

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, December 13, 2022

Present: Melissa Alexander, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Steve Wiegand

Attending Staff: Lisa Christie, Alissa Golden, Chloe Richer

Absent with Regrets: Karen Burke, Diane Dent, Stefan Spolnik

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

1) Approval of Agenda:

(Ritchie/MacLaren)

That the Agenda for December 13, 2022 be approved as amended.

FOR INFORMATION:

Changes to the Agenda (Item 3c) in Heritage Permit Applications)

Staff advised the working group that HP2022-031 is unable to be presented to the Heritage Permit Review Subcommittee at this time, as it has not been presented to the Cross Melville Heritage District Advisory Committee. HP2022-031 is to be deferred to the January HPRS Agenda.

2) Approval of Minutes from Previous Meetings:

(Ritchie/MacLaren)

That the Minutes of November 15, 2022 be approved, as presented.

3) Heritage Permit Applications

a. **HP2022-032: 77 King Street West, Stoney Creek (Part IV)**

- Scope of work:
 - Application for the removal of 23 dead pine trees at the North and East of the property;
 - Precautions were taken to minimize compression of soil by vehicles in areas of archaeological potential, which included the use of the driveway and stone paths where possible and track mats where it was not; and,
 - The stumps will be ground down, and the affected areas will be remediated with grass seed and soil.

- Reason for work:
 - Existing pine trees are dying off due to insect infestations.

Robyn Pollard, Manager, Forestry and Horticulture for the City of Hamilton, spoke to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(MacLaren/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-032 be consented to, subject to the following conditions:

- a) The sub committee recommends planting of replacement trees on the property in the future.

- b) 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,

- c) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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.

b. HP2022-034: 1280 Main Street West, Hamilton (Part IV)

- Scope of work:
 - Installation of new air handling units on the flat roof portion of the building's west wing; and,
 - The new passive ventilation hoods will be fabricated metal housings with a galvanized finish and will be approximately 37" above the roof surface, similar to the existing ventilation hoods.

- Reason for work:
 - New mechanical upgrades are required as mandated by current building standards and regulations regarding ventilation.

Matt Coultres of McMaster Facilities Management, and Ed Schuck, Architect at The Ventin Group Ltd. (+VG), spoke to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Carroll/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-034 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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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. HP2022-031: 11 Melville Street, Dundas (Part V)

- Deferred to January HPRS Meeting

d. HP2022-033: 171 Forest Avenue, Hamilton (Part IV)

- Scope of work:
 - Construction of a third storey dormer at the rear of the building;
 - Replacement of an existing second storey window on the rear façade; and,
 - The installation of AC unit connection on the exterior of the rear elevation.

Reason for work:

- Expand the current living space;
- Permit the addition of an air conditioning unit; and,
- Comply with the Ontario Building Code with regards to Egress from Dwelling Units. This requirement was triggered due to the proposed third storey dormer, which creates a habitable third storey to the building.

Gregory Weekes of Weekes Engineering spoke on behalf of the property owners, Anna Mathew & Ruwan Ratnayake, to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-033 be consented to, subject to the following conditions:

- a) That a non corrosive fastener (examples - stainless steel or brass) fastener be used in any mortar joints to attach the air conditioner power or refrigerant lines on the back of the building;
- b) That a wider decorative horizontal cross piece be added to the replacement casement window to closely match the mullion pattern in the previous sash window.

c) 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,

d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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.

4) **Adjournment:** Meeting was adjourned at 5:50 pm

(Ritchie/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, January 17, 2023 from 5:00 – 8:30pm