



Hamilton

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Planning Division
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March 1, 2019

FILE: HP2019-005

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

7.1(e)

Dear Mr. Falco,

Re: Heritage Permit Application (HP2019-005) – Renewal of previously-approved but lapsed Heritage Permit (HP2014-056/HP2017-010) 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 HP2019-005 is **approved** for the designated property at 27 Bold Street, Hamilton, in accordance with the submitted Heritage Permit application for the following exterior alterations:

- HPI-1: Removal and disposal of all remaining wall brackets (six on the ground floor, four on the second floor), and replacement with new plaster replicas to be installed as per the attached drawings and plans.
- HPI-2: Removal and disposal of existing balusters in the central staircase, and their replacement with new stained wood balusters to match existing that meets the Ontario Building Code requirements with respect to height.
- HPI-3: Removal and reinstallation of central staircase handrail to permit removal of baluster and reinstallation of new balusters.
- HPI-4: Installation of new wood caps and trim to match existing and repairs as required to newel posts and handrail.
- HPI-5: Removal of any worn treads and risers and replacement to match existing provide a sound and safe condition (precise numbers to be confirmed in writing to the City upon assessment).

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- HPI-6: Removal of Georgian Wire Safety Glass in the ground floor corridor stairwell entranceway and replacement with 'Firelite' ceramic fire-rated safety glass.

Note: This Heritage Permit application is the same as HP2014-056, which was originally approved on January 9, 2015, expired on January 31, 2017, reissued as HP2017-010 on March 2, 2017 which will expire on March 31, 2019. As the proposed work will not be completed by March 31, 2019, the permit needs to be reissued.

Subject to the following conditions:

- a) The final specifications for any replacement treads and risers shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation.
- b) The final specifications for all interior woodwork (type of wood, dimensions), including the stairwell railings shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to installation.
- c) 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.
- d) 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.

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.

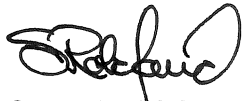
The issuance of this permit under the Ontario Heritage Act is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the Building Code Act, the Planning Act, or any other applicable legislation.

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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