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Hamilton

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Planning and Economic Development Department

Planning Division

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April 8, 2009

FILE: HP2009-009

Julian Smith & Associates Architects
33 Ricardo Street
PO Box 484
Niagara-on-the-Lake ON L0S 1J0

Dear Mr. Smith:

**Re: Heritage Permit Application
(Removal of rear additions and removal of metal siding and finishes on
front façade of the William Thomas Building)
46-52 James Street North, Hamilton
William Thomas Building, By-law No. 08-215 (Ward 2)**



Please be advised that pursuant to By-law 05-364, as amended by By-law 07-322, which delegates the power to consent to alterations and/or additions to designated property under the Ontario Heritage Act to the Director of Planning, Heritage Permit HP2009-009 is approved for the designated property at 46-52 James Street North, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- The removal of a two-storey concrete block addition (non-heritage) at the rear of the property;
- The removal of a two-storey brick addition (non-heritage) at the rear of the William Thomas Building; and,
- The removal of the metal siding, signage, and other finishes from the James Street North façade of the William Thomas Building.

Subject to the following conditions:

- (a) That a report, completed by a professional structural engineer detailing a demolition plan for structures to be removed, and a description of methods to be used to maintain, shore-up, stabilize and protect, if required, the remaining heritage structure and the designated façade shall be submitted, to the satisfaction and approval of the Heritage Permit Review Sub-committee and Planning staff; and,
- (b) That this approval expires on April 30, 2011.

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The issuance of this permit under the Ontario Heritage Act should not be considered as 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.

Please note that this property is designated under Part IV of the Ontario Heritage Act, and that this approval is only for the above-noted alterations and/or additions. Further alterations or additions to the property may require additional Heritage Permit applications.

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

Yours truly,



Paul Mallard, *MCIP OPPLBPP*
Director of Planning

cc: Meghan House, Cultural Heritage Planner, Heritage and Urban Design
Jason Thompson, Senior Project Manager, Development Planning (West)
Jorge Caetano, Manager of Customer Service, Building Construction
John Lane, Manager, Building Inspections, Building Construction
Ida Bedioui, Legislative Assistant
Catherine Axford, Executive Coordinator, Ontario Heritage Trust