



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 23-001  
**Date:** January 26, 2023  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

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**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 November 21, 2022

**5. COMMUNICATIONS**

5.1 Correspondence to the Ontario Heritage Trust, Provincial Heritage Registrar respecting a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for 66-68 Charlton Avenue West, Hamilton ON (Ward 2)

Recommendation: Be received

**6. DELEGATION REQUESTS**

**7. DELEGATIONS**

**8. STAFF PRESENTATIONS**

**9. CONSENT ITEMS**

## 9.1 Delegated Approval: Heritage Permit Applications

- 9.1.a Heritage Permit Application HP2022-027: Installation of a new storm door, storm windows and replacement windows at 237 St. Clair Boulevard, Hamilton (Ward 3); Part V Designation (By-law No. 92-140)
- 9.1.b Heritage Permit Application HP2022-028: Installation of new retractable awnings and signage at 28 James Street North, Hamilton, Lister Block, (Ward 2), Part IV Designated (By-law No. 96-175)
- 9.1.c Heritage Permit Application HP2022-029: Fabrication and installation of new wooden storm windows at 289 Dundas Street East, Flamborough (Ward 15), Part IV Designated (By-law No. 22-139)
- 9.1.d Heritage Permit Application HP2022-032: Removal of Dead Pine Trees at Battlefield Park, 77 King Street West, Stoney Creek (Ward 5), Part IV Designated (By-law No. 3419-91)
- 9.1.e Heritage Permit Application HP2022-033: Construction of a third storey dormer, and the installation of a new window and AC unit at 171 Forest Avenue, Hamilton (Ward 2), Part IV Designated (By-law No. 77-287)
- 9.1.f Heritage Permit Application HP2022-034: Installation of Mechanical Upgrades on the Flat Roof of University Hall at McMaster University, 1280 Main Street West (Ward 1), Part IV Designated (By-law No. 08-002)
- 9.1.g Heritage Permit Application HP2022-035: Proposed alterations to 207-209 King Street West, Dundas (Ward 13) (By-law No. 3310-81) - Extension of Previously Approved Heritage Permit HP2020-033
- 9.1.h Heritage Permit Application HP2022-036: Renewal of previously approved Heritage Permit Application HP2020-041 for the Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2)

## 9.2 Heritage Permit Review Sub-committee Minutes - November 15, 2022

## 9.3 Policy & Design Working Group Notes - October 17 2022

## 10. DISCUSSION ITEMS

## 11. MOTIONS

## 12. NOTICES OF MOTION

## 13. GENERAL INFORMATION / OTHER BUSINESS

## 13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.1.a Endangered Buildings and Landscapes (RED)

(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) – G. Carroll
- (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
- (xxv) 66-68 Charlton Avenue West – J. Brown

### 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) – G. Carroll
- (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) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – G. Carroll
- (vii) St. Clair Blvd. Conservation District (D) – G. Carroll
- (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
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- (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
- (v) 206 Main Street W., Hamilton (Arlo House) – J. Brown

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 22-010**

**9:30 a.m.**

**Monday, November 21, 2022**

**Council Chambers, 2<sup>nd</sup> Floor, City Hall**

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**Present:** Councillor C. Kroetsch  
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, L. Lunsted, R. McKee, and W. Rosart

**Absent with  
Regrets:** C. Dimitry, T. Ritchie

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

**1. Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, under Part IV of the Ontario Heritage Act (PED22208) (Ward 2) (Item 8.1)**

**(Brown/Carroll)**

- (a) That City Council state its intention to designate 66-68 Charlton Avenue West, Hamilton, shown in Appendix “A” attached to Report PED22208, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED22208;
- (b) That the City Clerk be directed to give notice of intention to designate the property of cultural heritage value or interest in Recommendation (a) of Report PED22208, in accordance with the requirements of Section 29 of the Ontario Heritage Act, subject to the following:
  - (i) If no objections are received to the notice of intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
  - (ii) If an objection to the notice of intention to designate is received in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**CARRIED**

**2. Heritage Permit Application HP2022-026, Under Section 33 of the Ontario Heritage Act, for the Removal of the Contemporary Rear Addition, Construction of a New Rear Addition and Rehabilitation of the Pinehurst Building at 163 Jackson Street West, Hamilton (PED22195) (Ward 2) (Item 8.2)**

**(Brown/Burke)**

- (a) That Heritage Permit Application HP2022-026, under Section 33 of the *Ontario Heritage Act*, for the removal of the contemporary rear addition, construction of a new addition and rehabilitation of the Pinehurst building located at 163 Jackson Street West, Hamilton (the "Property"), be **approved** in accordance with the submitted Heritage Permit Application, subject to the following conditions:
- (i) That the recommendations from the revised Conservation Plan dated November 3, 2022, attached as Appendix "E" to Report PED22195, submitted in support of the application be implemented to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of a final Occupancy Permit for the Pinehurst building;
  - (ii) That the following conditions with respect to cost estimates and security shall be satisfied prior to the issuance of a Building Permit for removal of the rear addition:
    - (1) The applicant shall provide cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of four years and the total cost of restoration and protective enclosure of the retained designated portions. Such cost estimates shall be in the form satisfactory to the Director of Planning and Chief Planner, or be prepared in accordance with the Guides for estimating security requirements for landscaping and engineering;
    - (2) The applicant shall calculate the lump sum security payment satisfactory to the City Solicitor for works to the satisfaction of the City's Director of Planning and Chief Planner;
    - (3) The applicant shall provide a Financial Instrument for the security that is satisfactory to the City Solicitor such as the Letter of Credit (Policy), Surety Bond (Policy), or Certified Cheque/Bank Draft to the Director of Planning and Chief Planner for 100% of the total estimated cost as per condition (1) in a form satisfactory to the City's Finance Department (Development Officer, Development Charges, Programs and Policies) to be held by the City as security for the completion of the on-site development works required in these conditions. Alternatively, the owner may choose to provide a lump sum payment for on-site works in accordance with condition (2) above;

