

City of Hamilton - Heritage Permit Application Note Sheet

Address: 2463 Hwy 5 West, Flamborough (The Lochner Cottage, Part IV)

Permit Number: HP2025-016

Owner: Greta and Lammert Koonstra

Applicant/Agent: Robert Pasuta and Susan Fielding

Description of proposed alterations:

- Demolition of existing non-designated structure on property, and
 - Construction of new single-family home in a similar location.
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Reasons for proposed alterations:

- Existing structure does not meet the needs of owner.
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Documentation submitted with application:

- Heritage Permit application form
 - Site Plan
 - New Construction Drawings
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Draft Conditions for Consideration:

- ☐ 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
 - ☐ That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2027. If the alteration(s) are not completed by June 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.

Reasons for Designation (By-law No. 84-79)

This one-and-a-half-storey clapboard dwelling, built prior to 1844 is a simple form of Georgian style architecture, a design unusual in Flamborough. The four windows in the facade and the two in the east wall retain the original 9 over 6 double hung sashes, and the front doorway its sidelights. It is historically significant, having been built on property originally of a 200-acre Crown grant to the Hon. Peter Russell, a British Officer in the American War of Independence, who emigrated to Upper Canada in 1796 and settled in Toronto. He was appointed Administrator of Upper Canada.

Photographs



Figure 1: View of the property from the road, structure on the left is protected by the designation by-law, Structure on the right is proposed for demolition (Google Streetview).



Figure 2: South elevation of house proposed for demolition (Submitted by consultant)



Figure 3: West elevation of house proposed for demolition (Submitted by consultant)



Figure 4: East elevation of house proposed for demolition (Submitted by consultant)



Figure 5: North elevation of house proposed for demolition (Submitted by consultant)



Figure 6: South elevation of designated structure on the property (circa 2002, city files)

Plans / Drawings

Please see Site Plan attached as **Appendix “A”** to this Notesheet.

Please see Architectural Drawings attached as **“Appendix B”** to this Notesheet