



Hamilton

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Planning Division
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FILE: HP2021-049

September 24, 2021

Daniel Perl
djperl@rogers.com

Re: Heritage Permit Application HP2021-049: Proposed alteration of roof and eaves at 135-137 Strathcona Avenue North, Hamilton (Ward 1), Designated Under Part IV of the *Ontario Heritage Act* (By-law No. 96-148)

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 HP2021-049 is approved for the designated property at 135-137 Strathcona Avenue North, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Replace roof shingles of Sunday School building with metal shingles to match roofing at church building on the same property; and,
- Add steel covers to existing eaves.

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; and,
- b) Installation 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

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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 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
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Maureen Wilson, Ward 1

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-049
ADDRESS: 135-137 Strathcona Avenue North, Hamilton

Owner: Hamilton Christian Fellowship
Applicant / Agent: Daniel Perl

Description of proposed alterations:

- Replace roof shingles of Sunday School building with metal shingles to match roofing at church building on the same property; and,
- Add steel covers to existing eaves.

Reasons for proposed alterations:

- Prevent leaking; and,
- Prevent growth in eaves.

Documentation submitted with application:

- Images of existing roof at Sunday School building;
- Images of existing roof at church building (proposed new roof at Sunday School Building to match);
- Shingle sample;
- Covered eaves specification; and,
- Images of existing and proposed roof venting.

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 No. 96-148.

The applicant proposes to replace the roof of the Sunday School building with a metal roof to match the roof of the church building also on site and to install covers on the existing eaves.

Minimal “disruption effects” are expected to the heritage context of the property. The proposed roof is of compatible material and colour and corresponds with the other protected heritage building on this lot. The eave covers are located within the eavestroughs and not visible.

There will be minimal “displacement effects” to the subject property as a result of this work. There will be no loss or removal of heritage features of the property. The current asphalt roofing of the Sunday School is not a heritage feature and the design of the roof will not negatively affect the significant façades of the Sunday School building. Additionally, the eave covers will not be visible and will limit the growth of vegetation in the eavestroughs which may mitigate negative affects on the heritage building.

Staff are supportive of the application as the roof replacement and eave covers will help mitigate any negative affects on the Sunday School building by preventing water damage and vegetative growth. Additionally, these alterations are visually minimal.

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:

(MacLaren / Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-049 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; and,
- b) Installation 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2021-049 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; and,

- b) Installation 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.

Approval:

Staff Approval:	AK _____	SM _____
	Amber Knowles, CAHP Cultural Heritage Planner	SPM/MGR Initials

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

Reasons for Designation – / HCD Excerpts

Designated Features

Important to the preservation of St. George's Anglican Church are the original features of all four facades of the church, including the brick masonry walls and stone foundation, buttresses, belfry, pointed-arched windows with stone sills, the stained glass windows, doors; the interior sanctuary, including the walls, windows, interior roof trusses and original wood panelling; and all four exterior facades of the adjacent Sunday school, including walls, windows, and the interior open space with its classrooms and mezzanine.