- (4) The Security shall be kept in force, whether or not the ownership of 163 Jackson Street West, Hamilton, changes at any time, until the completion of the required site development works in conformity with this Heritage Permit, securities may be reduced in accordance with the approved Financial Instrument Policies by the City Solicitor. If the Security is about to expire without renewal thereof and the works have not been completed in conformity with their approved designs, the City may draw all of the funds so secured and hold them as security to guarantee completion unless the City Solicitor is provided with a replacement or renewal of the Security forthwith;
  - (5) In the event that the Owner fails to complete, to the satisfaction of the City's Director of Planning and Chief Planner, the required site development works in conformity with this Heritage Permit within the time required, then the Owner shall permit the City, its employees, agents or contractors, at the City's sole option and in addition to any other remedies that the City may have, to enter on the lands and so complete the required site development works to the extent of monies received as Security. The cost of completion of such works shall be deducted from the monies obtained from the Security. In the event that there is a surplus, the City shall pay it forthwith to the Owner. In the event that there are required site development works remaining to be completed, the City may exercise its authority under (Section 446 of the *Municipal Act*) to have such works completed and to recover the expense incurred in doing so in like manner as municipal taxes and the Owner shall enter an agreement with the City to give effect to this Condition (5) and shall register this Agreement on title to the Property at the Owner's own expense;
- (iii) That the applicant submit the final details for the implementation of temporary occupancy of the Pinehurst building as an office, including but not limited to the reconnection of services, installation of ductwork and placement of air conditioning units, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations impacting the heritage attributes of the property not already addressed in the revised Conservation Plan, dated November 3, 2022, submitted with this Heritage Permit Application;
  - (iv) That the applicant shall provide the City with copies of any monitoring reports of the Pinehurst building prepared in accordance with the revised Conservation Plan, dated November 3, 2022, until the time of project completion, and that the scope of any remedial actions required

to be taken shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to implementation;

- (v) 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;
- (vi) That should a Building Permit for the demolition of the contemporary rear addition, in accordance with this approval, not be obtained and acted upon by September 30, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (vii) That the Director of Planning and Chief Planner be authorized to approve a request to extend the dates noted in condition (vi) of this approval, if that request is submitted prior to the expiry and if progress is being made;
- (b) That the Director of Planning and Chief Planner be authorized to execute an Agreement with the owner(s) of 163 Jackson Street West satisfactory to the City Solicitor, to be registered on title by the owner(s) and to give effect to Recommendation (a) (ii) (5) of Report PED22195;
- (c) That the Director of Planning and Chief Planner is authorized to execute any required Agreements with the owner(s) and other necessary parties with respect to the security required by Recommendation (a) (ii) of Report PED22195.

**CARRIED**

**3. Inventory & Research Working Group Meetings Notes – October 26, 2022  
(Item 10.1)**

- (a) 66-68 Charlton Avenue West, Hamilton (Item 1)

**(Carroll/Brown)**

That the information respecting 66-68 Charlton Avenue West, Hamilton, be received)

**CARRIED**

- (b) Osler House - 30 South Street West, Dundas

**(Rosart/Carroll)**

- (i) The Inventory & Research Working Group recommends that 30 South Street, Dundas, be added to the Municipal Heritage Register as a non-Designated Built Heritage Property; and

- (ii) That 30 South Street, Dundas, be added to Staff's Designation Work Plan.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes to the agenda:

**5. COMMUNICATIONS**

- 5.1. Correspondence respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton

- 5.1.a. I. Langlais

- 5.1.b. A. Regenstreif

- 5.1.c. C. Redmond, President, Durand Neighbourhood Association

- Recommendation: Be received and referred to Item 8.1 on this agenda, for consideration

- 5.2. Correspondence from C. Redford President, Durand Neighbourhood Association, respecting Heritage Permit Application HP20-022-026, 163 Jackson Street West, Hamilton

- Recommendation: Be received and referred to Item 8.2 on this agenda, for consideration

- 5.3. Notice of Passing of By-law No. 22-258 to Designate a Portion of Melville Street in Dundas as a Heritage Conservation District Study Area under Section 40.1 of the Ontario Heritage Act

- Recommendation: Be Received

**6. DELEGATION REQUESTS:**

- 6.2 Matt Johnston, UrbanSolutions Planning & Development, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton

**(Carroll/Burke)**

That the agenda for November 21, 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) September 15, 2022 (Item 4.1)**

The minutes were amended to read as follows:

