SUBJECT: Heritage Permit Application (HP2006-002) Under Part V of the Ontario Heritage Act to Permit Construction of a Two-Storey Residence Within the Hamilton Beach Heritage Conservation District, 1038 Beach Boulevard, in the City of Hamilton (PED06048) (Ward 5)

RECOMMENDATION:

That Heritage Permit (HP2006-002) be approved for the construction of a detached two-storey residence at 1038 Beach Boulevard, Hamilton, in accordance with the submitted drawings accompanying the permit application, attached as Appendix A to Report PED06048, subject to final detailing of colours, doors, windows and garage doors being submitted to the Hamilton LACAC (Municipal Heritage Committee) and City heritage staff for approval prior to construction.

EXECUTIVE SUMMARY:

1038 Beach Boulevard is a vacant lot located within the Hamilton Beach Heritage Conservation District (HCD), designated under Part V of the Ontario Heritage Act, and a heritage permit is required for the construction of any building or structure. The applicant proposes the construction of a detached residence. The subject application satisfies the intent of the applicable HCD Guidelines adopted by the Council of the former City of Hamilton.
BACKGROUND:

The Hamilton Beach Heritage Conservation District (HCD) was designated by the former City of Hamilton and approved by the Ontario Municipal Board in 2001 under Section 41 of the Ontario Heritage Act. Under Section 42 of the Ontario Heritage Act, a permit is required for the erection of any building or structure or for altering the external portions of any building or structure. Only the Council of the municipality may issue permits for the erection of a new building. Approval of alterations was delegated to staff by Council on December 14, 2005.

The subject property at 1038 Beach Boulevard (see location map attached as Appendix B to Report PED06048) is a vacant lot, one of several such City lots that were sold over the past four years. This subject application has been considered in the context of the HCD guidelines. The guidelines prepared for the Beach Boulevard HCD, and approved by the former City of Hamilton, provide advice on appropriate and compatible new construction that has regard for height, width, setback, proportion and massing, roofs, materials, entrances, garages and ancillary structures.

The proponent submitted a rezoning application for the subject property in September 2004, with a proposed site plan for a semi-detached, three-storey, two-family dwelling. This application was denied by Council on recommendation from staff. The proponent then presented a revised plan in 2005, in heritage permit preconsultation with staff, for a three-storey single-family dwelling. Staff advised the proponent that the overall height and massing of the building did not conform to the Hamilton Beach Heritage Conservation District Guidelines for new construction. The current submission by the proponent, made in January of 2006, is for a two-storey single-family residence, which does conform to these guidelines.

ANALYSIS/RATIONALE:

The proposed detached dwelling is a three-bay, two-story building. The roof is hipped, extending over the 1st and 2nd storey porches, which extend across the full width of the slightly convex north (front) facade. The ground-level front porch is supported by four stone-veneer concrete pillars rising slightly above the height of the wooden porch-rail, with a short classical motif column continuing to the porch ceiling. This railing borders the two western bays, leaving the eastern bay open, in front of the main entry door. The second floor balcony and overhanging roof are supported by narrow columns using a classical motif from floor to ceiling, separating the wooden porch rail which borders the balcony.

All facades of the building are clad in prefinished wooden horizontal siding, with refinished freizeboards at the crown, corners, and around windows. The roof uses aluminium fascia and vented soffits, with aluminium eaves troughs and downspouts, and is finished with asphalt shingles.
The plan of the proposed building takes the approximate form of a “C” around a central courtyard, with an elongated upper section extending southward into the back yard, and further to the west. A two-car garage is attached to the western extension, which completes the full enclosure of the courtyard. The cladding and finish of the garage is the same as that of the house, although the garage door style is not resolved.

The proposed design and the location of the dwelling are considered to be acceptable as they satisfy the intent of the district guidelines, while final materials and colours are to be approved by heritage staff and the Hamilton LACAC (Municipal Heritage Committee) in consultation with the proponent.

**ALTERNATIVES FOR CONSIDERATION:**

The applicant has consulted with staff regarding the overall design and details of the proposed construction. This is the third iteration of design review, and has, to date, been the first to conform to the Hamilton Beach Heritage Conservation District Guidelines for new construction. As this Heritage Permit application meets the criteria, this application is being recommended for approval.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial - Not applicable.

Staffing - Not applicable.

Legal - Not applicable.

**POLICIES AFFECTING PROPOSAL:**

*Section C.6 – Heritage Resources* of the former City of Hamilton Official Plan encourages the preservation of heritage properties (6.1), the designation of Heritage Conservation Districts (6.3), and ensuring that redevelopment within or adjacent to such areas does not impair the heritage nature of the area (6.6).

**RELEVANT CONSULTATION:**

Pursuant to subsection 28(1) and 33(4) of the *Ontario Heritage Act*, the City of Hamilton LACAC (Municipal Heritage Committee) advises and assists Council on matters relating to Part IV and Part V of the *Ontario Heritage Act*. At its meeting of January 26, 2006, the City of Hamilton MHC considered this application, together with a staff report, and recommended to Council that the subject application be approved.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Arts, culture, archaeological and cultural heritage are supported and enhanced.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Consumption of all natural resources is reduced.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No
Yes, as noted above. These are complementary benefits.

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No
The creation of a respectful, desirable and supportive workplace through the practice of effective and consistent process to ensure quality work and product.

:JM/dkm
Attachs. (2)