



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, 5th Floor, Hamilton, Ontario, L8P 4Y5

FILE: HP2024-025

September 23, 2024

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

**Re: Heritage Permit Application HP2024-025:  
Exterior Repairs at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No.  
03-211) - Extension of Previously Approved Heritage Permit HP2023-035**

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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 HP2024-025 is approved for the designated property at 34-36 Hess Street South, Hamilton, in accordance with the submitted Heritage Permit application (previously HP2023-035) for the following:

- Exterior repairs, including:
  - Replacement of the soffit, fascia, trough, and downspout with copper replacements;
  - Restoration and repainting of all exterior wood work;
  - Restoration and painting, or replacement, of exterior stairs with similar design and material;
  - Rebuilding all damaged window lintels and sills; and,
  - Restoring and repointing 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

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and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;

- c) That any minor changes to the permit application as approved 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 September 31, 2025. If the alterations are not completed by September 31, 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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at [Emily.Bent@hamilton.ca](mailto:Emily.Bent@hamilton.ca).

Yours truly,



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

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