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Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2021-053

November 23, 2021

David de M. Marler & Ethel Rees
15 Inglewood Drive, Unit 3
Hamilton, ON L8P 2T2

**Re: Heritage Permit Application HP2021-053:
Proposed Installation of Heat Pump and Wiring at 15 Inglewood Drive,
Hamilton (Ward 2) (By-law No. 17-224)**

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 HP2021-053 is approved for the designated property at 15 Inglewood Drive, in accordance with the submitted Heritage Permit application for the following alterations:

- Install a Daikin Inverter heat pump on garage roof located under metal fire escape stairs beside west facing wall of building; and,
- Control wiring, refrigeration and drain lines running horizontally under limestone wall (affixed to aluminum flashing) with lines entering into unit through two 3" diameter holes drilled 37" above garage roof line.

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 November 30, 2023. If the alterations are not completed by November 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.

**Re: Heritage Permit Application HP2021-053:
Proposed Installation of Heat Pump and Wiring at 15
Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-
224)**

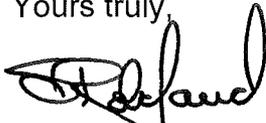
**November 23, 2021
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Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the 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 Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-053
ADDRESS: 15 Inglewood Drive, Hamilton

Owner: David de M. Marler & Ethel Rees
Applicant / Agent: Same as above

Description of proposed alterations:

- Install a Daikin Inverter heat pump on garage roof located under metal fire escape stairs beside west facing wall of building; and,
- Control wiring, refrigeration and drain lines running horizontally under limestone wall (affixed to aluminum flashing) with lines entering into unit through two 3" diameter holes drilled 37" above garage roof line.

Reasons for proposed alterations:

- To provide air conditioning and heat inside unit 3 at 15 Inglewood Drive.

Documentation submitted with application:

- HAMCO Heating & Cooling (contracted installer) diagrams; and,
- Photos showing proposed locations of external heat pumps, lines and entry points into interior.

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. 17-224.

The Applicant proposes to install a Daikin Inverter heat pump on the garage roof to provide air conditioning and heat inside Unit 3 of the property. The heat pump would be located under the metal fire escape stairs on the west façade, with control wiring, refrigeration and drain lines running horizontally under the limestone wall, entering the unit through two 3" diameter holes drilled 37" above the garage roof line.

There will be minimal “displacement effects” to the subject property as a result of this work. The 3” diameter holes proposed for the wiring to connect the heat pump to the unit will pose a minimal impact to the existing limestone.

Minimal “disruption effects” are expected to the heritage context of the property as the proposed heat pump unit location has limited visibility in its proposed location under the fire escape stairs on the garage roof.

Staff are supportive of the application as it will provide heat and air to unit 3 of 15 Inglewood Drive and utilizes the least intrusive approach to installation. The unit will be placed in an area of limited visual impact and also out of public view, mitigating any visual impacts to the surrounding neighbourhood.

Key dates:

Notice of Complete Application: November 9, 2021
Sub-committee meeting date: November 16, 2021

Sub-committee comments and advice:

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

(Ritchie / Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-053 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 November 30, 2023. If the alterations are not completed by November 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 HP2021-053 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 November 30, 2023. If the alterations are not completed by November 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: Amber Knowles _____ SM _____

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized: Steve Robichaud _____

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation – / HCD Excerpts**Description of Historic Place**

Inglewood is located on the south side of Inglewood Drive. The property is nestled at the foot of the Niagara Escarpment, however, it is still sufficiently elevated to capture a view of the Hamilton city center. The property was originally part of a larger, 12-acre estate and is the oldest building in the residential neighborhood. The key resource is a large two-and-a-half storey, stone building built circa 1850 in the Gothic Revival architectural style on an irregular plan. The building has many decorative features which accentuate its Gothic Revival style. The property is accessed by a driveway located on Inglewood Drive, however, there is also an entrance to the rear of the property off James Mountain Road; the latter driveway is part of the circulation pattern of the original estate. The property is currently divided into five separate dwelling units.

Designated Features:

- The large, smooth, cut limestone exteriors