

**From:** Pete VandenArend [redacted]

**Sent:** Thursday, February 6, 2025 10:02 AM

**To:** Golden, Alissa <Alissa.Golden@hamilton.ca>; Oldfield, Meg <Meg.Oldfield@hamilton.ca>

**Cc:** Brent Wybenga [redacted]; Braden Lomanto [redacted]; Larry Tuff [redacted]; Pamela Tuff [redacted]; Precise Projects [redacted]; Rick Wiersma [redacted]

**Subject:** 191 Melville Street - Conditions Report & Notice of Intention to Demolish

---

Good morning Alissa & Meg, Thank you for meeting with us virtually on December 19th. We appreciate your time and insights.

Attached is our Conditions & Alterations Report, submitted alongside our Notice of Intention to Demolish. We understand that this submission initiates a 60-day review period for heritage staff to conduct their assessment and provide recommendations. We value the expertise of heritage conservation professionals and welcome any on-site observations. Additionally, we are happy to provide any higher resolution photos from the attached report for your review.

To help us plan accordingly, we would appreciate further clarification on the 60-day review period and what we should expect at each stage. We recognize that the heritage review may impact other processes, including minor variances, building permits, feasibility, and ultimately the construction schedule. Any insights regarding key milestones or potential review timelines would be greatly beneficial.

Since our last meeting, the property owners, along with our team (Precise Projects General Contractors & Park Eight Inc. Engineering), have conducted a thorough assessment of 191 Melville St. Based on our review, we have prepared the attached Conditions & Alterations Report, which includes:

- Photo documentation of interior and exterior conditions
- Identification & summary of heritage attributes
- Rationale – a statement of professional opinion and justification for the proposed demolition
- High-level design – a description of the proposed development
- Preliminary design plans & site context

We look forward to your guidance on the next steps and appreciate any information you can provide regarding the review timeline and expectations. Please confirm receipt of all documents and let us know if you require any additional information to facilitate the process

Regards,

Pete VandenArend B.I.D, NCIDQ, ARIDO

Senior Interior Designer  
[redacted]