will be visible from the streetscape will maintain the heritage aesthetic of the home and the streetscape, though wood is not being incorporated as a traditional window material. The current owners or future owners of the property may choose to incorporate wood replacement windows in the future as a more compatible option, as staff had encouraged.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-017 be approved as submitted, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-017 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

Approval:

Staff Approval:

Chloe Richer

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 15:51:34 -0400

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

Steve Robichaud

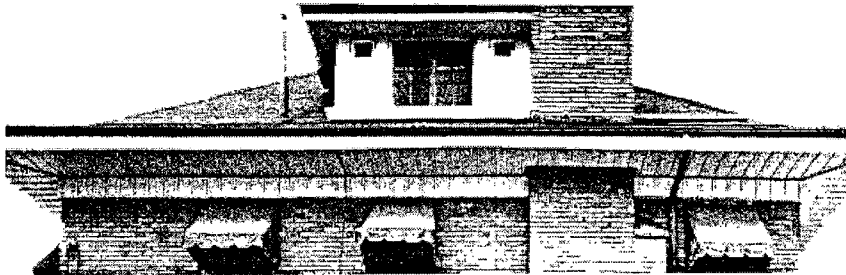
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Relevant Excerpts from the St. Clair Avenue Heritage Conservation District Plan

7.4.2 Facade Alterations/Additions7.4.2.1 Residential Properties

The historical integrity of buildings is effected by changes to their original structures. While home naturally change over time, it is of importance on a heritage evaluation to examine the amount of change. There has been little in the way of drastic change to the residential buildings in the proposed district. Some of the more noticeable exterior changes have been:

- | | |
|----------------------------|--------------|
| 1. Aluminium Storm Windows | 11 buildings |
| 2. Aluminium Storm Doors | 10 buildings |
| 3. Aluminium Soffit/Fascia | 4 buildings |



Example of aluminium soffit and fascia

Aluminium storms have become an economic necessity and those represented in the proposed district do not adversely affect the character of the windows/doors. Although wood is more in keeping with the original materials of construction, it is difficult to assess the integrity of aluminium storms, since many of the earlier homes were probably built without storms at all. In contrast, a surprisingly large number of buildings have retained their original wooden soffit and fascia as illustrated by the small number of aluminium additions.

Proportions and designs of windows and doors of the original structures will be maintained for additions alterations and replacements.

Authentic materials such as brick, stone and wood, to reflect the texture of the area, will be encouraged. Original or similar materials and colours will be used.

Unauthentic materials such as plastics and aluminum will be discouraged.

Designs, materials and workmanship of building development will be of a high quality.

Brick cleaning will be carried out by methods which do not damage brickwork.

Unsightly extensions such as fire escapes or air conditioning units should be located at the rear of buildings, out of view from the street if at all possible. Hardship to the owner will be considered as a factor.

Cost will be a consideration in determining the appropriateness of building development although emphasis will be placed on architectural and historic character.

Only building development visible from the street will be controlled. Internal alterations will not be controlled.



Hamilton

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Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-018

August 10, 2022

Joel Wilson
29 Union Street
Hamilton, ON L0R 1R0

**Re: Heritage Permit Application HP2022-018:
Proposed alteration of cladding at 29 Union Street, Flamborough (Ward 15),
Part V Designated (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 HP2022-018 is approved for the designated property at 29 Union Street in accordance with the submitted Heritage Permit Application for the following alterations:

- 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).

Subject to the following condition:

a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

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 Ontario Land Tribunal within 30 days of your receipt of this permit.

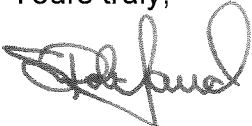
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

**Re: Heritage Permit Application HP2022-018:
Proposed alteration of cladding at 29 Union Street,
Flamborough (Ward 15), Part V Designated (By-law
No. 96-34-H)**

Page 2 of 2

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Judi Partridge, Ward 15
Matthew Ribau, Perspective Views

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-018
ADDRESS: 29 Union Street, Flamborough

Owner: Joel Wilson
Applicant / Agent: Matthew Ribau, Perspective Views

Description of proposed alterations:

- 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).

Reasons for proposed alterations:

- Renovation purposes.

Documentation submitted with application:

- Images of the altered dwelling; and
- Information on new cladding from the Fraser Wood Siding website:
<https://fraserwoodsiding.com/products/classic-series/>

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage character mentioned in the relevant Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan.

