

Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 7163  
Fax: 905-540-5611

FILE: HP2021-032

August 3, 2021

Sheelagh Wood  
c/o Mel Benham, Complete Home Construction Inc.  
140 Hatt Street  
Dundas ON  
L9H 2G6

**Re: Heritage Permit Application HP2021-032:  
Proposed construction of a rear addition sunroom to 140 Hatt Street,  
Dundas (Ward 13) (By-law 04-064)**

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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 HP2021-036 is approved for the designated property at 140 Hatt Street, Dundas in accordance with the submitted Heritage Permit application for the following alterations:

- Construction of a rear addition (sunroom)

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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations 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 revised plans be resubmitted to the satisfaction of the Director of Planning and Chief Planner indicating the existing rear window openings are to be retained in the sunroom addition.

**Re: Heritage Permit Application HP2021-032:  
Proposed construction of a rear addition sunroom to  
140 Hatt Street, Dundas (Ward 13) (By-law 04-064)**

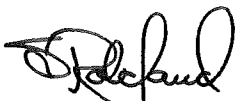
**August 3, 2021  
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Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could 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  
John Lane, Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Arlene Vanderbeek, Ward 13

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-032**

**ADDRESS:** 140 Hatt Street, Dundas

**Owner:** Sheelagh Wood

**Applicant:** Mal Benham, Complete Home Construction Inc.

**Description of proposed alterations:**

- Construction of a rear addition (sunroom)

**Reasons for proposed alterations:**

- Additional space and home improvement

**Documentation submitted with application:**

- Image of Existing Rear Elevation
- Site Plan
- Proposed Basement, First Floor, and Roof Plans
- Proposed Partial Right and Left Elevations
- Proposed Rear Elevation
- Section of Proposed New Addition
- Existing Left and Front Elevations

**Staff assessment:**

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law 04-064.

The applicant proposes to construct a sunroom at the rear of the existing home. The proposed addition will be similar to the existing addition to the dwelling which consists of wood board and batten siding. The applicant has confirmed that the window openings on the rear elevation, which listed under the Reasons for Designation, will be retained and incorporated into the design of the proposed addition.

The Designation By-law identifies the rear elevation, brickwork, and window openings as designated features. As the brickwork and window openings will be retained, it is not

mandatory to amend the designation by-law following approval of the heritage permit application. The architectural plans submitted with the Heritage Permit application incorrectly identified the brickwork and window openings as being filled in and largely covered by new gypsum board (drywall). The applicant has resubmitted revised plans which show that these features will be retained.

Minimal "disruption effects" are expected to the heritage context of the property. The addition will be located on the rear of the structure and its design will not overpower the existing heritage home. The addition is setback from the side property line and does not extend past the existing dwelling on the side. The addition will not be visible from Hatt Street and existing vegetation will likely impede the view from John Street.

There will be minimal "displacement effects" to the subject property as a result of this work. The rear window openings and brickwork will be retained as interior features. The windows that are to be removed are modern replacements and will not result in the loss of a heritage attribute. Staff are satisfied that the retention of the window openings is a reasonable action to minimize displacement effects.

Staff support the proposed alterations as they are generally in keeping with the Designated By-law as it relates to retaining the cultural heritage value or interest of the property.

**Key dates:**

Sub-committee meeting date: July 20, 2021

Notice of Receipt: July 23, 2021

**Sub-committee comments and advice:**

The Sub-committee considered the application and passed the following motion:

(MacLaren / Wiegand)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-032 be approved as submitted, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations 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 revised plans be resubmitted to the satisfaction of the Director of Planning and Chief Planner indicating the existing rear window openings are to be retained in the sunroom addition.

CARRIED

**Final Recommendation:**

That the applicant be advised that Heritage Permit Application HP2021-032 is approved in accordance with the submitted application, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations 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 revised plans be resubmitted to the satisfaction of the Director of Planning and Chief Planner indicating the existing rear window openings are to be retained in the sunroom addition.

**Approval:**

Staff Approval:

Chloe Richer  
Chloe Richer, CAHP  
Cultural Heritage Planner

C.T.O.I.  
SPM/MGR Initials

Authorized:

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

**Designation By-law Excerpt: 04-064**

The reasons for Designation apply to all elevations and the roof of the residence including all facades, entranceways, windows and chimneys, together with construction materials of brick, wood and glazing, building techniques, and specific interior features as follows:

**Front (North) Façade:**

- Symmetrical facade of five bays;
- Roof and roofline;
- six-over-six windows together with the openings, wood framing, sills, voussoirs, muntins and glazing;
- red brick laid in a Flemish bond; and,
- box cornice and mouldedwood fascia.

**Side (West) Elevation:**

- Side gable together with brick parapets and double brick chimneys;
- window openings together with wood sills and brick voussoirs; and,
- red brick laid in a Common bond.

**Rear (South) elevation:**

- Window openings together with wood sills and brick voussoirs, and,
- Red brick laid in a Common bond.

**Side (East) Elevation:**

- Side gable together with brick parapets and double brick chimneys; and,
- red brick laid in a Common bond.

**Interior:**

- Fireplaces together with wood mantles, hearths and ring for hanging cooking pots;
- built-in cupboards with wood panelled doors in the living room;
- wide plank pine flooring on the first and second floor;
- wood doors on the first and second floor; and,
- closet staircase on the first floor between the living room and kitchen.