

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

**Tuesday, July 27, 2021**

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

**Attending Staff:** Amber Knowles, Hannah Kosziwka, Shannon McKie

**Absent with Regrets:** Diane Dent, Stefan Spolnik

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

**1) Approval of Agenda:**

(MacLaren/Priamo)

That the Agenda for July 27, be approved as presented.

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

Previous meeting's minutes will be received and reviewed at the August meeting.

### 3) Heritage Permit Applications

#### a. **HP2021-037: 18-28 King Street East, Hamilton (Gore Buildings)**

- Scope of work:
  - Proposed redevelopment integrating the designated heritage facades into a new 6-storey mixed use building.
- Reason for work:
  - Proposed redevelopment of site

The following parties represented the property owner, Hughson Business Space Corporation, and spoke to the Sub-committee at the permit review.

Evan Apostol, Wilson Blanchard  
Jonathan Dee, John G. Cooke & Associates LTD.  
Jeff Feswick, Historia Building Restoration Inc.  
Megan Hobson, Megan Hobson & Associates  
P Navarro, DPAI Architecture  
David Premi, DPAI Architecture

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 HP2021-037 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alteration(s) are not completed by July 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 a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted 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.

d) That a Heritage Easement agreement be reached with the City prior to the commencement of work.

e) The applicant shall provide a Letter of Credit to the Director of Planning for 100% of the total estimated cost 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.

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

(Carroll/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 17, 2021 from 4:30 – 8:30pm