



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

Planning and Economic Development Department  
Planning Division

April 8, 2025

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

Dear Provincial Heritage Registrar:

**Re: Notice of By-laws Passing in Dundas 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-laws to designate the following properties as being of cultural heritage value under Part IV of the *Ontario Heritage Act*:

- **85 King Street East, Dundas (By-law Number 25-049)**
- **223 Governor's Road, Dundas (By-law Number 25-050)**

These properties were designated by Hamilton City Council on the 26th day of March, 2025 and the designating by-laws can be found at [www.hamilton.ca](http://www.hamilton.ca). **Attached** please find a copies of By-law No. 25-049 and By-law No. 25-050.

A Notice of Passing of the By-law was also published in the Hamilton Spectator on **April 8, 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: Meg Oldfield, Cultural Heritage Planner, Email: [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca).

Matthew Trennum  
City Clerk

MO

Attach.

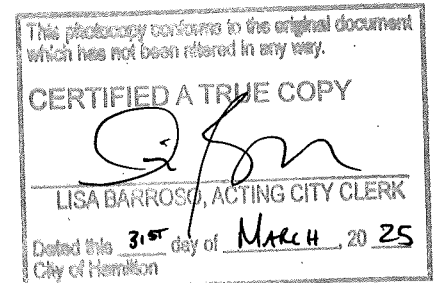
cc: Councillor Wilson, Ward 13  
Patrick MacDonald, Solicitor  
Rob Lalli, Director, Building Division  
Anita Fabac, Acting Director, Planning and Chief Planner  
Matt Gauthier, Legislative Coordinator  
Meg Oldfield, Cultural Heritage Planner

**Authority:** Item 11(a), Planning Committee Report 24-011 (PED24124)  
 CM: August 16, 2024 Ward: 13  
 Written approval for this by-law was given by Mayoral Decision MDE-2025-06  
 Dated March 26, 2025

**Bill No. 049**

**CITY OF HAMILTON  
 BY-LAW NO. 25-049**

**To Designate Property Located at 85 King Street East, Dundas 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 July 22, 2024;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on August 16, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 85 King Street East in Dundas 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. 24-156;

**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:

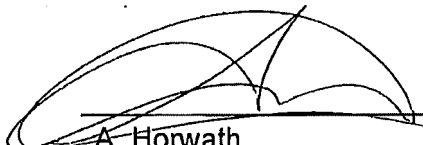
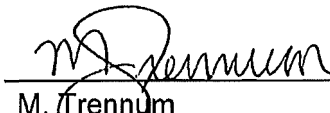
1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

To Designate Property Located at 85 King Street East, Dundas as Property of Cultural Heritage Value

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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 85 King Street East, Dundas as Property of Cultural Heritage Value

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**Schedule "A"**  
**To**  
**By-law No. 25-049**

**85 King Street East**  
**Dundas, Ontario**

PIN: 17478-0147 (LT)

Legal Description:

PT LOT 17, REGISTRAR'S COMPILED PLAN 1387 , PART 2 , 62R13818 , T/W  
VM231521, IF ANY ; DUNDAS CITY OF HAMILTON

To Designate Property Located at 85 King Street East, Dundas as Property of Cultural Heritage Value

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**Schedule "B"**  
**To**  
**By-law No. 25-049**

**85 King Street East**  
**Dundas, Ontario**

**Notice of Intention to Designate**  
**85 King Street East, Dundas**

The City of Hamilton intends to designate 85 King Street East, Dundas, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

The circa 1846-48 one-storey building located at 85 King Street East, Dundas has physical value as a representative example of a nineteenth-century stone cottage influenced by the Regency style of architecture. The property has historical value for its associations with prominent Dundas residents, including John Fairgrieve, Margaret Grafton, Joanna Chapman and Catherine Gibbon, and the early heritage conservation movement in Dundas. The property at 85 King Street East is important in defining the historic Industrial character of the surrounding area, is historically and visually connected to the development of the Desjardins Canal, and maintains the historic character of the early settlement area of Cootes Paradise.

