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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1258

FILE: HP2025-008

April 4, 2025

Jeff Steadman
1051 Old Mohawk Rd.
Hamilton, Ontario
L9K 1J9

Re: Heritage Permit Application HP2025-008: Repair and Restoration of Heritage Features at 126 MacNab Street South & 40-42 Bold Street, Hamilton (Ward 2) (MacNab-Charles HCD, By-law No. 90-144)

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 HP2025-008 is approved for the designated property at 126 MacNab Street South & 40-42 Bold Street, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Repair and restoration of the fire-damaged building, including:
 - Replacement of three fire-damaged one-over-one hung wood windows to match the former windows (using Accoya wood);
 - Restoration of the existing wood windows;
 - Construction of new wood storms;
 - Jamb restoration and construction of new brickmoulds, as required; and,
 - Restoration of front entry, including repairs to the wood double door, replacement glass, new paint and reuse of existing hardware.

Subject to the following conditions:

- a) 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,
- b) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2027. If the alterations are not completed by

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April 30, 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 V 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
Carlo Gorni, Urban Renewal Incentives Coordinator