



Hamilton

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FILE: HP2022-028

November 23, 2022

City of Hamilton
c/o Carolyn Samko
28 James Street North
2nd Floor, Tourism and Culture Division
Hamilton, Ontario L8R 1A1

**Re: Heritage Permit Application HP2022-028:
Installation of new retractable awnings and signage at 28 James Street
North, Hamilton, Lister Block, (Ward 2), Part IV Designated (By-law No. 96-
175)**

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 HP2022-028 is approved for the designated property at 28 James Street North, Hamilton (Lister Block) in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of two retractable fabric awnings along the Visitor's Centre storefront of the Lister Block, including awning mechanics mounted in the historic location of the former awnings; and,
- Installation of a new perpendicular hanging sign, approximately 2 feet by 3 feet in size, affixed to the building through the mortar joints.

Subject to the following conditions:

- a) That the final design of the awnings be presented to the Heritage Permit Review Sub-Committee for feedback;
- b) That the applicant submit the final designs for the awnings and signage 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;
- c) That the proposed signage conforms to the City of Hamilton's Sign By-law;

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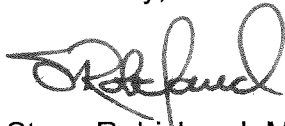
- d) That the method for affixing the sign to the building, including the types of fasteners, locations and flashing, and details on any required power to the sign, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- e) Any minor 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) Installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2024. If the alteration(s) are not completed by October 31, 2024, 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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2