



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 23-003

Date: March 27, 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

6. DELEGATION REQUESTS

- *6.1 Chris Uchiyama, LHC Heritage Planning & Archaeology Inc., respecting the Notice of Intention to Demolish the

Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) (for today's meeting)

- *6.2 Matt Johnston, UrbanSolutions Planning & Land Development Consultants Inc., respecting the Notice of Intention to Demolish

the Building Located at 99 Creighton Road, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23068) (Ward 13) (for today's meeting)

9. CONSENT ITEMS

- 9.2 Working Group Notes

*9.2.e Policy and Design Working Group - February 13, 2023

- *9.3 Heritage Permit Review Sub-Committee Minutes - February 21, 2023

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Subject: Delegation Request HMCH Uchiyama re 99 Creighton
Date: Thursday, March 23, 2023 2:38:10 PM

Magda Green

Administrative Assistant II to the City Clerk
City Clerk's Office, Corporate Services
City of Hamilton
905 546-2424 ext. 5485
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: City of Hamilton <hello@hamilton.ca>
Sent: March 23, 2023 2:37 PM
To: clerk@hamilton.ca
Subject: Webform submission from: Request to Speak to a Committee of Council

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Submitted on Thu, 03/23/2023 - 14:36

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Hamilton Heritage Committee

Will you be delegating in-person or virtually?
Virtually

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information

Chris Uchiyama

LHC Heritage Planning & Archaeology Inc.

5200 Yonge Street, 2nd Floor

North York, On. M2N 5B2

cuchiyama@lhheritage.com

647-631-7503

Preferred Pronoun

she/her

Reason(s) for delegation request

Item 10.2 (99 Creighton), to provide an overview of the Cultural Heritage Impact Assessment

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

Yes

The sender designated this message as non-commercial mandatory content with the following note:

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71 Main Street West
Hamilton, L8P 4Y5, ON
Canada

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

Virtually

Will you be delegating via a pre-recorded video?

No

Requestor Information

Requestor Information

Matt Johnston

UrbanSolutions Planning & Land Development Consultants Inc.

3 Studebaker Place, Unit 1

Hamilton, Ontario. L8L 0C8

mjohnston@urbansolutions.info

9055461087

Reason(s) for delegation request

To support the delegation of Chris Uchiyama regarding Item 10.2 on the March 27th Municipal Heritage Committee Agenda and address any questions related to Planning Act applications.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No

The sender designated this message as non-commercial mandatory content with the following note:

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71 Main Street West
Hamilton, L8P 4Y5, ON
Canada

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, February 13, 2023

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: A. Denham-Robinson, L. Lunsted, R. McKee, C. Priamo, J. Renaud, W. Rosart

Regrets: C. Dimitry

Also Present: C. Richer

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

A. Denham-Robinson, for 537-563 King Street East, Hamilton

c) REVIEW OF PAST MEETING NOTES

January 23, 2023 - Approved

d) C.H.I.A – 17 King Street East, Stoney Creek, Revised September 30, 2022, and Proposed Design Guidelines for New Construction 13 – 25 King Street East, Stoney Creek, November 9, 2022 - both documents by Stantec Consulting Limited.

The proposed development for a new, multi-storey mixed-use building includes all properties at 13- 25 King Street East. 17 King Street East and 23-25 King Street East are Inventoried properties and the development would require the buildings to be demolished.

The Working Group Comments:

- The Proposed Design Guidelines reference the Region of Waterloo's Practical Conservation Guide on Infill: New Construction in Heritage Neighbourhoods. While it may have relevance, the Working Group would like to see more analysis based on relevant City of Hamilton guidelines and policies.
- The Working Group is not in favour of the proposed design and feels it does not fit into the surrounding Old Town Stoney Creek Cultural Heritage Landscape.

- The Working Group recommends incorporation of a podium to mitigate the impact from the street level.

The Working Group does not need to see this C.H.I.A. again.

e) C.H.I.A. – 537-563 King Street East, Hamilton by A.J. Clarke and Associates Ltd., revised October 2022

The proposal is for an 8-storey multi-residential building with 118 condominium units and underground parking. 537 King Street East is a Registered property, and 555-557 are Inventoried Properties.

Working Group Comments:

- The Working Group likes the proposed design and appreciates the way the materials and colour choices reflect those of neighbouring properties.
- The full scope of the repairs to the Registered property should be fully documented.
- Given the length of time it will take to start this project, are there any plans for interim use of 537 King Street East? Occupancy would mitigate any issues such as vandalism and damage which often occur in vacant buildings.
- Given the proximity of 537 King Street East to the new construction, what steps will be taken to ensure there is no damage from vibration impacts?

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

f) C.H.I.A. – 45 Main Street East, Hamilton (John Sopinka Courthouse) by a+LiNK Architecture Inc. Revised February 6, 2023

In support of a Heritage Permit application to install interior security measures in the former postal lobby area's marble flooring.

Working Group Comments:

- The proposal does not seem to have changed from the original version.
- Some members of the Working Group were part of a tour of the courthouse and felt that the proposed security equipment would take up significant space in the lobby. They also felt that similar equipment must have been installed in other heritage buildings with marble floors and suggested that the conservator visit other installations.
- It was not evident where the accessible entrance would be.
- There is no mention of what will happen to the two heritage tables currently in the lobby.

- Photographs should be taken of the existing lobby and areas where alterations are proposed, in order to document the existing heritage features.

The Working Group does not need to see the document again.

d) Scoped C.H.I.A. – 221 & 223 Charlton Avenue East and 200 Forest Avenue, Hamilton, by WSP, Revised October 2022.