This is a retroactive application for the cladding of brick façade. The alterations have already taken place, with the exception of one side façade which has not yet been clad in Fraser Wood Siding.

There will be minimal “displacement effects” to the subject property as the original brick cladding has not been removed and is located beneath the new Fraser Wood Siding, though some of the bricks may be damaged if the new siding was not attached through the mortar.

In addition, there are minimal “disruption effects” to the subject property, as the new siding is a compatible material (wood). The Mill-John-Union-Griffin Heritage Conservation District Plan states that concrete or other masonry blocks, metal, and synthetic sidings should be avoided. Wood is specified as an acceptable exterior cladding material.

Staff are supportive of the application as the original brick façade is to be retained and completely clad in a material sympathetic to the heritage character of the Mill Street Heritage Conservation District. Further, the one side façade that is not yet clad is to be clad in a sympathetic wood siding.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-018 be approved as submitted, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-018 is approved in accordance with the submitted application, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 16:34:16 -04'00'

SPM/MGR Initials

Authorized:

A handwritten signature in cursive script, appearing to read "S. Robichaud", written in black ink above a horizontal line.

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Excerpts from the Mill Street Heritage Conservation District Study and Plan

4.2.5 Foundations and Walls

Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a "falsely" new look to the building, for example, sandblasting, strong liquid chemical solutions and high pressure water cleaning. Avoid application of new surfaces or new coatings that alter the appearance of the original material, especially where they are substitutes for masonry repairs. This may include the application of waterproof and water repellent coatings, paint, aluminum or vinyl siding and stucco.

4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.



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Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-019

August 10, 2022

Sam Sargeos
McMaster University
1280 Main Street West
Hamilton, ON, L8S 4L8

**Re: Heritage Permit Application HP2022-019:
Proposed alteration of ventilation and doors at 1280 Main Street West,
Hamilton (Ward 1), Part IV Designated (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 HP2022-019 is approved for the designated property at 1280 Main Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- 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.

Subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- 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

Re: Heritage Permit Application HP2022-019: Proposed alteration of ventilation and doors at 1280 Main Street West, Hamilton (Ward 1), Part IV Designated (By-law No. 08-002)

Page 2 of 2

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Maureen Wilson, Ward 1
Ed Schuck, Project Manager, The Ventin Group Architects

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-019

ADDRESS: 1280 Main Street West, Hamilton

Owner: McMaster University c/o Sam Sargeos

Applicant / Agent: The Ventin Group Architects c/o Ed Schuck, Project Manager

Description of proposed alterations:

- 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.

Reasons for proposed alterations:

- Doors in need of restoration or replacement; and
- Servicing required for ventilation and HVAC unit in need of upgrading.

Documentation submitted with application:

- Plans and elevations of proposed alterations.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 08-002.

The applicant proposes to replace the doors at the west elevation, modify the existing ventilation, add a new HVAC unit on the north end of the building and upgrade the existing roof top exhaust fan.

There will be minimal “displacement effects” to the subject property as a result of this work. Though the two sets of doors are to be replaced, the replacement doors will match the existing in material (wood) as well as in profiles and details. In addition, the hardware will be reused where possible, or new hardware will be sourced to the existing. The ventilation and HVAC work will not result in any displacement effects to the valued heritage features.

In addition, there will be minimal “disruption” to the subject property as a result of this work. As noted, the new doors will be replaced with like for like materials, therefore, the character of the heritage features will be retained. The new HVAC unit will be located on the roof of a rear addition and include appropriate earth tone screening to blend into the existing brick façade. The new roof top exhaust fan and duct are also to be painted in a colour to blend in with the existing sloped roof colour.

Staff are supportive of the application as the doors will be replaced with like for like materials and matching profiles/details. In addition, the ventilation and HVAC upgrades will not alter any valued heritage features and measures will be taken to ensure the units blend in with the existing building.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(MacLaren/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-019 be approved as submitted, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-019 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

Approval:

Staff Approval:

Chloe Richer

Digitally
signed by
Ken
Ken Coit
Date:
2022.08.09
16:23:05
-04'00'

SPM/MGR Initials

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 08-002)

DESIGNATED FEATURES

The boundaries of the designated property extend from the west side of Wallingford Hall to the east side of University Hall and Edwards Hall and from Scholar's Road to the ravine edge and the north side of Edwards Hall; it also includes Hamilton Hall, the Refectory and the Alumni Memorial Building.

