



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, 6th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

March 1, 2019

FILE: HP2019-004

27 Bold Street Inc.
c/o Lou Falco
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

7.1(d)

Dear Mr. Falco,

Re: Heritage Permit Application (HP2019-004) – Renewal of previously-approved but lapsed Heritage Permit (HP2014-055/HP2017-009) for 27 Bold Street (Pasadena Apartments), Hamilton (Ward 2), By-law No. 86-170

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 HP2019-004 is **approved** for the designated property at 27 Bold Street, Hamilton, in accordance with the submitted Heritage Permit application for the following exterior alterations:

- HPE-1: Installation of new balcony dividers in locations and materials as shown in the accompanying drawings and plans.
- HPE-2: Installation of new vents in locations and materials as shown in the accompanying drawings and plans.
- HPE-3: Removal of existing window units and installation of new doors and entranceways in locations and materials as shown in accompanying drawings and plans.
- HPE-4: Removal of all existing window units and installation of new windows in locations and materials as shown in the accompanying drawings and plans.
- HPE-5: Repair, prime, paint and make good all exterior woodwork as noted in accompanying drawings and plans.

**Re: Heritage Permit Application (HP2019-004) –
Renewal of previously-approved but lapsed
Heritage Permit (HP2014-055) for 27 Bold Street
(Pasadena Apartments), Hamilton (Ward 2), By-law
No. 86-170**

**February 22, 2019
Page 2 of 3**

- HPE-6: Repair, prime, paint and make good all exterior metal work as noted in accompanying drawings and plans.
- HPE-7: Installation of new metal roof coverings above bays to match existing.
- HPE-8: Installation of new polycomposite brackets and mouldings as noted in accompanying drawings and plans.
- HPE-9: Installation of new front entranceway and canopy as shown in the accompanying drawings and plans.

Note: This Heritage Permit application is the same as HP2014-055, which was approved on January 9, 2015 and expired on January 31, 2017, then reissued as HP2017-009 on March 2, 2017 which will expire on March 31, 2019.

Subject to the following conditions:

- a) The final specifications, including the final dimensions and materials, of all replacement windows and doors shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- b) The final number and locations of the replacement polycomposite decorative brackets shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to replacement.
- c) The final number of, and specifications for the exterior balcony railings shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- d) 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 any alterations taking place and / or submission as part of any application for a Building Permit.
- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2021. If the alterations are not completed by March 31, 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.

Re: Heritage Permit Application (HP2019-004) –
Renewal of previously-approved but lapsed
Heritage Permit (HP2014-055) for 27 Bold Street
(Pasadena Apartments), Hamilton (Ward 2), By-law
No. 86-170

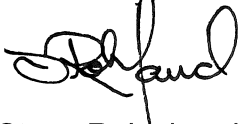
February 22, 2019
Page 3 of 3

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.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Frank Peter, Supervisor, Plan Examination
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Assistant
Jim Leonard, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2