

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, September 13, 2022

Present: Melissa Alexander, Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik

Attending Staff: Lisa Christie, Caylee McPherson, Chloe Richer, Steve Robichaud

Absent with Regrets: Steve Wiegand

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

1) Approval of Agenda:

(Alexander/MacLaren)

That the Agenda for September 13, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/MacLaren)

That the Minutes of August 23, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-026: 163 Jackson Street West, Dundas (Part IV)**

- Scope of work:
 - Removal of existing connection and demolition of the CHCH building;
 - An addition of a new glass structure on the south side of the heritage building;
 - Restoration of the existing heritage facade and components; and,
 - Construction of two 32-storey towers connected via a two-storey podium.
- Reason for work:
 - Redevelopment of the subject property (proposed mixed-use development); and,
 - Though the overall condition of the exterior elevations is fair, the restoration of various heritage attributes is required (see Conservation Plan).

Alex Shephard, a Senior Project Manager with ELCIUM Construction Management, and Sharon Vattay and Carlos Morell, both of GBCA Architects, spoke to the Sub-Committee on behalf of the property owner.

The Sub-Committee considered the application and discussed the possibility of a phased approach to the proposal with the initial Heritage Permit application for demolition and related alterations, and a second Heritage Permit application for the development proposal and the remainder of the restoration work. Together with input from the applicant and advice from staff, passed the following motion:

(Burke/Spolnik) with five of nine votes in favour of the motion

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-026 be consented to, 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) Implementation of the alteration, in accordance with this approval, shall be completed no later than September 30, 2024. If the alteration is not completed by September 30, 2024, 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 city staff negotiate with the applicant an appropriate performance and protection financial instrument to protect the value and integrity of the original 1850 and 1875 heritage structure during the demolition of the other existing buildings and construction of the new buildings on the property.

d) That the applicant develop an improved security plan and cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of four years and the total cost of restoration and protective enclosure of the retained Designated portions to the satisfaction of the Director of Planning and Chief Planner.

e) That the applicant develop a more comprehensive windows, doors, and large south wall link opening mothballing plan to ensure the building is not compromised or vandalized during the long time between demolition and reopening. The current plan appears to only involve wood framing and plywood to close off openings and the sub committee believes that more secure materials like concrete blocks and brickwork is needed.

f) That the applicant experts perform a structural study and analysis of the large south wall link opening in the original structure to ensure that the heritage building integrity is not comprised during the demolition and construction of the new buildings. The applicant should make sure the structural experts perform the study and that they also have satisfactory experience with heritage properties. The detailed report and plan from this structural study should be peer reviewed and is subject to final approval by the Director of Planning and Chief Planner.

g) That the applicant develop an improved ventilation plan for the original structure to remove moisture and control mould during the mothballing and new construction phase until the permanent heating and dehumidification systems are in place.

h) That the applicant provide written monthly reports to city staff on the status and condition of the original heritage structure.

4) **Adjournment:** Meeting was adjourned at 7:00 pm

(Dent/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, October 18, 2022 from 5:00 – 8:30pm