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Planning and Economic Development Department  
Planning Division  
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August <sup>9</sup>2, 2023

FILE: HP2023-033

City of Hamilton - Tourism and Culture  
C/O Jarrett Zacharko  
28 James Street North  
Hamilton, ON  
L8R 1A1

**Re: Heritage Permit Application HP2023-033:  
Roof Repairs at 25 Tecumseh Street, Hamilton (Gardener's Cottage) (Ward  
1) (By-law No. 87-245)**

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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 HP2023-033 is approved for the designated property at 25 Tecumseh Street, Hamilton (Gardener's Cottage), in accordance with the submitted Heritage Permit Application for the following alterations:

- Roof repairs, including;
  - Removal of the existing roof system and flashing;
  - Reconstruction of the existing chimney and parapet walls to the roof deck;
  - Repairs to the masonry, including the replacement of damaged bricks and mortar joints;
  - Repairs to the roof deck;
  - Installation of new asphalt roofing shingles and new metal flashing; and,
  - Replacement and installation of new fascia board, eavestroughs, and downspouts.

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 July 31, 2025. If the alterations are not completed by July

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31, 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  
Matt Gauthier, Legislative Coordinator  
Councillor Maureen Wilson, Ward 1