**(e) DELEGATIONS (Item 9)**

**(i) Idan Erez, respecting Item 5.1, Correspondence from City to Property Owner respecting 66-68 Charlton Avenue West (Added Item 9.2)**

*That the discussion around a possible designation of the property at 66-68 Charlton be referred to the Inventory and Research Working Group. ~~monitor the property located at 66-68 Charlton Avenue West, Hamilton.~~*

**(Lunsted/Carroll)**

That the Minutes of the August 11, 2022, meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

C. Kroetsch requested to be recorded as OPPOSED to the above motion.

**(d) COMMUNICATIONS (Item 5)**

**(Rosart/Carroll)**

That the following Communications items be approved, as presented:

**(i) Correspondence respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton (Item 5.1)**

**(a) I. Languais (Added Item 5.1(a))**

**(b) A. Regenstreif (Added Item 5.1(b))**

**(c) C. Redmond, President, Durand Neighbourhood Association (Added Item 5.1(c))**

Recommendation: Be received and referred to Item 8.1 on this agenda, for consideration

**(ii) Correspondence from C. Redford President, Durand Neighbourhood Association, respecting Heritage Permit Application HP20-022-026, 163 Jackson Street West, Hamilton (Added Item 5.2)**

Recommendation: Be received and referred to Item 8.2 on this agenda, for consideration

- (iii) Notice of Passing of By-law No. 22-258 to Designate a Portion of Melville Street in Dundas as a Heritage Conservation District Study Area under Section 40.1 of the Ontario Heritage Act (Added Item 5.3)

Recommendation: Be Received

**CARRIED**

**(e) DELEGATION REQUESTS (Item 6)**

**(Kroetsch/Carroll)**

That the following Delegation Requests be approved, for today's meeting:

- (i) Shannon Kyles, Architectural Conservancy of Ontario, Hamilton Region Branch, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, and 60 South Street Dundas (for today's meeting) (Item 6.1)
- (ii) Matt Johnston, Urban Solutions Planning & Development, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton (for today's meeting) (Added Item 6.2)

**CARRIED**

**(f) DELEGATIONS (Item 7)**

- (i) **Shannon Kyles, Architectural Conservancy of Ontario, Hamilton Region Branch, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, and 60 South Street Dundas (Item 7.1)**

Shannon Kyles, Architectural Conservancy of Ontario, Hamilton Region Branch, addressed Committee respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, and 60 South Street Dundas.

**(Carroll/McKee)**

That the Delegation from Shannon Kyles, Architectural Conservancy of Ontario, Hamilton Region Branch, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, and 60 South Street Dundas, be received.

**CARRIED**

- (ii) **Matt Johnston, UrbanSolutions Planning & Development, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton (Added Item 7.2)**

Matt Johnston, UrbanSolutions Planning & Development, addressed the Committee respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton.

**(Carroll/Burke)**

That the Delegation from Matt Johnston, UrbanSolutions Planning & Development, respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, be received.

**CARRIED**

**(g) STAFF PRESENTATIONS (Item 8)**

- (i) **Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, under Part IV of the Ontario Heritage Act (PED22208) (Ward 2) (Item 8.1)**

Lisa Christie, Cultural Heritage Planner, addressed Committee with a presentation respecting the Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, under Part IV of the Ontario Heritage Act (PED22208) (Ward 2).

**(Kroetsch/Brown)**

That the Presentation respecting a Recommendation to Designate 66-68 Charlton Avenue West, Hamilton, under Part IV of the Ontario Heritage Act (PED22208) (Ward 2), be received.

**CARRIED**

For further disposition, refer to Item 1

- (ii) **Heritage Permit Application HP2022-026, Under Section 33 of the Ontario Heritage Act, for the Removal of the Contemporary Rear Addition, Construction of a New Rear Addition and Rehabilitation of the Pinehurst Building at 163 Jackson Street West, Hamilton (PED22195) (Ward 2) (Item 8.2)**

Chloe Richer, Cultural Heritage Planner, addressed Committee with a presentation respecting Heritage Permit Application HP2022-026, Under Section 33 of the Ontario Heritage Act, for the Removal of the Contemporary Rear Addition, Construction of a New Rear Addition and Rehabilitation of the Pinehurst Building at 163 Jackson Street West, Hamilton (PED22195) (Ward 2).

**(Kroetsch/McKee)**

That the Presentation respecting a Heritage Permit Application HP2022-026, Under Section 33 of the Ontario Heritage Act, for the Removal of the

Contemporary Rear Addition, Construction of a New Rear Addition and Rehabilitation of the Pinehurst Building at 163 Jackson Street West, Hamilton (PED22195) (Ward 2), be received.

**CARRIED**

For further disposition of this matter, refer to Item 2

**(h) CONSENT ITEMS (Item 9)**

**(Burke/Brown)**

That the following be received:

**(i) Heritage Permit Review Sub-Committee Minutes (Item 9.1)**

- (i) August 23, 2022 (Item 9.1(a))
- (ii) September 13, 2022 (Item 9.1(b))
- (iii) October 18, 2022 (Item 9.1(c))

**CARRIED**

**(ii) Policy and Design Working Group Meeting Notes - September 19, 2022 (Item 9.2)**

**(Rosart/Burke)**

That the Policy and Design Working Group Meeting Notes of September 19, 2022 be received.

