



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 25-007  
**Date:** June 27, 2025  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

Matt Gauthier, Legislative Coordinator (905) 546-2424 ext. 6437

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**1. CALL TO ORDER**

**2. CEREMONIAL ACTIVITIES**

**3. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**4. DECLARATIONS OF INTEREST**

**5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

5.1 May 29, 2025

**6. DELEGATIONS**

**7. ITEMS FOR INFORMATION**

7.1 HPRC 25-004

Heritage Permit Review Sub-Committee Minutes from the meeting held on April 15, 2025

7.2 HPRC 25-005

Heritage Permit Review Sub-Committee Minutes from the meeting held on May 20, 2025

7.3 PED25183

Notice of By-law Passing to Designate 105 Erie Avenue, Hamilton, under Part IV of the *Ontario Heritage Act* (Ward 3)

7.4 PED25189

Notice of Intention to Designate 252 Caroline Street South, Hamilton (Central Presbyterian Church) under Part IV of the *Ontario Heritage Act* (Ward 2)

7.5 PED25190

Notice of Passing of By-laws to Designate Properties in Stoney Creek in the City of Hamilton under Part IV of the *Ontario Heritage Act* (Wards 5 and 9)

7.6 PED25191

Notice of Passing of By-laws to Designate Properties in Hamilton in the City of Hamilton under Part IV of the *Ontario Heritage Act* (Wards 3 and 4)

7.7 PED25196

Notices of Intention to Designate 2 Hatt Street, Dundas, and 54 King Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Wards 2 and 13)

7.8 PED25201

Delegated Approvals Respecting Heritage Permit Applications: HP2025-009 and HP2025-015 (Ward 1)

**8. ITEMS FOR CONSIDERATION**

8.1 PED25149

Recommendation to Designate 104 King Street West, Dundas (former Dundas Post Office) under Part IV of the *Ontario Heritage Act* (Ward 13)

This item will be preceded by a presentation.

**9. MOTIONS**

**10. NOTICE OF MOTIONS**

**11. GENERAL INFORMATION / OTHER BUSINESS**

11.1 Hamilton Municipal Heritage Committee's Heritage Recognition Awards (no copy)

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

11.2 2025 Ontario Heritage Conference (no copy)

11.3 Heritage Buildings and Landscapes Watch List

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS) National Historic Site

a. Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C.

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

#### Kroetsch

- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 100 West 5th Street, Century Manor (D) – G. Carroll

#### b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

#### Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

#### Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted
- (8) 265 Mill Street South, Braebourne House (D) – A. MacLaren

#### Hamilton

- (9) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (10) 134 Cannon Street East, Cannon Knitting Mill (D) – C. Kroetsch
- (11) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (12) 2 Dartnall Road, Rymal Road Station Silos (D) – G. Carroll
- (13) 54-56 Hess Street South (D) – C. Kroetsch
- (14) 1284 Main Street East, Delta High School (D) – G. Carroll
- (15) 311 Rymal Road East (R) – G. Carroll
- (16) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (17) 56 York Boulevard / 63-76 MacNab Street North, Coppley Building (D) – G. Carroll
- (18) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (19) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (20) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton –

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.



G. Carroll

- (21) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (22) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (23) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (24) 1269 Mohawk Road, Ancaster (R) – G. Carroll
- (25) 657 King Street East, Hamilton (R) – G. Carroll
- (26) 665-667 King Street East, Hamilton (R) – G. Carroll
- (27) 90 Markland, Hamilton (D) – C. Kroetsch
- (28) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (29) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch
- (30) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch
- (31) 200 Main Street East, First Pilgrim United Church (R) - C. Kroetsch

Stoney Creek

- (32) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

d. Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

## 12. ADJOURNMENT



## **HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES HMHC 25-006**

**12:00 p.m.**

**May 29, 2025**

Room 192/193, 1st Floor (Hybrid)  
Hamilton City Hall  
71 Main Street West

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**Present:** A. Denham-Robinson (Chair), G. Carroll (Vice-Chair), K. Burke,  
A. Douglas (Virtual), L. Lunsted (Virtual), and A. MacLaren

**Absent with  
Regrets:** Councillor C. Kroetsch – City Business  
S. Spolnik

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### **1. CALL TO ORDER**

Committee Chair Denham-Robinson called the meeting to order at 12:00 p.m.

### **2. CEREMONIAL ACTIVITIES**

There were no Ceremonial Activities.

### **3. APPROVAL OF THE AGENDA**

**(Burke/MacLaren)**

That the agenda for the May 29, 2025, meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

### **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

### **5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

**(Carroll/Douglas)**

That the Minutes of the April 25, 2025, meeting of the Hamilton Municipal Heritage Committee, be adopted as presented.

**CARRIED**

**Please refer to the June 18, 2025, Council Minutes for the disposition of these matters.**

**6. DELEGATIONS**

There were no Delegations.

**7. ITEMS FOR INFORMATION**

**(Burke/MacLaren)**

That the following Items for Information, be received:

- 7.1 PED25164**  
**Delegated Approvals Respecting Heritage Permit Applications:**  
**HP2025-007, HP2025-012, HP2025-013, and HP2025-014 (Wards 2 and 8)**
- 7.2 Education & Communication Working Group Meeting Notes - April 1, 2025**
- 7.3 HPRC 25-002**  
**Heritage Permit Review Sub-Committee Minutes from the meeting held on February 18, 2025**
- 7.4 HPRC 25-003**  
**Heritage Permit Review Sub-Committee Minutes from the meeting held on March 18, 2025**

**CARRIED**

**8. ITEMS FOR CONSIDERATION**

- 8.1 PED25143**  
**Recommendation to Designate 165-191 and 195-205 King Street East (Copp Block), under Part IV of the *Ontario Heritage Act* (Ward 2)**

Maryssa Barras, Cultural Heritage Planning Technician, addressed Committee respecting Report PED25143, Recommendation to Designate 165-191 and 195-205 King Street East (Copp Block), under Part IV of the *Ontario Heritage Act* (Ward 2), with the aid of a PowerPoint presentation.

**(Carroll/MacLaren)**

That Report PED25143, dated May 29, 2025, respecting the Recommendation to Designate 165-191 and 195-205 King Street East (Copp Block), under Part IV of the *Ontario Heritage Act* (Ward 2), and the accompanying presentation, be received, and the following recommendations be approved:

- (a) That the City Clerk BE DIRECTED to give notice of Council's intention to designate 165-191 and 195-205 King Street East, Hamilton (Copp Block), shown in Appendix A attached to Report PED25143, as properties of cultural heritage value pursuant to the

**Please refer to the June 18, 2025, Council Minutes for the disposition of these matters.**

provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix B to Report PED25143, subject to the following:

- (1) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-laws to designate the properties to be of cultural heritage value or interest to City Council;
  - (2) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.
- (b) That the Correspondence from Pamela Haines respecting Report PED25143, Recommendation to Designate 165-191 and 195-205 King Street East (Copp Block), under Part IV of the *Ontario Heritage Act* (Ward 2) (Item 8.1 (a)), be received.

**CARRIED**

**8.2 PED25159**

**Notice of Intention to Demolish the Building Located at 21 John Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 2)**

**(Douglas/Burke)**

That Report PED25159, dated May 29, 2025, respecting the Notice of Intention to Demolish the Building Located at 21 John Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 2), be received, and the following recommendations be approved:

- (a) That the Notice of Intention to Demolish the structure located at 21 John Street South, Hamilton, attached as Appendix B to Report PED25159, BE RECEIVED; and
- (b) That the non-designated property located at 21 John Street South, Hamilton, BE REMOVED from the Municipal Heritage Register.

**CARRIED**

**8.3 PED25162**

**Notice of Intention to Demolish the Buildings Located at 191 and 193 Mill Street South, Flamborough, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 15)**

**(MacLaren/Carroll)**

That Report PED25162, dated May 29, 2025, respecting the Notice of Intention to Demolish the Buildings Located at 191 and 193 Mill Street South, Flamborough, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 15), be received, and the following recommendations be approved:

- (a) That the Notice of Intention to Demolish the structures located at 191 and 193 Mill Street South, Flamborough, BE RECEIVED; and
- (b) That the non-designated properties located at 191 and 193 Mill Street South, Flamborough, BE REMOVED from the Municipal Heritage Register.

**CARRIED**

**9. MOTIONS**

There were no Motions.

**10. NOTICE OF MOTIONS**

A. Denham-Robinson relinquished the G. Carroll in order to introduce the following Notice of Motion:

**10.1 2026 Ontario Heritage Conference**

**(Denham-Robinson/Carroll)**

That the Rules of Order be suspended in order to introduce a Motion respecting the 2026 Ontario Heritage Conference.

**CARRIED on a 2/3 Majority**

**(Denham-Robinson/Carroll)**

WHEREAS the mandate of the Hamilton Municipal Heritage Committee includes advising City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues, and to participate in heritage events and activities;

WHEREAS the Ontario Heritage Conference (OHC) is an annual event, facilitated by Community Heritage Ontario (CHO), a provincial umbrella organization and advisory body for Municipal Heritage Committees that offers educational, inspirational, and networking opportunities to those involved in heritage conservation; as professionals or as volunteers;

WHEREAS the OHC programming generally showcases broad spectrum issues within the context and realities of the local municipality. The conference provides an excellent opportunity for regions to showcase heritage tourism venues and heritage conservation accomplishments;

WHEREAS the inaugural Ontario Heritage Conference of 2004 was held in Hamilton, Ontario, the CHO has expressed interest in returning to Hamilton for a future Ontario Heritage Conference;

WHEREAS staff can provide some in-kind support and resources for the conference though allocations and staffing already approved to support the Hamilton Municipal Heritage Committee and aligned with ongoing Tourism and Culture initiatives; and

WHEREAS a Local Organizing Committee has been formed to plan and prepare the Ontario Heritage Conference for 2026, consisting of municipal staff (Ken Coit and Jana Kelemen), 2 members of the Hamilton Municipal Heritage Committee, members of the Hamilton Branch of the Architectural Conservancy of Ontario (Shannon Kyles, Stan Nowak and Sandra Iskandar), members of Hamilton/Burlington Society of Architects (Jennifer Kinnunen, Esther Link, and Rebecca Beatty), and a member of Canadian Association of Heritage Professionals (Megan Hobson).

THEREFORE, BE IT RESOLVED:

- (a) That the Hamilton Municipal Heritage Committee supports developing a submission of a proposal to Community Heritage Ontario for Hamilton to host the Ontario Heritage Conference tentatively scheduled for June 18-20, 2026;
- (b) That the Hamilton Municipal Heritage Committee will support the Local Organizing Committee in the preparation of the Ontario Heritage Conference, should the Local Organizing Committee secure that the conference is held in Hamilton; and
- (c) That the following Hamilton Municipal Heritage Committee members be selected to represent the Hamilton Municipal Heritage Committee on the Local Organizing Committee for the 2026 Ontario Heritage Conference:
  - (i) A. Denham-Robinson
  - (ii) G. Carroll

**CARRIED**

## **11. GENERAL INFORMATION / OTHER BUSINESS**

### **11.1 Verbal Update respecting the Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety**

Ken Coit, Director, Heritage and Urban Design, addressed Committee respecting a Verbal Update respecting the Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety.

#### **(Carroll/MacLaren)**

That the verbal update from Ken Coit, Director, Heritage and Urban Design, respecting the Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety, be received.

**CARRIED**

### **11.2 Heritage Buildings and Landscapes Watch List**

Committee members provided brief updates on properties of interest.

#### **(MacLaren/Carroll)**

That the following updates, be received:

- (a) Endangered Buildings and Landscapes (RED):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

#### **Ancaster**

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

#### **Dundas**

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

#### **Glanbrook**

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted



Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (NOID) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Coppley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll
- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch
- (29) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch
- (30) 200 Main Street East, Hamilton (First-Prilgrim United Church) – C. Kroetsch

Stoney Creek

- (31) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

Waterdown

- (32) 265 Mill Street East, Former Elfrida Church (R) – A. MacLaren

- (c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll  
(3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas  
(4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch  
(5) 206 Main Street West, Arlo House (R) – C. Kroetsch  
(6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

- (d) Heritage Properties Update (BLACK):  
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,  
(NOID) Notice of Intention to Designate, (NHS) National Historic  
Site

**CARRIED**

## 12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 12:33 p.m.

Respectfully submitted,

Matt Gauthier  
Legislative Coordinator  
Office of the City Clerk

Alissa Denham-Robinson  
Chair, Hamilton Municipal Heritage  
Committee



## **HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-004**

**5:00 p.m.**

**Tuesday, April 15, 2025**

Webex Virtual Streaming

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**Present:** Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Andy MacLaren, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

**Absent  
With Regrets:** Andrew Douglas

**Also  
Present:** Alissa Golden (Cultural Heritage Lead), Lisa Christie (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

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### **1. CALL TO ORDER**

Committee Chair K. Burke called the meeting to order at 5:12 p.m.

### **2. CEREMONIAL ACTIVITIES**

There were no Ceremonial Activities.

### **3. APPROVAL OF THE AGENDA**

**(MacLaren/McGirr)**

That the Agenda for April 15, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

**CARRIED**

### **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

**5.1 HPRS Minutes 25-003 (March 18, 2025)**

**(Carroll/MacLaren)**

That the Minutes of March 18, 2025, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

**CARRIED**

**6. DELEGATIONS**

There were no Delegations.

**7. ITEMS FOR INFORMATION**

There were no Items for Information.

**8. ITEMS FOR CONSIDERATION**

There were no Items for Consideration.