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 24th day of January, 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Maryssa Barras, Cultural Heritage Planning Technician,  
E-mail: [maryssa.barras@hamilton.ca](mailto:maryssa.barras@hamilton.ca); Phone: 905-546-2424 ext. 6126.  
[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



**Hamilton**

To Designate Property Located at 85 King Street East, Dundas as Property of Cultural Heritage Value

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**Schedule "C"**

**To**

**By-law No. 25-049**

**85 King Street East  
Dundas, Ontario**

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

**Description of Property**

The irregular polygonal-shaped 0.154 hectare property municipally-addressed as 85 King Street East, Dundas, is comprised of a one-storey stone structure built circa 1846- 48 and two frame outbuildings built in the twentieth century. It is located on the north side of King Street East in Dundas, between the intersection of Court Street to the west and Thorpe Street to the east, in the community of Dundas, in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The one-storey building located at 85 King Street East, Dundas, was originally constructed circa 1846-48. The property has physical value as a representative example of a nineteenth-century stone cottage influenced by the Regency style of architecture. The property has historical value for its associations with prominent Dundas residents, including John Fairgrieve, Margaret Grafton, Joanna Chapman and Catherine Gibbon, and the early heritage conservation movement in Dundas.

The stone dwelling at 85 King Street West was originally built prior to 1848 for John Fairgrieve (circa 1813/1811-1875), who worked as a wharfinger with business interests in the Desjardins Canal, served on Dundas' town council in 1850. By 1855, Fairgrieve dissolved his business interests in the Desjardins Canal and moved to Hamilton. In 1859 Margaret Grafton, the mother of the historically prominent business of Grafton & Co. Ltd.'s co-founder James Beatty Grafton (1826-1909), purchased the property and it was affiliated with the Grafton family until it was sold in the 1880s.

In the late-1970s, the property was part of a campaign to prevent the demolition of several significant heritage properties including 79-85 King Street East, to facilitate the construction of a residential building. The Architectural Conservancy of Ontario, the Dundas Heritage Association, and the King Street East Citizen's Group were active in their efforts to preserve the properties and the green space they provided. Advocates were able to negotiate for the sale of 85 King Street East to conserve it, and in 1980 Joanna Chapman (born 1939) purchased 85 King Street East to rent it to Catherine Gibbon (1949-2021). Joanna Chapman is a prominent Dundas resident who has

To Designate Property Located at 85 King Street East, Dundas as Property of Cultural Heritage Value

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served on Dundas's town council, owned Chapman and Prince Booksellers (later Chapman Books), founded the Urquhart Butterfly Garden, and has been active in Dundas's environmental and historic conservation movements. Catherine Gibbon, a notable community advocate, landscape artist, student and teacher at the Dundas Valley School of Art, and co-founder of the Carnegie Gallery resided at 85 King Street East from 1980-2021, having purchased the property from Chapman in 1988 or 1989.

The property at 85 King Street East is important in defining the historic industrial character of the surrounding area and is historically and visually connected to the development of the Desjardins Canal. The nineteenth-century stone dwelling is one of the oldest existing dwellings in the east end of Dundas and is connected with the early town development planned in the Cootes Paradise Survey. The well-preserved stone façade, which stands out as an immediately recognizable nineteenth-century heritage structure in the surrounding streetscape, combined with the unique topography and wooded character of the property maintains the historic character of the early settlement area.

