



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 21-005
Date: June 25, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (RM)

All electronic meetings can be viewed at:

City of Hamilton's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:
<https://www.youtube.com/user/InsideCityofHamilton>

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1. May 28, 2021

5. COMMUNICATIONS

5.1. Resignation from the Hamilton Municipal Heritage Committee

Recommendation: Be received.

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1. Heritage Permit Applications - Delegated Approvals

- 7.1.a. Heritage Permit Application HP2021-024: Adaptive reuse of 16 West Avenue South, Hamilton (Former St. Thomas Church) (Ward 3) (By-law No. 92-239)**
- 7.1.b. Heritage Permit Application HP2021-027: Proposed front yard landscape work at 228 St. Clair Boulevard (Ward 3) (By-law No. 92-140) (St. Clair Boulevard Heritage Conservation District)**

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.1.a. Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke

13.1.b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xvi) 54 - 56 Hess Street South, Hamilton (R) – J. Brown

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) Royal Connaught Hotel, 112 King Street East, Hamilton (NOID) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (D) – T. Ritchie
- (iv) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (v) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton (R) – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

No properties

13.2. Verbal Update on Designations (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 21-004

9:30 a.m.

Friday, May 27, 2021

Hamilton City Hall

71 Main Street West

Present: Councillor M. Pearson
A. Denham-Robinson (Chair), D. Beland, J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie.

Absent: W. Rosart

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. **Inventory & Research Working Group Meeting Notes - April 26, 2021
(Added Item 10.1)**

(Brown/Janssen)

- (a) That the property located at 54-56 Hess Street South, Hamilton be added to the Staff Work Plan for Heritage Designation Under the *Ontario Heritage Act* as a high priority, and for the property to be added to the Hamilton Municipal Heritage Committee's Endangered Buildings and Landscape List (RED);
- (b) That the property located at 215 King Street West, Dundas be added to the Municipal Heritage Register and to Staff Work Plan for Heritage Designation Under the *Ontario Heritage Act*; and
- (c) That the property located at 219 King Street West, Dundas be added to the Municipal Heritage Register.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

7. CONSENT ITEMS

7.1 Heritage Permit Designations - Delegated Approvals

7.1.i. Heritage Permit Application HP2021-013: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)

7.1.j. Heritage Permit Application HP2021-017: Replacement of the front door and replacement the front porch stoop cladding at 117 Wilson Street West, Ancaster (Smith - Goodman House) (Ward 12) (By-law Number 2000-83)

7.1.k. Heritage Permit Application HP2021-021: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036)

7.2 Heritage Permit Review Sub-Committee Minutes - April 20, 2021

10. DISCUSSION ITEMS

10.1. Inventory & Research Working Group Meeting Notes - April 26, 2021

13. GENERAL INFORMATION / OTHER BUSINESS

13.2 Staff Work Plan as of May 25, 2021

13.3 Doors Open Hamilton Update

13.4 Hamilton Municipal Heritage Committee Heritage Nominations

(Brown/Burke)

That the Agenda for the May 27, 2021 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) April 30, 2021 (Item 4.1)

(Ritchie/Lunsted)

That the Minutes of the April 30, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) CONSENT ITEMS (Item 7)

(Janssen/Carroll)

That the following items be received:

- (i) Heritage Permit Designations - Delegated Approvals (Item 7.1)
 - (i) Heritage Permit Application HP2021-011: Recognizing existing wooden pergola on the west elevation of 324 Dundas Street East, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H) (Item 7.1(a))
 - (ii) Heritage Permit Application HP2021-012: Construction of a two-and-one-half storey rear addition and renovations to the existing dwelling at 20 Union Street, Flamborough (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H) (Item 7.1(b))
 - (iii) Heritage Permit Application HP2021-014: Exterior masonry repairs and restoration of stone steps at 262 James Street South, Hamilton (Ward 2) (By-law No. 86-313) (Item 7.1(c))
 - (iv) Heritage Permit Application HP2021-015: Construction of a rear addition to the existing structure at 455 Bay Street North, Hamilton (Ward 2) (By-law No. 86-18) (Item 7.1(d))
 - (v) Heritage Permit Application HP2021-016: Installation of WIFI access points in University Hall at 1280 Main Street West, Hamilton (Ward 1) (By-law No. 08-002) (Item 7.1(e))
 - (vi) Heritage Permit Application HP2021-018: Masonry restoration of front facade at 27 Sydenham Street, Dundas (Ward 13) (By-law No. 3458-84) (Item 7.1(f))
 - (vii) Heritage Permit Application HP2021-019: Replacement of below-ground utility ducts at Mill and Dundas Streets, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 96-34-H) (Item 7.1(g))

