

**Authority:** Item 7(b), Planning Committee Report 24-003 (PED24025)  
CM: March 27, 2024 Ward: 12

**Bill No. 083**

## **CITY OF HAMILTON**

### **BY-LAW NO. 24-**

#### **To Designate Property Located at 380-386 Wilson Street East, Ancaster, 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 January 26, 2024;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on March 27, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 380-386 Wilson Street East, Ancaster 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. 24-044;

**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:

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 12th day of June, 2024.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

To Designate Property Located at 380-386 Wilson Street East, Ancaster, City of Hamilton as Property of Cultural Heritage Value

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**Schedule "A"**

**To**

**By-law No. 24-**

**380-386 Wilson Street East, Ancaster  
Hamilton, Ontario**

PIN: 17443-0015 (LT)

Legal Description:

PT LT 45 CON 2 ANCASTER AS IN CD444662; CITY OF HAMILTON

**Schedule “B”**

**To**

**By-law No. 24-**

**380-386 Wilson Street East, Ancaster  
Hamilton, Ontario**

**Notice of Intention to Designate  
380-386 Wilson Street East, Ancaster  
(Former Ancaster Hotel and Coach House)**

The City of Hamilton intends to designate 380-386 Wilson Street East, Ancaster, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

The property located at 380-386 Wilson Street East, known as the former Ancaster Hotel and Coach House, is comprised of a connected pair of stone buildings constructed circa 1832. The property is a representative example of a vernacular commercial building with later additions influenced by the Gothic Revival style of architecture that displays a high degree of craftsmanship. The property has direct association with the theme of the early development of Ancaster Village and continues to be a focal point for community life. It plays an important role in defining the character of the centre of Ancaster Village and is visually, historically and functionally linked to its surroundings, being located on a prominent corner in the core of the Village, making it 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 26th day of April, 2024.



Janet Pilon  
Acting City Clerk  
Hamilton, Ontario



**Hamilton**

**CONTACT:** Scott Dickinson, Cultural Heritage Planning Technician,  
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**[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)**

**Schedule “C”**

**To**

**By-law No. 24-**

**380-386 Wilson Street East, Ancaster  
Hamilton, Ontario**

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

**Description of Property**

The 0.089 hectare property municipally addressed as 380-386 Wilson Street East is comprised of two connected rectangular stone structures, one two-and-a-half-storeys tall (at the corner of Wilson and Academy), the other (southwest of the first) one-and-a-half-storeys tall, connected at the rear by a single-storey addition. These structures were built circa 1832 and substantially rebuilt circa 1878 after a fire. The property is located on the southeast corner of Wilson Street East, at the intersection of Academy Street, in Ancaster Village in the community of Ancaster in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The early-nineteenth century structures located at 380-386 Wilson Street East are a connected pair of stone buildings constructed circa 1832. The property is a representative example of a vernacular commercial building with later additions influenced by the Gothic Revival style of architecture. The property shows a high degree of craftsmanship present in the millwork decorations and the skill evident in the integration between the original structure and the 1878 additions.

The property has direct association with the theme of the early development of Ancaster Village. As a long-serving Hotel for the village of Ancaster, the property at 380-386 Wilson Street East continues to be a focal point for community life, being not just a place of travelers to stay, but a meeting place for Ancasterians.

Contextually, the property is important in defining the character of the surrounding village, being a prominent pair of stone structures at a crossroads which marks the village centre. It is visually, historically and functionally linked to its surroundings, being located along the historic Wilson Street transportation corridor. The property's prominent corner location in the core of the village and importance to nineteenth-century Ancaster make it a local landmark.

**Description of Heritage Attributes:**

Key attributes that embody the design/physical value of the property as being representative of the vernacular style of early-nineteenth century commercial stone architecture, reflecting influences by the Gothic Revival style of architecture, demonstrating a high level of craftsmanship, and its association with the theme of Ancaster as a developing village, include:

- The front (west), side (north and south) and rear (east) elevation and roofline of the two-and-a-half-storey stone building (The Hotel), including its:
  - Front gable roof with buff brick chimney, Gothic Revival serpentine bargeboards with foil arches, foil piercings, routed borders and pendant in gable eaves;
  - Round-headed two-over-two hung wood window below the front gable with stone arch and keystone;
  - Coursed ashlar stone in the front (west) elevation;
  - Rubble stone walls on the side (north and south) and rear (east) elevations;
  - Dressed stone quoins;
  - Visible seam in stonework between 1832 and 1878 portions on the side (north) elevation;
  - Dressed stone lug sills and lintels over the doors and windows;
  - Transoms over ground and second-storey doors in the front (west) and rear (east) elevations; and,
  - Remnant historic millwork brackets and wooded pilasters in the two-storey front porch.
- The front (west) and side (south and north) elevations and roofline of the one-and-a-half-storey stone building (the Coach House) including its:
  - Front gable roof with a pair of louvered cupolas on top;
  - Gothic Revival serpentine bargeboards with foil arches, foil and circular piercings, and pendant in front gable;
  - Remaining coursed ashlar stone in the front (west) elevation;
  - Rubble stone walls on the side (north and south) elevations; and,
  - Dressed stone quoins.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Wilson Street East and as a local landmark in Ancaster Village include its:

- Location at the corner of Wilson Street East and Academy Street, with a minimal setback from the public right-of-way.