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Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

HERITAGE

MAY 15 2017

ISSUED FOR THE CITY

FILE: HP2017-017

May 10, 2017

COPY

[REDACTED]
375 Wilson Street East
Ancaster, ON, L9G 2C1

**Re: Heritage Permit Application HP2017-017
375 Wilson Street East, Ancaster (Ward 12) By-law No. 77-54**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 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 HP2017-017 is approved for the designated property at 375 Wilson Street East (Rousseau House), in accordance with the submitted Heritage Permit Application for the following alterations:

- Relocation of existing original staircase to the northerly side of the building; and,
- Minor repairs to the staircase as needed.

Subject to the following conditions:

- a) That the applicant co-ordinate and advise staff of any repair materials and / or hardware to be used in the relocation and submit to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) 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,
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2019. If the alterations are not completed by May 30, 2019, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2017-017
375 Wilson Street East, Ancaster (Ward 12) By-law No.
77-54**

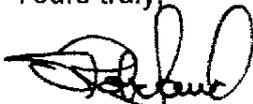
**May 10, 2017
Page 2 of 2**

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, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.Parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Lloyd Ferguson, Ward 12

Reasons for Designation – By-law No. 77-54

The Building known municipally as 375 Wilson Street East, in the Town of Ancaster, as being of historic and architectural value and interest, was built by George Brock Rousseau in the year 1848 and is an impressive, beautifully proportioned building having been constructed of well-preserved Georgian stone with the exterior and significant interior features of the described premises being in their original condition, offering a splendid example of a substantial village house of the mid-nineteenth century. Without restricting the generality of the foregoing, the reasons for designating the described premises include the intention that the following features of the described premises should be preserved, being:

- a. The east, north and south facades of the premises;
- b. The roof, eaves and brackets;
- c. All wooden architectural elements both interior and exterior of the premises, including the fenestration;
- d. The front door of the premises including all doors in the interior of the premises;
- e. The fireplaces and their immediate surroundings, located in the interior of the premises; and,
- f. The front stairs and bannisters, located in the interior of the premises.

It is not Council's intention that any alteration, maintenance, repair, replacement or improvement of elements of the premises requires the prior written consent of this Council, unless such changes affect the intent of the designation of the premises, as described in paragraphs (a) to (g) herein.

Approval:

Staff Approval: Jeremy Parsons ML AF
Jeremy Parsons
Planner II, Cultural Heritage SPM/MGR Initials

Authorized: Steve Robichaud
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2017-017
ADDRESS: 375 Wilson Street East, Ancaster



Description of proposed alterations:

- Relocation of existing original staircase to the northerly side of the building; and,
- Minor repairs to the staircase as needed.

Documentation submitted with application:

- Photographs of staircase; and,
- Site plan of proposed location for staircase.

Staff assessment:

Key factors in the evaluation of any change affecting a heritage building or its setting, are consideration of "displacement effects" (those adverse actions that result in the damage, loss or removal of valued heritage features) and "disruption effects" (those actions that result in detrimental changes to the setting or character of the heritage feature).

Displacement / Disruption: In the consideration of any heritage permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in designation By-law No. 77-54.

Staff are of the opinion that the proposed interior alterations to 375 Wilson Street East, Ancaster (Rousseau House) will not adversely displace or disrupt the property's heritage features. The applicant proposes to relocate the original staircase within the Rousseau House. The relocation will not alter the integrity or cultural heritage value of the staircase nor will it impact the structural integrity of the building. The applicant does intend to perform minor cosmetic repairs on the staircase as needed. The staircase has already previously been moved from its original location (immediately opposite the front entrance) to its present location. The first relocation occurred in 1999 and was carried out by the applicant.

The proposed relocation is intended to facilitate easier access by restaurant patrons and to make the facility more accessible to people with mobility issues. Both staff and sub-committee members are in support of the proposed alterations.

Key dates:

Site visit and meeting with applicant: April 10, 2017

Sub-committee meeting date: April 18, 2017

Notice of Receipt: April 20, 2017

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Trimble / Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2017-017 be approved as submitted, subject to the following conditions:

- a) That the applicant co-ordinate and advise staff of any repair materials and / or hardware to be used in the relocation and submit to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) 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,
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2019. If the alterations are not completed by May 30, 2019, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2017-017 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the applicant co-ordinate and advise staff of any repair materials and / or hardware to be used in the relocation and submit to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) 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,
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2019. If the alterations are not completed by May 30, 2019, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.