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October 4, 2023

FILE: HP2023-045

Valery (Chedoke Browlands) Development Inc.
c/o Amber Lindsay
2140 King Street East
Hamilton, ON L8K 1W6

**Re: Heritage Permit Application HP2023-045:
Exterior Alterations to the Long & Bisby Building and Landscape Alterations
to the Surrounding Open, Park-Like Setting of the Property at 828
Sanatorium Road and 870 Scenic Drive, Hamilton (Mountain Sanatorium
Brow Site) (Ward 14) (By-law No. 21-036)**

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 HP2023-045 is approved for the designated property at 828 Sanatorium Road and 870 Scenic Drive, Hamilton (Mountain Sanatorium Brow Site) in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior alterations to the Long & Bisby Building to facilitate its adaptive reuse, including:
 - Replacement of the existing wood and metal horizontal banding;
 - Repair of the existing front porch and portico, including replication of the missing column to match and restoration of the aluminum cresting;
 - Replacement of the front door, including the sidelights and transom within the existing opening;
 - Selective repointing and cleaning of the exterior masonry;
 - Reconstruction of the rear sunroom on the existing brick base, to be repaired, with a walk-out balcony above and new aluminum railing to match the historic front portico cresting design;
 - Modifications to the window openings, including:
 - Filling in the first-storey centre wing window of the side (north) elevation with brick;
 - Conversion of two rear second storey windows into doors to access the sunroom roof balcony;

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- Alterations to the open, park-like setting surrounding the Long & Bisby Building to facilitate new development, including the removal of mature trees, regrading, the introduction of a trail and landscaping enhancements.

Subject to the following conditions:

- a) That the final details and specifications for the replacement horizontal banding (originally an overhanging cornice course) 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;
- b) That the final details and specifications for the portico repairs 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;
- c) That the final details of the replacement front door 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;
- d) That the proposed masonry repairs be implemented in accordance with the City of Hamilton's Masonry Restoration Guidelines;
- e) That the landscape alterations to the open, park-like setting surrounding the Long & Bisby Building be subject to the approval of related *Planning Act* applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.
- f) That any minor changes to the plans and elevations following this 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,
- g) That should a Building Permit for the alterations to the Long & Bisby Building, in accordance with this approval, not be obtained by September 30, 2026, 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.

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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, Senior Planner – Community Initiatives, at 905-546-2424 ext. 1221 or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Anita Fabac, MCIP RPP
Acting Director of Planning and Chief Planner

cc: Chloe Richer, Senior Planner – Community Initiatives
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Spadafora, Ward 14
Matt Johnston, UrbanSolutions Planning & Land Development Consultants Inc.