



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-004

5:00 p.m.

Tuesday, April 15, 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 5:12 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(MacLaren/McGirr)

That the Agenda for April 15, 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 25-003 (March 18, 2025)

(Carroll/MacLaren)

That the Minutes of March 18, 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 HP2025-013 – 28 James Street North, Hamilton, (Lister Block, Part VI)

- Installation of 9 security cameras to be attached to contemporary panels in the first-floor elevations along James Street North and King William Street in inconspicuous areas and painted to blend in.

M. Dambeau was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Priamo/LaRose)

- (a) That Heritage Permit 2025-013 – 28 James Street North, Hamilton, (Lister Block, Part VI), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-013 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 April 30, 2027. If the alteration(s) are not completed by April 30, 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

9.2 HP2025-012 – 88 Fennell Avenue West, Hamilton (Auchmar Estate, Part IV)

- Installation of a new water main, including:
 - Removal of trees and shrubs on the south side of the property to permit the installation;
 - Digging of a temporary trench from the property line at Fennell Avenue to the historic structure, to be backfilled following installation;
 - Installation of a new water meter and backflow preventer in the basement beside the existing utility hookups; and,
 - Introduction of a new hole through the foundation.

C. Samko was present to give an overview of the application and to respond to questions from the Sub-Committee.

(MacLaren/McGirr)

- (a) That Heritage Permit 2025-012 – 88 Fennell Avenue West, Hamilton (Auchmar Estate, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-012 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 April 30, 2027. If the alteration(s) are not completed by April 30, 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 HP2025-007 – 171 Forest Avenue, Hamilton (Part IV)

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - A new simplified lite pattern in the wood transom;
 - A six-panel solid wood door; and,
 - New exterior wood storms for the transom and sidelights.

Note: This property was previously considered at the March 18, 2025, meeting of the Heritage Permit Review Subcommittee and the applicant was asked to provide further detail regarding the proposal, including information on the storms and door panel design.

M. Kennedy was present to give an overview of the application on behalf of the applicant, and to respond to questions from the Sub-Committee.

(Priamo/MacLaren)

- (a) That Heritage Permit 2025-007 – 171 Forest Avenue, Hamilton (Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-007 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
 - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 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

9.4 HP2025-014 – 56 York Boulevard, Hamilton (Copley Commercial Block, Part IV)

- Adaptive reuse of the existing stone (east) and brick (west) buildings, including:
 - Exterior masonry restoration of both buildings, as required;
 - Installation of new windows in both buildings including:
 - New aluminum-clad hung wood windows throughout;
 - Reintroduction of the basement windows; and,

- Balconette windows in the upper storeys of the east elevation of the brick building (facing the interior courtyard between the buildings);
- Installation of new slate roof shingles in the stone building and new flat roof assemblies as required in both buildings;
- Reintroduction of a wood cornice on the brick building;
- Addition of new barrel vault glass roof above the interior courtyard (atrium) of the stone building;
- Interior renovations that retain and integrate the interior cast iron and wood columns;
- Addition of a fourth storey in the north end of the east (MacNab Street) elevation of the stone building continuing the line and finishes of the Mansard roof;
- Replacement of the metal-clad pedestrian passageway with a four-storey glass curtain wall; and
- Addition of vestibules with projecting copper-clad canopies in the east (MacNab Street) elevation of the stone building and connecting the two buildings in the south (York Boulevard) elevation.

S. Kulakowsky was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Carroll/McGirr)

- (a) That Heritage Permit 2025-014 – 56 York Boulevard, Hamilton (Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-014 be consented to, subject to the following conditions:
 - (i) That the masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
 - (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 April 30, 2027. If the alteration(s) are not completed by April 30, 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 – 1007 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District, Part V)

- Demolition of existing structure;
- Subdivision of property; and
- Construction of new single-family home on each parcel.

M. Hobson and S. Clark were present to give an overview of the consultation and to respond to questions and advice from the Sub-Committee.

(Carroll/McGirr)

- (a) That the presentation pertaining to 1007 Beach Boulevard, Hamilton, (Hamilton Beach Heritage Conservation District, Part V) be received.

CARRIED

Pursuant to Section 5.4(9) of the City of Hamilton's Procedural By-law 21-021, the Staff Liaison advised the Chair at 6:45 p.m. that quorum was lost, the Chair decided to continue the meeting during the absence of quorum to hear the presentation for the Pre-Consultation- 2463 Highway 5 West, Flamborough (The Lochner Cottage, Part IV), with no decisions being approved.

9.6 Pre-Consultation – 2463 Highway 5 West, Flamborough (The Lochner Cottage, Part IV)

- Demolition of existing non-designated structure on property; and
- Construction of new single-family home in a similar location.

The Koonstras and I. Jonkman were present to give an overview of the consultation and to respond to questions and advice from the Sub-Committee.

10. MOTIONS

There were no Motions.

11. NOTICE OF MOTIONS

There were no Notice of Motions.

12. ADJOURNMENT

Pursuant to Section 5.4(9) of the City of Hamilton's Procedural By-law 21-021, the Staff Liaison advised those in attendance that quorum was not achieved since 6:45 p.m. when quorum was initially lost, therefore, the meeting stood adjourned.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Karen Burke, Chair
Heritage Permit Review
Sub-Committee