**9. HERITAGE PERMIT APPLICATIONS**

**9.1 HP2025-013 – 28 James Street North, Hamilton, (Lister Block, Part VI)**

- Installation of 9 security cameras to be attached to contemporary panels in the first-floor elevations along James Street North and King William Street in inconspicuous areas and painted to blend in.

M. Dambeau was present to give an overview of the application and to respond to questions from the Sub-Committee.

**(Priamo/LaRose)**

- (a) That Heritage Permit 2025-013 – 28 James Street North, Hamilton, (Lister Block, Part VI), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-013 be consented to, subject to the following conditions:
  - (i) 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
  - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later

than April 30, 2027. If the alteration(s) are not completed by April 30, 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.

**CARRIED**

**9.2 HP2025-012 – 88 Fennell Avenue West, Hamilton (Auchmar Estate, Part IV)**

- Installation of a new water main, including:
  - Removal of trees and shrubs on the south side of the property to permit the installation;
  - Digging of a temporary trench from the property line at Fennell Avenue to the historic structure, to be backfilled following installation;
  - Installation of a new water meter and backflow preventer in the basement beside the existing utility hookups; and,
  - Introduction of a new hole through the foundation.

C. Samko was present to give an overview of the application and to respond to questions from the Sub-Committee.

**(MacLaren/McGirr)**

- (a) That Heritage Permit 2025-012 – 88 Fennell Avenue West, Hamilton (Auchmar Estate, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-012 be consented to, subject to the following conditions:
  - (i) 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
  - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 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.

**CARRIED**

### 9.3 HP2025-007 – 171 Forest Avenue, Hamilton (Part IV)

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
  - A new simplified lite pattern in the wood transom;
  - A six-panel solid wood door; and,
  - New exterior wood storms for the transom and sidelights.

Note: This property was previously considered at the March 18, 2025, meeting of the Heritage Permit Review Subcommittee and the applicant was asked to provide further detail regarding the proposal, including information on the storms and door panel design.

M. Kennedy was present to give an overview of the application on behalf of the applicant, and to respond to questions from the Sub-Committee.

#### (Priamo/MacLaren)

- (a) That Heritage Permit 2025-007 – 171 Forest Avenue, Hamilton (Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-007 be consented to, subject to the following conditions:
  - (i) 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
  - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 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.

**CARRIED**

### 9.4 HP2025-014 – 56 York Boulevard, Hamilton (Copley Commercial Block, Part IV)

- Adaptive reuse of the existing stone (east) and brick (west) buildings, including:
  - Exterior masonry restoration of both buildings, as required;
  - Installation of new windows in both buildings including:
  - New aluminum-clad hung wood windows throughout;
  - Reintroduction of the basement windows; and,

- Balconette windows in the upper storeys of the east elevation of the brick building (facing the interior courtyard between the buildings);
- Installation of new slate roof shingles in the stone building and new flat roof assemblies as required in both buildings;
- Reintroduction of a wood cornice on the brick building;
- Addition of new barrel vault glass roof above the interior courtyard (atrium) of the stone building;
- Interior renovations that retain and integrate the interior cast iron and wood columns;
- Addition of a fourth storey in the north end of the east (MacNab Street) elevation of the stone building continuing the line and finishes of the Mansard roof;
- Replacement of the metal-clad pedestrian passageway with a four-storey glass curtain wall; and
- Addition of vestibules with projecting copper-clad canopies in the east (MacNab Street) elevation of the stone building and connecting the two buildings in the south (York Boulevard) elevation.

S. Kulakowsky was present to give an overview of the application and to respond to questions from the Sub-Committee.

**(Carroll/McGirr)**

- (a) That Heritage Permit 2025-014 – 56 York Boulevard, Hamilton (Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-014 be consented to, subject to the following conditions:
  - (i) That the masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
  - (ii) 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
  - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 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.

**CARRIED**

**9.5 Pre-Consultation – 1007 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District, Part V)**

- Demolition of existing structure;
- Subdivision of property; and
- Construction of new single-family home on each parcel.

M. Hobson and S. Clark were present to give an overview of the consultation and to respond to questions and advice from the Sub-Committee.

**(Carroll/McGirr)**

- (a) That the presentation pertaining to 1007 Beach Boulevard, Hamilton, (Hamilton Beach Heritage Conservation District, Part V) be received.

**CARRIED**

Pursuant to Section 5.4(9) of the City of Hamilton's Procedural By-law 21-021, the Staff Liaison advised the Chair at 6:45 p.m. that quorum was lost, the Chair decided to continue the meeting during the absence of quorum to hear the presentation for the Pre-Consultation- 2463 Highway 5 West, Flamborough (The Lochner Cottage, Part IV), with no decisions being approved.

**9.6 Pre-Consultation – 2463 Highway 5 West, Flamborough (The Lochner Cottage, Part IV)**

- Demolition of existing non-designated structure on property; and
- Construction of new single-family home in a similar location.

The Koonstras and I. Jonkman were present to give an overview of the consultation and to respond to questions and advice from the Sub-Committee.

**10. MOTIONS**

There were no Motions.

**11. NOTICE OF MOTIONS**

There were no Notice of Motions.

**12. ADJOURNMENT**

Pursuant to Section 5.4(9) of the City of Hamilton's Procedural By-law 21-021, the Staff Liaison advised those in attendance that quorum was not achieved since 6:45 p.m. when quorum was initially lost, therefore, the meeting stood adjourned.



Respectfully submitted,

Lisa Christie  
Cultural Heritage Planner

Karen Burke, Chair  
Heritage Permit Review  
Sub-Committee



## **HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-005**

**5:00 p.m.**

**Tuesday, May 20, 2025**

Webex Virtual Streaming

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**Present:** Karen Burke (Chair), Graham Carroll (Vice Chair), Andy MacLaren, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

**Absent  
With Regrets:** Andrew Douglas, Sandra Iskandar

**Also  
Present:** Ken Coit (Director of Heritage and Urban Design), Lisa Christie (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

---

### **1. CALL TO ORDER**

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

### **2. CEREMONIAL ACTIVITIES**

There were no Ceremonial Activities.

### **3. APPROVAL OF THE AGENDA**

**(Carroll/McGirr)**

That the Agenda for May 20, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

**CARRIED**

### **4. DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

### **5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

#### **5.1 HPRS Minutes 25-004 (April 15, 2025)**

**(MacLaren/Priamo)**

That the Minutes of April 15, 2025, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

**CARRIED**

**6. DELEGATIONS**

There were no Delegations.

**7. ITEMS FOR INFORMATION**

There were no Items for Information.

**8. ITEMS FOR CONSIDERATION**

There were no Items for Consideration.

**9. HERITAGE PERMIT APPLICATIONS**

**9.1 Pre-Consultation – 2463 Hwy 5 West, Flamborough (The Lochner Cottage, Part IV)**

- Demolition of existing non-designated structure on property; and
- Construction of new single-family home in a similar location.

*Note: Item was reviewed at the April 2025 meeting of HPRC, but as quorum was not present at that point of the meeting, it could not be formally received at that time.*

**(Carroll/MacLaren)**

- (a) That the presentation pertaining to 2463 Highway 5 West, Flamborough (The Lochner Cottage, Part IV) be received.

**CARRIED**

**9.2 HP2025-009 – 1280 Main Street West, Hamilton (McMaster University Historic Core, Part IV)**

- Installation of mechanical upgrades on the University Hall building, including;
  - Installation of two new passive ventilation hoods along the central core of the flat roof area, made of prefabricated metal housings with a galvanized finish, projecting approximately 32” above the roof surface; and,

- New intake/exhaust ventilation grilles to be installed in two panes of an existing window opening on the north end of the building.

*Note: This property received conditional approval from HPRS for a heritage permit which included a similar scope of work in 2022. HP2022-034 was approved in December 2022, the previous heritage permit expired December 31, 2024.*

Ed Schuck was present to give an overview of the project and to answer questions and advice from the committee.

**(McGirr/Priamo)**

- (a) That Heritage Permit 2025-009 – 1280 Main Street West, Hamilton (McMaster University Historic Core, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-009 be consented to, subject to the following conditions:
  - (i) 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
  - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 31, 2027. If the alteration(s) are not completed by May 31, 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.

**CARRIED**

**9.3 HP2025-015 – 235 Bowman Street Hamilton (Former Princess Elizabeth School, Part IV)**

- Replacement of existing corroded steel windows on the former Princess Elizabeth School with new wood and aluminum window frames in a similar design to the existing windows.

C. Zahoruk, E. McMurchy, and Rabbi D. Green were present to give an overview of the application and to respond to questions and advice from the Sub-Committee.

**(MacLaren/Priamo)**

- (a) That Heritage Permit 2025-015 – 235 Bowman Street Hamilton (Former Princess Elizabeth School, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-015 be consented to, subject to the following conditions:
  - (i) 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
  - (i) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 31, 2027. If the alteration(s) are not completed by May 31, 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.

**CARRIED**

**9.4 HP2025-016 – 2463 Hwy 5 West, Flamborough (The Lochner Cottage, Part IV)**

- Demolition of existing non-designated structure on property, and
- Construction of new single-family home in a similar location.

R. Pasuta and S. Fielding were present on behalf of the owners, G. and L. Koonstra (also present) to give an overview of the application and to respond to questions and advice from the Sub-Committee.

**(Carroll/MacLaren)**

- (a) That Heritage Permit 2025-016 – 2463 Hwy 5 West, Flamborough (The Lochner Cottage, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-016 be consented to, subject to the following conditions:
  - (i) That a demolition and construction plan delineating a protection line and sufficient buffers for the heritage building

to be retained 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;

- (ii) That the applicant make every reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid additional waste as part of the demolition process, to the satisfaction and approval of the Director of Planning and Chief Planner;
- (iii) 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
- (iv) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 31, 2027. If the alteration(s) are not completed by May 31, 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.

**CARRIED, with one opposing vote**

**9.5 HP2025-017 – 3 Union Street, Waterdown (Mill Street Heritage Conservation District Part V)**

- Construction of new one-storey detached (24' x18') garage, including;
  - A one door garage on the first storey;
  - Horizontal wood siding; and
  - Asphalt shingles.

Owner P. Farrand was present to give an overview of the consultation and to respond to questions and advice from the Sub-Committee.

**(LaRose/McGirr)**

- (a) That Heritage Permit 2025-017 – 3 Union Street, Waterdown (Mill Street Heritage Conservation District Part V) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-017 be consented to, subject to the following conditions:

- (i) That the final details of the garage door, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- (ii) 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
- (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 31, 2027. If the alteration(s) are not completed by May 31, 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.

**CARRIED**

**10. MOTIONS**

There were no Motions.

**11. NOTICE OF MOTIONS**

There were no Notice of Motions.

**12. ADJOURNMENT**

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 6:30 pm.

Respectfully submitted,

Lisa Christie  
Cultural Heritage Planner

Karen Burke, Chair  
Heritage Permit Review  
Sub-Committee



## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25183

**Subject/Title:** Notice of By-law Passing to Designate 105 Erie  
Avenue, Hamilton, under Part IV of the *Ontario  
Heritage Act*

**Ward(s) Affected:** Ward 3

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### Information

Please be advised that Hamilton City Council passed By-law 25-094 to designate the property located at 105 Erie Avenue, Hamilton, during the Hamilton City Council session on May 7, 2025. As such, please be advised that on May 21, 2025, the City of Hamilton served notice to the property owner and to the Ontario Heritage Trust indicating that the subject property was officially designated by Hamilton City Council under Section 29 of the *Ontario Heritage Act*.

A Notice of By-law Passing for the subject property was also published in the Hamilton Spectator on May 21, 2025. A copy of the notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

### Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

### Appendices and Schedules Attached

Appendix A: Notice of Passing of By-law to Designate 105 Erie Avenue, Hamilton



**Prepared by:** Maryssa Barras, Cultural Heritage Planning Technician II  
Planning and Economic Development, Planning Division

**Submitted and  
recommended by:** Alissa Golden, Cultural Heritage Program Lead  
Planning and Economic Development, Planning Division

Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
[www.hamilton.ca](http://www.hamilton.ca)

Planning and Economic Development Department  
Planning Division

May 21, 2025

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Passing of By-law No. 25-094 to Designate 105 Erie Avenue,  
Hamilton under Part IV of the *Ontario Heritage Act***

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Please take notice that the Council of the City of Hamilton has passed By-law Number 25-094 to designate 105 Erie Avenue, Hamilton as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. This property was designated by Hamilton City Council on the 7<sup>th</sup> day of May, 2025 and the designating by-law can be found at [www.hamilton.ca](http://www.hamilton.ca). **Attached** please find a copy of By-law No. 25-094.

A Notice of Passing of the By-law was also published in the Hamilton Spectator on **May 21, 2025**.

Any person who objects to any of the above By-laws may, within thirty days after the date of publication of the Notice of Passing of the By-laws, appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the municipality a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection(s), accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Maryssa Barras, Cultural Heritage Planning Technician, Email: [Maryssa.Barras@hamilton.ca](mailto:Maryssa.Barras@hamilton.ca).

A handwritten signature in dark ink, appearing to read 'Matthew Trennum'.

Matthew Trennum  
City Clerk

MB  
Attach.

CC: Councillor Wilson, Ward 13  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Anita Fabac, Acting Director of Planning and Chief Planner  
Matt Gauthier, Legislative Coordinator  
Maryssa Barras, Cultural Heritage Planning Technician II

Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
[www.hamilton.ca](http://www.hamilton.ca)

Planning and Economic Development Department  
Planning Division

June 12, 2025

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*  
252 Caroline Street South, Hamilton (Central Presbyterian Church)**

The City of Hamilton intends to designate 252 Caroline Street South, Hamilton (Central Presbyterian Church) under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. **Attached** please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property.