**CARRIED**

**(iii) Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and Proposed Changes to the Ontario Heritage Act (PED22211) (City Wide) (Item 9.3)**

**(Burke/Carroll)**

That Report PED22211, respecting Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and Proposed Changes to the Ontario Heritage Act, be received.

**CARRIED**

**(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

**(i) Buildings and Landscapes (Item 13.1)**

Updates to properties can be viewed in the meeting recording.

**(Carroll/Kroetsch)**

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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**(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)**

**(Carroll/Burke)**

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 11:48 a.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

December 12, 2022

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*  
66-68 Charlton Avenue West, Hamilton ON (Ward 2)**

---

The City of Hamilton intends to designate 66-68 Charlton Avenue West, Hamilton (Ward 2) under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. Attached please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property.

A Notice of Intention to Designate the property will be published in the Hamilton Spectator on December 14, 2022.

Any person who objects to the proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Lisa Christie, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1291, Email: [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca)].

Sincerely,

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

Attach.

cc: Councillor Kroetsch, Ward 2  
Patrick MacDonald, Solicitor  
Alan Shaw, Director, Building Division  
Loren Kolar, Legislative Coordinator  
Lisa Christie, Cultural Heritage Planner



Hamilton

CITY OF HAMILTON

## **Notice of Intention to Designate**

66-68 Charlton Avenue West, Hamilton

### **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES**

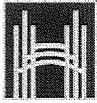
#### **Description of Property**

The 0.31-acre property municipally-addressed as 66 Charlton Avenue West is comprised of two formerly single-detached two-and-a-half-storey brick buildings, 66 and 68 Charlton Avenue West, that were constructed circa 1903-1904, and connected by a circa 1966 two-storey addition. The property is located on the northeast corner of Charlton Avenue West and Park Street South, in the Durand Neighbourhood, within the City of Hamilton.

#### **Statement of Cultural Heritage Value or Interest**

The early-twentieth century buildings located at 66-68 Charlton Avenue West exhibit architectural features representative of Queen Anne Revival style houses. While number 66 is of more modest construction and number 68 is more finely detailed, this style of architecture is well represented in both structures through their two-and-a-half storey brick construction, tall hip roofs punctuated with a variety of dormers, bays and chimneys, and the use of a variety of materials and textures. The decorative brick panelling and banding, leaded glass transom, wood mouldings, decorative slate shingle cladding, dentilated cornices, and wood brackets on the south and west facing facades, represent a high degree of craftsmanship.

The subject property reflects the work and ideas of prominent architects who are significant to the Hamilton community and demonstrates the capacity of Hamilton-based architects and craftspeople to offer high style to their patrons. The building constructed at 68 Charlton Avenue West is attributed to F. J. Rastrick and Sons architectural firm and is one of the few known surviving buildings designed by the two sons of the noted Hamilton architect, Frederick James Rastrick. Frederick James Rastrick (1819-1897) was a prominent nineteenth-century Hamilton architect. He was an active partner in a various of Hamilton firms and designed a number of well-known buildings in Hamilton. Rastrick opened a firm with his son Edward Llewellyn Rastrick (1861-1931) in 1881 and they practised together until his death in 1897, at which time his other son Francis Reginald Rastrick (1864-1932) joined the firm as a partner. Edward and Francis Rastrick of F. J. Rastrick & Sons were in partnership together from 1898 until 1931. During their partnership the Rastrick sons designed a number of residential buildings,



## Hamilton

however their best-known works are the Twentieth Century Club on Locke Street South and the Stoney Creek Battlefield Monument, a National Historic Site of Canada.

The building constructed at 66 Charlton Avenue West is not attributed to a prominent architecture firm. However, the property does represent the work of the local Hamilton building company – Donaldson and Patterson. Hugh Donaldson (1847-1928) and J. L. Patterson (1852-1930) were local builders in the City of Hamilton.

The buildings at 66 and 68 Charlton Avenue West illustrate the theme of wealth and development in early-twentieth century Hamilton. Their construction at the turn of the twentieth century was commissioned by wealthy local landowners who were establishing the Durand Neighbourhood as a place for upper-class dwellings. The dwelling at 66 Charlton Avenue West was constructed circa 1904 for Adam Henry Hope (1852-1920), Accountant / Auditor, formerly of the Canadian Steel and Wire Company, then Brennen Manufacturing Company and then briefly the manager of the Hamilton Dustless Housecleaning Company Limited. The property at 68 Charlton Avenue West was owned by Annie Bryson Osbourne (1824-1912), and she was responsible for commissioning the circa 1903 dwelling from F.J. Rastrick & Sons. Annie lived in the dwelling with her son William Woodburn Osbourne (1867-1915) and his wife and their two children. William was a Barrister at Gibson, Osbourne, O' Reilly and Levy in the 1900's (affiliated with Sir John Morrison Gibson, 10th Lieutenant Governor of Ontario) and later ran his own firm by 1911.

