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

FILE: HP2025-011

April 4, 2025

Erica Lee Roebbelen & Gajendran Raveendranathan  
121 St. Clair Avenue  
Hamilton, ON  
L8M 2N8

**Re: Heritage Permit Application HP2025-011: Replacement of Dormer Cladding at 121 St. Clair Avenue, Hamilton (Ward 3), Part V Designated, By-law No. 86-125 (St. Clair Avenue HCD)**

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**Note: This Heritage Permit HP2025-011 is an extension of Heritage Permit HP2021-058, approved by Heritage Permit Review Sub-Committee on February 15, 2022, by delegated authority. The applicant has indicated that they will not be able to complete the work by February 28, 2026. This Heritage Permit HP2025-011 will extend the permit for a two-year period based on the date of extension request, expiring on March 30, 2027.**

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 HP2025-011 is approved for the designated property at 121 St. Clair Avenue, Hamilton, in accordance with the materials submitted with the Heritage Permit Application HP2021-058 for the following alterations:

- To permit the replacement of the wood shake style shingle siding on the front (west) façade and side (north) façade dormers with shake style siding in either PVC composite or wood material.

**Subject to the following conditions:**

- a) That the applicant replace the existing vinyl board and batten on the front and north side dormer with a shake style siding in either PVC composite or wood material;
- b) 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

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Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than **March 30, 2027**. If the alterations are not completed by **March, 2027**, 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 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Nann, Ward 3