



Hamilton

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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 1291
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FILE: HP2021-046

October 15, 2021

c/o Walie Taherie
110 King Street East, Hamilton, Royal Connaught
waliet@mtygroup.com

**Re: Heritage Permit Application HP2021-046:
Proposed installation of new signage and louvres at 110 King Street East,
Hamilton (Ward 2) (Notice of Intention to Designate)**

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 HP2021-046 is approved for the property at 110 King Street East, in accordance with the submitted Heritage Permit application for the following alterations:

- Removal of two storefront glazing panels;
- Installing two new black louvres and a smaller glass panel; and,
- Installing two new exterior signs and one blade sign.

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 October 31, 2023. If the alterations are not completed by October 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 owner provides a detailed drawing of the sign attachment points with the goal of utilizing grout lines for sign attachment points and minimal or no drilling of holes in the limestone cladding to the satisfaction of the Director of Planning and Chief Planner; and,

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Page 2 of 2**

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

Please note that this property is protected by a Notice of Intention to Designate 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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Amber.Knowles@hamilton.ca

Yours truly,



for

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, 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 – HP2021-046
ADDRESS: 110 King Street East, Hamilton, (Royal Connaught)

Owner: Sukhwinder Singh Koura
Applicant / Agent: Walie Taherie

Description of proposed alterations:

- Removal of two storefront glazing panels, replaced with two new black louvers and a smaller glass panel; and,
- Installation of two new exterior signs and one blade sign.

Reasons for proposed alterations:

- Setting up unit for new tenancy

Documentation submitted with application:

- Images indicating glazing replacement locations; and,
- Signage details.

Staff assessment:

In accordance with Section 30(2) of the *Ontario Heritage Act* an application to alter a property subject to a Notice of Intention to Designate (NOID) must receive a Heritage Permit for any proposal to alter or demolish a building. A NOID was issued on November 6, 2020 and is subject to an appeal to the Ontario Land Tribunal.

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 Notice of Intention to Designate.

The applicant proposes to remove two storefront glazing panels and replace them with two new black louvers and a smaller glass panel. Additionally, two new exterior signs will be installed on the north and west facing walls, with a blade sign protruding 24” out of the north wall similar to that of adjacent storefront signage on the north façade.

Minimal “disruption effects” are expected to the heritage context of the property. The exterior signs will be installed where adjacent storefront signage already exists along

the north and west façade. The fenestration pattern of the storefronts will remain the same after the installation of the louvers and the change is reversible.

There will be minimal “displacement effects” to the subject property as a result of this work. Drill holes from previous sign installations may be available for reuse to mitigate drilling into the building’s original limestone façade. As a condition of approval, the owner will be required to submit detailed drawing(s) of the sign attachment to ensure there are minimal impacts to the limestone cladding.

Staff are supportive of the proposed work as it will not detract from the heritage features of the property.

Key dates:

Notice of Complete Application: September 17, 2021
Sub-committee meeting date: September 21, 2021

Sub-committee comments and advice:

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

(Carroll/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-046 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 October 31, 2023. If the alterations are not completed by October 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 applicant or its sign contractor provide the city a detailed drawing of the sign attachment points with the goal of utilizing grout lines for sign attachment points and minimal or no drilling of holes in the limestone cladding; and,
- d) 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 HP2021-046 is approved in accordance with the submitted application, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed by October 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 owner provides a detailed drawing of the sign attachment points with the goal of utilizing grout lines for sign attachment points and minimal or no drilling of holes in the limestone cladding to the satisfaction of the Director of Planning and Chief Planner; and,
- d) That the proposed signs conform to the City of Hamilton's Sign By-law.

Approval:

Staff Approval: Amber Knowles _____ SM_____

Amber Knowles
Cultural Heritage Planner
SPM/MGR Initials

Authorized: Ohé Azirain
for _____

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation – Notice of Intention to Designate

Heritage attributes of the front façade in the 1931 addition include:

- The brown polished granite foundation veneer;
- The limestone ground floor articulated by its six bays;

Heritage attributes of the west elevation include

- The brown polished granite foundation veneer;
- The limestone ground floor.