



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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: HP2021-036

August 3, 2021

David Russell
c/o Rachel Wheeler
29 Mill Street North
Flamborough, ON
L0R 2H0

**Re: Heritage Permit Application HP2021-036:
Proposed installation of interior waterproofing, weeping tile and window
well drains, 29 Mill Street North, Flamborough (Ward 15) (Mill Street 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 HP2021-036 is approved for the designated property at 29 Mill Street North, Flamborough in accordance with the submitted Heritage Permit application for the following alterations:

- Alterations including interior waterproofing, weeping tile and window well drains, primarily to the concrete block addition

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.

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

**Re: Heritage Permit Application HP2021-036:
Proposed instillation of interior waterproofing on the
concrete block addition to 29 Mill Street North,
Flamborough (Ward 15) (Mill Street HCD)**

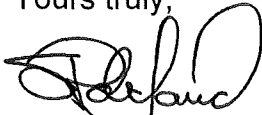
**August 3, 2021
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provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

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.

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 Judi Partridge, Ward 15

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-036
ADDRESS: 29 Mill Street North, Flamborough

Owner: David Russell

Applicant: Rachel Wheeler - Basement Technologies

Description of proposed alterations:

- Alterations including interior waterproofing, weeping tile and window well drains, primarily to the concrete block addition

Reasons for proposed alterations:

- Prevent water damage

Documentation submitted with application:

- Plan of Existing Foundation
- Plan of Proposed Water Management System
- Section View of Proposed Water Management System
- Section View of Window Well
- Section View of Exhaust Hoods

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 specified in the Designation By-law and/or Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan.

The applicant proposes to install alterations primarily to the concrete block addition of the residence. These alterations include interior waterproofing, weeping tile, and window well drains. This work is being done to prevent water damage to the dwelling as there have been issues with drainage in the past.

The Heritage Conservation District Plan does recommend avoiding the application of new surfaces or coating that will alter the appearance of the original material; however,

the concrete block portion of the structure is an addition and the alterations will be to the interior.

Minimal "disruption effects" are expected to the heritage context of the property. The proposed interior work is to be done primarily on the addition of the rear foundation. No significant visible impacts to the heritage property are anticipated and the work will not have any detrimental effects on the heritage character of the dwelling.

There will be minimal "displacement effects" to the subject property as a result of this work. The work is primarily proposed for a concrete block addition to the dwelling. This work will not impact any original exterior features of the home. Additionally, the proposed work is intended to prevent weather-related damage to the home which may, over time, impact the heritage features of the home.

Staff support the proposed alterations as they are in keeping with the Heritage Conservation District Plan.

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 / Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-036 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

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2021-036 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

Approval:

Staff Approval:

Chloe Richer Chloe Richer /O.I.

Chloe Richer, CAHP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

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

HCD Excerpt:

Mill Street HCD Guidelines

4.2.5 Foundations and Walls

Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a “falsely” new look to the building, for example, sandblasting, strong liquid chemical solutions and high-pressure water cleaning. Avoid application of new surfaces or coating that alter the appearance of the original material, especially where they are substitutes for masonry repairs. This may include the application of waterproof and water repellent coatings, paint, aluminum or vinyl siding and stucco.