Important to the preservation of this cluster of six buildings are:

- the original architectural materials and features of the façades and roofs of all six buildings, including the stone ashlar and brick masonry walls; cut stone door/ window surrounds, mullions and tracery; stone entrance steps, carved stone ornamentation, wrought-ironwork (notably the entrance doors of University Hall and Hamilton Hall).

- the landscaped open space within the boundaries defined above, including the low stone wall with the Tudor archway linking University Hall and Edwards Hall.

Also important to the preservation of University Hall, the Refectory and the Alumni Memorial Building are the interior spaces identified respectively as Convocation Hall, the Refectory Dining Hall and Memorial Hall and all of their original architectural finishes and features.



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-020

August 10, 2022

Pat Di Leonardo, Superintendent of Facility Operations & Maintenance
City of Hamilton
28-44 James Street North / 5-21 King William Street
Hamilton, ON
L8R 2K1

**Re: Heritage Permit Application HP2022-020:
Proposed alteration of cladding at 28 - 44 James Street North / 5-21 King
William Street, Hamilton (Ward 2), Part IV Designated (By-law No. 96-175)**

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 HP2022-020 is approved for the designated property at 28-44 James Street North/5-2 King William Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- 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.

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 alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-020
ADDRESS: 28 - 44 James Street North, Hamilton

Owner: City of Hamilton (c/o Pat Di Leonardo, Superintendent of Facility Operations & Maintenance - Corporate)

Applicant / Agent: Kathy Stacey

Description of proposed alterations:

- 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.

Reasons for proposed alterations:

- Repairs are required due to vandalism and theft.

Documentation submitted with application:

- Images of front façade and damaged storefront area.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 96-175.

The applicant proposes to repair the windowsills, window and wood door stops at storefront #36, removing the remaining damaged copper cladding and replacing the cladding with wood to provide proper water management and to discourage future vandalism and theft.

There will be moderate “displacement effects” and “disruption effects” to the subject property as a result of this work. Storefront #36 is the one original storefront of the Lister Block and the copper work will be removed as part of the alterations. However, the removal of the copper work will discourage future vandalism and theft, and copper could be reinstated in the future. Repairing the damage will also provide proper water

**Re: Heritage Permit Application HP2022-020:
Proposed alteration of cladding at 28 - 44 James
Street North / 5-21 King William Street, Hamilton
(Ward 2), Part IV Designated (By-law No. 96-175)**

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2
Kathy Stacey

management at the location of the alterations. Though not the original material, wood is often considered to be a traditional building material which helps maintain the character of built heritage resources.

Staff are supportive of the application as repairing the windows and replacing the cladding will help to maintain the deteriorating heritage elements and will ultimately help to preserve the heritage character of the property.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Dent/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-020 be approved as submitted, 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 alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-020 is approved in accordance with the submitted application, 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

Approval:

Staff Approval:

Chloe Richer

Ken
Coit
Digitally signed by
Ken Coit
Date:
2022.08.09
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Initials

Chloe Richer CAHP, MCIP, RPP

SPM/MGR

Cultural Heritage Planner

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 96-175)

Designated Features

Important to the preservation of the Lister Block are the original architectural features of:

- the two street facades (west and south), including all original windows, the one original storefront at #36, and the decorative terra-cotta and copper work, but excluding recent alterations to the storefronts and arcade entrances;
- the two-level interior arcade, including the shopfronts, decorative plasterwork, marble and terrazzo flooring, and skylights (excluding the recent bubble domes).



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-021

August 10, 2022

Sam Ciardullo
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

**Re: Heritage Permit Application HP2022-021:
Proposed alteration of exhaust relocation at 71 Main Street West, Hamilton
(Ward 2), Part IV Designated (By-law No. 06-011)**

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 HP2022-021 is approved for the designated property at 71 Main Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- 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.

Subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) 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) 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 HP2022-021:
Proposed alteration of exhaust relocation at 71 Main
Street West, Hamilton (Ward 2), Part IV Designated
(By-law No. 06-011)**

Page 2 of 2

- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations 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.

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-021
ADDRESS: 71 Main Street West, Hamilton (City Hall)

Owner: City of Hamilton c/o Julia Furi, Project Coordinator, Operations & Maintenance
Applicant / Agent: N/A

Description of proposed alterations:

- 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.

Reasons for proposed alterations:

- The current location of the exhaust air (the ground floor level at the south entrance) has created challenges during the past two winter seasons.

