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Hamilton

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August 16, 2010

FILE: HP2010-053

Anthony De Pasquale  
Copper Cliff Metals and Wrecking  
[REDACTED]



Dear Mr. De Pasquale:

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

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Please be advised that pursuant to the decision by City Council on August 12, 2010, Heritage Permit HP2010-053 is approved to permit the disassembly, removal, 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 the municipal address of the storage location for the removed heritage elements shall be LIUNA Station, 360 James Street North, Hamilton, and if such storage location is to be changed, the new location and address shall be submitted by the applicant, to the satisfaction and approval of staff, prior to the removal of the heritage elements off-site to a new storage facility.
- (b) That a schedule for regular inspections of ~~all~~ <sup>all</sup> of the heritage elements in storage be submitted for staff approval, and that ~~this~~ inspection plan shall include provisions for monitoring the condition of the heritage elements, and for remedying any unsatisfactory conditions, such as high humidity, should they develop.
- (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 Planning staff, prior to any new construction or the re-assembly of the heritage elements of the front façade.

Re: Heritage Permit Application (Disassembly, Removal, Storage, and Re-assembly of the Front Façade) August 16, 2010  
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William Thomas Building, By-law No. 08-215 (Ward 2)

- (e) That implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2014. If the alterations are not completed by July 31, 2014, 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 July 31, 2014:
  - (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, 2014, with a new completion date.

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. Any departure from the approved plans and specifications is prohibited, and could result in financial penalties, as provided for in the Ontario Heritage Act.

We wish you success with your project, and if you have any further questions please contact me at 905-546-2424 x1202, or via email [Meghan.House@hamilton.ca](mailto:Meghan.House@hamilton.ca).

Yours truly,



Meghan House  
Cultural Heritage Planner

cc: Jason Thompson, Senior Project Manager, Development Planning (West)  
Jorge Caetano, Manager of Customer Service, Building Construction  
John Lane, Manager, Building Inspections, Building Construction  
George Wong, Chief Building Engineer, Building Engineering and Zoning  
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