A Notice of Intention to Designate the property was also published in the Hamilton Spectator on June 12, 2025.

Any person who objects to the proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Scott Dickinson, Cultural Heritage Planner, Email: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca).

Sincerely,

Matthew Trennum  
City Clerk

SD  
Attach.

cc: Councillor Kroetsch, Ward 2  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Matt Gauthier, Legislative Coordinator



Scott Dickinson, Cultural Heritage Planner

## CITY OF HAMILTON

**Notice of Intention to Designate**

252 Caroline Street South, Hamilton (Central Presbyterian Church)

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES****Description of Property**

The 0.32-hectare property municipally addressed as 252 Caroline Street South is comprised of a one-storey brick church constructed in 1908. The property is also comprised of an attached two-storey brick Sunday School building, municipally addressed as 165 Charlton Avenue West, constructed in 1908 and modified in 1960. The property is located on the southwest corner of the intersection of Caroline Street South and Charlton Avenue West, in the historic Durand Neighbourhood, in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The 1908 one-storey brick structure located at 252 Caroline Street South has design value as a representative example of a place of worship influenced by the Beaux-Arts and Colonial Revival styles, and as an early example of a Colonial Revival building in Ontario. The property also displays a high degree of craftsmanship through its elaborate steeple, carved stone decorations and eclectic classical elements, including the portico with pediment supported by Ionic columns and carved stone head.

The historical value of the property lies in its association with the historic Central Presbyterian Church, which has had a presence in Hamilton since 1841. It is also associated with prominent Canadian architect John McIntosh Lyle (1872-1945), the subject property being both one of his first designs and one of the buildings which introduced the Colonial Revival style to Canada. Raised in Hamilton and educated at the Ecole des Beaux-Arts of Paris, Lyle championed the idea of a uniquely Canadian style of architecture. Other Hamilton properties designed by Lyle include Gateside at 135 Aberdeen Avenue (1905), the Gage Park Fountain (1926), Wynnstay at 437 Wilson Street East, Ancaster (1926), and the York Street High Level Bridge (1927).

Contextually, this property is important in defining the historic character of the historic Durand Neighbourhood. It is historically and visually linked to its surroundings, being on its original location within a sympathetic residential streetscape. As a large and highly visible structure in a distinctive architectural style, this property is considered a local landmark.

## Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of a place of worship influenced by the Beaux-Arts and Colonial Revival styles, as an early example of the Colonial Revival style and in displaying a high degree of craftsmanship, and its associations with the Central Presbyterian Church and architect John Lyle, include:

- All elevations and roofline of the one-storey brick 1908 place of worship, including its:
  - T-shaped plan;
  - Red brick façade laid in Common bond;
  - Brick steeple with stone accents including belfry; including the:
    - Open belfry with round-headed stone arches supported by brick piers, stone Ionic pilasters supporting entablature with dentils and moulded cornice and stone balconies supported by brackets;
    - Lantern above the belfry, with stone oculus openings with carved floral motifs, Doric pilasters, and corner niches with decorative elements; and,
    - Octagonal brick spire with stone accents.
  - Flat roof with a brick parapet and stone entablature with projecting cornice, modillions, and dentils below;
  - Symmetrical front (east) façade with its:
    - Main entrance in projecting base of steeple tower with its moulded stone door surround with floral motif and carved stone head in the Classical style;
    - Main entrance portico with segmental pediment with dentils supported by entablature with dentils and plain frieze and architrave on top of Ionic columns and pilasters;
    - Flanking oculus windows with brick voussoirs and stone keystones;
    - Flanking entrances with moulded stone surround with moulded flat pediment supported by carved brackets;
  - Round-headed window openings with elaborate stained glass in the side facades with brick voussoirs and stone keystones, endstones and stone lug sills with moulded cornice and supporting carved brackets; and,
  - Projecting rounded side entrances with half-dome roof and moulded cornice with moulded stone door surround, transom and triangular pediment supported by carved brackets.

The original first storey on the 1908 Sunday School building is considered to be of cultural heritage value or interest but is not included in the list of Heritage Attributes forming part of this designation by-law.

Key attributes that embody the contextual value of the property as a defining element in the character of the surrounding area, and as a local landmark include its:

- Location at the corner of Caroline Street South and Charlton Avenue West with a moderate setback from the public right-of-way; and,
- The highly visible brick steeple with belfry, lantern, and octagonal spire.





## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25189

**Subject/Title:** Notice of Intention to Designate 252 Caroline Street  
South, Hamilton (Central Presbyterian Church) under  
Part IV of the *Ontario Heritage Act*

**Ward(s) Affected:** Ward 2

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### Information

Please be advised that Hamilton City Council approved the recommendations laid out in Report PED25071 during a Hamilton City Council session on May 28, 2025. As such, please be advised that on June 12, 2025, the City of Hamilton served notice to the property owner and to the Ontario Heritage Trust indicating that the City of Hamilton intends to designate 252 Caroline Street South, Hamilton (Central Presbyterian Church) under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value.

A Notice of Intention to Designate was also published in the Hamilton Spectator on June 12, 2025. A copy of the notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

### Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

### Appendices and Schedules Attached

Appendix A: Notice of Intention to Designate 252 Caroline Street South, Hamilton  
(Central Presbyterian Church)

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**Prepared by:** Scott Dickinson, Cultural Heritage Planner,  
Planning and Economic Development, Planning Division

**Submitted and  
recommended by:** Alissa Golden, Cultural Heritage Program Lead  
Planning and Economic Development, Planning Division



## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25190

**Subject/Title:** Notice of Passing of By-laws to Designate Properties  
in Stoney Creek in the City of Hamilton under Part IV  
of the *Ontario Heritage Act*

**Ward(s) Affected:** Wards 5 and 9

### Information

Please be advised that Hamilton City Council has passed By-laws 25-043 and 25-044 to designate properties located at 2251 Rymal Road East, Stoney Creek (Former Elfrida Church) and 21-25 Jones Street, Stoney Creek (The Powerhouse) during the Hamilton City Council session on March 5, 2025. As such, please be advised that on March 21, 2025, the City of Hamilton served notice to the property owners and to the Ontario Heritage Trust indicating that the subject properties were officially designated by Hamilton City Council under Section 29 of the *Ontario Heritage Act*.

A combined Notice of By-laws Passing for the subject properties was also published in the Hamilton Spectator on March 21, 2025. A copy of the combined notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

### Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

### Appendices and Schedules Attached

Appendix A: Notice of Passing of By-laws to Designate Properties in Stoney Creek in the City of Hamilton under Part IV of the *Ontario Heritage Act*

**Prepared by:** Scott Dickinson, Cultural Heritage Planner,  
Planning and Economic Development, Planning Division

**Submitted and recommended by:** Alissa Golden, Cultural Heritage Program Lead  
Planning and Economic Development, Planning Division



**Hamilton**

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division

March 21, 2025

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Passing of By-laws to Designate Properties in Stoney Creek in the City of Hamilton under Part IV of the *Ontario Heritage Act***

---

Please take notice that the Council of the City of Hamilton has passed by-laws to designate the following properties as being of cultural heritage value under Part IV of the *Ontario Heritage Act*:

**2251 Rymal Road East, Stoney Creek (By-law No. 25-043)**  
**21-25 Jones Street, Stoney Creek (By-law No. 25-044)**

These properties were designated by Hamilton City Council on the 5<sup>th</sup> day of March, 2025. **Attached** please find copies of By-law No. 25-043 and By-law No. 25-044.

A Notice of Passing of the By-laws was also published in the Hamilton Spectator on **March 21, 2025**.

Any person who objects to any of the above By-laws may, within thirty days after the date of publication of the Notice of Passing of the By-laws, appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the municipality a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection(s), accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Scott Dickinson, Cultural Heritage Planner, Email: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca).

A handwritten signature in black ink, appearing to read "Anita Fabac".

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

SD  
Attach.

cc: Councillor Francis, Ward 5  
Councillor Clark, Ward 9  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Matt Gauthier, Legislative Coordinator  
Scott Dickinson, Cultural Heritage Planner

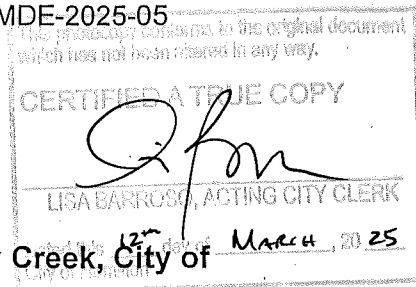
**Authority:** Item 9.6, Planning Committee Minutes 25-003 (PED25045)  
 CM: March 5, 2025 Ward: 9  
 Written approval for this by-law was given by Mayoral Decision MDE-2025-05  
 Dated March 5, 2025

**Bill No. 043**

**CITY OF HAMILTON**

**BY-LAW NO. 25-043**

**To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property of Cultural Heritage Value**



**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on October 25, 2024;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on November 13, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 2251 Rymal Road East, Stoney Creek in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-205;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** a Notice of Objection to the Notice of Intention to Designate 2251 Rymal Road East, Stoney Creek, was served upon the Clerk of the municipality in accordance with subsection 29(5) of the *Ontario Heritage Act* and the objection was considered by Council in accordance with subsection 29(6) of the *Ontario Heritage Act*;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

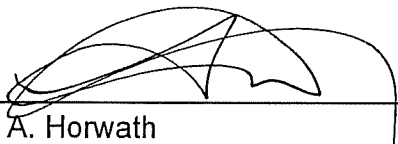
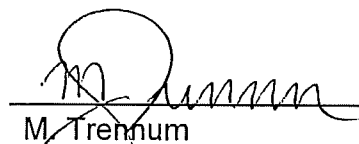
1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property  
of Cultural Heritage Value

Page 2 of 6

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

**PASSED** this 5<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
A. Horwath  
Mayor  
\_\_\_\_\_  
M. Trennum  
City Clerk

To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property  
of Cultural Heritage Value

Page 3 of 6

**Schedule "A"**

**To**

**By-law No. 25-043**

**2251 Rymal Road East, Stoney Creek  
Hamilton, Ontario**

PIN: 17088-0325 (LT)

Legal Description:

PT LT 25, CON 8 SALTFLEET , AS IN VM201247 ; STONEY CREEK CITY OF  
HAMILTON



To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property  
of Cultural Heritage Value

Page 4 of 6

**Schedule "B"**  
**To**  
**By-law No. 25-043**

**2251 Rymal Road East, Stoney Creek  
Hamilton, Ontario**

**Notice of Intention to Designate  
2251 Rymal Road East, Stoney Creek  
(Former Elfrida United Church)**

The City of Hamilton intends to designate 2251 Rymal Road East, Stoney Creek, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

This property, formerly known as the Elfrida United Church, is a representative example of the Gothic Revival style of architecture as applied to a place of worship which also displays a high degree of craftsmanship. It has historical value as an early place of worship in Saltfleet Township and it is associated with the theme of the nineteenth-century development in Saltfleet. Contextually, this property is important in defining the former historic rural character of the area. It is historically linked to its surroundings and, being a highly visible structure juxtaposed against a modern backdrop, is considered a local landmark.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 29<sup>th</sup> day of November, 2024.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Scott Dickinson, Heritage Planning Technician,  
E-mail: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca)

[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton  
Ontario

To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property  
of Cultural Heritage Value

Page 5 of 6

**Schedule "C"**

**To**

**By-law No. 25-043**

**2251 Rymal Road East, Stoney Creek  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 0.1-hectare property municipally addressed as 2251 Rymal Road East, Stoney Creek, is comprised of a one-storey brick building constructed as a place of worship in 1881, formerly known as the Elfrida United Church. It is located on the north side of Rymal Road East, between Swayze Road and the Upper Centennial Parkway, in the historic settlement area of Elfrida in the former Township of Saltfleet, in the community of Stoney Creek in the City of Hamilton.

**Statement of Cultural Heritage Interest or Value**

The one-storey brick building, formerly known as the Elfrida United Church, was constructed in 1881, in the place of an earlier church constructed in 1858. The property has design or physical value as it is a representative example of the Gothic Revival style of architecture as applied to a place of worship. The property also displays a high degree of craftsmanship through the decorative brackets and tracery, the stone hood-moulds on the windows and the multi-coloured stained glass windows.

The property has historical value as it was one of the earliest places of worship in Saltfleet Township and is associated with the theme of the nineteenth-century development in Saltfleet. Originally built as a Methodist church and joining the United Church of Canada in 1925, this former place of worship served the historic settlement area of Elfrida until its closure in 1991 and conversion into a restaurant.

Contextually, this property is important in defining the former historic rural character of the area. It is historically linked to its surroundings, located on the historic Rymal Road transportation corridor and being the only remaining non-residential nineteenth-century building from the historic settlement area of Elfrida. Located close to the public right-of-way, it is a highly visible structure, juxtaposed against the surrounding modern commercial development, making it a local landmark.

