



Hamilton

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Planning and Economic Development Department  
Planning Division  
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FILE: HP2018-031

September 7, 2018

7.1(a)

Woolcott Holdings Limited (Drew Woolcott)  
81 Hwy #5  
Flamborough, ON L8B 1V7

Emily McMurchy  
Cynthia Zahoruk Architects  
[emcmurchy@czarchitect.com](mailto:emcmurchy@czarchitect.com)

**Re: Heritage Permit Application HP2018-031:  
Replacement of windows, shutters and front door at 493 Dundas Street  
East, Flamborough (Pearson House) (Ward 15), By-law No. 86-121-H**

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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 HP2018-031 is approved for the designated property at 493 Dundas Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replace existing windows with new wood windows in the same size and style;
- Replace existing shutters with new wood shutters in the same style; and,
- Replace existing front door with new wood door in the same size and in a complimentary style to existing door in black to match new windows.

Subject to the following conditions:

- a) That the applicant provide staff with details of the replacement windows, shutters and front door. That the applicant also investigate the reuse of the original shutter fastening hardware to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission or as part of any application for a Building Permit and / or the commencement of any alterations;

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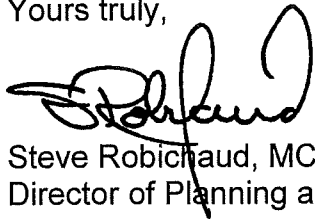
- b) That the applicant work with staff to select the appropriate style and appearance of replica wood windows;
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, as part of the submission of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2020. If the alterations are not completed by September 30, 2020, 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 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 Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at [Jeremy.Parsons@hamilton.ca](mailto:Jeremy.Parsons@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage  
Chanell Ross, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Councillor Judi Partridge, Ward 15