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COPY

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 6<sup>th</sup> Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

January 2, 201<sup>14</sup>~~3~~

RECEIVED  
JAN 07 2014

FILE: HP2013-058

Stanton Renaissance  
2203284 Ontario Inc.  
93 Skyway Ave. Unit 104  
Etobicoke ON M9W 6N6

Dear Mr. Santaguida:

Re: **Heritage Permit Application**  
**(Alteration by removal of the portions of the existing building)**  
**98 James Street South, Hamilton - former James Street Baptist Church**  
**Subject to By-law No. 90-33 and Heritage Conservation Easement (Ward 2)**

Please be advised that pursuant to By-law 05-364, as amended by By-law 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning, Heritage Permit HP2013-058 is approved for the designated property at 98 James Street South, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Alteration of the existing church building by removal of portions of the building (the "removed portions");
- Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors and other features (the "retained portions");
- Salvage and reuse of features and materials from the removed portions of the building (the "salvaged portions"); and,
- Construction of a new building and/or addition on the remainder of the site and attached to the retained portions (the "new building").

Subject to the following conditions:

- (a) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning prior to the commencement of any alterations:

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(c) That the following conditions with respect to cost estimates and a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building:

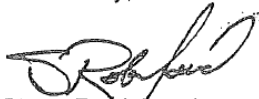
- (i) The applicant shall provide cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of 2 years and the total cost of restoration and permanent enclosure of the retained portions. Such cost estimates shall be in a form satisfactory to the Director of Planning.
- (ii) The applicant shall provide a Letter of Credit to the Director of Planning for 100% of the total estimated cost as per (c)(i) in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit.
  - 1. The Letter of Credit shall be kept in force, whether or not the ownership of the 98 James Street South changes at any time, until the completion of the required restoration of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and/or to otherwise attach the retained portions to a new building in conformity with the approved design and requirements.
  - 2. The Letter of Credit may be reduced in accordance with the City's Letter of Credit Policy.
  - 3. If the Letter of Credit is about to expire without renewal thereof and any part of securing, protecting, stabilizing, monitoring or restoring the retained portions has not been completed in conformity with their approved designs, the City may draw all of the Letter of Credit funds and hold them as security to guarantee completion unless the City's Finance Department (Development Officer, Budget, Taxation and Policy) is provided with a renewal of the Letter of Credit forthwith.
  - 4. In the event that the Owner fails to complete, to the satisfaction of the Director of Planning, the required securing, protecting, stabilizing, monitoring or restoring of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and/or attach to a new building in conformity with its approved design within the time required, then the City, in addition to any other remedies that the City may have, may exercise its

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We wish you success with your project, and if you have any further questions please feel free to contact Meghan House, Cultural Heritage Planner, at 905-546-2424, Ext. 1202, or via email [Meghan.House@hamilton.ca](mailto:Meghan.House@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP OPPI RPP  
Director of Planning

cc: Meghan House, Cultural Heritage Planner  
Frank Peter, Supervisor of Customer Service, Building Construction  
John Lane, Manager, Building Inspections, Building Construction  
Christopher Newman, Legislative Assistant  
Drew Hauser, McCallum Sather Architects  
Jim Leonard, Registrar, Ontario Heritage Trust  
Councillor Jason Farr, Ward 2