To Designate Property Located at 2251 Rymal Road East, Stoney Creek, City of Hamilton as Property  
of Cultural Heritage Value

Page 6 of 6

### Description of Heritage Attributes

Key attributes that embody the design value of the property as being a representative example of the Gothic Revival architectural style demonstrating a high degree of craftsmanship, and historical value for its associations with places of worship in Saltfleet Township and nineteenth-century settlement in Elfrida, include:

- All elevations and roofline of the one-storey brick building, including its:
  - Front gable roof with projecting eaves and brick chimneys to the front and rear;
  - Decorative wooden brackets and brick detailing below the front (south) gable;
  - Circular window opening in the front (south) elevation with a rounded stone hood-mould;
  - Date stone on the front elevation reading: "C.M.C. Erected 1858 Rebuilt 1881";
  - Brick buttresses on the front (south) and side (east and west) elevations;
  - Lancet windows with wooden quatrefoil tracery and etched stained glass with floral designs in red, green, yellow, and blue, including:
    - Stone hood-moulds in the front (south) elevation; and,
    - Brick voussoirs in the side (east and west) elevations;
  - Round stone hood-mould over a semicircular transom above the front entrance;
  - Decorative brick panels between the first storey and basement window bays;
  - Flat-headed basement windows with stone lintels; and,
  - Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the historic settlement area of Elfrida and as a local landmark include its:

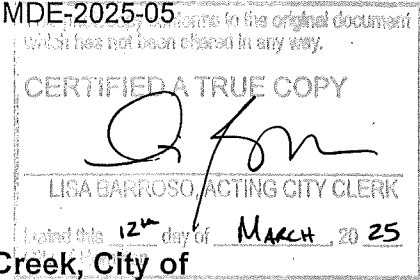
- Location on Rymal Road;
- Shallow setback from the public right-of-way; and,
- Visibility of the property from all directions.

**Authority:** Item 9.5, Planning Committee Minutes 25-003 (PED25044)  
CM: March 5, 2025 Ward: 5  
Written approval for this by-law was given by Mayoral Decision MDE-2025-05  
Dated March 5, 2025

**Bill No. 044**

**CITY OF HAMILTON  
BY-LAW NO. 25-044**

**To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of  
Hamilton as Property of Cultural Heritage Value**



**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on October 25, 2024;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on November 13, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 21-25 Jones Street, Stoney Creek in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-205;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** a Notice of Objection to the Notice of Intention to Designate 21-25 Jones Street, Stoney Creek, was served upon the Clerk of the municipality in accordance with subsection 29(5) of the *Ontario Heritage Act* and the objection was considered by Council in accordance with subsection 29(6) of the *Ontario Heritage Act*;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:


1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of Hamilton as Property of  
Cultural Heritage Value

Page 2 of 6

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

**PASSED** this 5<sup>th</sup> day of March, 2025.



A. Horwath  
Mayor



M. Trennum  
City Clerk

To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of Hamilton as Property of  
Cultural Heritage Value

Page 3 of 6

**Schedule "A"**

**To**

**By-law No. 25-044**

**21-25 Jones Street, Stoney Creek  
Hamilton, Ontario**

PIN: 17318-0165 (LT)

Legal Description:

LT 133, RCP 1424 , PART 1 , 62R5789 , EXCEPT PT 1, 62R9947, S/T CD485111 ;  
STONE CREEK CITY OF HAMILTON

To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of Hamilton as Property of  
Cultural Heritage Value

Page 4 of 6

**Schedule "B"**

**To**

**By-law No. 25-044**

**21-25 Jones Street, Stoney Creek  
Hamilton, Ontario**

**Notice of Intention to Designate  
21-25 Jones Street, Stoney Creek  
(The Powerhouse)**

The City of Hamilton intends to designate 21-25 Jones Street, Stoney Creek, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

This property, constructed in 1894, is a rare surviving example of an interurban railway powerhouse and is the only surviving structure in Hamilton of the four electric railways which once served Hamilton and the surrounding area. The building also displays a high degree of craftsmanship through its brick ornamentation. The property has historical value for its association with the Hamilton, Grimsby and Beamsville Railway, the Cataract Power Company and with the architectural firm Stewart and Stewart. A prominent and highly-visible local landmark, the property is visually, historically, functionally and physically linked to its surroundings as an important defining feature in the historic core of Stoney Creek.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 29<sup>th</sup> day of November, 2024.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Scott Dickinson, Heritage Planning Technician,  
E-mail: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca)

[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton

To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of Hamilton as Property of  
Cultural Heritage Value

Page 5 of 6

**Schedule "C"**

**To**

**By-law No. 25-044**

**21-25 Jones Street, Stoney Creek  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 0.344-hectare property municipally addressed as 21-25 Jones Street, Stoney Creek, is comprised of a single-storey brick building constructed in 1894. It is located on the north side of Jones Street, near the intersection of Jones Street and King Street East, in the historic core of Stoney Creek in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The brick structure located at 21-25 Jones Street, Stoney Creek, known as the Powerhouse, was constructed in 1894. It has design or physical value as a rare surviving example of an interurban railway powerhouse and as the only surviving structure in Hamilton of the four electric railways which once served Hamilton and the surrounding area. The building is representative of the Romanesque Revival style of architecture and the decorative exterior masonry elements, including the brick parapet, sawtooth courses, corbels, pilasters, and buttresses with stone accents, display a high degree of artisanship.

The property has historical value for its association with the Hamilton, Grimsby and Beamsville Railway, an early electric interurban railway which operated between 1894 and 1931. The Railway provided a vital transportation link for travelers before the proliferation of the automobile and is remembered now for its role in shipping the fruit grown by the orchards of the Niagara Peninsula. It is also associated with the Cataract Power Company, an early hydroelectric company founded by Hamiltonians which pioneered long distance power transmission and which both owned and supplied electricity to the railway. The property demonstrates the work of Walter (1871-1917) and William Stewart (1832-1907) of the firm Stewart and Stewart, a predecessor to the famed Hamilton architectural firm of Stewart and Witton.

A prominent and highly-visible local landmark, the Powerhouse is an important defining feature in the historic core of Stoney Creek and the surrounding residential streetscape on Jones Street. This property is visually, historically, functionally, and



To Designate Property Located at 21-25 Jones Street, Stoney Creek, City of Hamilton as Property of  
Cultural Heritage Value

Page 6 of 6

physically linked to its surroundings, being connected to the historic transportation corridor of King Street, and to the historic watercourse of Stoney Creek.

### **Description of Heritage Attributes**

Key attributes that embody the design value of the property as being a rare surviving example of an interurban powerhouse, representative of the Romanesque Revival Style of Architecture and in demonstrating a high degree of artisanship, and historical value for its association with the prominent architectural firm of Stewart and Stewart, the Hamilton, Grimsby and Beamsville Electric Railway and the Cataract Power Company, include:

- The front (south) and side (east and west) elevations and roofline of the single-storey brick building, including its:
  - Brick parapet with decorative brickwork and sawtooth brick courses;
  - Brick firewalls visible on side elevations;
  - Stone corbel on west elevation supporting edge of parapet;
  - Brick corbelling between the parapet and windows;
  - Round-headed window and door openings with brick voussoirs and stone imposts and keystones;
  - Semi-circular transom over door in south elevation;
  - Brick pilasters along front elevation and brick buttresses along the side elevations;
  - Capstones on the buttresses on the side elevations;
  - Continuous stone sill in the front elevation;
  - Shared stone sills in the side elevations; and,
  - Stone foundation.

Key attributes that embody the contextual value of the property as a local landmark and a defining feature of the historic core of Stoney Creek and of the historic residential streetscape of Jones Street and include its:

- Location fronting onto Jones Street at the public right-of-way;
- Proximity to the Stoney Creek watercourse; and,
- Visibility from King Street East.



## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25191

**Subject/Title:** Notice of Passing of By-laws to Designate Properties  
in Hamilton in the City of Hamilton under Part IV of  
the *Ontario Heritage Act*

**Ward(s) Affected:** Wards 3 and 4

### Information

Please be advised that Hamilton City Council has passed By-law Numbers 25-109 and 25-110 to designate properties located at 1175 Main Street East, Hamilton (Memorial Public School) and 801 Dunsmure Road, Hamilton (W. H. Ballard Public School) during the Hamilton City Council session on May 28, 2025. As such, please be advised that on June 12, 2025, the City of Hamilton served notice to the property owners and to the Ontario Heritage Trust indicating that the subject properties were officially designated by Hamilton City Council under Section 29 of the *Ontario Heritage Act*.

A combined Notice of By-laws Passing for the subject properties was also published in the Hamilton Spectator on June 12, 2025. A copy of the combined notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

### Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

### Appendices and Schedules Attached

Appendix A: Notice of Passing of By-laws to Designate Properties in Hamilton in the City of Hamilton under Part IV of the *Ontario Heritage Act*

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**Prepared by:** Scott Dickinson, Cultural Heritage Planner  
Planning and Economic Development, Planning Division

**Submitted and  
recommended by:** Alissa Golden, Cultural Heritage Program Lead  
Planning and Economic Development, Planning Division



**Hamilton**

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division

June 12, 2025

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Passing of By-laws to Designate Properties in Hamilton in the City of Hamilton under Part IV of the *Ontario Heritage Act***

---

Please take notice that the Council of the City of Hamilton has passed by-laws to designate the following properties as being of cultural heritage value under Part IV of the *Ontario Heritage Act*:

**1175 Main Street East, Hamilton (By-law No. 25-109)**  
**801 Dunsmure Road, Hamilton (By-law No. 25-110)**

These properties were designated by Hamilton City Council on the 28<sup>th</sup> day of May, 2025. **Attached** please find copies of By-law No. 25-109 and By-law No. 25-110.

A Notice of Passing of the By-laws was also published in the Hamilton Spectator on **June 12, 2025**.

Any person who objects to any of the above By-laws may, within thirty days after the date of publication of the Notice of Passing of the By-laws, appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the municipality a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection(s), accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Scott Dickinson, Cultural Heritage Planner, Email: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca).

A handwritten signature in black ink, appearing to read 'Matthew Trennum'.

Matthew Trennum  
City Clerk

SD

Attach.

cc: Councillor Nann, Ward 3  
Councillor Hwang, Ward 4  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Matt Gauthier, Legislative Coordinator  
Scott Dickinson, Cultural Heritage Planner

**Authority:** Item 9.2, Planning Committee Report 25-004 (PED25033)

CM: March 26, 2025 Ward: 3

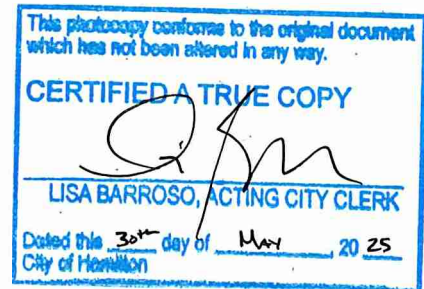
Written approval for this by-law was given by Mayoral Decision MDE-2025-09

Dated May 28, 2025

**Bill No. 109**

**CITY OF HAMILTON**

**BY-LAW NO. 25-109**



**To Designate Property Located at 1175 Main Street East, City of Hamilton as  
Property of Cultural Heritage Value**

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on February 28, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on March 26, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 1175 Main Street East in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 25-056;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

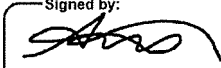
To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural Heritage Value

Page 2 of 7

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.
2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

**PASSED** this 28<sup>th</sup> day of May, 2025.

Signed by:

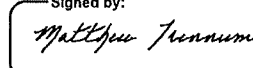


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A. Horwath

Mayor

Signed by:



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M. Trennum

City Clerk

To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural  
Heritage Value

Page 3 of 7

**Schedule "A"**

**To**

**By-law No. 25-109**

**1175 Main Street East,  
Hamilton, Ontario**

PIN: 17227-0332 (LT)

Legal Description:

PART LOT 5 CONCESSION 2 BARTON, AS IN HA188365 & HA193654 EXCEPT  
PART 1 PLAN 62R4798 AND PART 1 PLAN 62R20889; CITY OF HAMILTON

To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural Heritage Value

Page 4 of 7

## Schedule "B"

To

By-law No. 25-109

**1175 Main Street East  
Hamilton, Ontario**

### CITY OF HAMILTON

## Notice of Intention to Designate Properties in Hamilton

The City of Hamilton intends to designate the following properties under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value.

#### **1175 Main Street East, Hamilton (Memorial Public School)**

The 1919 two-storey brick school located at 1175 Main Street East is a representative example of the Collegiate Gothic architectural style that displays a high degree of craftsmanship. The property is a rare surviving example of a school built to commemorate the dead of the First World War. The property is associated with the twentieth century development of Hamilton's East End and Hamiltonians desire to memorialize the First World War. It also reflects the work of Hamilton-born architect George Hutton (1881-1942). Contextually, this property is important in defining the character of Crown Point West. It is historically, visually, and functionally linked to its surroundings, and is considered a local landmark.

#### **801 Dunsmore Road, Hamilton (W. H. Ballard Public School)**

The three-storey school building, constructed in 1922, is a representative example of the Collegiate Gothic architectural style. The property displays a high degree of craftsmanship and a high degree of technical achievement as an early example of a school with a steel-frame structure. The property is associated with its namesake, prominent local educator William Henry Ballard (1845-1934), and with the theme of Hamilton's twentieth century industrial expansion. It is also associated with the prominent architectural firm of Warren and McDonnell. Contextually, this property is important in defining the character of the historic Homeside Neighbourhood. It is historically and visually linked to its surroundings and is considered to be a local landmark.

