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August 20, 2025

FILE: HP2025-021

Ontario Heritage Trust
Attn: Registrar
10 Adelaide Street East
Toronto ON M5C 1J3

RECEIVED
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Ontario Heritage Trust

Delivered electronically via: registrar@heritagetrust.on.ca

Re: Notice of Council Decision for Heritage Permit Application HP2025-021 for 290 Fennell Avenue West, Hamilton, (Ward 8), Part IV Designation (By-law No. 97-198)

Please be advised that Council, at its meeting of August 6, 2025, made the following decision as part of Planning Committee Report 25-011, Item 9.8 – HMHC 25-008:

That Report PED25209, dated July 25, 2025, respecting Heritage Permit Application HP2025-021, Under Part IV of the *Ontario Heritage Act*, for the Demolition of the Powerhouse and Trades Buildings at 290 Fennell Avenue West, Hamilton (Ward 8), be received, and the following recommendations be approved:

- (a) That Heritage Permit Application HP2025-021, for the demolition of two detached non-heritage structures (the Powerhouse and Trades Buildings) on the designated property located at 290 Fennell Avenue West, Hamilton, as shown in Appendix A attached to Report PED25209, BE APPROVED, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - (i) That the applicant submit the final details for the proposed demolitions and implementation of a temporary protection plan in advance of any demolition and site alteration activities, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any demolition on the property;
 - (ii) That the applicant shall provide copies of any vibration monitoring reports of Century Manor that may be required until the time of project completion, and that the scope of any remedial actions required to be taken shall be

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submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;

- (iii) That the applicant makes reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid additional waste as part of the demolition process and submit documentation of the salvage efforts, to the satisfaction and approval of the Director of Planning and Chief Planner;
- (iv) 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,
- (v) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than August 31, 2027. If the construction and site alterations are not completed by August 31, 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.

If you have any further questions, please feel free to contact myself at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca

Kind regards,



Lisa Christie
Cultural Heritage Planner

cc: Matt Gauthier, Legislative Coordinator
Ward 8 Office
Chantal Costa, Plan Examination Secretary