



Hamilton

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Planning and Economic Development Department  
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FILE: HP2019-015

July 9, 2019

7.1(n)

Karin Wall, Wentworth Condo Corporation #84  
316 James Street South  
Hamilton, ON L8P 3B8

**Re: Heritage Permit Application HP2019-015:  
Proposed roof repairs, 316 James Street South, Hamilton (Ward 2) (By-law  
No. 85-175)**

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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 HP2019-015 is approved for the designated property at 316 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of portion of slate roof on east side of building:
  - Removal of existing in-layed gutter, slate roof, flashings and membranes;
  - Installation of weather proof underlayment;
  - Installation of metal in-layed gutter to match existing profile;
  - Installation of metal drip edge and valleys; and,
  - Installation of matching slate roofing.
- Replacement of portion of metal roof on east side of central tower:
  - Removal of existing metal roofing;
  - Installation of custom metal scupper;
  - Installation of fire protection board, base sheet and cap sheet;
  - Installation of 5" downpipe secured to stone walls; and,
  - Installation of metal tray flashings between crenellations.

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Subject to the following conditions:

- a) 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;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 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; and,
- c) That the applicant provide staff with details of the colour and design of the new gutters, flashing and valleys and the colour of the replacement slate shingles to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at [david.addington@hamilton.ca](mailto:david.addington@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Councillor Jason Farr, Ward 2