#### **Additional Information**

Further information regarding this notice of intention to designate is available from the City. The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment for the above properties may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation of any property herein, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 14<sup>th</sup> day of April, 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Scott Dickinson, Cultural Heritage Planner,  
E-mail: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca)

[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton



To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural Heritage Value

Page 5 of 7

**Schedule “C”**

**To**

**By-law No. 25-109**

**1175 Main Street East  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 2.15 hectare property municipally addressed as 1175 Main Street East is comprised of a two-storey brick building constructed in 1919 known as the Hamilton Memorial Public School. The property is located on the northwest corner of the intersection of Main Street East and Ottawa Street North, in the Crown Point West Neighbourhood in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The two-storey brick school located at 1175 Main Street East, known as the Hamilton Memorial Public School, was constructed in 1919. It has design and physical value as a representative example of the Collegiate Gothic style of architecture as applied to an urban elementary school, which displays a high degree of craftsmanship through the decorative patterned brickwork and elaborate stone entrance surrounds. The property is also a rare example of a Hamilton school building with a central auditorium with covered skylight and a rare surviving example of a school built to commemorate the dead of the First World War.

The historical value of the property lies in its association with the development of Hamilton's East End in the early twentieth century and the desire of Hamiltonians to memorialize the First World War. The subject property also reflects the work of prominent Hamilton-born architect George Hutton (1881-1942).

Contextually, this property is important in defining the residential character of the surrounding neighbourhood of Crown Point West. It is historically, visually, and functionally linked to its surroundings, being on its original location at the intersection of Main Street East and Ottawa Street North. This large and distinctive structure situated along a major thoroughfare has been well-known to generations of Hamilton students and is considered a local landmark.

**Description of Heritage Attributes:**

To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural Heritage Value

Page 6 of 7

Key attributes that embody the physical value of the property as being a representative twentieth-century Collegiate Gothic brick school, a rare example of a Hamilton school building with a central auditorium, its association with the desire of Hamiltonians to memorialize the First World War, and in demonstrating a high degree of craftsmanship, include:

- All elevations and roofline of the two-storey 1919 original school building, including its:
  - Rectangular plan with blind end pavilions;
  - Brick facades with stone accents;
  - Crenelated brick parapet with stone accents and moulded cornice;
  - Main entrance on the front (south) elevation, including its:
    - Projecting frontispiece topped by carved stone tablets with floral motif flanked by carved stone spires;
    - Carved date stone reading “1914- Memorial School-1918” with floral motif;
    - Projecting entryway in the centre of the frontispiece with crenelated stone parapet with brick accents featuring carved stone spindles and the former coat of arms of the City of Hamilton showing the Steamship, Beaver and Beehive; and,
    - Recessed gated opening below the parapet with elaborate stone moulding under a pointed arch with the words, “We gave Our today for your tomorrow/ We died that you might live” in relief above the arch;
  - Projecting decorative brick panels on the front (south) elevation, including its:
    - Dichromatic brickwork in lozenge pattern with floral stone accents;
    - Horizontal and vertical stone banding with quoins; and
    - Stone tablet with floral motif flanked by stone spires;
  - Projecting entrances on both side (east and west) elevations, including the:
    - Pointed arch door openings;
    - Recessed entrances with stone moulding;
    - Elaborate stone reliefs with a floral motif and shaped transom; and,
    - Brick pilasters supporting the raised parapet with carved stone spindles and stone plaques, each entrance having the name of a different famous Canadian soldier: Major-General Sir Edward W. B. Morrison; General Sir Arthur Currie; Lieutenant-Colonel John McCrae; and Lieutenant-Colonel William A. Bishop;
  - Horizontal stone banding; and,

To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural  
Heritage Value

Page 7 of 7

- Grouped windows with stone window surrounds.
- Interior features of the central auditorium in the 1919 original school building, including its:
  - Coffered ceiling supported by Composite order capitals on brackets;
  - Mural banner over the stage reading, "That our youth may ever remember the valiant men of Hamilton who died in the Great War, this school is a memorial";
  - Moulded proscenium over the stage;
  - Seventeen painting plaques bearing the names of First World War battles in which Canadian troops participated, arranged under the arched openings of the second-floor gallery;
  - Alternating coat of arms of Canada and the United Kingdom arranged on columns supporting the second-floor gallery between painted plaques; and,
  - Sixteen bronze plaques, each bearing the names of 132 Hamiltonians who died in the First World War, arranged on columns below the coat of arms.
- All elevations and roofline of the two-storey 1921 Manual Arts Building annex, including its:
  - Brick facades with stone accents;
  - Crenelated parapet with dichromatic brick decorations, moulded cornice, and carved stone reading "Manual Arts";
  - Former entrances with brick pilasters topped with capstones supporting carved stone spires;
  - Horizontal stone banding; and,
  - Stone window surrounds with quoins.
- The concrete plaque reading "Manual Training", originally part of the entrance to the 1921 annex and relocated to the east elevation of the single-storey 1994 brick addition.

The modern gymnasium, built 1970, and single-storey addition, built 1990 to connect the 1919 original school to the 1921 Manual Arts Building annex, are not considered to have heritage value or interest.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the Crown Point West Neighbourhood include its:

- Location at intersection of Main Street East and Ottawa Street North;
- Deep setbacks of the original 1919 building from Main Street East and Ottawa Street North; and,
- Shallow setback of the 1921 Manual Arts Building annex to Ottawa Street North.

**Authority:** Item 9.2, Planning Committee Report 25-004 (PED25034)

CM: March 26, 2025 Ward: 4

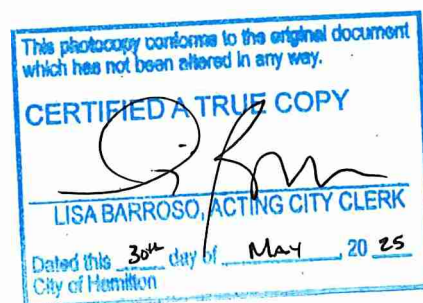
Written approval for this by-law was given by Mayoral Decision MDE-2025-09

Dated May 28, 2025

Bill No. 110

## CITY OF HAMILTON

### BY-LAW NO. 25-110



### To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural Heritage Value

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on February 28, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on March 26, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 801 Dunsmure Road in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 25-056;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

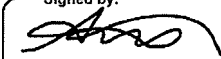
To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural Heritage Value

Page 2 of 7

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.
2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

**PASSED** this 28<sup>th</sup> day of May, 2025.

Signed by:

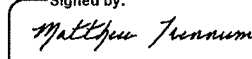


8167065A7D854B1...

A. Horwath

Mayor

Signed by:



D5A62AA3D2F940F...

M. Trennum

City Clerk

To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural  
Heritage Value

Page 3 of 7

**Schedule "A"**

**To**

**By-law No. 25-110**

**801 Dunsmure Road,  
Hamilton, Ontario**

PIN: 17263-0026 (LT)

Legal Description:

LTS 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86,  
87, 88, 89, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145,  
146, 147, 148, 149, 150, 151, 152, 153 & 154, PL 557 ; PT AL, PL 557 , LYING BTN  
ROXBOROUGH AV, WEIR ST N, DUNSMURE RD & TRAGINA AV N ; HAMILTON

To Designate Property Located at 801 Dunsmore Road, City of Hamilton as Property of Cultural Heritage Value

Page 4 of 7

## Schedule "B"

To

By-law No. 25-110

**801 Dunsmore Road  
Hamilton, Ontario**

### CITY OF HAMILTON

## Notice of Intention to Designate Properties in Hamilton

The City of Hamilton intends to designate the following properties under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value.

#### **1175 Main Street East, Hamilton (Memorial Public School)**

The 1919 two-storey brick school located at 1175 Main Street East is a representative example of the Collegiate Gothic architectural style that displays a high degree of craftsmanship. The property is a rare surviving example of a school built to commemorate the dead of the First World War. The property is associated with the twentieth century development of Hamilton's East End and Hamiltonians desire to memorialize the First World War. It also reflects the work of Hamilton-born architect George Hutton (1881-1942). Contextually, this property is important in defining the character of Crown Point West. It is historically, visually, and functionally linked to its surroundings, and is considered a local landmark.

#### **801 Dunsmore Road, Hamilton (W. H. Ballard Public School)**

The three-storey school building, constructed in 1922, is a representative example of the Collegiate Gothic architectural style. The property displays a high degree of craftsmanship and a high degree of technical achievement as an early example of a school with a steel-frame structure. The property is associated with its namesake, prominent local educator William Henry Ballard (1845-1934), and with the theme of Hamilton's twentieth century industrial expansion. It is also associated with the prominent architectural firm of Warren and McDonnell. Contextually, this property is important in defining the character of the historic Homeside Neighbourhood. It is historically and visually linked to its surroundings and is considered to be a local landmark.

#### **Additional Information**

Further information regarding this notice of intention to designate is available from the City. The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment for the above properties may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation of any property herein, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 14<sup>th</sup> day of April, 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Scott Dickinson, Cultural Heritage Planner,  
E-mail: [Scott.Dickinson@hamilton.ca](mailto:Scott.Dickinson@hamilton.ca)

[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton

To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural Heritage Value

Page 5 of 7

**Schedule “C”**

**To**

**By-law No. 25-110**

**801 Dunsmure Road  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 1.09-hectare property municipally addressed as 801 Dunsmure Road is comprised of a three-storey school building constructed 1922, known as the W.H. Ballard Public School. The property occupies the block formed by Dunsmure Road, Tragina Avenue North, Roxborough Avenue and Weir Street North, in the historic Homeside Neighbourhood in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The 1922 three-storey school building located at 801 Dunsmure Road has design and physical value as it is a representative example of the Collegiate Gothic style of architecture as applied to an urban elementary school and as a rare example of a Hamilton school building with a central auditorium and covered light well. The property displays a high degree of craftsmanship, demonstrated by its elaborate three-storey round stone front bay with carved parapet and decorative brick and stone detailing throughout. The property also displays a high degree of technical achievement through the early use of a steel-frame structure as applied to a school building in Canada.

The historical value of the property lies in its association with prominent local educator and long serving Inspector of Public Schools William Henry Ballard (1845-1934), in whose honour the school was named, and with the theme of Hamilton’s industrial expansion in the twentieth century. The property is also associated with the prominent architectural firm of Warren and McDonnell, who were also responsible for the construction of the former Princess Elizabeth School (1922), which is a designated property under the *Ontario Heritage Act*.

Contextually, this property is important in defining the character of the historic Homeside Neighbourhood. It is historically and visually linked to its surroundings, being on its original location on an entire block in the centre of Homeside. This large and distinctive structure dominates the surrounding area, has been well-known to generations of Hamilton students and is considered to be a local landmark.



To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural  
Heritage Value

Page 6 of 7

### Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative twentieth-century Collegiate Gothic school, a rare example of a Hamilton school building with a central auditorium, in demonstrating a high degree of craftsmanship, in demonstrating a high degree of technical achievement, and the historical value for its associations with William Henry Ballard, include:

- All four elevations and roofline of the original 1922 school building, including its:
  - Three-storey massing;
  - Rectangular plan with flanking blind end pavilions to the north and south;
  - Brick exterior cladding;
  - Brick parapet with capstones and moulded cornice;
  - Central three-storey decorative bay in the front (south) elevation, including its:
    - Main entrance on the ground floor with an arched door opening with elaborate carved details;
    - Portico with plain Doric columns supporting the entablature with triglyphs, carved plaque reading “W. H. Ballard School”, dentils, moulded cornice, and elaborate finials; and,
    - Round stone bay in the upper storeys with elaborate carved stone parapet, carved stone tablets including the central plaque showing 1922 as the year of construction, flanked by plaques showing the former City of Hamilton crest and the crest of Ontario, on the left and right respectively;
  - Shaped brick parapet with carved stone panel flanked by finials over a round stone bay;
  - Three-storey projecting bays highlighting the entrances on side (east and west) elevations, including:
    - Carved stone door surrounds with stone reliefs reading either “BOYS” or “GIRLS” under a stone moulding;
    - Dichromatic brick decorations;
    - Paired windows in the upper storeys; and,
    - Brick pilasters supporting a moulded cornice with carved stone crests topped by decorative carved stone panels flanked finials;
  - Projecting brick panels on blind end pavilions with dichromatic bricks in lozenge pattern topped by moulded cornice. On the front (south) elevation, the moulded cornice over the blind end pavilions is supported by carved stone crests surmounted by carved stone panels flanked by finials;

To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural Heritage Value

Page 7 of 7

- Window openings grouped in sets of five with continuous stone lug sills and stretcher brick window surrounds; and,
  - Horizontal and vertical stone banding with decorative carved stone inset plaques on front (south) elevation.
- Interior features of the central auditorium in the 1922 original building, include its:
  - Steel-frame construction; and,
  - Central two-storey auditorium with third storey classrooms supported by steel trusses overhead.

The 1978 gymnasium addition and the replacement windows in the original 1922 school building are not considered to be of heritage value or interest.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Homeside and as a neighbourhood landmark, include its:

- Location filling the entire block bordered by Dunsmure Road, Tragina Avenue North, Roxborough Avenue and Weir Street North; and,
- Moderate setback from the public right-of-way along Dunsmure Road to the south and Tragina Avenue North and Weir Street North to the east and west.



## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25196

**Subject/Title:** Notices of Intention to Designate 2 Hatt Street,  
Dundas, and 54 King Street East, Hamilton under  
Part IV of the *Ontario Heritage Act*

**Ward(s) Affected:** Wards 2 and 13

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### Information

Please be advised that Hamilton City Council approved the recommendations laid out in Reports PED25107 and PED25102 during a Hamilton City Council session on May 28, 2025. As such, please be advised that on June 11, 2025, the City of Hamilton served notice to the property owners and to the Ontario Heritage Trust indicating that the City of Hamilton intends to designate the properties at 2 Hatt Street, Dundas, and 54 King Street East, Hamilton under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value.

