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Hamilton

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ONTARIO HERITAGE TRUST

JUL 11 2017

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FILE: HP2017-026

July 7, 2017

Mattamy Homes Limited  
433 Steeles Avenue East  
Milton, ON L9T 8Z4

**Re: Heritage Permit Application HP2017-026:  
Adaptive reuse and proposed additions to Pearson House (Ward 15)  
By-law No. 86-121-H**

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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 HP2017-026 is approved for the designated property at 493 Dundas Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of modern two-storey additions that will be incorporated along east and west elevations of original rear kitchen wing;
- Construction of a new garage on the property for storage purposes;
- Existing window openings on east and west walls of original rear kitchen wing will be modified and existing windows not being modified will be left *in situ* and covered with drywall;
- Enlargement of brick openings to address barrier-free requirements;
- Extension of second floor opening at the top of the interior staircase in Pearson House will provide additional headroom for users. Existing walnut handrail to be maintained and replica walnut handrail to be added as an extension from end of existing handrail to surround new, enlarged stair opening;
- Replacement of roof of rear kitchen wing to increase second floor interior headroom;
- Installation of new HVAC system which will require various shafts and bulkheads up through to the inside corners of rooms and across ceiling / wall junctions;
- Installation of a new driveway and new parking areas; and,
- Removal of select trees on site.

Re: **Heritage Permit Application HP2017-026:**  
**Adaptive reuse and proposed additions to Pearson**  
**House (Ward 15) By-law No. 86-121-H**

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Subject to the following conditions:

That the applicant be advised that Heritage Permit Application HP2017-026 is approved in accordance with the submitted application, subject to the following conditions:

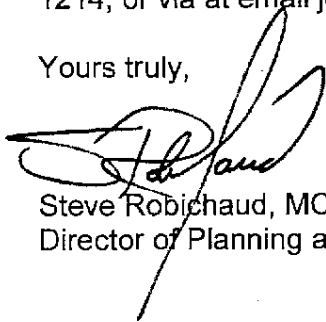
- a) That the applicant retain the existing original farm lane to the west of the building and incorporate the lane into a landscape design;
- b) That the landscape design and the details of the farm lane to be retained be submitted to the satisfaction of the Director of Planning and Chief Planner;
- c) 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, and prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2019. If the alterations are not completed by July 31, 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.

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 at email [jeremy.parsons@hamilton.ca](mailto:jeremy.parsons@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

**Re: Heritage Permit Application HP2017-026:  
Adaptive reuse and proposed additions to Pearson  
House (Ward 15) By-law No. 86-121-H**

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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  
Judi Partridge, Councillor, Ward 15