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Hamilton

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ONTARIO HERITAGE TRUST

SEP 06 2016

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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. 4281 Fax: 905-540-5611

August 31, 2016

FILE: HP2016-023

LIUNA LOCAL 837 LISTER PROPERTY CORPORATION

[REDACTED]

Sent by email: mhobson@bell.net

Dear [REDACTED]

**Re: Heritage Permit Application (Storage and Re-assembly of the Front Façade)
46-52 James Street North, Hamilton
William Thomas Building, By-law No. 08-215 (Ward 2)**

City Council approved Heritage Permit (HP2010-053) on August 12, 2010, for the disassembly, removal, storage, and re-assembly of the front façade of the William Thomas Building at 46-52 James Street North, Hamilton. The front façade of the building was disassembled and the components were removed off site in November 2010. Heritage Permit HP2010-053 was issued with conditions, including an expiry date of July 31, 2014.

A new Heritage Permit Approval was issued on August 11, 2014 (HP2014-036) to allow for the continued storage of the components of the front façade and reassembly of the front façade. Heritage Permit 2014-053 was issued with conditions, including an expiry date of August 31, 2016.

A new Heritage Permit Application is now required for the continued storage of the components of the front façade and re-assembly of the front façade.

Pursuant to By-law 05-364, as amended by By-law 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 HP2016-023 is approved to permit the storage and re-assembly of the front façade of 46 - 52 James Street North, Hamilton (William Thomas Building), subject to the following conditions:

- (a) That, if the heritage elements are to be moved to a new storage facility, the new location and municipal address shall be submitted by the applicant, to the satisfaction and approval of the Director of Planning, prior to the removal of the heritage elements to a new storage facility.

**Re: Heritage Permit Application
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46-52 James Street North, Hamilton
William Thomas Building, By-law No. 08-215 (Ward 2)**

**August 31, 2016
Page 2 of 3**

- (b) That regular inspections of all of the heritage elements in storage shall be undertaken and the reports submitted to City staff, and any unsatisfactory conditions within the storage area shall be remedied as soon as discovered.
- (c) That City staff be allowed reasonable access to inspect the heritage elements in storage, at any time.
- (d) That plans and elevations of the new structure and re-assembled front façade at 46 - 52 James Street North, Hamilton, shall be provided, to the satisfaction and approval of the Heritage Permit Review Sub-committee and the Director of Planning, prior to any new construction or the re-assembly of the heritage elements of the front façade.
- (e) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2018. If the alterations are not completed by August 31, 2018, then, subject to Condition (f), this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.
- (f) That if the alterations are not completed by August 31, 2018:
 - (i) Conditions (a), (b), and (c) of this approval remain in force until such time as a new approval, with a new completion date, is issued by the City of Hamilton; and,
 - (ii) LIUNA Local 837 Lister Property Corporation, and/or authorized agent(s) of the Corporation, shall apply for a new approval no later than August 31, 2018, with a new completion date.

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 alterations. 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 Conservation Review Board within 30 days of your receipt of this permit.

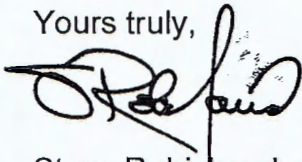
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

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**August 31, 2016
Page 3 of 3**

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424, ext. 1202, or via email chelsey.tyers@hamilton.ca.

Yours truly,



Steve Robichaud, *MCIP OPPI RPP*
Director of Planning

cc: Chelsey Tyers, Cultural Heritage Planner
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2