Notices of Intention to Designate were also published in the Hamilton Spectator on June 11, 2025. Copies of the notices to the Ontario Heritage Trust are attached as Appendix A and B to this memorandum.

### Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

### Appendices and Schedules Attached

Appendix A: Notice of Intention to Designate 2 Hatt Street, Dundas

Appendix B: Notice of Intention to Designate 54 King Street East, Hamilton

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**Prepared by:** Maryssa Barras, Cultural Heritage Planning Technician II  
Planning and Economic Development, Planning

**Submitted and  
recommended by:** Alissa Golden, Cultural Heritage Program Lead  
Planning and Economic Development, Planning

Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

June 11, 2025

Dear Provincial Heritage Registrar:

**Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*  
2 Hatt Street, Dundas**

The City of Hamilton intends to designate 2 Hatt Street, Dundas under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. **Attached** please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property.

A Notice of Intention to Designate the property was also published in the Hamilton Spectator on June 11, 2025.

Any person who objects to the proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Maryssa Barras, Cultural Heritage Planning Technician II, Email: maryssa.barras@hamilton.ca.

Sincerely,

Matthew Trennum  
City Clerk

MB  
Attach.

cc: Councillor Wilson, Ward 13  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Anita Fabac, Acting Director of Planning and Chief Planner  
Matt Gauthier, Legislative Coordinator  
Maryssa Barras, Cultural Heritage Planning Technician II

## CITY OF HAMILTON

**Notice of Intention to Designate**

2 Hatt Street, Dundas

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

The 0.056-hectare property at 2 Hatt Street is comprised of a one-storey single-detached stone commercial building, situated at the terminus of Hatt Street, near the northwest corner of Main Street and Governors Road, in the historic core of Dundas, in the former Town of Dundas within the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 2 Hatt Street is comprised of a one-storey stone commercial building constructed circa 1804. As a rare, unique and early example of pre-Confederation architecture in Upper Canada, the property has physical value as one of the oldest buildings in Dundas, the only extant structure from the New Dundas Mills, and as an early example of the use of dolostone from the Niagara Escarpment in the construction of Dundas buildings.

The property has historical value for its associations with significant Dundas figures, events, and institutions, including the New Dundas Mills, the founding of the Town of Dundas and the Hatt family. The property's early history is primarily associated with Richard Hatt (1769-1819) a local businessman, judge, politician, militia officer and recognized "founder" of the Town of Dundas. Richard, along with his brother Samuel Hatt (1776-1842) and their business partner Manuel Overfield (1773-1839), had 2 Hatt Street constructed circa 1804 after they had jointly purchased and expanded the New Dundas Mills. By 1808, Richard had become the sole proprietor of the complex, but he continued to maintain strong business relations with Samuel who operated a store nearby in Ancaster. The New Dundas Mills were critical to the growth of the town, leading to its prominence as a manufacturing and shipping centre in the nineteenth century.

The historical value of the property also lies in its potential to yield information that contributes to an understanding of the history of slavery in Upper Canada, Black communities and their history in Dundas, early Dundas settlement and industry, and the nuanced intersections between them. Sophia Burthen Pooley (circa 1775/78- circa 1860) is an important and early figure in Ontario's Black History, with her life account being one of very few for which first-hand records of slavery as an enslaved person in Upper Canada (Ontario) in the late-eighteenth and early-nineteenth centuries that exists. Sophia was born into slavery in New York, and arrived in Upper Canada as a young child where she was sold and enslaved by the notable Mohawk leader Joseph Brant (1743-1807). During her time with Brant she lived in the Dundas area, and after approximately 12 years, likely circa 1798-99, she was sold to Samuel Hatt who would

enslave her for 7 more years. While no direct documentation confirms her presence at 2 Hatt Street, Sophia was enslaved by Samuel while he was a co-owner of the New Dundas Mills, and her labour, local knowledge, and skills as a Kanien'kéha (Mohawk) speaker would have been invaluable to the success of the New Dundas Mills, having a positive impact on the growth of the Hatts' businesses and wealth, which she would not have benefitted from. 2 Hatt Street's significance is tied to its perseverance as the last remains of a property and industry whose success was dependent on the contributions of enslaved people like Sophia - the ambiguity of Sophia's relationship with the building also speaking to the deliberate erasure of Black histories from historic documentation.

The property has contextual value as a defining feature of Hatt Street, Governors Road and the Town of Dundas' historic character. Its location on its original plot along Hatt Street also speak to its relationship with historic urban development and economic networks across the Head-of-the-Lake region, which wealthy land prospectors and early industrialists like the Hatts depended on to assert and expand their influence. The property's location near the northwest corner of Main Street and Governors Road and the Town of Dundas, and proximity to Dundas Town Hall, visually connect it to its surroundings and contribute to its status as a local landmark.

### **Description of Heritage Attributes**

The key attributes that embody the cultural heritage value of the property as a rare and unique example of pre-Confederation architecture, its association with the former New Dundas Mills and its owner Richard Hatt, and potential to yield an understanding of the history of slavery in Upper Canada and its connections to early Dundas settlement and industry include:

- All four elevations and the roofline of the one-storey stone building, including its:
  - Rectangular footprint;
  - Low side gable roof;
  - Coursed rubblestone façade constructed from dolostone;
  - Cut sandstone quoins;
  - Wood lintels and sills;
  - Rectangular door opening;
  - Three 12-over-12 wood windows on the south façade;
  - One 8-over-12 wood window on the north façade; and,
  - Stone foundation

The key attribute that embodies the contextual value of the property as a defining feature of the historic character of Hatt Street, Governors Road, the community of Dundas, and Dundas' role in establishing economic networks across the Head-of-the-Lake region which land prospectors and industrialists, including slaveholders, depended on to assert and expand their influence, and as a local landmark, is its:

- Location at the terminus of Hatt Street at the intersection of Governors Road and Main Street.

Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

June 11, 2025

Dear Provincial Heritage Registrar:

**Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*  
54 King Street East, Hamilton**

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The City of Hamilton intends to designate 54 King Street East, Hamilton under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. **Attached** please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property.

A Notice of Intention to Designate the property was also published in the Hamilton Spectator on June 11, 2025.

Any person who objects to the proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Maryssa Barras, Cultural Heritage Planning Technician II, Email: maryssa.barras@hamilton.ca.

Sincerely,

Matthew Trennum  
City Clerk

MB  
Attach.

cc: Councillor Kroetsch, Ward 2  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Anita Fabac, Acting Director of Planning and Chief Planner  
Matt Gauthier, Legislative Coordinator  
Maryssa Barras, Cultural Heritage Planning Technician II



## CITY OF HAMILTON

**Notice of Intention to Designate**

54 King Street East, Hamilton

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

The 0.05-hectare property municipally addressed as 54 King Street East, Hamilton, known as the former Bank of Nova Scotia Building, is comprised of a three-storey high, stone-faced building constructed in 1914 of brick, steel, and concrete. It is located on the south side of King Street East, near the intersection of Hughson Street South and King Street East, across from Gore Park, in the Beasley Neighbourhood of Downtown Hamilton, in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property at 54 King Street East has physical value as a representative example of an early-twentieth century Beaux-Arts Classicism commercial building. Completed in 1914, the three-storey high building was constructed with brick, steel, and concrete, and features a symmetrical, and imposing façade faced with Ohio Canyon cut stone, massive pilasters with Doric capitals, and large multi-pane windows, among other notable features. The property also displays a high degree of artistic merit in its grand, symmetrical, and detailed design of the façade, including its balustrade, entablature, stone-lined columns with Doric capitals, the presence of tall metal-framed windows with decorative grillwork, and the recessed central entrance with stone surround.

The property has historical and associative value due to its direct connections with the banking institutions and Hamilton's 2SLGBTQ+ communities and reflects the work and ideas of the nationally prominent firm Bond & Smith Architects. Originally built for the Bank of Nova Scotia (now Scotiabank), the building is centrally located in what was the city's growing financial center surrounding Gore Park. By the 1950s, trends in urban renewal began to change the face of Gore Park and, by the mid-1970s, the property transitioned into a restaurant, and eventually a nightclub by 1983. In 1993, a new nightclub called The Embassy opened its doors as one of very few openly 2SLGBTQ+ friendly spaces and would go on to become a cornerstone of the 2SLGBTQ+ landscape in Hamilton until its closure in 2018. As a high-profile 2SLGBTQ+ place, The Embassy was home to many important community events, including both positive celebratory events and homophobic attacks. The property's involvement in important 2SLGBTQ+ events, and as a major 2SLGBTQ+ landmark in Hamilton's downtown core, is a continued tangible reminder of Hamilton's 2SLGBTQ+ urban heritage.

The former Bank of Nova Scotia building is considered to be an important landmark for 2SLGBTQ+ people, has been widely used in film and visual media, and is important in defining the character of the area around Gore Park in downtown Hamilton. The property is visually, physically, and historically linked to its surroundings as part of the

King Street East streetscape adjacent to Gore Park, which includes other architecturally significant buildings.

### **Description of Heritage Attributes:**

The key attributes that embody the physical value of the property as a representative example of a commercial bank building designed in the Beaux-Arts Classicism architectural style displaying a high degree of artistic merit, and the historical value of the property for its associations with early-nineteenth century banking institutions, late-twentieth century 2SLGBTQ+ communities and events, and Bond & Smith architects, include the:

- Front (north) elevation and roofline of the three-storey high building, including its:
  - Symmetrical façade clad with Ohio Canyon cut stone with an even-course finish and decorative details, including its:
    - Stone balustrade;
    - Entablature with a dentilated course, plain frieze, and moulded cornice; and,
    - Four large stone-lined pilasters with Doric capitals and moulded plinths;
  - Flat-headed window openings with:
    - Moulded stone surrounds and trim; and,
    - The presence of multi-pane metal windows with decorative metal Roman lattice window grillwork;
  - Recessed central entrance with:
    - Stone surround with flanking columns with moulded panels and Doric capitals and entablature; and,
    - The presence of a double-leaf door.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature of Gore Park, include its:

- Location fronting onto King Street East.



## City of Hamilton Memorandum

**To:** Chair and Members of  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25201

**Subject/Title:** Delegated Approvals Respecting Heritage Permit  
Applications: HP2025-009 and HP2025-015

**Ward(s) Affected:** Ward 1

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### Information

Please be advised that Heritage Permit Review Subcommittee provided support for Heritage Permit Applications HP2025-009, and HP2025-015, during a Heritage Permit Review Subcommittee meeting on May 20, 2025.

As such 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, the heritage permit applications listed below have been approved and are attached to this memorandum as Appendix A and B.

- HP2025-009: Installation of mechanical upgrades at 1280 Main Street West, Hamilton.
- HP2025-015: Replacement of Existing Steel Windows at 235 Bowman Street, Hamilton.

### Consultation

*Heritage Permit Review Subcommittee*

### Appendices and Schedules Attached

Appendix A: Heritage Permit Application HP2025-009: Installation of mechanical upgrades at 1280 Main Street West, Hamilton (Ward 1) (McMaster University Historic Core, By-law No. 08-002)

Appendix B: Heritage Permit Application HP2025-015: Replacement of Existing Steel Windows at 235 Bowman Street, Hamilton (Ward 1) (Former Princess Elizabeth School, By-law No. 92-031)

**Prepared by:** Lisa Christie, Cultural Heritage Planner  
Planning and Economic Development, Planning Division

**Submitted and recommended by:** Alissa Golden, Heritage Program Lead  
Planning and Economic Development, Planning Division

FILE: HP2025-009

June 13, 2025

McMaster University  
c/o Ed Schuck  
1280 Main Street West  
Hamilton, ON  
L8S 4L8

**Re: Heritage Permit Application HP2025-009: Installation of mechanical upgrades at 1280 Main Street West, Hamilton (Ward 1) (McMaster University Historic Core, By-law No. 08-002)**

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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 HP2025-009 is approved for the designated property at 1280 Main Street West, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Description of alterations, including:
  - Installation of mechanical upgrades on the University Hall building, including;
    - Installation of two new passive ventilation hoods along the central core of the flat roof area, made of prefabricated metal housings with a galvanized finish, projecting approximately 32" above the roof surface; and,
    - New intake/exhaust ventilation grilles to be installed in two panes of an existing window opening on the north end of the building.

**Subject to the following conditions:**

- i) 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,
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2027. If the alterations are not completed by

June 30, 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 IV 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 M. Wilson, Ward 1

FILE: HP2025-015

June 13, 2025

Yeshiva of Hamilton  
c/o Emily McMurchy  
3077 New St.  
Burlington, ON  
L7N 1M6

**Re: Heritage Permit Application HP2025-015: Replacement of Existing Steel Windows at 235 Bowman Street, Hamilton (Ward 1) (Former Princess Elizabeth School, By-law No. 92-031)**

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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 HP2025-015 is approved for the designated property 235 Bowman Street, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Replacement of existing corroded steel windows on the former Princess Elizabeth School with new wood and aluminum window frames in a similar design to the existing windows.

**Subject to the following conditions:**

- i) 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,
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2028. If the alterations are not completed by June 30, 2028, 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 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,

A handwritten signature in cursive script, appearing to read 'Anita Fabac', written in black ink.

