

Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2023-035

September 6, 2023

Pocrnic Realty Advisors
c/o Mohammed Qaddourah
34 Hess Street South
Hamilton, ON L8P 3N1

**Re: Heritage Permit Application HP2023-035:
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 HP2022-012**

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 HP2023-035 is approved for the designated property at 34-36 Hess Street South, Hamilton, in accordance with the submitted Heritage Permit application (previously HP2022-012) for the following:

- 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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Façade and Stair Restoration at 34-36 Hess Street
South, Hamilton (Ward 2) (By-law No. 03-211) -
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HP2022-012

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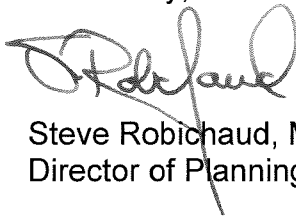
- c) That any minor changes to the permit application as approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That installation of the alterations, in accordance with this approval, shall be completed no later than August 1, 2024. If the alterations are not completed by August 1, 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 Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at Emily.Bent@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2