Documentation submitted with application:

- Basement Mechanical Exhaust Air Feasibility Study prepared by Walter Fedy; and,
- Example images of louvres.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 06-011.

The applicant proposes to redirect and relocate the location of the exhaust air from the basement mechanical room. 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.

There will be minimal “displacement effects” to the subject property as a result of this work. The marble cladding identified in the property’s designation by-law was previously replaced and the existing pre-cast panels to be altered are not valued heritage features. Existing heritage features such as the Italian glass mosaic tiles above the ground floor entrance will not be damaged or removed.

In addition, there will be minimal “disruption effects” to the subject property as a result of this work. As noted, one of the key heritage features of the south (rear) façade was previously removed. The relocation of the exhaust air will not result directly impact the character of the heritage features, though the overall setting/character of the south elevation at the ground floor will be altered. The new louvres would be specified to match the appearance of the existing as closely as possible.

Staff are supportive of the application as the relocation of the exhaust air will not have any direct impacts on the valued heritage features such as the Italian glass mosaic tiles and the new louvres are to match the existing as closely as possible.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Dent/Carroll) – one citizen committee member abstained.

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-021 be approved as submitted, subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) 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) 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) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-021 is approved in accordance with the submitted application, subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) 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) 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) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 16:27:53 -04'00'

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 06-011)

South (Rear) Elevation

- Irregular rectilinear plan.
- Service tower with marble cladding and glass curtain wall.
- Canopy over the rear entrance together with flat roof, three metal roof supports and Italian glass mosaic tile ceiling.
- Italian glass mosaic tiles above the ground floor entrance.
- All marble cladding.
- Glass curtain walls.
- Built-in canopies on the five-storey office tower.
- Elevated driveway and pedestrian bridge connecting Hunter Street and parking lot with the second level rear entrance of the building.
- First and second storey entrances with glass doors, transoms, surrounds and letters spelling "IN" and "OUT" inlaid on the floor in front of the doors.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, July 19, 2022

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

Attending Staff: Ken Coit, James Croft, Chloe Richer

Absent with Regrets: Carol Priamo

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

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for July 19, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(MacLaren/Ritchie)

That the Minutes of June 21, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-020: 28-44 James Street North, Hamilton (Part IV)**

- Scope of work:
 - 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.

- Reason for work:
 - Repairs are required due to vandalism and theft.

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

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 HP2022-020 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 July 31, 2024. If the alteration is 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. HP2021-021: 71 Main Street West, Hamilton (Part IV)

- Scope of work:
 - 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.

- Reason for work:
 - The current location of the exhaust air (the ground floor level at the south entrance) has created challenges during the past two winter seasons.

Rom D'Angelo from the City of Hamilton and David Thompson and Walter Fedy of WalterFedy Engineering Consulting Services 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:

(Dent/Carroll) – one citizen committee member abstained.

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-021 be consented to, subject to the following conditions:

a) That final plans and elevations of the preferred option (Option 2) 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) 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) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

c. HP2022-015: 150 James Street South, Hamilton (Part IV)

- Scope of work:
 - Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.
- Reason for work:
 - Signage for new restaurant.

Napinder Singh, the tenant and restaurant owner, 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/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-015 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

d. HP2022-016: 120 King Street East, Hamilton (Part IV)

- Scope of work:
 - Installation of two new signs (fascia sign and blade sign) on the front façade.
- Reason for work:
 - Signage for new bakery.

Adam Straus of Straus Design, a sign contractor, spoke on behalf of the owner, Rudi Spallaci, 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:

(Burke/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-016 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

b) That the method for affixing the two signs to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

c) 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,

d) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

e. HP2022-019: 1280 Main Street West, Hamilton (Part IV)

- Scope of work:
 - 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.

- Reason for work:
 - Doors in need of restoration or replacement; and
 - Servicing required for ventilation and HVAC unit in need of upgrading.

Paul Sapounzi and Ed Schuck of Ventin Group Architects spoke on behalf of the property owners, McMaster University, 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 HP2022-019 be consented to, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);

- 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is 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.

f. HP2022-018: 29 Union Street, Flamborough (Part V)

- Scope of work:
 - 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).

- Reason for work:
 - Renovation purposes.

Matthew Ribau, a contractor, spoke on behalf of the owner, Joel Wilson, 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/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-018 be consented to, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

g. HP2022-017: 131 St. Clair Avenue, Hamilton (Part V)

- Scope of work:
 - 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.

