



Hamilton

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Planning Division
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FILE: HP2020-008

April 8, 2020

Dennis and Mary Ann Pokoradi
227 St. Clair Boulevard
Hamilton, ON L8M 2N9

**Re: Heritage Permit Application HP2020-008:
Proposed reconstruction of the front façade, porch, roof and side cladding
at 227 St. Clair Boulevard, Hamilton (Ward 3) (By-law No. 92-140)**

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 HP2020-008 is approved for the designated property at 227 St. Clair Boulevard, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Reconstruction of the fire damaged front porch and stairs to resemble its original construction;
- In-kind replacement of pre-fire vinyl siding on the front elevation dormer and the side elevations;
- Replacement of the roof maintaining the same profile of the side gable with front dormer clad with cedar shakes; and,
- Replacement of the existing modern windows on the front façade of the house, maintaining the existing window openings.

Subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 8, 2022. If the alterations are not completed by

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April 8, 2022, 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 V 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 Local Planning Appeal Tribunal 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 David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1204, or via email at david.addington@hamilton.ca.

Yours truly,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Nrinder Nann, Ward 3