



Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2019-043

December 6, 2019

7.6(c)

Lorraine Côté and Brian Mundell
121 St. Clair Avenue
Hamilton, ON L8M 2N8

**Re: Heritage Permit Application HP2019-043:
Proposed repointing and stone repairs at 121 St. Clair Avenue, Hamilton
(Ward 3) (By-law No. 86-125)**

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 HP2019-043 is approved for the designated property at 121 St. Clair Avenue, in accordance with the submitted Heritage Permit Application for the following alterations:

Repointing and repairs to existing brick and stone:

- Repointing and crack repair to portions of east (rear) brick wall:
 - Type N Mortar to be used in conjunction with latex bonding agent and tint to match existing mortar.
- Repointing of stone foundation on property's north and south walls:
 - Lime mortar to be used to repair deterioration.
- Repair and repointing to damaged staircase wing walls:
 - Existing mortar to be removed, joints filled with lime mortar; and,
 - Bead joint applied over top of lime mortar with Type N mortar to match existing finish on stone walls and foundation.

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; and,

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Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125)

December 6, 2019
Page 2 of 2

- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2021. If the alterations are not completed by December 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 V 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 Local Planning Appeal Tribunal 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.

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
Christine Vernem, Legislative Secretary
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Nrinder Nann, Ward 3