- Reason for work:
 - The existing windows are not functional; and
 - The owners have stated the windows are deteriorated to the point where replacement is required and modern wood windows are cost-prohibitive.

Derek Castell, 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/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-017 be consented to, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows.

- 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,

- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration is not completed by July 31, 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.

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

(Ritchie/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 16, 2022 from 5:00 – 8:30pm

Inventory & Research IRWG (IRWG)

Meeting Notes

May 30, 2022 (5:00pm-7:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Lyn Lunsted; Graham Carroll; Alissa Denham-Robinson; Chuck Dimitry
- Staff Present:** Chloe Richer (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist),
- Regrets:** Jim Charlton; Brian Kowalesicz; Stacey Kursikowski (Cultural Heritage Planner);

RECOMMENDATION

THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

1. **The Inventory & Research Working Group recommends that 111 Inksetter Road, Flamborough be added to the Municipal Heritage Register as a non Designated property;** where as the homestead dates back to the early 1800's. The property, including the 2-storey heavy wood timber frame barn is a good representative example of local farm building composition (homestead and barn) and is linked to culture and history of early settlement within the Flamborough rural area. Further investigation would be required to establish linkages in historical context to individuals and events.

NOTES

1. Chair's Remarks

Welcome to all.

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes – April 25, 2022

Meeting notes were approved by general consensus; with a minor addition to the recommendation statement for 16 Steven (Item #4).

Alissa Denham-Robinson to revise meeting notes as recommended by the WG; as such:

1. *The Inventory & Research Working Group recommends that 16 Steven St., Hamilton (The Pearl Company) be added to the Municipal Heritage Register due to its physical/design value as an early example of Hamilton's industrial architecture. (For*

further analysis and supporting documentation, consult the May 28, 2021 CHIA for this property).

4. Staff Presentation – Chloe Richer: 111 Inksetter Road, Flamborough (CHIA)

Chloe provided a brief description of the above noted property. 111 Inksetter Road, Flamborough is a 10 acre property housing a single family residence, a barn, garage and small storage building. The property is not designated under part IV of the Ontario Heritage Act, however it is currently on the listed on the Inventory of Heritage Properties.

Staff received this inquiry as a Niagara Escarpment Commission (NEC) development application. A CHIA was required due to the property's close proximity to the designated house of David Inksetter (c. 1854) and the status of the property as Inventoried.

The Owners wish to develop the site and buildings to implement enhancements and fulfill farm living requirements. The scope of the work includes:

- Adaptive reuse of the barn building to the primary residence
- Constructing a new barn with vehicle storage
- Demolition of existing garage, small storage building and the house 1970's addition
- Renovation and change of use of the existing single family residence into a utility building / pool house

In order to fulfill the heritage review, this was first sent to the Policy & Design Working Group and now on to I&RWG for review and comment.

The I&RWG generally supports the recommendation to add 111 Inksetter Road, Flamborough to the Register (non Designated); as the homestead dates back to the early 1800's. The property, including the 2-storey heavy wood timber frame barn is a good representative example of local farm building composition (homestead and barn) and is linked to culture and history of early settlement within the Flamborough rural area. As noted by the consultant, further investigation is required to establish linkages in historical context to individuals and events.

In review of the report, the WG has the following comments:

- Although some revisions have been made to the report by the consultant, Chloe noted that a statement of significance still needs to be provided.
- The document should provide further rationale to fulfill Bill 108 requirements
 - Construction Date
 - Representative example
 - Early settlement
 - Still functionally linked
 - Linked to its surroundings
- The draft document provided does not follow typical format for review
- Under "Rare, unique, representative or early example" the consultant notes "No" – Janice suggested that the property could possibly meet these criteria. The property has been altered, but some changes can be reversable
- Consultant to provide more representative examples in the Flamborough area
- Although there are many photos of the barn, provide additional photos of the house

5. Staff Presentation – Alissa Golden: POW (Places of Worship Project) – Hamilton Mountain, and Old City Wards 6,7 & 8

This item was brought forward from the May Meeting of Inventory and Research.

Alissa Golden provided an overview of the project status. Work is in process to update the built inventory page and interactive mapping. The grouping of Wards to be reviewed by the Working Group are Ward 6, 7 and 8. Alissa Golden presented the following:

Hamilton Mountain (Old Ward 6).

