



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-006

5:00 p.m.

Tuesday, June 17, 2025

Webex Virtual Streaming

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

**Absent
With Regrets:** Andrew Douglas, Sandra Iskandar, Steve Wiegand

**Also
Present:** Ken Coit (Director of Heritage and Urban Design), 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

(McGirr/MacLaren)

That the Agenda for June 17, 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 25-005 (May 20, 2025)

(MacLaren/LaRose)

That the Minutes of May 20, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, 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 HP2025-018 – 71 Main Street West, Hamilton (Hamilton City Hall, Part IV)

- Replacement of 12 automatic swing doors and 18 adjacent glass panels on the front entrance of City Hall to match the existing design and proportions of the existing system with new material.

Cynthia Cenerini and Andrew Chiu were present to give an overview of the project and to answer questions from the committee.

(Priamo/MacLaren)

- (a) That Heritage Permit 2025-0018 – 71 Main Street West, Hamilton (Hamilton City Hall, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-018 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 June 30, 2027. If the alteration(s) are not completed by

June 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 HP2025-019 – 24 Griffin Street, Flamborough (Griffin Stone Cottage, Part IV)

- Replacement of front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - New 6 paneled solid wood door, new frame, door, hardware and weatherstripping;
 - Removal of current wood storm door and storm sidelights;
 - Addition of a sash on the interior of transom window, original glass to be maintained; and
 - Construction of sidelights that replicate the originals but with insulated glass units (IGU) and an authentic muntin divider.

Note: This Heritage Permit application is a resubmission of the previously-approved Heritage Permit HP2021-038, which expired February 28, 2024.

Jim and Fay Mansfield were present to give an overview of the project and to answer questions from the committee.

(Carroll/McGirr)

- (a) That Heritage Permit 2025-0019 – 24 Griffin Street, Flamborough (Griffin Stone Cottage, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-019 be consented to, subject to the following conditions:
 - (iii) 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
 - (iv) 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 alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.3 HP2025-020 – 8 Margaret Street, Flamborough (Reid House, Part IV)

- Replacement in kind of wood siding on all elevations of home with new wood siding (Maibec); and,
- Replacement in kind of the existing contemporary eavestroughs with similar profile and colour.

Stephen Dorrell was present to give an overview of the application and to respond to questions and advice from the Sub-Committee.

(MacLaren/McGirr)

- (a) That Heritage Permit 2025-020 – 8 Margaret Street, Flamborough (Reid House, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-020 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
 - (i) 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 alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.4 HP2025-021 – 290 Fennell Avenue West, Hamilton (Century Manor, Part IV)

- Demolition of existing Powerhouse and Trades buildings.

Note: The two structures proposed to be demolished are not identified in the Reasons for Designation for the property. This Heritage Permit is required

because the Ontario Heritage Act now requires approval for the demolition or removal of any building or structure on a designated heritage property.

Glenn Wellings, Kevin Bushell and Jacqueline McDermid were present to give an overview of the application and to respond to questions from the Sub-Committee.

(MacLaren/McGirr)

- (a) That Heritage Permit 2025-021 – 290 Fennell Avenue West, Hamilton (Century Manor, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-021 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 June 30, 2027. If the alteration(s) are not completed by June 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

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 6:09 pm.

Respectfully submitted,

Lisa Christie

Karen Burke, Chair

Cultural Heritage Planner

Heritage Permit Review
Sub-Committee