

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 3 Union Street, Waterdown (Mill Street Heritage Conservation District Part V)  
**Permit Number:** HP2025-017

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**Owner:** Pascal Ferrand  
**Applicant/Agent:** Same as above

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### Description of proposed alterations:

- Construction of new one-storey detached (24' x18') garage, including;
    - A one door garage on the first storey;
    - Horizontal wood siding; and
    - Asphalt shingles.
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### Reasons for proposed alterations:

- Presently the owner doesn't have a garage, a new garage would provide them sufficient space for storing their vehicle.
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### Documentation submitted with application:

- Heritage Permit application form
  - Elevations
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### Draft Conditions for Consideration:

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| <ul style="list-style-type: none"><li><input type="checkbox"/> That the final details of the garage door, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2027. If the alteration(s) are not completed by June 30, 2027, then this approval expires as of that date and no</li></ul> |
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alterations shall be undertaken without a new approval issued by the City of Hamilton.

## Relevant HCD Policies (By-law No. 96-34-H)

### Mill Street HCD Plan:

#### 4.5 New Building Construction

The introduction of new buildings into the Mill-John-Union-Griffin Heritage Conservation District is a part of the continuing changes that may be experienced by any community. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. The new building must be designed to look appropriate and to be compatible with the midst of the established neighbourhood. Its appearance should be sensitive to the character of its neighbours.

The construction of new buildings, aside from accessory structures, should be confined to the construction of buildings on vacant lots. While not prohibited by the *Ontario Heritage Act*, the demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the Heritage Conservation District. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively within the general context of an established built form.

##### 4.5.1 General Policies

As any proposed building will be a new structure within the Heritage Conservation District, it is anticipated that the structure should look new and not pretend to be historic by replicating or copying older facades. Copying historic details that have no relevance in contemporary construction such as shutter, multi-paned sash, “gingerbread” and wrap-around verandahs should be avoided. The general factors that govern the visual relationships between an infill building and its neighbours: height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colours, should be studied carefully and used as a basis for new construction.

##### 4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid the use of synthetic or metal clad window and door units and untreated or natural wood. Stone foundations are appropriate for new construction; however, carefully selected and laid textured concrete or masonry blocks can provide a more economical alternative. Do not parge or stucco the foundation wall. Avoid using materials that were primarily used for wall construction such as bricks.

### **Mill Street HCD Study Excerpt - Heritage Property Assessment Report for 3 Union Street**

#### Architecture

This two-and-a-half-storey vernacular residence is a frame structure set on a stone foundation. The gable roof is oriented east/west, almost saltbox in shape as the eaves dip close to the one-storey height along the east elevation. The main elevation was probably oriented originally towards Main Street although there are no distinguishable marks due to the modern metal siding. The principal entrance and the window openings on Union are randomly located across the elevation. Some of the window sashes have been replaced; however, the remaining six over six sashes may be indicative of an earlier construction date.

#### Historical Background:

The construction date is indeterminate but may date from the mid-1800s. It is located on Lot 1, Block XLII.

## Photographs

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Figure 1: View of 3 Union Street from Union (City Files).





Figure 2: View of 3 Union Street from Main Street South, (Google Street View).



Figure 3: View to garage location, (C/O Owner).

## Plans / Drawings



Figure 4: Site Plan Submitted by owner. Please note the proposed deck is no longer part of the scope of work.