The property at 66-68 Charlton Avenue West supports the historic character of the Durand Neighbourhood, one of Hamilton's oldest residential neighbourhoods. The neighbourhood is well known for the quality of its architecture since it is home to many of Hamilton's finest historic residential properties. The property defines the northeast corner of Charlton Avenue West and Park Street, with two elevations featuring notable architectural details, a moderate setback, and a large stone wall along the western boundary along Park Street. Located in the Durand Neighbourhood, this property blends into the turn-of-the-twentieth century residential streetscape and buildings of this era are prevalent along the north side of Charlton Avenue West from Park Street east to MacNab Street.

### **Description of Heritage Attributes**

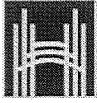
Key attributes that embody the design / physical value of the property as being representative of the Queen Anne Revival style of architecture and the high degree of craftsmanship, and the historical / associative value of the property demonstrating the work and ideas of significant Hamilton architects and builders and connections with prominent Hamiltonians, include:

- The front (south) and side (east) elevations and roofline of the two-and-a-half-storey brick building historically known as 66 Charlton Avenue West, including its:



## Hamilton

- Red brick facades laid in Stretcher bond;
  - Tall hip roof with projecting eaves;
  - Large projecting pedimented front gable, including its:
    - Tripartite window with moulded wood trim;
    - Moulded wood bargeboard with returning eaves;
    - Wood shingle cladding; and,
    - Bracketed cornice;
  - Gable-roofed front dormer;
  - Tall brick side chimney;
  - Plain brick pilasters below the front gable;
  - Flat-headed window openings in the front (south) façade, including the rock-faced stone lintels, stone lug sills and a continuous brick course at the sill in the second storey;
  - Segmentally-arched window openings in the side (east) facade including the brick voussoirs and stone lug sills; and,
  - Stone foundation.
- The front (south) and side (west) elevations and roofline of the two-and-a-half-storey brick building historically known as 68 Charlton Avenue West, including its:
    - Red brick facades laid in Stretcher bond;
    - Tall hip roof with projecting eaves;
    - Projecting two-and-a-half storey three-sided bay in the front (south) facade including its:
      - Pedimented gable clad in octagonal slate shingles with a paired window with wood trim;
      - Decorative moulded brackets flanking either side of the gable and running moulded cornice with brackets;
      - Round-arched windows in central portion of bay with raised brick ribbing framing the brick voussoirs;
      - Flanking segmentally-arched windows with brick voussoirs;
      - Rock-faced stone sills;
      - Continuous brick courses with dentiling detail; and,
      - Decorative rectangular brick panels and details between the first and second storeys;



## Hamilton

- Shallow rectangular projection on the upper storey on the east side of the south facade including its:
  - Round-arched window in the second storey with decorative wood trim; and,
  - Octagonal slate shingles cladding the upper storey;
- Projecting one-storey brick portico entrance on the east side of the south facade including its:
  - Leaded-glass half-round transom above the entrance;
  - Decorative stone surround with central keystone and decorative square rosettes; and,
  - Moulded cornice separating the storeys;
- Gable-roofed front (south) and side (west) dormers;
- Projecting two-and-a-half-storey, three-sided bay on the side (west) facade including its:
  - Pedimented gable clad in octagonal slate shingles with a central brick panel flanked by small flat-headed windows;
  - Moulded cornice with brackets below the gable;
  - Segmentally-arched window openings with brick voussoirs and rock-faced stone lug sills;
  - Continuous brick courses with dentiling detail;
  - Decorative rectangular brick panels between first and second storeys; and,
  - Decorative arched brick panels in the central portion of bay;
- Shallowly projecting brick chimney (truncated) in the side (west) facade with decorative arched brick panel;
- Stone foundation with segmentally-arched window openings; and,
- Remaining one-over-one hung wood windows.

The central two-storey addition constructed circa 1966 is sympathetic to the character of the historic former dwellings but is not included in this Designation By-law.

Key attributes that embody the contextual value of the property include the:

- Stone perimeter wall along west property boundary facing Park Street including its:
  - Broken-course, cut-stone construction;
  - Half-circle coping stones of alternating sizes; and,



## Hamilton

- Tiered construction, with the wall declining in height as it extends north towards rear of property;
- Moderate setback of 66 and 68 Charlton Avenue West from Charlton Avenue in line with the setbacks of the adjacent properties to the east; and,
- Moderate setback of 68 Charlton Avenue West from Park Street.



Hamilton

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

FILE: HP2022-027

November 25, 2022

Matthew Robinson and Diana Beceriga  
237 St. Clair Boulevard  
Hamilton, ON M5V 1N6

**Re: Heritage Permit Application HP2022-027:  
Installation of a new storm door, storm windows and replacement windows  
at 237 St. Clair Boulevard, Hamilton (Ward 3); Part V Designation (By-law  
No. 92-140).**

---

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 HP2022-027 is approved for the designated property at 237 St. Clair Boulevard, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Retention of the existing leaded glass door and sidelights in the front (west) elevation and installation of a new aluminum storm door and aluminum-framed storm windows;
- Retention of the two existing stained glass windows in the side (south) elevation; and,
- Replacement of the remaining existing windows in all four elevations with double-glazed vinyl windows to match the style and proportions of the existing hung and casement windows, including 10 windows in the first storey and 14 windows in the second storey.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2024. If the alteration(s) are not completed by

