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, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2023-007

March 8 2023

Mike Isotti Pongetti
229 Locke Street South
L8P 4B8
Hamilton, Ontario

Re: Heritage Permit Application HP2023-007:
Exterior and interior renovations at 56 Charlton Avenue, West, Hamilton
(Ward 2) (By-law No. 15-152)

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 a designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-007 is approved for the designated property at 56 Charlton Avenue West, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior and interior renovations to permit the conversion of a single-detached dwelling to a duplex including:
    - Construction of new freestanding steel staircase on the side (east) elevation for access to second unit, to be constructed of black metal and the top landing and attached to the frame construction of the sun porch;
    - Removal of a second floor window and reinstatement of a door to the side sunporch;
    - Removal of a second storey rear double hung window and replacement with wood casement window;
    - Infill of second floor interior doorway;
    - Installation of new interior fire rated, self-closing, self-latching door on the second storey rear stair;
    - Installation of new interior fire rated, self-closing, self-latching door on the third floor for furnace access;
    - Introduction of a new third floor dryer duct to be vented to roof; and
    - Introduction of a new third floor kitchen vent to be vented through the roof.
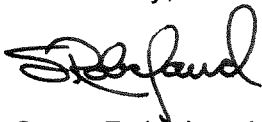
Subject to the Following Conditions:

a) That the final details regarding location of roof vents and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

b) 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,

c) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 2025, 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
Laurie Smith, Plans Examiner
Loren Kolar, Legislative Coordinator
Councillor Kroetsch, Ward 2