



Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5

FILE: HP2024-012

May 31, 2024

222 Main Holdings Inc.  
c/o Michael Krasic, Coletara Development  
966 Pantera Drive, Suite 22  
Mississauga, ON L4W 2S1

**Re: Heritage Permit Application HP2024-012: To Facilitate Redevelopment of Property at 115-117 George Street, Hamilton (Ward 2) (By-Law No. 23-125)**

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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 HP2024-012 is approved for the designated property at 115-117 George Street, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Masonry restoration, including:
  - Cleaning of heavy soiling with non-abrasive techniques (e.g. low pressure water wash);
  - Removal of all paint layers from stone lintels and sills and protecting with corrosive-resistant paint;
  - Repointing and repairs, as needed (e.g. step crack, damaged bricks, etc.);
  - Infilling non-heritage openings with brick to match, including the west and east elevations and pointed-arch window openings in north elevation; and,
  - Repainting of masonry exterior walls with breathable paint.
- Roof repairs, including:
  - Rebuilding of the roof structure;
  - Reconstruction of the brick chimneys;
  - Restoration of the wood detailing, including:
    - Repair of sound wood elements;
    - Reproduction of missing or damaged wood elements to match; and,
  - Installation of new eavestroughs and downspouts.
- Installation of new aluminum-clad two-over-two hung wood windows in existing openings.

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- Introduction of new openings in ground and second floor, including new window openings in the north elevation and venting.
- Removal of non-heritage additions, including the front solarium and side portico.

**Subject to the following conditions:**

- a) That any masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That 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,
- c) That the installation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2027. If the alterations are not completed by May 31, 2027, 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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Meg Oldfield, Cultural Heritage Planner via email at [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca).

Yours truly,



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

cc: Meg Oldfield, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Cameron Kroetsch, Ward 2