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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 1258

FILE: HP2024-005

April 23, 2024

Andrew Pierce
224 St. Clair Blvd
Hamilton, ON
L8M 2P1

Re: Heritage Permit Application HP2024-005: Stucco and Windowsill Repairs at 224 St. Clair Boulevard, Hamilton (Ward 3) (St. Clair Boulevard HCD, By-law No. 92-140)

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 HP2024-005 is approved for the designated property at 224 St. Clair Boulevard, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair of the existing historic stucco and EIFS cladding system, including:
 - Removing the ivy growth on the north elevation;
 - Removal of sections of damaged and delaminated stucco; and,
 - Application of new sand/cement stucco coatings, trowel applied, to level and achieve planer regularity;
- Replacement in kind of the wooden windowsills in the second-floor bay and pair of square windows on the south elevation.

Subject to the following conditions:

- a) 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,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations are not completed by April 30, 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.

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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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Dawn Cordeiro, Cultural Heritage Planner, at 905-546-2424 ext. 6145 or via email at dawn.cordeiro@hamilton.ca.

Yours truly,



Anita Fabac, MCIP RPP
Acting Director, Planning and Chief Planner

cc: Dawn Cordeiro, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Nrinder Nann, Ward 3 Councillor