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**7.1(h)**  
Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
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FILE: HP2021-020

May 4, 2021

Tamara Standen  
Pocrnic Realty Advisors  
34 Hess Street South  
Hamilton, ON L8P 3N1

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-020:  
Front Façade and Stair Restoration at 34-36 Hess Street South, Hamilton  
(Ward 2) (By-law No. 03-211) - Extension of previously approved Heritage  
Permit HP2020-014**

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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 HP2021-020 is approved for the designated property at 34-36 Hess Street South, Hamilton, in accordance with the submitted Heritage Permit application (previously HP2020-014 and HP2018-024) for the following alterations:

- Replace the soffit, fascia, trough and downspout with copper replacements;
- Restore and repaint all exterior wood work;
- Restore and paint or replace exterior stairs with similar design and material;
- Rebuild all damaged window lintels and sills; and,
- Restore and repoint all damaged masonry.

Subject to the following conditions:

- a) That the final details and design of the exterior stairs shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;
- b) That the final details for the restoration of the stone lintels and sills, and the façade stone shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;

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Street South, Hamilton (Ward 2) (By-law No. 03-211) –  
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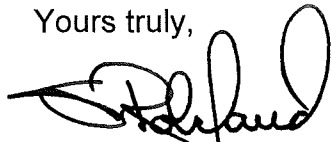
- c) That any minor changes to the permit application as approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That installation of the alterations, in accordance with this approval, shall be completed no later than August 1, 2022. If the alterations are not completed by August 1, 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 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at [Alissa.Golden@hamilton.ca](mailto:Alissa.Golden@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2