

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

August 21st, 2018, 4:30 p.m., City Hall, Room 265

Present: Diane Dent, Jennifer Trimble, Andy MacLaren, Justin Hogeterp, David Beland (Vice Chair), Wilf Arndt (Chair)

Attending Staff: Chelsey Tyers, Jeremy Parsons

Absent with Regrets: Mark-Anderson McGaw

Meeting was called to order by Chair, Wilf Arndt at 5:00 pm

1) Acceptance of the July 18th, 2018 meeting minutes:
(Trimble/Beland)

CARRIED

2) Heritage Permit Application HP2018- 035 – 24 and 28 King Street East, Hamilton

- Retention and restoration of the front portions of 24 and 28 King Street East (approximately half depth of site), including;
 - 24 King Street East: Removal of unsympathetic coatings and application of new rendering where required; new stone lintels and sills; repair of pressed metal cornice.
 - 28 King Street East: Removal of unsympathetic coatings and cleaning of surface; repair pressed metal cornice and projecting horizontal moldings; replacement of all windows to match original window fenestration.
- Installation of modern storefronts including signage band on buildings including repair and cleaning of original pilasters where remaining; and
- One-story addition on top of building.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 035** be consented too, subject to the following conditions:

- a) That the following conditions with respect to cost estimates and a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building:
 - i. 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 three years and the total cost of restoration and protective enclosure of

the retained Designated portions. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner.

- ii. The applicant shall provide a Letter of Credit to the Director of Planning and Chief Planner for 100% of the total estimated cost as per (i) in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit:
 1. The Letter of Credit shall be kept in force, whether or not the ownership of 24 and 28 Street East changes at any time, until the completion of the required restoration of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or to otherwise attach the retained portions to a new building in conformity with the approved design and requirements.
 2. The Letter of Credit may be reduced in accordance with the City's Letter of Credit Policy.
 3. If the Letter of Credit is about to expire without renewal thereof and any part of securing, protecting, stabilizing, monitoring or restoring the retained portions has not been completed in conformity with their approved designs, the City may draw all of the Letter of Credit funds and hold them as security to guarantee completion unless the City's Finance Department (Development Officer, Budget, Taxation and Policy) is provided with a renewal of the Letter of Credit forthwith.
 4. In the event that the Owner fails to complete, to the satisfaction of the Director of Planning and Chief Planner, the required securing, protecting, stabilizing, monitoring or restoring of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or attach to a new building in conformity with its approved design within the time required, then the City, in addition to any other remedies that the City may have, may exercise its authority under section 446 of the Municipal Act to have its employees, agents or contractors enter 24 and 28 King Street East to complete any one or more of these requirements. The cost of completion of securing, protecting, stabilizing, monitoring or restoring the retained portions shall be paid in full by the Owner from the Letter of Credit. In the event that there is a surplus, the City shall pay the surplus to the Owner upon completion of the requirement(s). In the event that there is a deficit, the City may further exercise its authority under section 446 of the Municipal Act including but not limited to adding the deficit to the tax roll and collecting it in the same manner as property taxes.

- b) That a Conservation Plan in accordance be submitted as part of a complete Site Plan Control application to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2020. If the alteration(s) are not completed by August 31, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Dent/MacLaren)

CARRIED

3) Heritage Permit Application HP2018- 036 – 207 Caroline Street South, Hamilton

Restoration of the north facing wall including
 - Repointing of the brick.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 036** be consented too, subject to the following conditions.

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations, and
- b) That implementation/installation of the alteration(s), in accordance with this approval, shall be completed no later than (2 years from date of approval). If the alteration(s) are not completed by (2 years from date of approval) then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Beland/Dent)

CARRIED

4) Heritage Permit Application HP2018- 033– South side of Victoria Street between Sydenham and Cross Streets, Dundas

- To replace the hydro poles along the south side of Victoria Street,

- New poles to be installed in the roadway with a 0.5 m '*ROUNDED*' curb around each pole.
- The curbed area to be filled with grass.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 033** be consented too, subject to the following conditions.

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- 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, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations, and
- b) That implementation/installation of the alteration(s) in accordance with this approval shall be completed no later than (2 years from date of approval). If the alteration(s) are not completed by (2 years from date of approval), then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton

(Beland/Hodgeterp)

CARRIED

Adjournment

Meeting was adjourned at 6:00 pm

Next meeting: – September 18, 2018