



Hamilton

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Planning and Economic Development Department  
Planning Division  
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FILE: HP2021-008

March 26, 2021

Wentworth Condominium Corporation No. 228  
c/o Wilson Blanchard Management Inc.  
701 Main Street West - Suite 101  
Hamilton, ON L8S 1A2

**Re: Heritage Permit Application HP2021-008:  
Low-pressure cleaning and removal of rust stains from exterior lower-floor  
walls of the James Street South facades at 36 - 42 James Street South,  
Hamilton (Ward 2) (Designation By-law Numbers 84-67 and 84-68)**

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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 HP2021-008 is approved for the designated properties at 36 - 42 James Street South, Hamilton (Pigott and Sun Life Buildings), in accordance with the submitted Heritage Permit Application for the following alterations:

- Low-pressure cleaning and removal of rust stains from exterior walls of the lower floors of the eastern (James Street South) facades, including:
  - Cleaning to be performed using hot water and steam;
  - Wash to be performed at low pressure (1000 psi) with hot water at 189 degrees Fahrenheit to avoid scouring the surface of the stone; and,
  - Distance of 24" from the surface to be maintained using a continuous back and forth motion.

Subject to the following conditions:

- a) That 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) Implementation 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.

**Re: Heritage Permit Application HP2021-008:  
Low-pressure cleaning and removal of rust stains  
from exterior walls of the lower floors of the eastern  
(James Street South) facade at 36 - 42 James Street  
South, Hamilton (Ward 2) (84-67) and (84-68).**

**March 26, 2021  
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Please note that these properties are 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at [Alissa.Golden@hamilton.ca](mailto: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 Jason Farr, Ward 2