



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRS 26-003

5:00 p.m.

Tuesday, March 24, 2026

Webex Virtual Streaming

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

Regrets: Andrew Douglas, Steve Wiegand

Also Present: Alissa Golden (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Meg Oldfield (Cultural Heritage Planner), Keara Reilly (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

(Iskandar/MacLaren)

That the Agenda for March 24, 2026, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

3. DECLARATIONS OF INTEREST

G. Carroll declared a non-disqualifying interest to Item 6.3, HP2026-007 – 3027 Homestead Drive (Mount Hope Library, Part IV), as he works with the applicant, Megan Hobson of Hobson Built Heritage and Emma Cubitt of Invizij, on the Ontario Heritage Conference Local Organizing Committee for the 2026 Ontario Heritage Conference.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 HPRS Minutes 26-002 (February 17, 2026)

(LaRose/Carroll)

That the Minutes of the February 17, 2026, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

5. DELEGATIONS

There were no Delegations.

6. HERITAGE PERMIT APPLICATIONS

6.1 HP2026-004 – 27 Sydenham Street, Dundas (Martlin Residence, Part IV)

- Repairs to the front façade including:
 - Replacement of one (1) wood window sill;
 - Installation of four (4) new wood storm windows; and
 - Installation of four (4) new one-foot deep steel window wells, with crushed gravel.

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

(MacLaren/Carroll)

- (a) That Heritage Permit Application HP2026-004 respecting 27 Sydenham Street, Dundas (Martlin Residence, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-004 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 March 31, 2028. If the alteration(s) are not completed by March 31, 2028, 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

6.2 HP2026-005 - 220 St. Clair Boulevard, Hamilton (St. Clair Boulevard Heritage Conservation District, Part V)

- Repair and reconstruction of masonry columns on front porch including:
 - Repointing of existing columns;
 - Reuse of existing materials (bricks), where possible; and
 - Removal and reinstallation of existing wood columns following masonry repairs.

A. Pellizzari-Hale and P. Hale were present to give an overview of the application and respond to questions from the Sub-Committee.

(Priamo/Iskandaer)

- (a) That Heritage Permit Application HP2026-005 respecting 220 St. Clair Boulevard, Hamilton (St. Clair Boulevard Heritage Conservation District, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-005 be consented to, subject to the following conditions:
 - (i) That the proposed masonry restoration work conforms to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
 - (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, 2028. If the alteration(s) are not completed by March 31, 2028, 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

6.3 HP2026-007 – 3027 Homestead Drive (Mount Hope Library, Part IV)

- Renovation and restoration of the building, including:
 - Masonry and stone foundation repairs including, repointing, cleaning and waterproofing;
 - Reintroduction of the front window and arched transom opening

- Installation of new triple glazed windows in the existing masonry openings
- Removal of existing canopy over the front entrance and installation of new aluminum doors
- Installation of solar panels on rear roof slope of the building
- Reintegration of the original tongue and groove ceiling into the interior space, with combination new period style pendant light and surface mounted lighting

M. Hobson and E. Cubitt were present to give an overview of the application and to respond to questions from the Sub-Committee.

(MacLaren/Carroll)

- (a) That Heritage Permit Application HP2026-007 respecting 3027 Homestead Drive (Mount Hope Library, Part IV) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-007 be consented to, subject to the following conditions:
 - (i) That the final specifications for the proposed replacement windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations;
 - (ii) That the proposed masonry restoration work conforms to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations;
 - (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 April 30, 2028. If the alteration(s) are not completed by April 30, 2028, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton. That the application be retroactively approved.

CARRIED

6.4 Pre-Consultation – 77 Gage Avenue North, Hamilton (Former King George School, Part IV)

- Proposal for the adaptive reuse and continued conservation of property.

City of Hamilton representatives, J. Roth, Senior Business Development Consultant and B. Dockstar, Manager of Indigenous Relations attended the meeting to provide background on the application.

D. Cook, EVOC Architecture, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Carroll/Iskandar)

- (a) That the Pre-Consultation presentation respecting 77 Gage Avenue North, Hamilton (Former King George School, Part IV), be received.

CARRIED

7. MOTIONS

There were no Motions.

8. NOTICE OF MOTIONS

There were no Notice of Motions.

9. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 6:14 pm.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Karen Burke, Chair
Heritage Permit Review
Sub-Committee