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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

ONTARIO HERITAGE TRUST

FILE: HP2017-037

August 8, 2017

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**Re: Heritage Permit Application HP2017-037
Window Repair and Replacement
286 Sandford Avenue North, Hamilton (Canadian Westinghouse Head
Office)
By-law No. 88-202**

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 HP2017-037 is approved for the designated property at 286 Sandford Avenue North, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair of windows on Level 1;
- Selective repair of windows on Level 2; and,
- Replacement of remaining windows on Levels 2 – 8 with aluminum or fibre glass clad windows with wood frames on the interior with the same fenestration pattern as the original windows.

Subject to the following conditions:

- a) That the window repair methodology and any required replacement wood 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;

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- b) That a sample replacement window 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 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
- d) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2019. If the alterations are not completed by August 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 Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email chelsey.tyers@hamilton.ca.

Yours truly,



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

cc: Chelsey Tyers, Cultural Heritage Planner
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator

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Erin Semande, Registrar, Ontario Heritage Trust
Matthew Green, Ward 3