**Re: Heritage Permit Application HP2022-027:  
Installation of a new storm door, storm windows  
and replacement windows at 237 St. Clair  
Boulevard, Hamilton (Ward 3); Part V Designation  
(By-law No. 92-140).**

**Page 2 of 2**

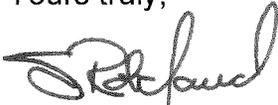
October 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part 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](mailto: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  
Loren Kolar, Legislative Coordinator  
Councillor Nrinder Nann, Ward 3



Hamilton

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

FILE: HP2022-028

November 23, 2022

City of Hamilton  
c/o Carolyn Samko  
28 James Street North  
2<sup>nd</sup> Floor, Tourism and Culture Division  
Hamilton, Ontario L8R 1A1

**Re: Heritage Permit Application HP2022-028:  
Installation of new retractable awnings and signage at 28 James Street  
North, Hamilton, Lister Block, (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 HP2022-028 is approved for the designated property at 28 James Street North, Hamilton (Lister Block) in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of two retractable fabric awnings along the Visitor's Centre storefront of the Lister Block, including awning mechanics mounted in the historic location of the former awnings; and,
- Installation of a new perpendicular hanging sign, approximately 2 feet by 3 feet in size, affixed to the building through the mortar joints.

Subject to the following conditions:

- a) That the final design of the awnings be presented to the Heritage Permit Review Sub-Committee for feedback;
- b) That the applicant submit the final designs for the awnings and signage 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;
- c) That the proposed signage conforms to the City of Hamilton's Sign By-law;

**Re: Heritage Permit Application HP2022-028:  
Installation of new retractable awnings and signage  
at 28 James Street North, Hamilton, Lister Block  
(Ward 2), Part IV Designated (By-law No. 96-175)**

Page 2 of 2

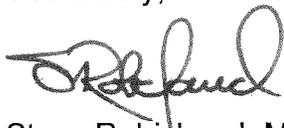
- d) That the method for affixing the sign to the building, including the types of fasteners, locations and flashing, and details on any required power to the sign, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- e) Any minor 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,
- f) Installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2024. If the alteration(s) are not completed by October 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.

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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](mailto: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  
Loren Kolar, Legislative Coordinator  
Councillor Cameron Kroetsch, Ward 2



Hamilton

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

FILE: HP2022-029

November 23, 2022

Gord Carson  
289 Dundas Street East  
Waterdown, ON L0R 2H6

**Re: Heritage Permit Application HP2022-029:  
Fabrication and installation of new wooden storm windows at 289 Dundas  
Street East, Flamborough (Ward 15), Part IV Designated (By-law No. 22-139)**

---

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 HP2022-029 is approved for the designated property at 289 Dundas Street East, Flamborough in accordance with the submitted Heritage Permit Application for the following alterations:

- Fabrication and installation of six new exterior wooden storm windows to match the design of the existing historic storms.

Subject to the following conditions:

- a) Any minor changes to the proposed scope of work following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2024. If the alteration(s) are not completed by October 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.

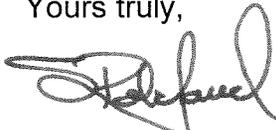
**Re: Heritage Permit Application HP2022-028:  
Fabrication and installation of new wooden storm  
windows at 289 Dundas Street East, Flamborough  
(Ward 15), Part IV Designated (By-law No. 22-139)**

Page 2 of 2

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](mailto: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  
Carlo Gorni, Coordinator, Urban Renewal Incentives  
Loren Kolar, Legislative Coordinator  
Councillor Ted McMeekin Ward 15



Hamilton

Mailing Address:  
71 Main Street West  
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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. 1291  
Fax: 905-540-5611

FILE: HP2022-032

December 22, 2022

City of Hamilton – Public Works  
c/o Dennis Schram  
1301 Upper Ottawa St  
Hamilton, ON L8W 3L5

**Re: Heritage Permit Application HP2022-032:  
Removal of Dead Pine Trees at Battlefield Park, 77 King Street West,  
Stoney Creek (Ward 5), Part IV Designated (By-law No. 3419-91)**

---

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 HP2022-032 is approved for the designated property at 77 King Street West, Stoney Creek (Battlefield Park) in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of 23 dead pine trees at the north and east of the property, including:
  - Minimizing compression of soil in areas of archaeological potential by have the vehicles access the trees from the existing driveway and stone paths where possible and the use of track mats where it is not; and,
  - Grinding the stumps down after tree removal and remediating the affected areas with grass seed and soil.

Subject to the following conditions:

- a) Any minor changes to the proposed scope of work following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 2024, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2022-032:  
Removal of Dead Pine Trees at Battlefield Park, 77  
King Street West, Stoney Creek (Ward 5), Part IV  
Designated (By-law No. 3419-91)**

**Page 2 of 2**

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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at [Lisa.Christie@Hamilton.ca](mailto:Lisa.Christie@Hamilton.ca).

