



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-002

5:00 p.m.

Tuesday, February 18, 2025

Webex Virtual Streaming

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Andy MacLaren, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

**Absent
With Regrets:** Andrew Douglas

**Also
Present:** Alissa Golden (Cultural Heritage Lead), Lisa Christie (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Carroll/McGirr)

That the Agenda for February 18, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HPRS Minutes 25-001 (January 21, 2025)

(Iskander/Carroll)

That the Minutes of January 21, 2025, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. HERITAGE PERMIT APPLICATIONS

9.1 HP2025-002 – City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V)

- Removal of a Sugar Maple Tree in the City right-of-way due to unsafe conditions; and,
- Planting a replacement Armstrong Maple tree in the same location as the Sugar Maple to be removed.

Note: This permit is retroactive due to the emergency nature of the tree removal.

(LaRose/Iskander)

- (a) That Heritage Permit Application HP2025-002 respecting City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-002 be consented to, subject to the following condition:
 - (i) That any minor changes to the proposed tree removal following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

CARRIED

9.2 HP2025-003 – 155 Main St. N, Flamborough (Crimson Maples, Mill Street HCD, Part V) - REVISED

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
- Demolition of the detached rear woodshed (approximately 140 sqft); and
- Construction of a new two-storey detached (24' x 29') structure, including:
 - A two-door garage in the first storey with carriage-style doors;
 - White vinyl windows with mullions;
 - Clapboard siding (materials to be confirmed); and,
 - Asphalt shingles.

The Applicant, Marianne Brown, was present to give an overview of the application and respond to questions from the Sub-Committee.

(Priamo/McGirr)

- (a) That Heritage Permit Application HP2025-003 – 155 Main St. N, Flamborough (Crimson Maples, Mill Street HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-003 be consented to, subject to the following conditions:
 - (i) That the final details of the windows, garage doors, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
 - (ii) 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
 - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2027. If the alteration(s) are not completed by March 31, 2027, 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

9.3 HP2025-004 -- 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)

- Restoration of existing wood windows on the front façade.
- Replacement in kind of the front door, painted black to match shutters. The front entrance sidelights, transom and surrounds to remain and be painted cream.

Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.

The Applicant, Eric Desrosiers, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Priamo / Iskander)

- (a) That the Heritage Permit Application HP2025-004 respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-004 be consented to, subject to the following conditions:
 - (i) 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
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2030. If the alteration(s) are not completed by February 28, 2030, 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

The Heritage Permit Review Sub-Committee was recessed from 5:25 p.m. to 5:40 p.m. due to technical issue with the live streaming.

9.4 HP2025-005 -- 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)

- Demolition of existing two-storey rear brick addition;
- Construction of new two-storey rear addition with a hip roof and clad with salvaged historic brick; and,
- Localized masonry repairs on the original structure.

Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.

The Applicant, Eric Desrosiers, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Carroll/McGirr)

- (a) That the Heritage Permit Application HP2025-005 respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-005 be consented to, subject to the following condition:
 - (i) 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
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2027. If the alteration(s) are not completed by February 28, 2027, 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

9.5 Pre-Consultation – 1021 Garner Road East, Ancaster (The Lampman Stone House, Part IV) – WITHDRAWN

- Construction of two seven-storey structures surrounding the heritage home.

10. MOTIONS

There were no Motions.

11. NOTICE OF MOTIONS

There were no Notice of Motions.

12. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 5:52 pm.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Karen Burke, Chair
Heritage Permit Review
Sub-Committee