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 M. Wilson, Ward 1





# Recommendation To Designate 104 King Street West, Dundas (former Dundas Post Office)

June 27, 2025

Hamilton Municipal Heritage Committee

## 104 King Street West, Dundas



**1990s** – First surveyed by Local Architectural Conservancy Committee

**2009** – Post office declared surplus by Canada Post; Staff receive request to designate

**2010** – Added to Municipal Heritage Register

**2011** – HMHC considered designation, decision was made to defer until adaptive re-use completed; property received Hamilton Municipal Heritage Committee Heritage Property Conservation Award

**October 2024** – Staff site visit to property

# Recommendation for Designation Under Part IV of the OHA

104 King Street West, Dundas

*Ontario Regulation 9/06* Criteria (7 of 9)

- Design / Physical  
(Criteria #1, #2)
- Historical / Associative  
(Criteria #4, #6)
- Contextual (Criteria #7, #8, #9)



1947, Dundas Museum & Archives



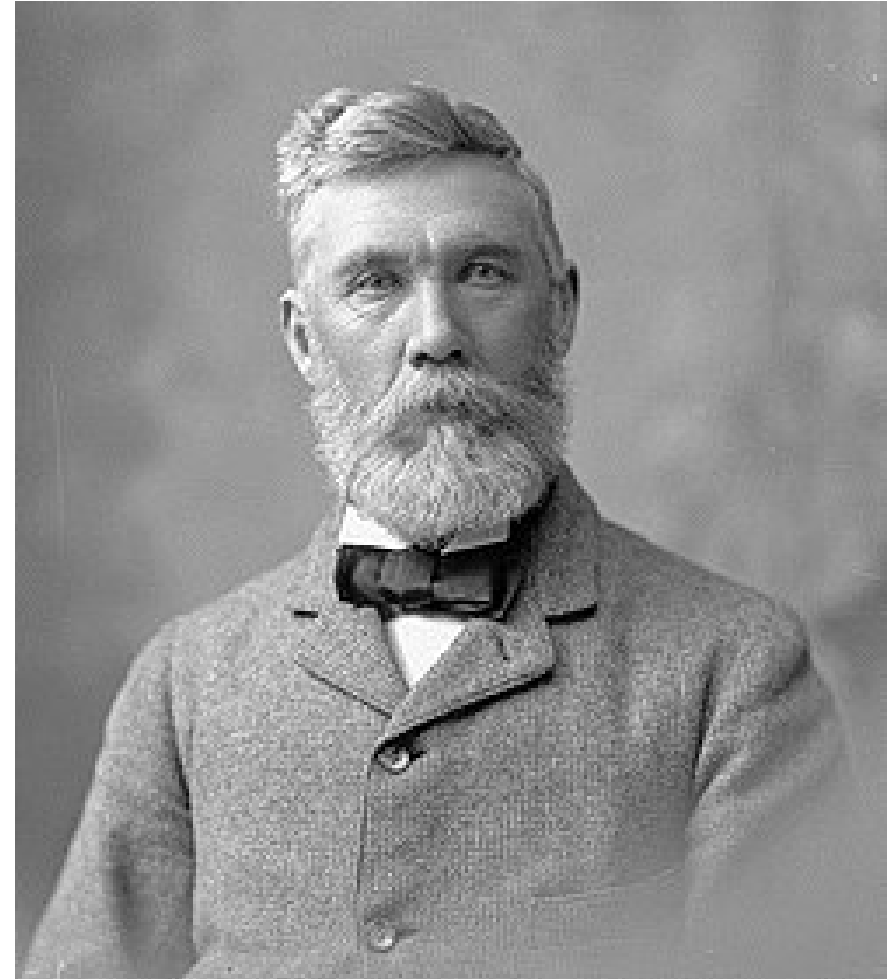
### Design / Physical Value

1. The property is a **representative example** of the **Romanesque Revival** style of architecture with **Classical Revival influences**, and **rare example** a post office building with a **central clock tower**.
2. The property displays a **high degree of craftsmanship**.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



### Historical / Associative Value

4. The property is associated with **federal government infrastructure initiatives**, including **Canada Post**.
5. The property does not yield or have the potential to yield information that contributes to an understanding of a community or
6. The property demonstrates the work of the **Chief Architects Branch of the Department of Public Works, David Ewart** (1841-1921), and **Alfred Wavell Peene** (1869-1940).



David Ewart in 1901, Library and Archives Canada

### Contextual Value

7. The property helps **define** the historic character of King Street West and downtown Dundas.
8. The property is physically, visually, and historically **linked to its surroundings**.
9. The property is considered to be a **local landmark**.



1922, Dundas Museum & Archives

# Statement of Cultural Heritage Value or Interest (Summary)

104 King Street West, Dundas is comprised of a two-and-one-half storey brick and stone structure with a six-storey clock tower and was constructed between 1911 and 1912. It has design value as a **representative example** of the **Romanesque Revival style of architecture** with **Classical Revival influences** and a **rare example** of a post office with a central clock tower. It also displays a **high degree of craftsmanship**.

The property is associated with **early-twentieth century federal government infrastructure initiatives**, the **Chief Architects Branch of the Department of Public Works**, **David Ewart**, and **Alfred Wavell Peene**.

The property is important in **defining** the historic character of King Street West and downtown Dundas and is **physically, visually, and historically linked to its surroundings**. Due to its prominent location and moderate setback, the property is considered to be a **local landmark**.



# Description of Heritage Attributes (Summary)

- All elevations and the roofline of the two-and-one-half storey brick and stone building, including its:
  - Mansard roof;
  - Buff brick façades with rusticated cut-stone detailing
  - Arched window and door openings with carved stone keystones;
  - Central portico; and,
  - Six-storey clock-tower.

The key contextual attributes include its:

- Location fronting onto King Street West; and,
- Moderate setbacks from the public right-of-ways on King Street West, McMurray Street and Foundry Street.

The contemporary side and rear additions, accessible ramp on the northeast corner and replacement windows and doors throughout the building are not considered to have heritage value or interest.

# Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 104 King Street West, Dundas**, shown in Appendix "A" attached to Report PED25149, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED25149, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (a) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.



# QUESTIONS?



THANK YOU



## City of Hamilton Report for Consideration

**To:** Chair and Members  
Hamilton Municipal Heritage Committee

**Date:** June 27, 2025

**Report No:** PED25149

**Subject/Title:** Recommendation to Designate 104 King Street West, Dundas (former Dundas Post Office) under Part IV of the *Ontario Heritage Act*

**Ward(s) Affected:** Ward 13

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### Recommendations

- 1) That the City Clerk **BE DIRECTED** to give notice of Council's intention to designate 104 King Street West, Dundas (former Dundas Post Office), shown in Appendix A attached to Report PED25149, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix B to Report PED25149, subject to the following:
  - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
  - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

## Key Facts

- This Report recommends designation of the significant built heritage resource located at 104 King Street West, Dundas, formerly known as the Dundas Post Office, under Part IV of the *Ontario Heritage Act*.
- The subject property is currently listed on the City's Municipal Heritage Register and is a high priority on the City's list of candidates for designation, as directed by Council.
- Staff have completed an evaluation of the subject property using Ontario Regulation 9/06 and determined that it has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix B to Report PED25149.
- The property owner has been consulted in the preparation of this Report and recommendation to designate 104 King Street West, Dundas.

## Financial Considerations

Not applicable.

## Background

The subject property located at 104 King Street West, Dundas, shown in Appendix A attached to Report PED25149, is comprised of a two-and-one-half storey brick and stone structure with a six-storey clock tower. The property was first surveyed for potential heritage interest in the 1990s as part of the former Local Architectural Conservation Advisory Committee's inventory of historic buildings in Dundas.

A request to designate was received in 2009 after the property was deemed surplus by Canada Post and listed for sale. As part of this process, a Cultural Heritage Assessment prepared by Gillespie Heritage Consulting was provided to staff. In 2010, Council included the property on the Municipal Heritage Register as a "high" work plan priority. The Hamilton Municipal Heritage Committee considered its designation at their meetings on April 21, May 19, June 16, and July 21 of 2011 to accommodate consultations with the new property owner. As the Notice of Intention to Designate would void all active building permits, it was agreed that the decision to designate would be paused to accommodate the adaptive re-use of the building for retail use. Those renovations have since been completed, and the property received a Hamilton Municipal Heritage Committee Heritage Property Conservation Award in 2011.

As a result of Bill 23 changes to the *Ontario Heritage Act*, the former staff workplan for designation was rescinded and replaced with a new public list of Candidates for Designation under Part IV of the *Ontario Heritage Act* (see Report PED22211(a)), at which time 104 King Street West was reprioritized for review for designation by January 1, 2025. In a letter dated July 26, 2023, staff notified the property owner of the changes

to the City's heritage designation process and the reprioritization of staff's review of the property for designation. In letters dated March 4, 2025, and March 31, 2025, staff provided the owner with a draft of the Statement of Cultural Heritage Value or Interest and advised the property owner of the timing of this report.

## **Analysis**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained. Designated properties are also considered to be "protected heritage property" under the Provincial Planning Statement (2024), which shall be conserved through the *Planning Act* development application process.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, which identifies nine criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and Contextual Value.

The evaluation of cultural heritage value or interest of the subject property was completed by Cultural Heritage Planning staff based on a site visit of the exterior of the property conducted on October 8, 2024 (see photographs attached as Appendix C to Report PED25149) and available secondary and primary research sources (attached as Appendix D to Report PED25149). As outlined below, based on staff's cultural heritage evaluation, it was determined that the subject property meets seven of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

### **Design / Physical Value**

1. The two-and-one-half storey brick and stone structure with a six-storey clock tower at 104 King Street West, formerly known as the Dundas Post Office, was built between 1911 and 1912. The property has design and physical value as a representative example of the Romanesque Revival style of architecture with Classical Revival influences. The features typical of this style include the: Mansard roof with octagonal shingles, square clock tower with pyramidal roof and copper finial, cut stone quoins, belt courses, two-storey portico, and cut-stone pilasters with Tuscan capitals. The property is also a rare example of an early post office building with a central clock tower, being one of only two surviving examples in Ontario.

2. This property displays a high degree of craftsmanship in the form of its octagonal roof shingles, copper flashings, fascia, dormers, eaves troughs and downspouts, and the English-made clock dials and clock and bell mechanism.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

### **Historical / Associative Value**

4. The property is associated with early-twentieth century federal government infrastructure initiatives, including the development of a national mail delivery system, now Canada Post, and the construction of post offices, customs houses, court houses, and other public buildings in communities across Canada.

The beginning of the twentieth century saw a boom to the nation's economy as it transitioned from primarily agriculturally based to manufacturing and industry based. This turn placed higher demand on the postal service, which required new and larger facilities. The federal government purchased the subject property in 1909 as part of a nation-wide program to construct public buildings such as post offices, customs and inland revenue offices, and courthouses, in major communities.

The Dundas Post Office building was opened on October 30, 1913, and at one time, also held the Customs Offices. Area residents picked up their mail at the Post Office until door-to-door postal delivery was introduced in 1948. In the 1960s and 1970s, the customer service functions of the building were reduced, and the building was used as a sorting facility and letter-carrier depot until August 2009, when Canada Post moved these functions to a larger, centralized depot in Ancaster and the subject property was declared surplus and put up for sale.

5. The property does not appear to yield or have the potential to yield information that contributes to the understanding of a community or culture.
6. This property demonstrates the work of the Chief Architects Branch of the Department of Public Works, and of David Ewart (1841-1921), who served as Chief Dominion Architect at the Department of Public Works between 1896 and 1914. In his role as Chief Dominion Architect, Ewart was responsible for overseeing the design and construction of over 340 public buildings during his tenure, and personally designed a number of prominent Canadian landmarks, including the Connaught Building, the Royal Mint, and the Victoria Memorial Museum (now the Canadian Museum of Nature).

Additionally, the property is also associated with Alfred Wavell Peene (1869-1940), a prominent Hamilton architect who, in 1912, was hired to supervise supplementary work to the building. Peene's most well-known works include the



Royal Connaught Hotel and the former Hamilton Public Library, now the Ontario Court of Justice.

### **Contextual Value**

7. The property is important in defining the historic and distinctive character of King Street West and Downtown Dundas, standing out from the surrounding two and two-and-one-half-storey mixed use early to late twentieth century streetscape.
8. The property is historically and visually linked to the surrounding area. It is sited on its original location and occupies a full block in the midst of the neighbourhood it was built to serve. The subject property is a focal point for the surrounding historic residential area.
9. The property is considered to be a local landmark due to its prominent location on King Street West, moderate set-back, and distinctive six-storey clock tower.

The recommendations of this Report are consistent with Provincial and Municipal legislation, policy, and direction, including:

- Determining the cultural heritage value or interest of a property based on design / physical value, historical / associative value, and contextual value criteria (*Ontario Heritage Act*, Ontario Regulation 9/06);
- Implementing proactive strategies for conserving significant built heritage resources (Provincial Planning Statement, 2024, Sub-section 4.6.4(b)); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

Staff have determined that 104 King Street West, Dundas is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix B to Report PED25149.

### **Alternatives**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property, or decline to designate property.

### **Decline to Designate**

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection

against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption, and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.

### **Relationship to Council Strategic Priorities**

- Priority 1: Sustainable Economic & Ecological Development
  - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
  - 3.2: Get more people involved in decision making and problem solving.

### **Previous Reports Submitted**

- [Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and Proposed Changes to the Ontario Heritage Act \(PED22211\) \(City Wide\)](#)

### **Consultation**

The Hamilton Municipal Heritage Committee considered the recommendation to designate 104 King Street West at its meeting of April 21, 2011, and tabled the report to allow the property owners to provide a delegation to the HMHC. The property owners did attend the HMHC meeting on May 19, 2011, where it was agreed that the Ward Councillor and Chair of the Heritage Permit Review Subcommittee would meet to discuss the designation. At its meeting on June 16, 2011, the HMHC recommended to Planning Committee and Council that the subject property be designated.