- (viii) Heritage Permit Application HP2021-020: Front Facade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No. 03-211) - Extension of previously approved Heritage Permit HP2020-014 (Item 7.1(h))

- (vix) Heritage Permit Application HP2021-013: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) (Added Item 7.1(i))

- (x) Heritage Permit Application HP2021-017: Replacement of the front door and replacement the front porch stoop cladding at 117 Wilson Street West, Ancaster (Smith – Goodmam House) (Ward 12) (By-law Number 2000-83) (Added Item 7.1(j))

- (xi) Heritage Permit Application HP2021-021: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) (Item 7.1(k))

- (i) Heritage Permit Review Sub-Committee Minutes - April 20, 2021 (Added Item 7.2)

CARRIED

(f) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

(Burke/Carroll)

That the property located at 219 King Street West, Dundas be added to the Endangered Buildings and Landscapes (RED) list and be monitored by K. Burke.

CARRIED

(Burke/Carroll)

That the property located at 216 Hatt Street, Dundas, be added to the Endangered Buildings and Landscapes (RED) list and be monitored by K. Burke.

CARRIED

(Carroll/Brown)

That the following updates be received:

(a) Endangered Buildings and Landscapes (RED):

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
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- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
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- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke

(b) Buildings and Landscapes of Interest (YELLOW):

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke

- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
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- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
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- (xv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xvi) 54 - 56 Hess Street South, Hamilton (R) – J. Brown

**(c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)**

- (i) Royal Connaught Hotel, 112 King Street East, Hamilton (NOID) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (D) – T. Ritchie
- (iv) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (v) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may be demolished)

No properties.

CARRIED

(ii) Staff Work Plan as of May 25, 2021 (Added Item 13.2)

(Janssen/Burke)

That the Staff Work Plan as of May 25, 2021, be received.

CARRIED

**(iii) 51 Herkimer Street (The Manse), Hamilton Designation Update
(Added Item 13.3)**

(Brown/Pearson)

That the information respecting 51 Herkimer Street (The Manse), Hamilton Designation Update, be referred to the Inventory and Research Working Group to investigate older heritage designations (1975 – 2002) with a report back to the Hamilton Municipal Heritage Committee.

CARRIED

(iv) Doors Open Hamilton Virtual Update (Added Item 13.4)

J. Brown advised that Doors Open Hamilton Virtual is now available.

(Brown/Carroll)

That the information respecting Doors Open Hamilton Virtual Update, be received.

CARRIED

**(v) Hamilton Municipal Heritage Committee Heritage Nominations
(Added Item 13.4)**

Nominations for the public will be closed as of June 1, 2021.

(Brown/Carroll)

That the information respecting Hamilton Municipal Heritage Committee Heritage Nominations, be received.

(g) ADJOURNMENT (Item 15)

(Lunsted/Dimitry)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 10:28 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

From: bill.janssen17
To: ["Alissa Denham-Robinson"](#)
Cc: [Kolar, Loren](#)
Subject: Heritage Committee Resignation
Date: May 26, 2021 12:54:08 PM

Alissa, it is mixed feelings that I must resign my membership on the Municipal Heritage Committee. I will be moving to New Brunswick at the end of June, in order to be close to my son and his family.

I have thoroughly enjoyed being a member of the Committee in my short time with you. I'm extremely impressed by the expertise and dedication of my fellow Committee members, as well as, your leadership. In addition, heritage staff have been great to work with and Loren, our Secretary, is terrific. Alissa Golden has been particularly helpful in assisting all of us these last few months.

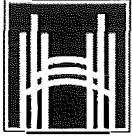
The team has made a lasting contribution to the preservation of heritage resources in Hamilton. Well done.

