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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
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FILE: HP2019-027

September 3, 2019

Stephen Ven Der Meer
Wayback Architects
647A Bloor Street West
Toronto, ON M6G 1L1

**Re: Heritage Permit Application HP2019-027:
Proposed additions at 983 Beach Boulevard (Ward 5) (By-law No. 00-135)**

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 HP2019-027 is approved for the designated property at 983 Beach Boulevard, in accordance with the submitted Heritage Permit Application for the following alterations:

- Renovation of existing original cottage:
 - Underpinning and structural reinforcement of existing cottage;
 - Construction of new open porch using existing vestibule;
 - Installation of new insulation;
 - Installation of new windows with slightly different proportions;
 - Re-clad existing cottage with wood siding and pebble dash cladding;
 - Re-build window sills, fascia, gutters, downspouts;
 - Installation of new metal fascia, gutters, downspouts; and,
 - Re-instate landscaping including hedges, trees, and planting beds
- Demolition of existing rear addition;
- Demolition of existing garage addition;
- Construction of new, two-storey addition at rear of existing original cottage; and,
- Construction of detached garage addition at side of existing original cottage

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Subject to the following conditions:

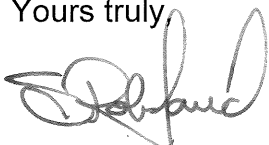
- a) That material specifications for the wood cladding intended for the original dwelling and front of the new garage and cladding for the proposed addition be consistent with the Hamilton Beach HCD guidelines and submitted for review, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2021. If the alterations are not completed by September 30, 2021, 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 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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at David.Addington@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner

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Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Chad Collins, Ward 5