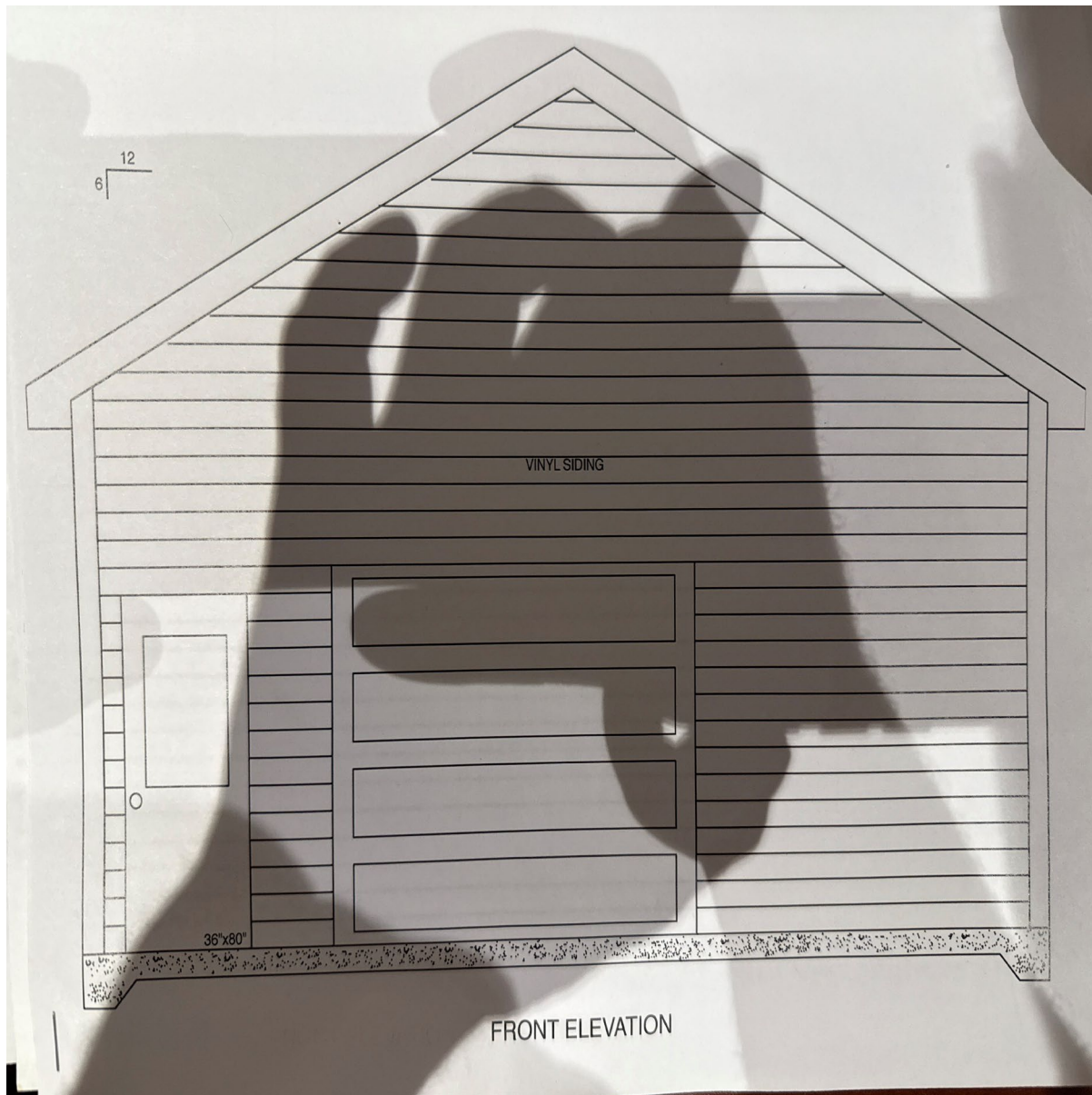


Figure 5: Front elevation of the proposed garage, (c/o Owner).



Figure 6: Rear elevation of the proposed garage, (c/o Owner).



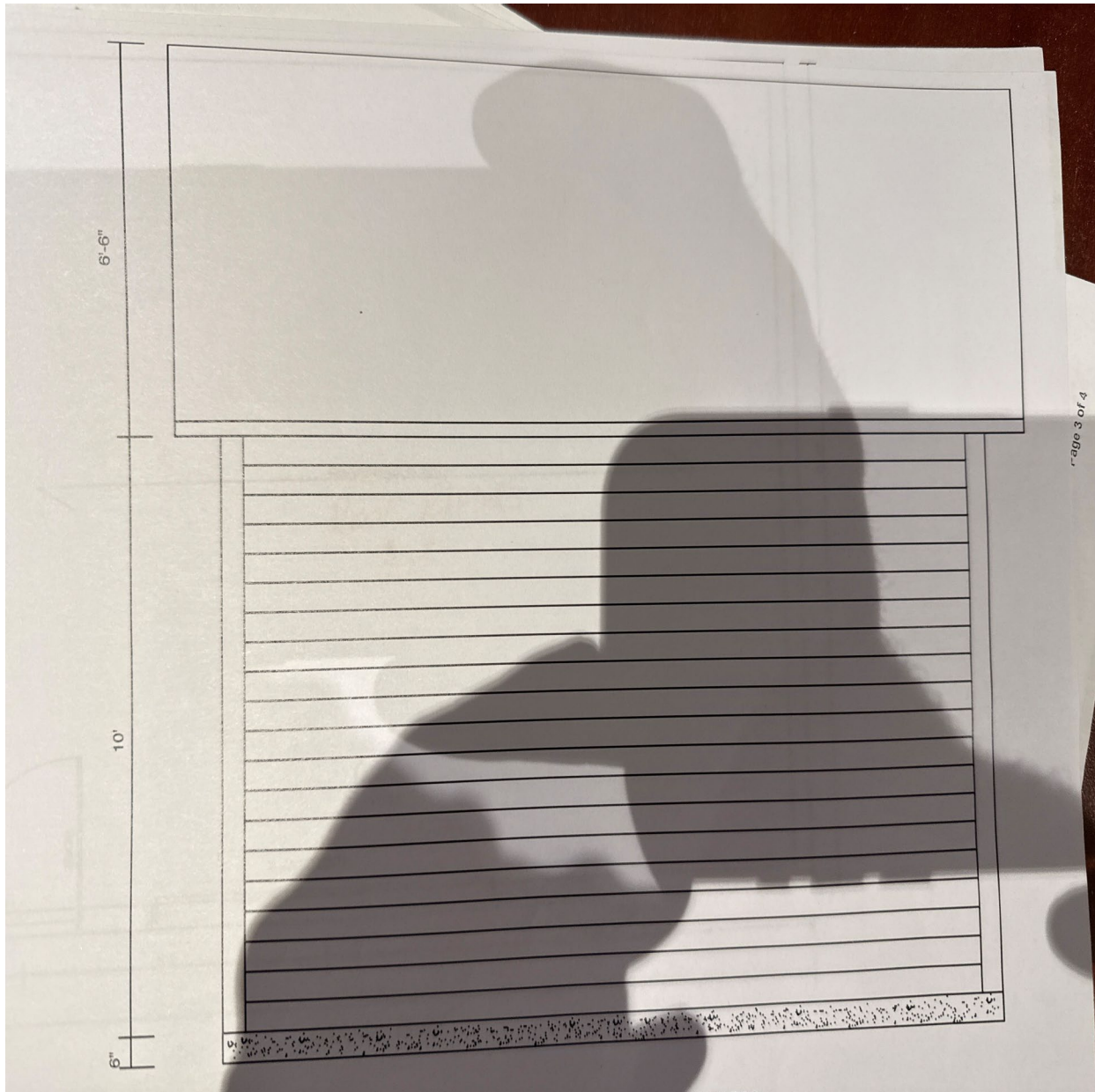


Figure 7: Side elevation of the proposed garage, (c/o Owner).