



Hamilton

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Planning Division
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FILE: HP2021-024

May 31, 2021

Western Ontario District of the Pentecostal Assemblies of Canada
c/o Tal Dehtiar
16 West Avenue South
Hamilton, ON
L8N 2S1

Delivered electronically via: tal.dehtiar@gmail.com

**Re: Heritage Permit Application HP2021-024:
Adaptive reuse of 16 West Avenue South, Hamilton (Former St. Thomas Church) (Ward 3) (By-law No. 92-239)**

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 HP2021-024 is approved for the designated property at 16 West Avenue South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Adaptive reuse of the former place of worship for residential purposes, including:
 - Introduction of gabled dormers, including six dormers on the north and south roof elevations in line with the existing window bays;
 - Introduction of casement windows below the existing stained-glass windows in the north, east and south elevations;
 - Removal of the stone chimney on the north side;
 - Sanding and painting all existing exterior woodwork;
 - In-kind replacement of ground-floor (basement) windows on east elevation;
 - In-kind replacement of eavestroughs and downspouts;
 - In-kind replacement of existing asphalt shingles and metal work on the roof;
 - Restoration of existing stained-glass windows, including removal of air conditioning units and plexiglass, replacement of missing glass;
 - Introduction of new storms for the existing stained-glass windows on the north, south and east elevations; and,
 - Modification of the doors in the south elevation.

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**May 31, 2021
Page 2 of 3**

Subject to the following conditions:

- a) That any stone removed from the structure be salvaged and retained on site, the details of which shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That final specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations for the following proposed work:
 - i. the new windows, including size, materials and method of installation;
 - ii. the new dormer windows, including the design and materials;
 - iii. modifications to the existing doors, including door design, materials and method of installation; and,
 - iv. the new storm windows, including design, materials and method of installation;
- c) That the final specifications for any required venting or duct work through the exterior of the building be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- d) That any masonry restoration work be conducted in accordance with the City's Masonry Restoration Guidelines and that the final specifications for any work, including materials and methods, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- e) 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,
- f) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2023. If the alterations are not completed by May 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 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

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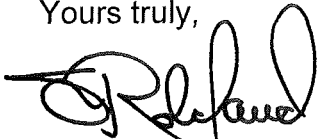
**May 31, 2021
Page 3 of 3**

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.

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
Sherif Rizkalla, Building Engineer
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Nrinder Nann – Ward 3