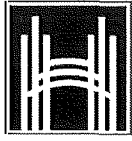


7.1(c)



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. 1291
Fax: 905-540-5611

FILE: HP2021-054

November 18, 2021

Workers Arts and Heritage Centre
c/o Daniel Hill
51 Stuart Street
Hamilton, ON L8L 1B5

**Re: Heritage Permit Application HP2021-054:
Installation of Exterior Lighting and Security Camera at 51 Stuart Street
(Workers Arts and Heritage Centre), Hamilton (Ward 2) (By-law No. 79-218)**

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 HP2021-054 is approved for the designated property at 51 Stuart Street, in accordance with the submitted Heritage Permit application for the following alterations:

- To install two floodlights to rear of building one masonry course below second storey windows, one light at the bottom of west facing stairwell, and a security camera on the west façade; and,
- Lights and camera will be affixed to exterior masonry and electrical wire will be passed through the mortar joints.

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 HP2021-054:
Installation of exterior lighting and security camera at
51 Stuart Street (Workers Arts and Heritage Centre),
Hamilton (Ward 2) (By-law No. 79-218)**

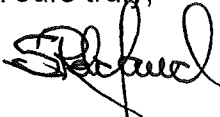
**November 18, 2021
Page 2 of 2**

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 – HP2021-054
ADDRESS: 51 Stuart Street, Hamilton (Workers Arts and Heritage Centre)

Owner: Workers Arts and Heritage Centre
Applicant / Agent: Daniel Hill

Description of proposed alterations:

- To install two floodlights to rear of building one masonry course below second storey windows, one light at the bottom of west facing stairwell, and a security camera on the west façade; and,
- Lights and camera will be affixed to exterior masonry and electrical wire will be passed through the mortar joints.

Reasons for proposed alterations:

- For security due to past break-ins.

Documentation submitted with application:

- Images of proposed lighting installation locations;
- Sample images of proposed lighting fixtures; and,
- Ontario Heritage Trust approval letter.

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. 79-218.

The applicant proposes to install two floodlights to the rear of the building one masonry course below the second storey windows and install another light at the bottom of the west-facing stairwell. A security camera is also proposed for the west facing façade.

Minimal “disruption effects” are expected to the heritage context of the property. The lights are proposed to be located to the rear of the property and at the bottom of a stairwell, posing minimal disruptions to the public view. The proposed security camera’s

non-intrusive profile and location to the side of the property will minimize visual impacts to the building.

There will be minimal “displacement effects” to the subject property as a result of this work. Installation and wiring holes are to be drilled through mortar joints to minimize damage to the stonework.

Staff are supportive of the application as it will increase the security of the property while maintaining the masonry and stonework. The proposed lighting and security camera fixtures will be visually non-intrusive and not detract from the heritage value of the property.

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 / Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-054 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 HP2021-054 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.

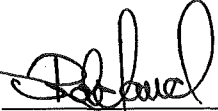
Approval:



Staff Approval: _____ SM/AF

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized:  _____

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Part IV Designation By-law No. 79-218

This beautifully proportioned and composed building stands as one of the finest examples from the City's brief but highly productive period of stone architecture dating from the 1840's to the 1860's. It was designed in the Renaissance revival style of architecture popular at the time, with the unity and regularity of a "palazzo" block, the horizontal emphasis of uninterrupted string course and cornice, and the pedimented windows with side pilasters. The rhythmic progression of arched and pedimented windows, the elaborate treatment of the central bay and the finesse of the classical decoration contribute to the artistic success of the building. The high quality of workmanship is still clearly evident in the ashlar masonry on all four facades.