



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

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

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