At their meeting on September 20, 2011, Planning Committee received, but did not approve, the HMHC's recommendation to designate the lands in order to allow the applicant to complete renovations. Email correspondence between the property owner and staff in January 2014 confirmed that the building renovations were complete, and the building was occupied.

In letters dated March 4, 2025, and March 31, 2025, staff advised the owner of the timing of this report and provided them a copy of the proposed Statement of Cultural Heritage Value or Interest and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered.

Planning staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the recommendations of this Report.

## **Appendices and Schedules Attached**

Appendix A: Location Map

Appendix B: Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Appendix C: Photographs

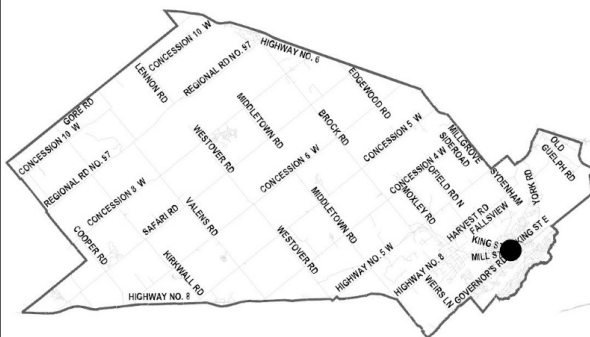
Appendix D: Research Sources

**Prepared by:** Meg Oldfield, Cultural Heritage Planner  
Planning and Economic Development, Planning Division

**Submitted and recommended by:** Anita Fabac, Acting Director of Planning and Chief Planner  
Planning and Economic Development, Planning Division



● Site Location



Key Map - Ward 13

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
104 King St W

Date:  
August 19, 2024

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
MO/SH

### Subject Property



104 King Street West, Dundas

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 0.113-hectare property municipally addressed as 104 King Street West, Dundas, formerly known as the Dundas Post Office, is comprised of a two-and-one-half-storey brick and stone structure with a six-storey clock tower, constructed between 1911 and 1912. The property is located on the south side of King Street West, between McMurray Street and Foundry Street, in Downtown Dundas in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property at 104 King Street West, Dundas, has design and physical value as a representative example of the Romanesque Revival style of architecture with Classical Revival influences, as demonstrated by its Mansard roof with octagonal shingles, square clock tower with pyramidal roof and copper finial, cut stone quoins, belt courses, two-storey portico, and cut-stone pilasters with Tuscan capitals. The property is also a rare example of an early post office building with a central clock tower, being one of only two surviving examples in Ontario. The property displays a high degree of craftsmanship in the form of its octagonal roof shingles, copper flashings, fascia, dormers, eaves troughs, and downspouts, and the English-made clock faces and clock and bell mechanism.

The historical value of the property lies in its association with early-twentieth century federal government infrastructure initiatives, including the development of a national mail delivery system, now Canada Post, and the construction of post offices, customs houses, court houses, and other public buildings in communities across Canada. The property is also associated with the Chief Architects Branch of the Department of Public Works, and with David Ewart (1841-1921), who served as Chief Dominion Architect at the Department of Public Works between 1896 and 1914. In his role as Chief Dominion Architect, Ewart was responsible for overseeing the design and construction of over 340 public buildings during his tenure, and personally designed a number of prominent Canadian landmarks, including the Connaught Building, the Royal Mint, and the Victoria Memorial Museum (now the Canadian Museum of Nature). Additionally, the property is also associated with Alfred Wavell Peene (1869-1940), a prominent Hamilton architect who, in 1912, was hired to supervise supplementary work to the building. Peene's most well-known works include the Royal Connaught Hotel and the former Hamilton Public Library, now the Ontario Court of Justice.

Contextually, the property is important in defining the character of the area. The setting of the property helps define the historic and distinctive character of King Street West in Downtown Dundas, standing out from the surrounding two and two-and-one-half storey

mixed use early to late twentieth century streetscape. The property is physically, visually, and historically linked to its surroundings as part of the surviving mid-nineteenth to early-twentieth century commercial King Street West streetscape. The surrounding commercial and residential area at one time relied on the services and employment opportunities provided within the building. Due to its prominent location on King Street West, moderate set-back, and distinctive clock tower, the property is considered to be a local landmark.

### **Description of Heritage Attributes:**

Key attributes that embody the design/physical value of the property as being representative of the Romanesque Revival style of architecture and demonstrating a high degree of craftsmanship, and its association with architects David Ewart and Alfred Wavell Peene include:

- All elevations and the roofline of the two-and-one-half storey brick and stone building, including its:
  - U-shaped footprint;
  - Mansard roof with its:
    - Octagonal shingles;
    - Copper detailing, including the fascia, eavestroughs, downspouts; and,
    - Copper-clad segmentally arched dormer windows;
  - Buff brick façades with rusticated cut-stone detailing including corner quoining and belt courses;
  - Arched window and door openings with carved stone keystones, and rusticated cut-stone voussoirs, surrounds, quoining and sills;
  - Flat-headed window openings with rusticated cut-stone lintels, surrounds, quoining and sills;
  - Three-storey frontispiece with its flat roof with stone balustrade;
  - Central portico with its:
    - Arched entryway with carved stone keystone, cut-stone voussoir and surround with quoining;
    - Flanking cut-stone pilasters with Tuscan capitals; and,
    - Stone front entrance steps with flanking stone knee-walls and cap stones;
  - Six-storey clock tower with its:
    - Pyramidal roof with octagonal shingles and copper fascia and finial;
    - Cut-stone clock face surround;
    - Clock face, bell, and all related mechanisms on the interior and exterior;
    - Stone inscribed with “POST OFFICE” between the fourth and fifth storeys;

- Broken-course rusticated cut-stone foundation with its smooth stone plinth.

The contemporary side and rear additions, accessible ramp on the northeast corner and replacement windows and doors throughout the building are not considered to have heritage value or interest.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of King Street West, being physically, visually, and historically linked to its surroundings, and its status as a local landmark include its:

- Location fronting onto King Street West; and,
- Moderate setbacks from the public right-of-ways on King Street West, McMurray Street and Foundry Street.



## Photographs

All photographs taken by City of Hamilton staff on October 8, 2024, unless otherwise noted.



Figure 1: 104 King Street West, front (north) elevation.





Figure 2: Northeast elevation



Figure 3: East elevation





Figure 4: Southeast elevation from Foundry Street



Figure 5: Southwest elevation showcasing contemporary addition





Figure 6: East elevation with contemporary elevator shaft addition at centre



Figure 7: Northeast elevation



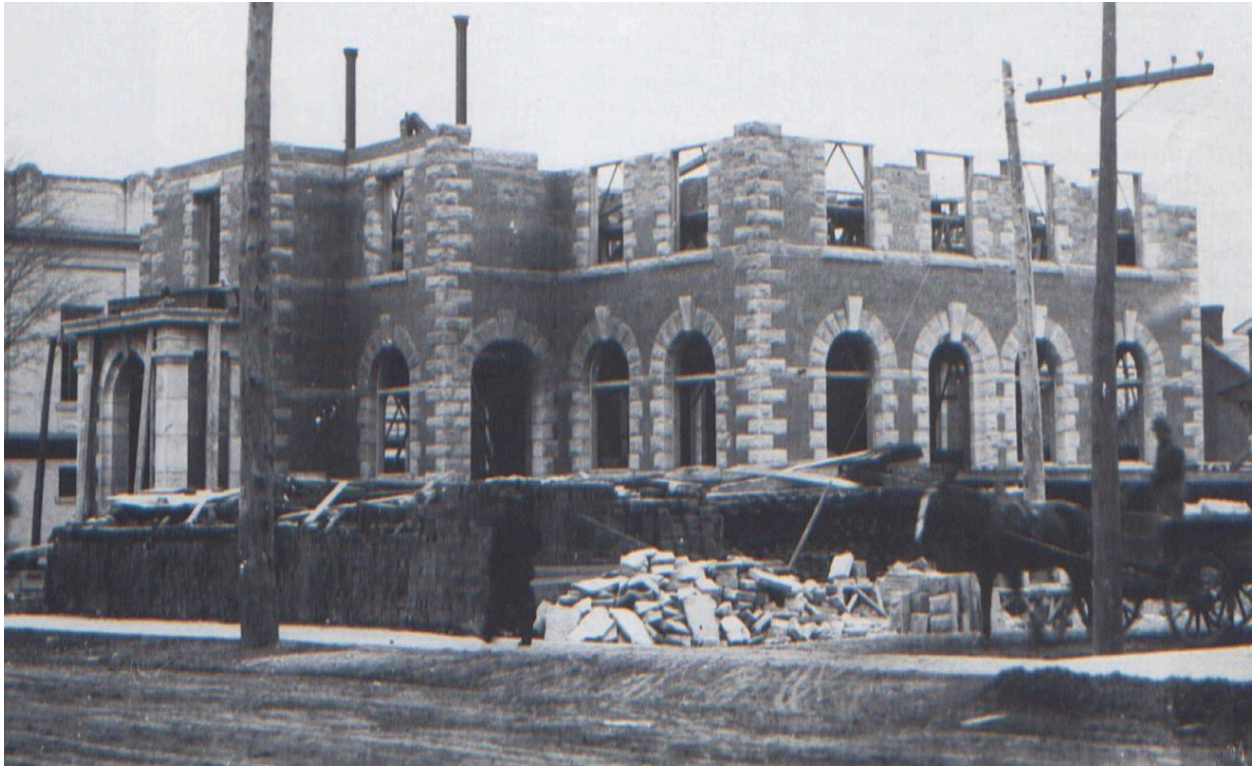


Figure 8: Subject property under construction circa 1911 (Vintage Hamilton)

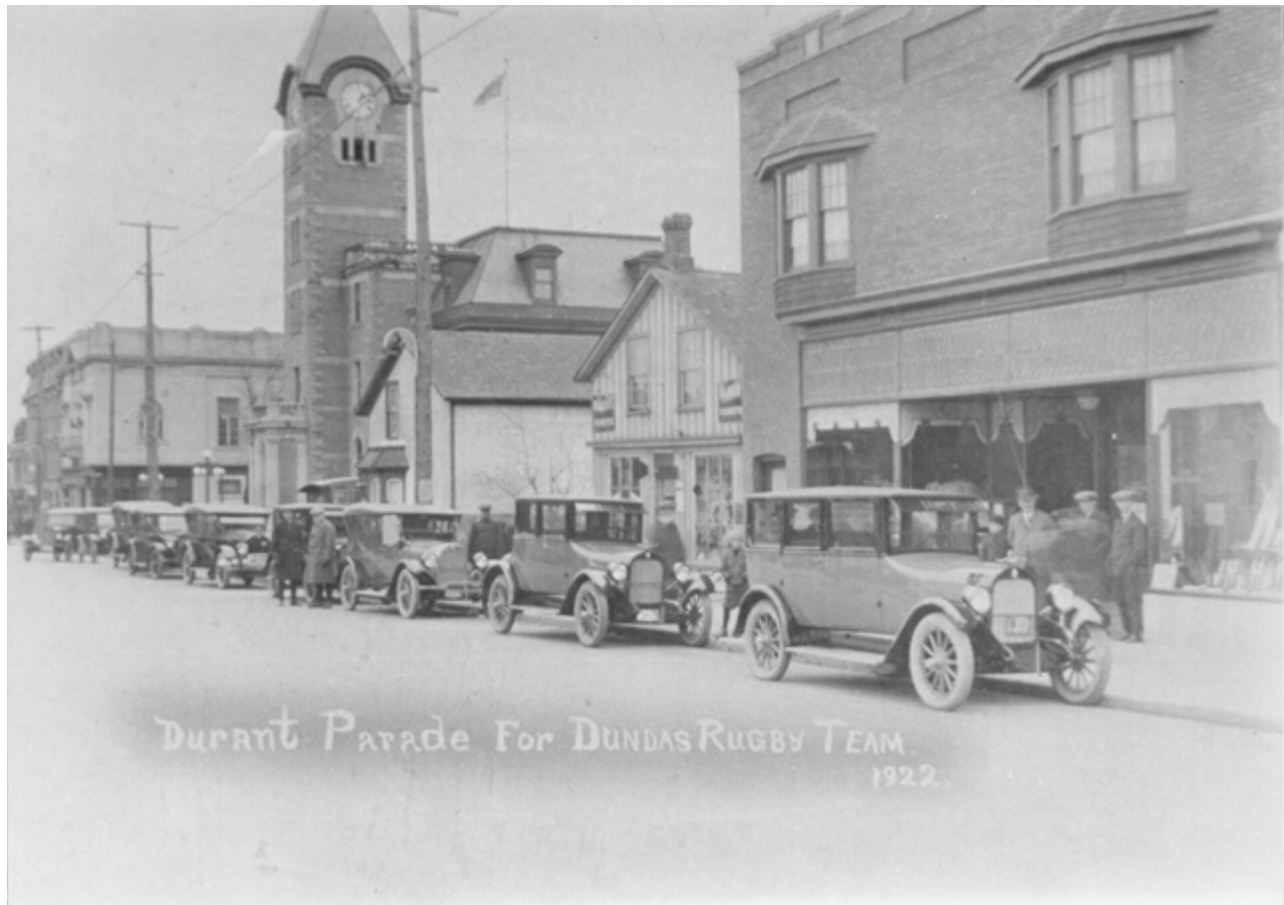


Figure 9: Subject property left of centre, 1922 (Dundas Museum & Archives)





Figure 10: Looking west from King Street West, 1947 (Dundas Museum & Archives)

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