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Planning and Economic Development Department  
Planning Division  
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FILE: HP2019-028

September 23, 2019

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Brent Wybenga  
J.H Cohoon Engineering Limited  
440 hardy Road, Unit 1  
Brantford, ON N3T 5L8

**Re: Heritage Permit Application HP2019-028:  
Proposed reconstruction of pavilion at 31 Sydenham Street, Dundas (Ward  
13) (By-law No. 3458-84)**

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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 HP2019-028 is approved for the designated property at 31 Sydenham Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration/reconstruction of existing portico/pavilion:
  - Removal and storage of all windows and doors, to be stored on site;
  - Removal and storage of salvageable brackets;
  - Replication and installation of non-salvageable brackets;
  - Removal and reinstallation of existing railing;
  - Removal and reinstallation or replacement of existing decorative trim;
  - Pouring of new concrete foundation; and,
  - Construction of replica portico with like materials and reinstallation of salvaged materials.

Subject to the following conditions:

- a) 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;

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Sydenham Street, Dundas (Ward 13) (By-law No.  
3458-84)

September 23, 2019

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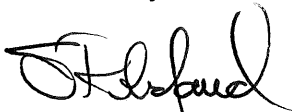
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2021. If the alterations are not completed by September 30, 2021, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant submit photo documentation of the existing pavilion prior to disassembly; and,
- d) That the applicant reinstall the pavilion's existing window panes in their present locations, and in the case of irreparable damage to a pavilion window pane, that a replica or reproduction window pane be installed in its place.

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 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 Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at [Miranda.Brunton@hamilton.ca](mailto:Miranda.Brunton@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Arlene VanderBeek, Ward 13