Yours truly,

 for

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Robyn Pollard, Manager of Forestry and Horticulture  
Councillor Matt Francis, Ward 5



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Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

FILE: HP2022-033

December 21, 2022

Anna Matthew & Ruwan Ratnayake  
c/o Gregory Weekes  
171 Forest Avenue  
Hamilton ON L8N 1X8

**Re: Heritage Permit Application HP2022-033:  
Construction of a third storey dormer, and the installation of a new window  
and AC unit at 171 Forest Avenue, Hamilton (Ward 2), Part IV Designated  
(By-law No. 77-287)**

---

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 HP2022-033 is approved for the designated property at 171 Forest Avenue, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of a third storey dormer at the rear of the building;
- Replacement of an existing second storey window on the rear façade; and,
- The installation of an air conditioning unit connection on the exterior of the rear elevation.

Subject to the following conditions:

- a) That non-corrosive fasteners be used to affix the air conditioning unit line into the mortar joints on the rear of the building;
- b) That the replacement window in the rear second storey match the proportions and size of the existing window to be replaced, including a thicker central mullion to mimic the pattern of the previous sash window;
- c) Any minor changes to the proposed scope of work 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 HP2022-033: Construction of a third storey dormer, and the installation of a new window and AC unit at 171 Forest Avenue, Hamilton (Ward 2), Part IV Designated (By-law No. 77-287) – Page 2 of 2**

- d) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 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.

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We wish you success with your project, and if you have any further questions, please feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at [Lisa.Christie@Hamilton.ca](mailto:Lisa.Christie@Hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Councillor Cameron Kroetsch, Ward 2



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Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

FILE: HP2022-034

December 22, 2022

McMaster University  
c/o Ed Schuck  
1280 Main Street West  
Hamilton, ON L8S 4L8

**Re: Heritage Permit Application HP2022-034:  
Installation of Mechanical Upgrades on the Flat Roof of University Hall at  
McMaster University, 1280 Main Street West (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 HP2022-034 is approved for the designated property at 1280 Main Street West, Hamilton (McMaster University) in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of mechanical upgrades on the flat roof of the University Hall building, including:
  - New air handling units on the flat roof portion of the west wing of the building; and,
  - New passive ventilation hoods along the central core of the flat roof area, made of pre-fabricated metal housings with a galvanized finish, that will project approximately 37" above the roof surface, similar to the existing ventilation hoods.

Subject to the following conditions:

- a) Any minor changes to the proposed scope of work following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 2024, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2022-034:  
Installation of Mechanical Upgrades on the Flat  
Roof of University Hall at McMaster University,  
1280 Main Street West (Ward 1), Part IV Designated  
(By-law No. 08-002).**

**Page 2 of 2**

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.

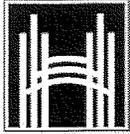
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at [Lisa.Christie@Hamilton.ca](mailto:Lisa.Christie@Hamilton.ca).

Yours truly,

 for  
Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Councillor Maureen Wilson, Ward 1



Hamilton

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

FILE: HP2022-035

November 30, 2022

Applicant – Daniel Cheatley  
#218-401 Richmond Street West  
Toronto, Ontario, M5V 3A8

Delivered electronically via: [dcheatley@wren-design.ca](mailto:dcheatley@wren-design.ca)

**Re: Heritage Permit Application HP2022-035:  
Proposed alterations to 207-209 King Street West, Dundas (Ward 13)  
(By-law No. 3310-81) – Extension of Previously Approved Heritage Permit  
HP2020-033**

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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 HP2022-035 is approved for the designated property at 207-209 King Street West, Dundas, in accordance with the submitted Heritage Permit Application (previously HP2020-033) for the following alterations:

- Repointing of all the masonry elements, including the brick and limestone elements, on the south and west street facing elevations;
- Repointing and repair of masonry parapets;
- Installation of wooden panels below the large commercial windows on the south elevation; and,
- Installation of new storm water management downspout leaders on the south, street facing elevation.

Subject to the following conditions:

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

**Re: Heritage Permit Application HP2022-035:  
Proposed alterations to 207-209 King Street West,  
Dundas (Ward 13) (By-law No. 3310-81) – Extension of  
Previously Approved Heritage Permit HP2020-033**

**Page 2 of 2**

November 30, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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](mailto: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  
Loren Kolar, Legislative Coordinator  
Councillor Alex Wilson, Ward 13



**Hamilton**

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Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

**FILE: HP2022-036**

December 21, 2022

98 James South (2022) Inc.  
c/o Marcus Gillam  
36 Northline Road, Unit 3  
Toronto, ON  
M4B 3E2

**Re: Heritage Permit Application HP2022-036:  
Renewal of previously approved Heritage Permit Application HP2020-041  
for the Redevelopment of 98 James Street South, Hamilton (former James  
Street Baptist Church) (Ward 2)**

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**Note: This Heritage Permit application is the same as HP2020-041, which was approved on December 16, 2020 with condition (b) expiring December 31, 2022. It is being re-issued as HP2022-036 to extend the date for the completion of alterations as the proposed work will not be completed by December 31, 2022. This Heritage Permit application HP2022-036 will extend the permit for an interim three-month period set to expire March 31, 2023.**

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 HP2022-036 is approved for the property located at 98 James Street South, Hamilton, in accordance with the previously submitted Heritage Permit Application for the following alterations:

- To renew previously approved Heritage Permit Application HP2020-041, notably the following:
  - Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors and other features (the “retained portions”);
  - Salvage and reuse of features and materials from the removed portions of the building (the “salvaged portions”); and,
  - Construction of a new building and / or addition on the remainder of the site and attached to the retained portions (the “new building”).

