



Hamilton

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

FILE: HP2024-014

May 31, 2024

Brown's Wharf Development Corp.
C/o James Hargreaves Architect
ATTN: James Hargreaves
34 Hess Street South
Hamilton, ON L8P 3N1

Re: Heritage Permit Application HP2024-014: To Comply with a Property Standards Order at 54 Hess Street South, Hamilton (Ward 2) (By-Law No. 24-010)

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 HP2024-014 is approved for the designated property at 54 Hess Street South, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Cover of all exposed window openings, including east bay window, with black painted exterior grade plywood;
- Roof repairs, including:
 - Replacement of the missing portion of cladding to the east bay window;
 - Removal and replacement of the deteriorated leading edge of the roof;
- Masonry repairs, including selective repointing the north elevation; and,
- Removal of the awning in the east elevation.

Subject to the following conditions:

- a) That the final details and scope of the roof repairs following investigation by the contractor be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;
- b) That the final specifications for masonry cleaning and repointing be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner and be

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conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines;

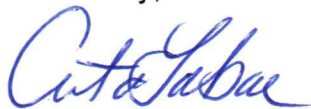
- c) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- d) That the installation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2026. If the alterations are not completed by May 31, 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 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.

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