



Hamilton

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Planning Division
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FILE: HP2022-033

December 21, 2022

Anna Matthew & Ruwan Ratnayake
c/o Gregory Weekes
171 Forest Avenue
Hamilton ON L8N 1X8

**Re: Heritage Permit Application HP2022-033:
Construction of a third storey dormer, and the installation of a new window
and AC unit at 171 Forest Avenue, Hamilton (Ward 2), Part IV Designated
(By-law No. 77-287)**

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 HP2022-033 is approved for the designated property at 171 Forest Avenue, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of a third storey dormer at the rear of the building;
- Replacement of an existing second storey window on the rear façade; and,
- The installation of an air conditioning unit connection on the exterior of the rear elevation.

Subject to the following conditions:

- a) That non-corrosive fasteners be used to affix the air conditioning unit line into the mortar joints on the rear of the building;
- b) That the replacement window in the rear second storey match the proportions and size of the existing window to be replaced, including a thicker central mullion to mimic the pattern of the previous sash window;
- c) Any minor changes to the proposed scope of work 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,

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- d) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 2024, 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 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Lisa.Christie@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2