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Planning and Economic Development Department
Planning Division

FILE: HP204-038

December 18, 2024

Christ's Church Cathedral
c/o Bill Mous, Executive Officer, and Secretary of Synod.
252 James Street North
Hamilton, ON L8L 0C8

Re: Heritage Permit Application HP2024-038: Restoration of the Central Front Doors at 252 James Street North, Hamilton (Christ's Church Cathedral, By-law No. 86-177, Part IV)

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 HP2024-038 is approved for the designated property 252 James Street North in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the main set of central front oak doors, including:
 - Temporarily removing the doors for restoration off-site;
 - Restoring, staining, and varnishing the doors, transom, and door frame;
 - Installing weather seals to the jambs, header, and threshold;
 - Refurbishing the existing hardware;
 - Installing a new set of panic set bars to both doors for fire safety; and,
 - Installing new brass kick plates to the interior.
- Interim repairs to the southern set of doors to allow for access and fire safety during restoration of the central doors.

Subject to the following conditions:

- (i) 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;
- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2026. If the alterations are not completed

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by December 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 Dawn Cordeiro, Cultural Heritage Planner, at 905-546-2424 ext.1406 or via email at dawn.cordeiro@hamilton.ca.

Yours truly,



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

cc: Dawn Cordeiro, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Carlo Gorni, Coordinator, Urban Municipal Incentives
Councillor Kroetsch, Ward 2