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ONTARIO HERITAGE TRUST

NOV 29 2016

FILE: HP2016-045

November 28, 2016

REC-1111

City of Hamilton  
c/o Lu-Ann Duxbury, Project manager, Facilities  
28 James Street North, 5<sup>th</sup> Floor  
Hamilton, ON  
L8R 2K1

**Re: Heritage Permit Application HP2016-045  
Addition of elevator, rooftop units, and electric room  
2600 Hamilton Regional Road 56, Binbrook  
Binbrook Memorial Hall, By-Law 08-151 (Ward 11)**

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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 to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2016-045 is approved for the designated property at 2600 Hamilton Regional Road 56, Binbrook, in accordance with the submitted Heritage Permit Application for the following alterations:

- Modifications to Binbrook Memorial Hall, including:
  - The addition of a new elevator to the one-storey portion of the building;
  - The removal of an existing window and brickwork on the southwest corner of the original 1920s portion of the building;
  - The removal of one existing rooftop unit (RTU) and the addition of four (4) new RTUs to the roofs. Three (3) RTUs are to be located on the one-storey western addition and one (1) RTU is to be located on the original 1920s portion of the building;
  - Updating the existing kitchen with barrier-free counter heights and new cabinets as well as the addition of automatic door openers to the southwest entrance; and,
  - The addition of an electrical room.

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Subject to the following conditions:

- a) 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;
- b) That the final location of the RTU 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;
- c) That original heritage fabric, including the bricks and window to be removed, be salvaged and reused where feasible and that the storage location of the salvaged item be provided to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of any alterations; and,
- d) That implementation / installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2018. If the alteration(s) are not completed by November 30, 2018, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Cultural Heritage Planner, at 905-546-2424 Ext. 1214, or via email [Jeremy.Parsons@hamilton.ca](mailto:Jeremy.Parsons@hamilton.ca).

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Yours truly,



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

cc: Jeremy Parsons, Cultural Heritage Planner  
Chanell Ross, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Erin Semande, Registrar, Ontario Heritage Trust  
Councillor Brenda Johnson, Ward 11

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