



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

**Meeting #:** 23-002

**Date:** February 24, 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

---

## 9. CONSENT ITEMS

### 9.1 Delegated Approval: Heritage Permit Applications

\*9.1.f Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows

of the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street,  
Hamilton (Ward 1) (By-law No. 96-148) - Extension of Previously Approved  
Heritage Permit HP2020-005

\*9.3 Heritage Permit Review Sub-Committee Minutes - January 17, 2023



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, 4th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

FILE: HP2023-009

February 20, 2023

Daniel Perl  
Hamilton Christian Fellowship  
135 Strathcona Ave. N  
Hamilton ON  
L8R 3C4

**Re: Heritage Permit Application HP2023-009:  
Sunday School Alterations and Restoration of Stained-Glass Windows of  
the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street,  
Hamilton (Ward 1) (By-law No. 96-148) – Extension of Previously Approved  
Heritage Permit HP2020-005**

---

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 HP2023-009 is approved for the designated property at 137 Strathcona Avenue North / 10 Tom Street, Hamilton, in accordance with the submitted Heritage Permit Application (previously HP2020-005) for the following alterations:

The following alterations are proposed for the Sunday School building:

- Installation of a concrete slab floor in the existing double-height gymnasium space in the basement;
- Reconfiguration of existing office and lounge at south end of building to accommodate a new stairwell, upgraded washrooms and service areas;
- Introduction of a basement entrance on the north façade;
- Addition of an exterior concrete stairway on the north facade;
- Replacement of wood entrance doors with heritage replicas;
- Remove plywood in the window wells and repair the windows as needed;
- Installation of storm windows on the exterior of all windows; and,
- Repointing the exterior facades with a lime mortar.

The following alteration is proposed for the Church building:

- Restoration of the stained glass windows of the Chancel of the Church.

**Re: Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows of the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) – Extension of Previously Approved Heritage Permit HP2020-005 - Page 2 of 2**

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 February 28, 2025. If the alterations are not completed by February 28, 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 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,



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 M. Wilson, Ward 1

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

**Tuesday, January 17, 2023**

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

**Attending Staff:** Emily Bent, Lisa Christie, Alissa Golden, Chloe Richer, Adrian Tralman

**Absent with Regrets:** Melissa Alexander, Stefan Spolnik

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

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

(Ritchie/MacLaren)

That the Agenda for January 17, 2023 be approved as amended.

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

(Ritchie/Carroll)

That the Minutes of December 13, 2022 be approved, as presented.

### 3) Heritage Permit Applications

#### a. **HP2023-002: 11 Melville Street, Dundas (Part V HCD)**

- Scope of work:
  - Exterior renovations to the circa 1963 Manse including:
    - Replacement in kind of the existing soffits, fascia, frieze board, eavestroughs, and downspouts;
    - Replacement of all existing windows with new matching single-hung windows of the same proportions and style;
    - Replacement of one rear window with a new custom sliding door that is the same width as the existing opening; and,
    - Construction of exterior wood stairs connecting to the proposed sliding door.
- Reason for work:
  - Upgrades to the house before Grace Valley Church's Pastor and family move into the home.

Heather Mobach represented Grace Valley Church and 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-002 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) Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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.

**b. HP2023-001: 152 James Street South, Hamilton (Part IV)**

- Scope of work:
  - Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off the front façade.
  
- Reason for work:
  - New commercial signage.

Leo Zinga of Zing Media represented the property owner and 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:

(Ritchie/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-001 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 sign to the building, including the types of screws, bolts, and drill locations, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation, and that it be affixed into the mortar joints to minimize the physical impact to the limestone façade;
  
- c) That the final details for providing to the sign be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
  
- d) 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

e) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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.

**c. HP2023-004: 63 Sydenham Street, Dundas (Part V HCD)**

Scope of work:

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
  - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;
  - New prefinished wood siding in the gable and dormers in the second storey; and,
  - Retention of existing textured concrete block on the first storey.

Reason for work:

- Renovation of existing accessory structure to create a Secondary Dwelling Unit (SDU).

Paul Johnston, the property owner, and Chris Harrison of Harrison Architecture Inc., 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/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-004 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;
- b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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;



- c) That the proposed Secondary Dwelling Unit conforms to the City of Hamilton By-law No. 21-073 (To Amend Town of Dundas Zoning By-law No. 3581-86 Respecting Secondary Dwelling Unit Regulations in Dundas); and,
- d) That the Owner submit and receive approval for any further planning approvals required (i.e., Minor Variance).

**d. HP2023-003: 15 Park Street East, Dundas (Part IV)**

Scope of work:

- Restoration of the front entrance, including:
  - Removal of the existing modern front glass sliding doors;
  - Installation of a salvaged period-appropriate 1850s wood door with panelled sidelights and a transom window;
  - Filling in the remaining opening from the sliding doors to be removed with matching stone, including four limestone lintels salvaged from previous renovations to the dwelling and authentically-dressed sourced stone;
- Introduction of a new full-length one-storey front porch, including:
  - Removal of the existing porch;
  - Installation of a ledger board attached to the existing stone façade between the first and second storeys;
  - Construction of a new shed-roof clad with cedar shingles with a projecting centre gable;
  - Incorporation of 8 salvaged period-appropriate round wooden columns to support the porch roof; and,
  - Construction of new wood porch railings.

Reason for work:

- Restoration of the front façade of the dwelling, including a new porch in a design sympathetic to that of the original porch and closing in with stone the opening created by 1890s alterations that created an opening for the purpose of a carriage house and stable.

Scott Barnim, 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:

(Dent/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-003 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;
- b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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;
- c) That the final details on the fasteners and ledger board affixing the new porch roof to the building shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and,
- d) That an appropriate lime-based historic mortar mix is selected which is softer or more permeable than the masonry units and matches as closely as possible the existing historical mortar through visual and physical comparison, e.g., not a modern formulation with ordinary Portland cement.

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

(Ritchie/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, February 21, 2023 from 5:00 – 8:30pm