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Planning and Economic Development Department
Planning Division

FILE: HP2025-006

February 28 2025

Sonja De Pauw-Morgan
256-258 MacNab Street North
Hamilton, Ontario
L8L 1K3

Re: Heritage Permit Application HP2025-006: Restoration of the Front Windows and Trim at 256-258 MacNab Street North, Hamilton (Ward 2) (By-law No. 89-176) (Renewal of Heritage Permit HP2022-009)

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 HP2025-006 is approved for the designated property at 256-258 MacNab Street North, Hamilton, to renew previously-approved Heritage Permit HP2022-009, in accordance with the materials submitted with the application, for the following alterations:

- Restoration of wood elements of the front façade – dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists;
- Replacement of non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty; and,
- Attachment of a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks.

Subject to the following conditions:

- i) That the applicant submit designer specifications for the replacement storm windows prior to the commencement of any alterations to the satisfaction of the Director of Planning and Chief Planner;
- ii) 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,

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- iii) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2027. If the alterations are not completed by February 28, 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2