



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
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FILE: HP2021-009

March 26, 2021

Mark Butler
c/o Tremin Holdings Inc.
4504 Tremineer Avenue
Burlington, On.
L7L 1H7

**Re: Heritage Permit Application HP2021-009:
Repair of parapet walls and replacement of eavestroughs at 323-325
Dundas Street East, Flamborough (Ward 15), located within the Mill Street
Heritage Conservation District (By-law No. 96-34-H)**

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 HP2021-009 is approved for the designated property at 323-325 Dundas Street East, Flamborough, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair of the parapet walls and chimneys, including:
 - Repointing two stone chimneys;
 - Dismantling the two existing brick parapet walls to the roofline and rebuilding with new bricks to match (Ibstock Liecester Orange Stock Bricks);
 - Repointing existing brick area above roofline facing west and north;
 - Installation of new 16-oz lead-coated copper flashings, including step flashings, counter flashings, chimney flashings and chimney caps along newly constructed parapet walls and repointed chimneys; and,
 - Roofing repairs to match existing, as required.
- Use of Type N Portland Lime Cement and standard brick sand for all masonry work and repairs;
- Replacement of the existing aluminum eavestroughs and downspouts to match existing colour and style; and,
- Temporary installation of scaffolding to conduct the work, to be secured to structural wood framing at eaves or, if not sufficient, anchored to mortar joints.

**Re: Heritage Permit Application HP2021-009:
Repair of parapet walls replacement of eavestroughs
at 323-325 Dundas Street East, Flamborough (Ward
15), located within the Mill Street Heritage
Conservation District (By-law No. 96-34-H)**

**March 26, 2021
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Subject to the following conditions:

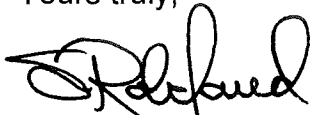
- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alterations are not completed by March 31, 2023, 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15