I wish you all the best in you future work and will be continuing to monitor your progress from afar.

Good luck,

Bill

Sent from my Galaxy



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-024

May 31, 2021

Western Ontario District of the Pentecostal Assemblies of Canada
c/o Tal Dehtiar
16 West Avenue South
Hamilton, ON
L8N 2S1

Delivered electronically via: tal.dehtiar@gmail.com

**Re: Heritage Permit Application HP2021-024:
Adaptive reuse of 16 West Avenue South, Hamilton (Former St. Thomas
Church) (Ward 3) (By-law No. 92-239)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-024 is approved for the designated property at 16 West Avenue South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Adaptive reuse of the former place of worship for residential purposes, including:
 - Introduction of gabled dormers, including six dormers on the north and south roof elevations in line with the existing window bays;
 - Introduction of casement windows below the existing stained-glass windows in the north, east and south elevations;
 - Removal of the stone chimney on the north side;
 - Sanding and painting all existing exterior woodwork;
 - In-kind replacement of ground-floor (basement) windows on east elevation;
 - In-kind replacement of eavestroughs and downspouts;
 - In-kind replacement of existing asphalt shingles and metal work on the roof;
 - Restoration of existing stained-glass windows, including removal of air conditioning units and plexiglass, replacement of missing glass;
 - Introduction of new storms for the existing stained-glass windows on the north, south and east elevations; and,
 - Modification of the doors in the south elevation.

**Re: Heritage Permit Application HP2021-024:
Adaptive reuse of 16 West Avenue South, Hamilton
(Former St. Thomas Church) (Ward 3) (By-law No. 92-
239)**

**May 31, 2021
Page 2 of 3**

Subject to the following conditions:

- a) That any stone removed from the structure be salvaged and retained on site, the details of which shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That final specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations for the following proposed work:
 - i. the new windows, including size, materials and method of installation;
 - ii. the new dormer windows, including the design and materials;
 - iii. modifications to the existing doors, including door design, materials and method of installation; and,
 - iv. the new storm windows, including design, materials and method of installation;
- c) That the final specifications for any required venting or duct work through the exterior of the building be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- d) That any masonry restoration work be conducted in accordance with the City's Masonry Restoration Guidelines and that the final specifications for any work, including materials and methods, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- e) 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,
- f) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2023. If the alterations are not completed by May 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may

**Re: Heritage Permit Application HP2021-024:
Adaptive reuse of 16 West Avenue South, Hamilton
(Former St. Thomas Church) (Ward 3) (By-law No. 92-
239)**

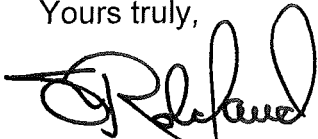
**May 31, 2021
Page 3 of 3**

be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

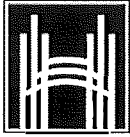
We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Sherif Rizkalla, Building Engineer
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Nrinder Nann – Ward 3



Hamilton

Mailing Address:
71 Main Street West
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www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2021-027

May 31, 2021

Albert and Julie Cule
228 St. Clair Boulevard
Hamilton ON
L8M 2P1

**Re: Heritage Permit Application HP2021-027:
Proposed front yard landscape work at 228 St. Clair Boulevard (Ward 3)
(By-law No. 92-140) (St. Clair Boulevard Heritage Conservation District)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit application HP2021-027 is approved for the designated property at 228 St. Clair Boulevard, in accordance with the submitted Heritage Permit application for the following alterations:

- Removal of existing concrete pad at the foot of the front stairs; and,
- Introduction of an interlocking brick walkway flanked by garden beds with plants and groundcover.

Subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2023. If the alterations are not completed by May 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the

Re: Heritage Permit Application HP2021-027:
Proposed front yard landscape work at 228 St. Clair
Boulevard (Ward 3) (By-law No. 92-140) (St. Clair
Boulevard Heritage Conservation District)

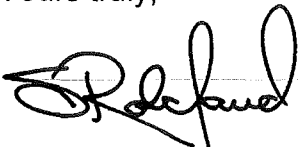
May 31, 2021
Page 2 of 2

approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
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Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Nrinder Naan, Ward 3