### **Description of Heritage Attributes**

Key attributes that embody the physical value of the property as being a representative example of a nineteenth-century stone dwelling with Regency influences, and its long-standing association with prominent residents and the heritage conservation movement in Dundas, include the:

- Front (south), and side (east and west) elevations and roofline of the circa 1846-1848 stone dwelling, including its:
  - One storey massing;
  - Low hip roof with a side (east) brick chimney and projecting eaves;
  - Rear rectangular field-stone summer kitchen wing with an end-gable roof;
  - Symmetrical three-bay front façade;
  - Cut-stone even coursed front façade with corner quoining;
  - Broken-course fieldstone side and rear walls;
  - Covered front porch with a low hip roof supported by Ionic wood columns atop concrete-block piers;
  - Flat-headed window and door openings with decorative rounded brickmoulds, stone voussoirs and tooled stone lug sills;
  - Six-over-six hung wood windows with wooden storms and functional wood shutters; and
  - Central front entrance with its:
    - Four-panel solid wood door and original hardware, including letter slot, doorbell, and doorknob;
    - Four-pane wooden transom; and,



To Designate Property Located at 85 King Street East, Dundas as Property of Cultural Heritage Value

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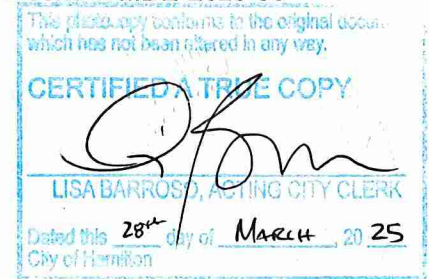
- Flanking sidelights with three upper glass panes and wood panels below.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of King Street East and Dundas, include its:

- Deep setback from the public right-of-way;
- Location fronting onto King Street East;
- Proximity to the Desjardins Canal;
- Siting of the stone dwelling on the raised topography; and,
- Wooded character with mature trees.

**Authority:** Item 10(a), Planning Committee Report 24-018 (PED24181)  
CM: December 11, 2024 Ward: 13  
Written approval for this by-law was given by Mayoral Decision MDE-2025-06  
Dated March 26, 2025

**Bill No. 050**



**CITY OF HAMILTON**

**BY-LAW NO. 25-050**

**To Designate Property Located at 223 Governor's Road, Dundas, 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 November 22, 2024;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on December 11, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 223 Governor's 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. 24-234;

**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:

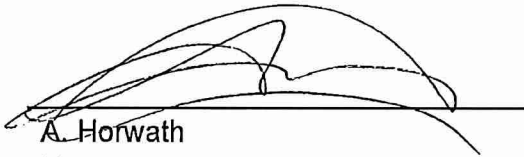
1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

To Designate Property Located at 223 Governor's Road, Dundas, City of Hamilton as Property of  
Cultural Heritage Value

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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 26<sup>th</sup> day of March, 2025.



A. Horwath  
Mayor



M. Trennum  
City Clerk

To Designate Property Located at 223 Governor's Road, Dundas, City of Hamilton as Property of  
Cultural Heritage Value

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**Schedule "A"**

**To**

**By-law No. 25-050**

**223 Governor's Road, Dundas  
Hamilton, Ontario**

PIN: 17481-0422 (LT)

**Legal Description:**

FIRSTLY: PART PARK LT 1 PL 1461 BEING PART 3 ON 62R6174, SAVE AND  
EXCEPT PT 1 ON 62R17979; T/W EASM'T OVER PT PARK LT 1 PL 1461, BEING  
PT 1 ON 62R17979 FOR THE PURPOSE OF INGRESS AND EGRESS AS IN  
WE615022; SCNDLY: PT PARK LOT 1 PL 1461, PART 2 ON 62R6174. DUNDAS;  
CITY OF HAMILTON

To Designate Property Located at 223 Governor's Road, Dundas, City of Hamilton as Property of  
Cultural Heritage Value

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**Schedule "B"**

**To**

**By-law No. 25-050**

**223 Governor's Road, Dundas  
Hamilton, Ontario**

**Notice of Intention to Designate  
223 Governor's Road, Dundas (Starfield)**

The City of Hamilton intends to designate 223 Governor's Road, Dundas, 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 223 Governor's Road, known as Starfield, is comprised of a brick residence constructed circa 1870. The property is a representative example of a vernacular mid-nineteenth century brick dwelling with Classical Revival influences and displays a high degree of craftsmanship. The property is associated with Timothy Greening, founder of T. Greening Wire Works, and local businessman John Maw. The property helps define the historic character of Governor's Road, is historically, functionally, and visually linked to its surroundings, and is considered to be 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 11th day of February 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Meg Oldfield, Cultural Heritage Planner,  
E-mail: [Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca)  
[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton



