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Planning and Economic Development Department
Planning Division
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FILE: HP2021-035

August 17, 2021

Trustees of MacNab Street Presbyterian Church
114-116 MacNab St. South
Hamilton, Ontario
L8P 3C3

**Re: Heritage Permit Application HP2021-035:
Proposed installation of security signs to 114-116 MacNab Street South,
Hamilton (MacNab Street Presbyterian Church) (Ward 2) (MacNab-Charles
HCD)**

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 HP2021-035 is approved for the designated property at 114-116 MacNab Street South, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Installation of surveillance signs

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 the proposed signs conform to the City of Hamilton's Sign By-law.

**Re: Heritage Permit Application HP2021-035:
Proposed installation of security signs to 114-116
MacNab Street South, Hamilton (MacNab Street
Presbyterian Church) (Ward 2) (MacNab-Charles HCD)**

**August 17, 2021
Page 2 of 2**

Please note that this property is designated under Part V 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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Amber.Knowles@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, 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 Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-035

ADDRESS: 114-116 MacNab Street South, Hamilton (MacNab Street Presbyterian Church)

Owner: Trustees of MacNab Street Presbyterian Church

Applicant: Kenneth Howard Post

Description of proposed alterations:

- Installation of security signs.

Reasons for proposed alterations:

- Curb vandalism, illegal activities, etc. taking place on the Church premises.

Documentation submitted with application:

- Proposed signage;
- Photos of proposed location; and,
- Specifications of proposed attachment product and method.

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 the MacNab-Charles Heritage Conservation District Guidelines.

The applicant proposes to install three security signs indicating that there is 24 hour surveillance footage on the property. This work is being completed to curb vandalism, drug use, and other various illegal activity that has been taking place on the property. Existing security cameras have been useful after a crime has occurred but have not been an effective deterrent as they are hidden. Signage is proposed as it will announce the surveillance efforts on the property.

The Heritage Conservation District’s Urban Design Guidelines identify that outdoor signage should be minimal and that the size and design should be regulated by the Committee.

Minimal “disruption effects” are expected to the heritage context of the property as a result of the signage. The signs are limited in size and the design is standard for a security sign and thus will have a minimal negative visual impact to the property. This signage should aid in preventing vandalism and other activities that may cause greater disruption effects to the property.

There will be minimal “displacement effects” to the subject property as a result of this work. The signs will be screwed into the mortar joints, which can be filled back in if the signs need to be removed. The signs will also aid in preventing further displacement effects from occurring to the property. Vandalism has damaged the structure. Signage indicating 24 hour video surveillance may decrease this vandalism, protecting the designated features of the property from further damage.

Staff support the proposed alterations as they are in keeping with the designation By-law.

Key dates:

Sub-committee meeting date: July 20, 2021

Notice of Receipt: July 22, 2021

Sub-committee comments and advice:

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

(Dent / Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-035 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 the proposed signs conform to the City of Hamilton’s Sign By-law

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2021-035 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 the proposed signs conform to the City of Hamilton's Sign By-law

Approval:

Staff Approval: Amber Knowles SM O.I.
Amber Knowles, CAHP
Cultural Heritage Planner
SPM/MGR Initials

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

HCD Excerpt:

Urban Design Guidelines - Information Environment

Guidelines

- Regulate size, location, and design of commercial signage, subject to the District Advisory Committee's and LACAC's approval;
- Strengthen the historical character of the District by encouraging the replacement of current signage with appropriate historic signage, where feasible;
- Emphasize and promote the historical aspect of the District by providing historical plaques, possibly for all buildings, specifying original dates and owners and/or for the District itself to be placed at the entrance.