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December 15, 2023

FILE: HP2023-056

Safwan Choudhury
3 Westoby Court
Dundas, ON
L9H 7P9

**Re: Heritage Permit Application HP2023-056:
Exterior and Interior Alterations at 52 Charlton Avenue West, Hamilton
(Ward 2), Part IV Designation (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 designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2023-056 is approved for the designated property at 52 Charlton Avenue West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior rehabilitation and renovation, including:
 - Masonry cleaning to remove fire soot and environmental grime, as required;
 - Masonry repointing, as required, with appropriate lime-based mortar to match the colour and composition of the existing mortar;
 - Restoration of extant wood windows and replacement in kind of missing or damaged wood windows in the front south elevation, including the rounded turret windows;
 - Restoration of the front porch;
 - Replacement of the rear and side elevation windows;
 - Replacement of the contemporary fire doors in the west side elevation and accessing the first-floor porch;
 - Infilling the modern door opening in the west side elevation with salvaged or new matching brick;
 - Installation of a new fire escape on the east side elevation set behind the existing two-storey covered porch and converting an existing window opening to a door to provide access to it;
 - Installation of a new window on the third storey of the rear east elevation;
 - Installation of new exhaust venting in the rear north façade;

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- Installation of a skylight on the west side roof; and,
 - Installation of new utility meters (water and/or natural gas).
- Interior renovation, including:
 - Removal of all the remnant fire-damaged heritage features; and,
 - Reconfiguration of the interior room layouts.

Subject to the following conditions:

- a) That the final details and specifications of the replacement windows in the side and rear elevations 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;
- b) That the final details and specifications of the replacement doors 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;
- c) That the masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- d) That 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,
- e) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2026. If the alteration(s) are not completed by December 31, 2026, 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.

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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,

A handwritten signature in cursive script, appearing to read "Shannon McKie".

Shannon McKie, MCIP RPP
Acting Director of Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Mohamed Aly, Building Engineer
Aleah Whalen, Legislative Coordinator
Councillor Kroetsch, Ward 2