- Draft recommendations include 5 Register Additions and 1 designation candidate identified.
- For Designation – Recommended 10 Trinity Church Road, Trinity United Church (Significant Built Resources)
- Character Defining Resources (1 church)
- Character-Supporting Resources (3 churches)
- Inventory Properties (3 churches)

Hamilton Mountain (Old Ward 7)

- Draft recommendations include 11 Register Additions and 1 designation candidate identified.
- For Designation – Recommended Sacred Heart Roman Catholic Church (Significant Built Resources)
- Character Defining Resources (3 church)
- Character-Supporting Resources (7 churches)
- Inventory Properties (7 churches)

Hamilton Mountain (Old Ward 8)

- Draft recommendations include 2 Register Additions
- Barton Stone United Church – Already Designated.
- Character-Supporting Resources (2 churches) *form correction St. Mari's to be updated to note affiliation (to clarify Holy Apostolic Catholic)
- Inventory Properties (4 churches)

Next Steps:

Evaluations moving forward will include Flamborough (Lyn Lunstead), Ward 3 (Janice Brown) and Stoney Creek (Kathy Wakeman).

Once a review of all wards have been completed, the group feels it would be good to move from a Ward by Ward review to an overall City review; to gain a more wholistic perspective on the Places of Worship Built Inventory Project and the recommendations coming forward.

6. New Business

- .1 206 Main St. W and 231 Main St. W. for Potential Review and addition to Staff's Work Plan:

Chloe provided an update on the property known as 231 Main St. West. The property is currently under an appeal, under the Downtown Secondary Plan.

For 206 Main St. W. (Arlo House), Chloe was able to look through the municipal files. There are some documents on-file including a preliminary assessment. The structure appears to have an 1856 construction date. The original use was residential. Janice is willing to take on this research for follow-up at the next I&RWG meeting.

.2 Monument Tree Tour (Update) - Project by Lesia Mokrycke

Janice attended the tour and found it to be excellent. The tour started in Gage Park and included 28 trees around the neighbourhood. During the tour, participants were challenged to think about how trees fare in an urban setting vs a more natural setting. It was easy to observe how some trees are being stressed by the compaction of people walking on roots and the installation of asphalt on walkways. One example to note was a 500 year old Ginko tree (male variety) located on Fairley Street. Nearby, a Northern Maple could be found that is estimated to be 250+ years old (property owners would be interested in heritage tree designation).

Currently there are 100 trees designated in Ontario (The Comfort Maple in Welland being one of them). The Ontario Forest Association looks after the nomination forms. Lesia would like to be able to protect some of the City's oldest trees. She has been in communication with Alissa Golden.

7. Meeting Adjourned: 6:25 PM

Next Meeting: Monday August 22, 2022 (6pm -8pm)



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	September 15, 2022
SUBJECT/REPORT NO:	Register Listing Objections in Beasley Neighbourhood (PED22135(a)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 4654
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That Council receive the notices of objection, attached as Appendix “A” to Report PED22135(a), from the owners of 188 Mary Street and 43 Robert Street, Hamilton, objecting to the notices of Council’s decision to list the non-designated properties on the Municipal Heritage Register (Register) under Section 27 of the *Ontario Heritage Act*,
- (b) That Council continue to include 188 Mary Street and 43 Robert Street, Hamilton, on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, pursuant to Section 27(8) of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

This Report addresses two notices of objection under Section 27(7) of the *Ontario Heritage Act* from owners of properties listed on the Municipal Heritage Register as part of the Beasley Neighbourhood Built Heritage Inventory (Beasley Inventory), approved by Council on June 22, 2022 (see Report PED22135). Register listing objections have been received for 188 Mary Street and 43 Robert Street, Hamilton. Staff recommend that Council keep both properties listed on the Register.

Alternatives for Consideration - Page 5

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register, after consultation with the Hamilton Municipal Heritage Committee (HMHC). Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should identify the reasons for the objection and all relevant facts. Council must consider the objection, along with HMHC's advice, and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

Staff reported on the findings of the community-led Beasley Inventory project as part of Report PED22135, which was considered by the Hamilton Municipal Heritage Committee at their meeting on June 10, 2022. On June 22, 2022, Council approved the project recommendations and directed staff to list 413 properties of cultural heritage value or interest in the Beasley Neighbourhood on the Register. The owners of the subject properties were notified of the draft recommendations to list their properties in a letter dated March 31, 2022. As required under Section 27 of the *Ontario Heritage Act*, staff also notified owners of Council's decision to list their properties in letters dated July 8, 2022. At the time of writing this Report, staff received two formal listing objections in response to the notices for the properties located at 188 Mary Street and 43 Robert Street, Hamilton.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design and physical value, historical and associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and

**SUBJECT: Register Listing Objections in Beasley Neighbourhood (PED22135(a))
(Ward 2) - Page 3 of 5**

- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan*, Section B.3.4.2.1(b)).