- In support of a Site Plan Control application to construct a new three storey, 17 unit multiple dwelling on the same lot as an existing four storey, 51 unit multiple dwelling for a total of 68 residential dwelling units on site. This revised report finalized colours and construction materials of the new building. It was distributed to the Working Group for information only.

The meeting adjourned at 3:30 pm.

Next meeting date: March 20, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, February 21, 2023

Present: Karen Burke, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik

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

Absent with Regrets: Diane Dent, Melissa Alexander, Steve Wiegand

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

1) Approval of Agenda:

(Ritchie/MacLaren)

That the Agenda for February 21, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Burke/Ritchie)

That the Minutes of January 17, 2023 be approved, as presented.

3) Heritage Permit Applications

a. **HP2023-005: 18 Chilton Place, Hamilton (Part V - Durand- Markland HCD)**

- Scope of work:
 - Construction of a detached one-and-one-half storey accessory structure at the rear of the property, including:
 - New concrete pad and foundation;
 - New cedar siding, and asphalt shingles to match the existing rear addition of the home;
 - New casement windows with black trim;
 - New exterior staircase to second level of garage;
 - Gable roof with north facing dormer windows; and
 - Installation of solar panels on the south roof (to be relocated from existing shed).

- Reason for work:
 - To allow for the construction of a two-car garage, with a workshop and second storey storage area.

Warren Korol and Janet Booy, the homeowners, 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 HP2023-005 be consented to, subject to the following conditions:

a) That the Owner submit and receive approval for any further planning approvals required (i.e. minor variance);

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 alteration(s), in accordance with this approval, shall be completed no later than February 28, 2025. If the alteration(s) 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.

b. HP2023-007: 56 Charlton Avenue West, Hamilton (Part IV)

- Scope of work:
 - Exterior and interior renovations to permit the conversion of a single-family dwelling to a duplex including:
 - Construction of new freestanding steel staircase on the side (east) elevation for access to second unit, to be constructed of black metal and the top landing and attached to the frame construction of the sun porch;
 - Removal of a second floor window and reinstatement of a door to the side sunporch;
 - Removal of a second storey rear double hung window and replacement with wood casement window (Note: this change may not be required);
 - Infill of second floor interior doorway;
 - Installation of new interior fire rated, self-closing, self-latching door on the second storey rear stair;
 - Installation of new interior fire rated, self-closing, self-latching door on the third floor for furnace access;
 - New third floor dryer duct to be vented to roof; and
 - New third floor kitchen vent to be vented through the roof.
- Reason for work:
 - To convert the existing single-family dwelling into a duplex.
 - To meet necessary Ontario Building Code regulations for emergency egress and fire separation.

Michael Isotti Pongetti of Decc Inc. represented the property owner, Finlay Reppas Enterprises, 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/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-007 be consented to, subject to the following conditions:

a) That the final details regarding location of roof vents and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2025. If the alteration(s) 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.

c. HP2023-008: 128 St. Clair Avenue, Hamilton (Part V - St. Clair Avenue HCD)

Scope of work:

- Construction of a 6 foot, 3-inch high pressure-treated spruce privacy fence on the north side of the property, including:
 - Metal fence posts set in concrete; and,
 - A 4-foot wide gate at the front of the fence facing St. Clair Avenue.

Reason for work:

- To allow for the construction of a privacy fence on the north side of the property.

Melanie Huston, 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:

(Ritchie/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-008 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 February 28, 2025. If the alteration(s) 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;

c) Fence installation must be in accordance with the City of Hamilton's Fence By-law No.10-142; and

d) Final plans must demonstrate that the existing tree on the north side of the property will be conserved and protected with the location of posts and concrete settings to the satisfaction and approval of the Director of Planning and Chief Planner.

3. Consultation

a) HP2021-004: 45 Main Street East, Hamilton (Part IV, John Sopinka Courthouse)

Reason for consultation:

- Review of additional submission materials for the conditionally-approved Heritage Permit application, as per Condition d).

The following representatives attended the meeting and spoke to the Sub-Committee.

- Brendon Ager, a+LiNK Architecture Inc.
- Tim Finch, a+LiNK Architecture Inc.
- Mehmood Shah, Infrastructure Ontario – Colliers Project Leaders
- Abbey Flower, Infrastructure Ontario – Cultural Heritage
- Gayle Webber, Ministry of the Attorney General, Province of Ontario
- Alexander Gabov, Marble Specialist, Conservation of Sculptures, Monuments and Objects

The Sub-Committee considered the new submission materials, including the updated Cultural Heritage Impact Assessment and its appendices, and together with input from the applicant and advice from staff, passed the following motions:

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-Committee received the updated Cultural Heritage Impact Assessment and Appendices (dated February 6, 2023) for 45 Main Street East as well as the presentations by the applicant team on February 21, 2023.

(Burke/MacLaren) by a vote of 6 in favour with 1 abstention

That the Heritage Permit Review Sub-Committee advises the Director of Planning and Chief Planner of the City of Hamilton of the following:

To allow for the repair of the marble floor in the future, the applicant should implement the mitigation measures outlined in the revised Cultural Heritage Impact Assessment, dated February 6, 2023, and provide documentation to the City of Hamilton's Heritage and Urban Design Section of the alterations and preserved remnants of the marble to be removed after the work is completed.

Should the security measures be removed in the future, the applicant should submit a new Cultural Heritage Impact Assessment prior to any marble restoration work, and the report should include a Marble Conservation and Restoration Plan providing further details on the proposed marble repair strategies.

4) **Adjournment:** Meeting was adjourned at 6:55 pm

(Priamo/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, March 21, 2023 from 5:00 – 7:30pm