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Hamilton

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Planning Division
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January 26, 2017

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

ONTARIO HERITAGE TRUST

FEB 02 2017

RECEIVED

Re: Notice of Decision for Heritage Permit Application HP2016-028 for 24 and 28 King Street East, Hamilton (Ward 2)

Please be advised that Council, at its meeting of January 25, 2017, resolved to approve Heritage Permit Application HP2016-028 to demolish the Buildings at 24 and 28 King Street East, Hamilton subject to the following conditions:

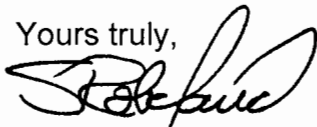
- (i) That a Documentation and Salvage Report in accordance with the City's Official Plan Policy B.3.4.5.5 be submitted to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of a Building Permit for demolition;
- (ii) That any recommendations from the Documentation and Salvage Report submitted to the satisfaction of the Director of Planning and Chief Planner, be implemented to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of any Occupancy Permit;
- (iii) That the applicant apply for and receive final Site Plan Approval for the redevelopment of the subject lands, and that the applicant post any required securities to ensure that redevelopment of the subject lands occurs prior to any demolition, all to the satisfaction of the Director of Planning and Chief Planner;
- (iv) That should a Building Permit for the proposed demolition, in accordance with this approval, not be obtained and acted upon by January 31, 2020, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;
- (v) That the proposed demolition, in accordance with this approval, shall be completed no later than January 31, 2021. If the demolition is not completed by January 31, 2021, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;

- (vi) That the Director of Planning and Chief Planner be authorized to approve a request to extend the dates noted in conditions (iv) and (v) of this approval, if that request is submitted prior to the expiry and if progress is being made; and
- (vii) That HP2016-028 for 24-28 King Street East, be revised to require that the site plan application provide for the comprehensive and integrated redevelopment of 18-22 King Street East and 24-28 King Street East to the satisfaction of the Director of Planning.

Please note that, under Section 34.1 of the *Ontario Heritage Act*, the owner of the subject property may appeal the Council decision to the Ontario Municipal Board. A notice of appeal shall be given to the Ontario Municipal Board and to the Clerk of the municipality within 30 days of the day the owner received notice of Council's decision, as per Section 34.1(2) of the *Ontario Heritage Act*. Further, as per Section 34.1(3) of the *Ontario Heritage Act*, a notice of appeal shall set out the reasons for the objection to the decision of Council and be accompanied by the fee prescribed under the *Ontario Municipal Board Act*.

If you have any questions please contact Anita Fabac, Manager of Development Planning, Heritage and Design at 905-546-2424, Ext. 1258, or via e-mail anita.fabac@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP OPPI RPP
Director of Planning and Chief Planner

Attach. (1)

cc: Councillor Jason Farr, Ward 2
Ed VanderWindt, Director, Building Services
Rose Caterini, City Clerk
Anita Fabac, Manager of Development Planning, Heritage and Design
Chelsey Tyers, Cultural Heritage Planner



City Hall, 71 Main Street West
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Hamilton

4. (b) Heritage Permit Application HP2016-028, under Part IV of the Ontario Heritage Act, for the Demolition of the Buildings at 24 and 28 King Street East, Hamilton (PED16193(a)) (Ward 2) (Item 8.1)

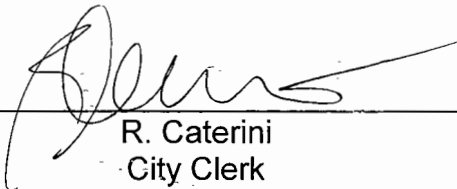
That Heritage Permit Application HP2016-028, for the demolition of buildings at 24 and 28 King Street East, Hamilton, be approved subject to the following conditions:

- (i) That a Documentation and Salvage Report in accordance with the City's Official Plan Policy B.3.4.5.5 be submitted to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of a Building Permit for demolition;
- (ii) That any recommendations from the Documentation and Salvage Report submitted to the satisfaction of the Director of Planning and Chief Planner, be implemented to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of any Occupancy Permit;
- (iii) That the applicant apply for and receive final Site Plan Approval for the redevelopment of the subject lands, and that the applicant post any required securities to ensure that redevelopment of the subject lands occurs prior to any demolition, all to the satisfaction of the Director of Planning and Chief Planner;
- (iv) That should a Building Permit for the proposed demolition, in accordance with this approval, not be obtained and acted upon by January 31, 2020, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;
- (v) That the proposed demolition, in accordance with this approval, shall be completed no later than January 31, 2021. If the demolition is not completed by January 31, 2021, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;

- (vi) That the Director of Planning and Chief Planner be authorized to approve a request to extend the dates noted in conditions (iv) and (v) of this approval, if that request is submitted prior to the expiry and if progress is being made; and
- (vii) That HP2016-028 for 24-28 King Street East, be revised to require that the site plan application provide for the comprehensive and integrated redevelopment of 18-22 King Street East and 24-28 King Street East to the satisfaction of the Director of Planning.

I hereby certify the foregoing to be a true copy
of Item 4(b) of Planning Committee Report 17-
001, as approved by City of Hamilton Council
on January 25, 2017.

Dated at the City of Hamilton on this 26th-day of January, 2017.



R. Caterini
City Clerk