RELEVANT CONSULTATION

External

- Property owners

Internal

- Councillor, Ward 2

ANALYSIS AND RATIONALE FOR RECOMMENDATION

When considering a property owner's objection to listing, it is important to consider the purpose of the Register. The Register is a heritage conservation management tool under the *Ontario Heritage Act*. It is an administrative record that includes non-designated properties identified by Council as being of cultural heritage value or interest. Consultation with the Hamilton Municipal Heritage Committee and a Council resolution is required to include, or remove, a property from the Register.

Listing on the Register is a way to recognize a property's heritage value or interest to a community. From a property owner's perspective, listing on the Register does not prevent an owner from making changes or constructing additions to existing buildings, nor does it require any additional heritage approvals (like heritage permits) to do so as part of the regular Building Permit process.

Interim Demolition Protection

The main intent of listing properties on the Register is to flag properties of heritage interest to promote their conservation and retention. An owner of a listed property is required to give 60-days notice to the City of their intention to demolish or remove a building or structure on their property, as per Section 27(1.2) of the *Ontario Heritage Act*. The demolition or removal of any building or structure is prohibited during this time period.

Listing on the Register does not prevent demolition, but the 60-day period allows staff the opportunity to discuss conservation options for the property should a notice of intention to demolish be received, including discussions with the owner respecting retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage buildings, the 60-day

**SUBJECT: Register Listing Objections in Beasley Neighbourhood (PED22135(a))
(Ward 2) - Page 4 of 5**

delay could allow Council time to consider issuing a notice of intention to designate to prevent demolition. Additionally, if demolition of a listed property is proposed as part of a development application under the *Planning Act*, staff may require that a Cultural Heritage Impact Assessment be completed in support of the application in order to confirm the cultural heritage value or interest of the property, assess the impact of the proposed demolition and explore alternatives for conservation.

Heritage buildings are finite resources. Once they are demolished they cannot be recovered. To remove a property from the Register without further consideration of the property's cultural heritage value would not be consistent with intent of the Register. Staff do not recommend that any properties be removed from the Register based on an owner's objection alone. To warrant removal from the Register, staff are of the opinion that it must be demonstrated that the property no longer retains any tangible cultural heritage value or interest as per *Ontario Regulation 9/06*.

Register Objections

Staff received two formal notices of objection to Council's decision to list properties on the Register as part of the Beasley Inventory for 188 Mary Street and 43 Robert Street, Hamilton. The owner objection notices are attached as Appendix "A" to Report PED22135(a). The two objecting owners cited concerns that they did not receive notice of the draft recommendation to list their property to allow them the opportunity to raise their opposition ahead of Council's decision to list. Staff sent notice to the owners of the draft recommendations for their properties in letters dated March 31, 2022. To date, the letters for the two subject properties have not been returned as undelivered. The draft recommendations were also considered at the public meeting of the HMHC on June 10, 2022. Concerns over the public access to information about their property were also raised by the owners. Neither owner provided facts or information refuting the cultural heritage value or interest of their property.

The two subject properties were added to the Register because they were classified as Character-Supporting Resources as part of the Beasley Inventory and Council believed them to be of cultural heritage value or interest because they supported the character of the historic Beasley Neighbourhood (see Report PED22135). Additional criteria were also identified in the preliminary evaluations for each property, including design and physical value and historical and associative value, attached as Appendix "B" to Report PED22135(a).

Staff have determined that both the properties retain physical cultural heritage value or interest and recommend that they remain listed on the Register.

ALTERNATIVES FOR CONSIDERATION

Under Section 27 of the *Ontario Heritage Act*, listing a property on the Register is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, must consider an owner's notice of objection to a Register listing and decide whether it should continue to be included on the Register or whether it should be removed.