**Re: Heritage Permit Application HP2022-036: Renewal of previously approved Heritage Permit Application HP2020-041 for the Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2) - Page 2 of 3**

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;
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant submit, on a monthly basis, ongoing monitoring reports assessing and outlining the condition of the retained portions to City staff;
- d) That the applicant provide a written update to City staff on the current condition of the site and existing salvaged features which remain;
- e) That, once the alterations are complete, the owner shall agree to appropriate amendments to the Heritage Conservation Easement agreement to reflect the altered building; and,
- f) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
  - I. Documentation of the existing building and its architectural features and finishes in situ;
  - II. Specifications and methodology for the protection, stabilization, and restoration of the retained portions;
    - I. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the removed portions; and,
    - II. A plan for the storage and protection of retained and salvaged heritage elements, including the on or off site storage location(s), environmental conditions and security, a schedule of regular inspections and monitoring, and any other protection measures as appropriate. In addition:
      - i. If the storage location is to be changed, the new location and address shall be submitted to the satisfaction and approval of staff, prior to the removal of the heritage elements to a new storage facility;
      - ii. Any unsatisfactory environmental conditions or failures in the security measures shall be reported to Planning staff as soon as

**Re: Heritage Permit Application HP2022-036: Renewal of previously approved Heritage Permit Application HP2020-041 for the Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2) - Page 3 of 3**

- they are discovered and appropriate remedies shall be developed and approved by Planning staff prior to implementation, except in emergency situations; and,
- iii. City staff shall be allowed reasonable access to inspect the heritage elements in storage, at any time.

Please note that this property is designated under Part IV of the *Ontario Heritage Act* and subject to a Heritage Conservation Easement held by the City of Hamilton, 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* and the terms of the Heritage Conservation Easement Agreement. 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext.1291, or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Councillor Cameron Kroetsch, Ward 2

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

**Tuesday, November 15, 2022**

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

**Attending Staff:** Alissa Golden, Chloe Richer

**Absent with Regrets:** Karen Burke

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

### **1) Approval of Agenda:**

(Ritchie/Carroll)

That the Agenda for November 15, 2022 be approved as presented.

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

(MacLaren/Spolnik)

That the Minutes of October 18, 2022 be approved as presented.

### 3) Heritage Permit Applications

#### a. **Pre-Submission for 1284 Main Street East (Delta Secondary School), Hamilton, Ontario (Part IV)**

- This application is at the pre submission stage. The attendees listed below presented an initial project overview and sought input and feedback on their development before a formal submission at a future date.
- The discussion also considered the heritage designation by-law for 1284 Main Street East
- No motions were made and none were voted on by the sub committee during this meeting.
  
- Attendees:
  - New Horizon Development
    - Nicole Cinadamore, Development Associate
    - Tobia Graziani, Development Associate
    - LeAnn Whitehouse Seely, Whitehouse Urban Design
  - ERA Architects
    - Kasper Koblauch, Urban Planner
    - Philip Evans, Principal
    - Ryan Love, Senior Associate
  - G&C Architects
    - Sarah Knoll
    - Rob Lincoln

4)           **Adjournment:** Meeting was adjourned at 6:30 pm

(Priamo/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, December 13, 2022 from 5:00 – 8:30pm

# MEETING NOTES

## POLICY AND DESIGN WORKING GROUP

Monday, October 17, 2022

3:30 pm

City of Hamilton Webex Virtual Meeting

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Attendees: A. Denham-Robinson, L. Lunsted, W. Rosart

Regrets: C. Dimitry, R. McKee, C. Priamo

Also Present: C. Richer

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### THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

#### a) CHANGES TO THE AGENDA

None

#### b) DECLARATIONS OF INTEREST

None

#### c) REVIEW OF PAST MEETING NOTES

September 19, 2022 - Approved

#### d) C.H.I.A. – 101 Hunter Street East, Hamilton, by GBCA Architects, Addendum with revisions dated 24 August 2022

This CHIA was requested to assess the impact on heritage resources arising from a development proposal at 101 Hunter Street East and 75 Catherine Street. A Zoning Bylaw Amendment application is required as the proposal is to erect a 27-storey mixed use building.

Working Group Comments:

- Some changes were made to the CHIA as originally requested by the Working Group but the rendering in the addendum did not match the notes in the CHIA.
- The Working Group will leave this CHIA with staff to follow up. However, it was noted that there was not an appropriate rendering of how the development will be associated with 111-113 Hunter Street East, the adjacent Registered heritage properties.

The Working Group does not need to see this CHIA again.

- e) C.H.I.A. – 17 King Street East, Stoney Creek**, by Stantec Consulting Ltd., dated September 30, 2022.

The proposal is to construct a multi-storey mixed use building on this property, as well as adjacent properties at 13-15, 21 and 23-25 King Street East. All buildings on the properties will need to be demolished. No changes were requested to Zoning by-laws or the official Plan.

Working Group Comments:

- Discussion on this CHIA is deferred until we get more complete site plan and architectural rendering drawings.

The meeting adjourned at 3:50 pm.

**Next meeting date: November 21, 2022**