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Planning and Economic Development Department  
Planning Division  
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FILE: HP2021-056

December 24, 2021

7.1(d)

George Nakamura  
c/o Duy Nguyen (N-Squared Designs)  
118 St. Clair Avenue  
Hamilton, ON  
L8M 2N7

**Re: Heritage Permit Application HP2021-056:  
Proposed Implementation of Repairs to Second Storey Enclosed Balcony  
and Exterior Cladding at 118 St. Clair Avenue, Hamilton (Ward 3) (By-law  
No. 86-125)**

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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 HP2021-056 is approved for the designated property at 118 St. Clair Avenue in accordance with the submitted Heritage Permit Application for the following alterations:

- Rebuild second level enclosed porch, including:
  - To remove the metal ladder style support posts and replace with triple columns;
  - To remove the exterior second floor walls and rebuild and reframe with the same size, shape and openings;
  - Windows will be wood replacements;
  - Existing trim to be replicated and painted poplar; and,
- Exterior cladding materials (second level enclosed porch and front dormer) to be Select Cellular Composite Siding by Royal.

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

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Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the selection of cladding shall match the existing wood shakes in texture and colour, 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.

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 Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at [Chloe.Richer@hamilton.ca](mailto:Chloe.Richer@hamilton.ca).

Yours truly,

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Bob Nuttall, Acting Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Lisa Kelsey, Legislative Coordinator  
Councillor Nrinder Nann, Ward 3