Removing from the Register

Council may decide to remove one or more properties from the Register. By removing a property of cultural heritage value or interest from the Register, it would no longer have interim protection from demolition under the *Ontario Heritage Act* which requires the owner to give 60-days advance notice to the municipality of their intention to demolish or remove a building or structure from the property. Staff do not recommend this alternative.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22135(a) - Notices of Objection

Appendix "B" to Report PED22135(a) - Preliminary Heritage Evaluations

AG:ac

Notices of Objection

TONI + RITA PRIMARANO
188 MARY ST.
HAMILTON, ONT.
L8L 4V8

DEAR SIR OR MADAM:

A FEW WEEKS AGO I RECEIVED A LETTER DATED JULY 8, 2022, ENTITLED "BEASLEY NEIGHBOURHOOD INVENTORY PROJECT" - NOTICE OF LISTING ON THE MUNICIPAL HERITAGE REGISTER. THE LETTER STATED THAT ON JUNE 22, HAMILTON CITY COUNCIL VOTED TO LIST OUR HOME, 188 MARY ST. AS A NON-DESIGNATED PROPERTY.

I CALLED MS. ALISSA GOLDEN ABOUT THE LETTER I RECEIVED, AND I WOULD LIKE TO THANK HER VERY MUCH FOR HER TIME AND PATIENCE IN EXPLAINING WHAT BEING ON THE REGISTER MEANT. SHE ALSO INFORMED ME THAT MONTHS PRIOR, LETTERS HAD BEEN SENT OUT TO INFORM THE HOMEOWNERS THAT THEIR PROPERTY WAS UNDER CONSIDERATION TO BE INCLUDED IN THIS REGISTER. WE DID NOT RECEIVE ANY SUCH LETTER. THIS BEING THE FIRST THAT WE'VE HEARD ABOUT THIS REGISTER, WE HAVE DECIDED THAT WE DO NOT WISH FOR OUR PROPERTY TO BE INCLUDED. WE WISH TO BE GRANTED THE SAME RIGHT TO OPT OUT AS THOSE WHO HAD RECEIVED PRIOR NOTIFICATION.

AS OWNERS AND TAXPAYERS OF THIS

PROPERTY, MY SISTER AND I DO NOT WISH
FOR INFORMATION ABOUT OUR PROPERTY
TO BE MADE ACCESSIBLE TO THE PUBLIC.
WE ARE PRIVATE PEOPLE AND WOULD
GREATLY APPRECIATE IT IF OUR REQUEST
WOULD BE GRANTED, THANK YOU VERY MUCH.

SINCERELY,

TENI/4 RITH PRIMARANO

Golden, Alissa

From: veltel veltel [redacted]
Sent: July 27, 2022 9:44 AM
To: Golden, Alissa
Subject: Re: Beasley Inventory - Objection to Listing of 43 Robert Street

ATTENTION: ALISSA GOLDEN

Giuseppina Vella
43 Robert street
Hamilton, Ontario
L8L-2N9

2022/07/15

It was nice speaking to you. Miss Golden during our conversation you stated that I was sent two separate letters, and I only received one letter which came on 2022/07/14 which was yesterday.
Please respect our wishes and remove 43 Robert Street Hamilton, Ontario L8L2N9 from the Municipal Heritage Register list.

Thank you,
John Vella
Luigina Vella

Preliminary Heritage Evaluations

188 Mary Street, Hamilton (circa 1890)



Roll Number: 251802015607830

Classification: Character-Supporting Resource

Design Value: The property's style, type or expression is representative (Ontario Cottage).

Historical Value: The property has direct association with a potentially significant theme. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Contextual Value: The property helps support the historic character of the area. The property is visually and historically linked to its surroundings. The property is part of the Mary Street historic streetscape, consisting of a concentration of mid-to-late nineteenth century dwellings.

Notable Building Features: 1.5 storey brick cottage with low side gable roof, shed roof front dormer and flanking parapets; three-bay front facade with central entrance and flanking windows; segmentally-arched openings with brick voussoirs and two-over-two wood windows; transom.

43 Robert Street, Hamilton (circa 1901)



Roll Number: 251802015653720

Classification: Character-Supporting Resource

Design Value: The property's style, type or expression is representative (Bay and Gable).

Historical Value: The property has direct association with a potentially significant theme. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Contextual Value: The property helps support the character of the area. The property is physically, visually and historically linked to its surroundings. The property is the eastern end unit of a three-unit related row of brick dwellings located on the north side of Robert Street.

Notable Building Features: Hip roof with end gable and brick parapet wall, projecting front gabled bay with decorative wood bargeboard; segmentally-arched openings with brick voussoirs and stone sills; decorative brick ribbing.

Note: MPAC year of construction listed as 1899, but previous research (Hamilton Rowhouse Study) suggests construction circa 1901.