



Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2021-042

September 13, 2021

Mike Di Donato
c/o Lorenzo Di Donato
12 Neilor Crescent
Etobicoke, ON
M9C 1K4

**Re: Heritage Permit Application HP2021-042:
Proposed Alteration of the Storefronts and Windows at 255-265 James
Street North, Hamilton (Ward 2) (By-law No. 87-176)**

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 HP2021-042 is approved for the designated property at 255-265 James Street North, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Upper Windows:
 - Replace the existing (not original) residential windows on 2nd and 3rd floor of building with aluminum clad, one-over-one windows, black in colour.
- Storefronts:
 - Replace five existing storefronts (single pane glass) with new black aluminum storefront frames at 255, 257, 259, 261 and 263 James Street North. All storefronts noted above will maintain their existing configurations.
 - Reconfigure the corner storefront at 265 James Street North to eliminate the recessed entry and form a straight storefront with an operable sliding door in similar proportions to the existing storefront.
 - Remove the existing knee wall and extend glass to the floor.
 - Increase the height of the entrance doors to 8' therefore eliminating or reducing the size of the transom above each entrance.
 - Paint the existing arched window frame black on the Colbourne Street frontage to match remaining
 - Replace glass in arched window as it is cracked.

Re: Heritage Permit Application HP2021-042:
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at 255-265 James Street North, Hamilton (Ward 2) (By-
law No. 87-176)

September 8, 2021
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- Signage Band:
 - Install a new black aluminum clad band for consistent signage above storefronts on James Street.

- Lighting:
 - Install wall sconce between all storefronts to illuminate facade of building – Eurofase Inc. “Dale” or “Crest” model outdoor wall mount light fixtures in Graphite Grey as per submitted specs.

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;

- b) That the applicant submits a sketch illustrating a revised storefront for 265 James Street North indicating proportionate segments to the existing storefront with the incorporation of a sliding door, 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;

- c) That the applicant submits further details indicating the height of the existing aluminum band above the storefront for comparison to the height of the proposed aluminum band to ensure that the ornate arched brickwork and terracotta detailing along the storefronts remains visible, 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2023. If the alterations are not completed by September 30, 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 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 Conservation Review Board within 30 days of your receipt of this permit.

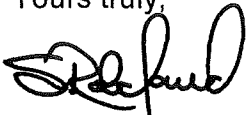
**Re: Heritage Permit Application HP2021-042:
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The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Stacey.Kursikowski@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting 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 – HP2021-042
ADDRESS: 255-265 James Street North, Hamilton

Owner: Mike Di Donato

Applicant: Lorenzo Di Donato

Description of proposed alterations:

- Upper Windows:
 - Replace the existing (not original) residential windows on 2nd and 3rd floor of building with aluminum clad, one-over-one windows, black in colour.

- Storefronts:
 - Replace five existing storefronts (single pane glass) with new black aluminum storefront frames at 255, 257, 259, 261 and 263 James Street North. All storefronts noted above will maintain their existing configurations.
 - Reconfigure the corner storefront at 265 James Street North to eliminate the recessed entry and form a straight storefront with an operable sliding door in similar proportions to the existing storefront.
 - Remove the existing knee wall and extend glass to the floor.
 - Increase the height of the entrance doors to 8' therefore eliminating or reducing the size of the transom above each entrance.
 - Paint the existing arched window frame black on the Colbourne Street frontage to match remaining
 - Replace glass in arched window as it is cracked.

- Signage Band:
 - Install a new black aluminum clad band for consistent signage above storefronts on James Street.

- Lighting:
 - Install wall sconce between all storefronts to illuminate facade of building – Eurofase Inc. “Dale” or “Crest” model outdoor wall mount light fixtures in Graphite Grey as per submitted specs.

Reasons for proposed alterations:

- Overall enhancement of building and storefronts

Documentation submitted with application:

- Cladding, Lighting, Window, Storefront door, and Storefront system specs;
- Renderings; and,
- Product brochures.

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 Bylaw 87-176.

The applicant proposes to replace the windows on the proposed property, renovate the existing storefronts, install a new signage band, and install lighting on the façade.

Upper floor windows:

The upper floor windows which are not original will be replaced. These windows were installed in the 1980's and are in poor condition. The new frames are proposed to be black to visually enhance the brickwork of the structure and not detract from the heritage attributes. The windows will be one-over-one, aluminum clad vinyl windows.

Storefronts:

The existing storefronts will be altered as a part of the proposed work. Five of the storefront along James Street North will be replaced with new glass and black aluminum frames. The existing knee wall will be removed and the transoms above each entrance may be either eliminated or shrunk in size to accommodate an 8' entry door. The corner storefront at 265 James Street North has been reconfigured inside which will eliminate the need for the recessed entry. As such, a straightened storefront will be installed with similar proportions to the existing storefront with the integration of a sliding door.

Signage Bank:

A new black aluminum signage band will be installed to allow for an area for consistent tenant signage. This band will extend higher than the existing band but will not impact the terracotta carvings on the structure. The signage bank will incorporate pot lighting for improved pedestrian safety.

Lighting:

Lighting in the form of wall sconces will be installed on the dividing pillars of the building to illuminate and enhance the structure and assist in improving pedestrian safety. These lights will be graphite grey in colour to compliment the new windows and storefront frames.

Minimal “disruption effects” are expected to the heritage context of the property as a result of this work as many of the original heritage features of the building have already been lost. Additionally, these changes are meant to visually enhance the property

without detracting from any of the heritage features. The black detailing of the windows, storefronts and lighting will compliment the original brickwork of the property and further enhance, rather than detract, from the property.

There will be minimal “displacement effects” to the subject property as a result of this work. The materials being replaced are not original or early features of the structure and their loss will not constitute a loss of heritage features of the property.

Staff are supportive of the application as it will visually enhance the property, while assisting in ensuring the long-term protection of this heritage resource. Staff are of the opinion that this application will enhance the overall heritage character of the property and streetscape.

Key dates:

Sub-committee Meeting Date: August 17, 2021
Notice of Complete Application: August 18, 2021

Sub-committee comments and advice:

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

(Ritchie/ Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-042 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;
- a) That the applicant submits a sketch illustrating a revised storefront for 265 James Street North indicating proportionate segments to the existing storefront with the incorporation of a sliding door, 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2023. If the alterations are not completed by August 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 HP2021-042 is approved in accordance with the submitted application, subject to the following conditions:

Relevant Bylaw Excerpt:

Designated Features:

Important to the preservation of 255-265 James Street North includes but is not limited to the following: original features of the two east (James) and north (Colbourne) facades, including the brick walls, the round-arched window and the carriage entrance facing Colbourne Street, the terra cotta ornamentation, and the double-hung sash windows.