



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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2023-018

May 10, 2023

Eric Desrosiers
50 Markland Street
Hamilton, ON
L8P 2J7

**Re: Heritage Permit Application HP2023-018:
Alterations to the Existing Detached Garage at 50 Markland Street, Hamilton
(Ward 2), Durand-Markland HCD (By-law No. 94-184)**

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 HP2023-018 is approved for the designated property at 50 Markland Street, Hamilton, located in the Durand-Markland Heritage Conservation District, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repairs to the existing rear detached one-storey hip-roofed garage including:
 - Replacement of the existing 6/12 hip roof with a 4/12 hip roof to be clad with asphalt shingles;
 - Replacement of the eavestroughs and downspouts in kind;
 - Addition of three courses of block to increase the height of the walls by 610mm;
 - Repairs to masonry blocks on northwest corner;
 - Modifications to the front façade, including:
 - Replacement of the two existing garage doors with one large door in a sympathetic style;
 - Introduction of a new steel lintel and masonry infill to accommodate the modified garage door opening; and,
 - Removal of paint on the existing brick cladding and/or replacement of the brick cladding to match the proposed new brick infill; and,
 - Replacement in kind of the concrete slab floor.

Subject to the following conditions:

- a) That the final details of the garage doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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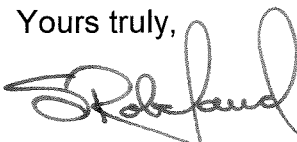
- b) That the final details of the brick cleaning and/or replacement of existing painted bricks on the front façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- c) Any minor changes to the plans and elevations 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,
- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 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 V 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.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2