

Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
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FILE: HP2022-004

March 7, 2022

Jarrett Zacharko  
Tourism and Culture, City of Hamilton  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

7.2(b)

**Re: Heritage Permit Application HP2022-004: Reconstruction of the balconettes at 600 York Boulevard, Hamilton (Ward 1) (By-law No. 77-239)**

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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 HP2022-004 is approved for the designated property at 600 York Boulevard, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- To replace two modern balconettes on north façade with replicas based off recorded heritage dimensions and profiles.

Subject to the following conditions:

- a) 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) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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

**Re: Heritage Permit Application HP2022-004:  
Reconstruction of the balconettes at 600 York  
Boulevard, Hamilton (Ward 1) (By-law No. 77-239)**

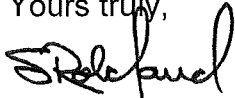
**March 7, 2022  
Page 2 of 2**

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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at [Amber.Knowles@hamilton.ca](mailto:Amber.Knowles@hamilton.ca)

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Bob Nuttall, Acting Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Lisa Kelsey, Legislative Coordinator  
Councillor Maureen Wilson, Ward 1

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-004**  
**ADDRESS:** 610 York Boulevard, Hamilton (Part IV)

**Owner:** City of Hamilton  
**Applicant / Agent:** Jarrett Zacharko

**Description of proposed alterations:**

- To replace two modern balconettes on north façade with replicas based off recorded heritage dimensions and profiles.

**Reasons for proposed alterations:**

- Existing balconettes in poor condition.

**Documentation submitted with application:**

- Elevation showing location of balconettes,
- Balconette drawings,
- Historic balconette drawings, and,
- Photos of existing condition.

**Staff assessment:**

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- “**displacement effects**” (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- “**disruption effects**” (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit Application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 77-239.

The Applicant proposes to replace two modern balconettes on the north façade with replicas based off recorded heritage dimensions and profiles. This work is proposed due to the poor condition of the existing balconies, which are also modern replicas of the historic balconettes.

Minimal “disruption effects” are expected to the heritage context of the property, as the balconettes are being replaced with replicas of the historic balconettes to maintain the heritage features and character of the property.

There will be minimal “displacement effects” to the subject property as a result of this work, as the areas of the property being altered is limited to the balconettes, and the current balconettes are not original and will be replaced with replicas. Therefore, the work will not result on any visual change of the heritage resource.

Staff are supportive of the application as there will be minimal displacement and disruption effects, due to the proposed in-kind replacement of damaged heritage features of the property.

**Key dates:**

Notice of Complete Application: February 14, 2022

Sub-committee meeting date: February 15, 2022

**Sub-committee comments and advice:**

The Sub-committee considered the Application and passed the following motion:

(Ritchie/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-004 be approved as submitted, subject to the following conditions:

- a) 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) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

CARRIED

**Final Recommendation:**

That the Applicant be advised that Heritage Permit Application HP2022-004 is approved in accordance with the submitted application, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.

Approval: \_\_\_\_\_

*Amber Knowles*

Staff Approval:

\_\_\_\_\_

Amber Knowles  
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

*Steve Robichaud*

\_\_\_\_\_

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

Reasons for Designation – By-law No. 77-239

"DUNDURN CASTLE"

Reasons for Designation

The interior and exterior of this property are recommended for conservation as property having historic and architectural value or interest by the Local Architectural Conservation Advisory Committee of the City of Hamilton,

in "Victorian Architecture in Hamilton" published by the Architectural Conservancy of Ontario and written by Professor A. G. McKay, and in "The ancestral roof: domestic architecture of Upper Canada", written by Marion MacRae and Anthony Adamson.

The building is of architectural significance as it is the largest and finest house in Ontario left standing from the days of Upper Canada and Canada West. Dundurn Castle was built in 1832 and is constructed of stuccoed brick in the Regency style. The architect, Robert Charles Wetherell, added many Italian embellishments such as the twin watch towers, balustrades, glazed doors, ornamental brackets, Greek mouldings, a Doric porch and elaborate chimneys to the design. These features transformed the building into one of the first and largest Italianate Tuscan villas in North America. The treatment of the interior is of a more classical style. Included in the Castle complex are a dove-cote and cockpit, with stables being added at a later date.

Sir Allan Napier MacNab, the first Prime Minister of the United Province of Canada, had the mansion constructed as his home and resided there from 1834 until his death in 1862. He purchased the land on which the castle stands from Colonel Richard Beasley, and incorporated Beasley's brick home into his own. MacNab was named Upper Canada's first Queen's Counsel, served as the Tory representative for Wentworth County in the House of the Assembly for 26 years, was knighted for his service to the Crown in helping crush the rebellion of William Lyon MacKenzie, and brought the Great Western Railway to Hamilton in 1854. The present owner of Dundurn Castle, the City of Hamilton, had it restored in 1967 as a Centennial project.