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Planning Division  
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FILE: HP2023-009

February 20, 2023

Daniel Perl  
Hamilton Christian Fellowship  
135 Strathcona Ave. N  
Hamilton ON  
L8R 3C4

**Re: Heritage Permit Application HP2023-009:  
Sunday School Alterations and Restoration of Stained-Glass Windows of  
the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street,  
Hamilton (Ward 1) (By-law No. 96-148) – Extension of Previously Approved  
Heritage Permit HP2020-005**

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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 HP2023-009 is approved for the designated property at 137 Strathcona Avenue North / 10 Tom Street, Hamilton, in accordance with the submitted Heritage Permit Application (previously HP2020-005) for the following alterations:

The following alterations are proposed for the Sunday School building:

- Installation of a concrete slab floor in the existing double-height gymnasium space in the basement;
- Reconfiguration of existing office and lounge at south end of building to accommodate a new stairwell, upgraded washrooms and service areas;
- Introduction of a basement entrance on the north façade;
- Addition of an exterior concrete stairway on the north facade;
- Replacement of wood entrance doors with heritage replicas;
- Remove plywood in the window wells and repair the windows as needed;
- Installation of storm windows on the exterior of all windows; and,
- Repointing the exterior facades with a lime mortar.

The following alteration is proposed for the Church building:

- Restoration of the stained glass windows of the Chancel of the Church.

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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) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 2025, 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [lisa.christie@hamilton.ca](mailto:lisa.christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Councillor M. Wilson, Ward 1