To Designate Property Located at 223 Governor's Road, Dundas, City of Hamilton as Property of  
Cultural Heritage Value

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**Schedule "C"**  
**To**  
**By-law No. 25-050**

**223 Governor's Road, Dundas**  
**Hamilton, Ontario**

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

**Description of Property**

The 0.49-hectare property at 223 Governor's Road, Dundas is comprised of a two-storey brick residence with a one-and-a-half storey eastern wing, originally constructed circa 1870. The property is located near the northeast corner of Governor's Road and Creighton Road, in the community of Dundas within the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 223 Governor's Road, historically known as Starfield, is comprised of a brick residence constructed circa 1870. The cultural heritage value of the property lies in its design value as a representative example of a vernacular mid-nineteenth century brick dwelling with Classical Revival influences, as demonstrated by its Ionic columns, which also display a high degree of craftsmanship.

The historical value of the property lies in its direct association with people significant to the history and evolution of Dundas and its economy, including Timothy Greening (c.1815-1900), owner of the property from 1869 to 1896. In 1858, Timothy Greening immigrated to Hamilton with his half-brother, Benjamin Greening (1808-1877). Descended from a long line of wire manufacturers, Timothy Greening operated the T. Greening Wire Works, later Greening and Sons, from circa 1860 until his death in 1900, manufacturing wire cloth and sheet metal. The property is also associated with John Maw (1841-1920), a local businessman who resided at the property between 1904 and 1920. In 1865, Maw partnered with James Littler to form the Dundas Tool Works, which manufactured iron and woodworking machinery. In the 1880s, Maw joined the B. Greening Wire Works, serving as superintendent until 1906, at which time he was appointed Chairman of the Board of Directors.

The contextual value of the property lies in its role in defining the historic character of Governor's Road, one of the area's earliest transportation corridors that was constructed as a military route in the early-nineteenth century. The property is historically, functionally, and visually linked to its surroundings as one of the few extant mid-nineteenth century homes located along the Dundas portion of Governor's

To Designate Property Located at 223 Governor's Road, Dundas, City of Hamilton as Property of  
Cultural Heritage Value

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Road, and for its connection to the site of the former T. Greening Wire Works industrial factory to the west. Initially situated on a 4-hectare lot, the property was home to an orchard and other small scale agricultural pursuits. Due to its prominent location and raised elevation on Governor's Road, the property is considered to be a local landmark.

### **Description of Heritage Attributes**

The key attributes that embody the cultural heritage value of the property as a representative example of a vernacular mid-nineteenth century brick dwelling influenced by the Classical Revival architectural style and demonstrating a high degree of craftsmanship, and its historical association with Timothy Greening and John Maw, include:

- All elevations and rooflines of the combined one-and-a-half and two-storey brick dwelling including its:
  - Brick facades laid in Common bond;
  - Low hipped roofs with brick chimneys and plain fascia;
  - Flat-headed and segmentally-arched window openings with multi-pane hung wood windows and storms, brick voussoirs and stone lug sills;
  - Covered west, south and north porches with moulded cornice and Ionic columns;
  - West and southeast entrances, each with a multi-pane wood transom, sidelights and moulded wood trim;
  - North and northeast entrances with wood transoms; and,
  - Projecting ground-floor window bays with multi-pane wood windows and storms, and shared stone sills;

The projecting dormers in the one-and-a-half storey eastern portion of the building are not considered to be heritage attributes.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Governor's Road and the community of Dundas and it being historically and visually linked to its surroundings include its:

- Deep set back and prominent elevated location on Governor's Road.