



Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

**7.1(f)**  
Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

FILE: HP2021-018

April 30, 2021

Kirsten and Bernard McNamee  
27 Sydenham Street  
Dundas, ON  
L9H 2T6

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-018:  
Masonry restoration of front façade at 27 Sydenham Street, Dundas (Ward  
13) (By-law No. 3458-84)**

---

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 HP2021-018 is approved for the designated property at 27 Sydenham Street, Dundas in accordance with the submitted Heritage Permit Application for the following alterations:

- Masonry restoration of the front (west) elevation, including:
  - Chiseling out deteriorated mortar joints to an average depth of 25 mm;
  - Blowing / cleaning out all loose debris from removed masonry joints;
  - Cleaning the masonry using a Vortech cleaning system after joints removed and before repointing; and,
  - Repointing joints to original beaded (convex) style using pre-blended King Masonry HLM350 mortar to match existing mortar.

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,

**Re: Heritage Permit Application HP2021-018:  
Masonry restoration of front façade at 27 Sydenham  
Street, Dundas (Ward 13) (By-law No. 3458-84).**

**April 30, 2021  
Page 2 of 2**

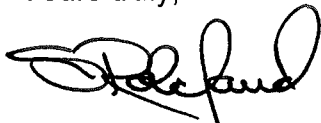
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alterations are not completed by April 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part 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 Arlene VanderBeek, Ward 13