

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***

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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*:

**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

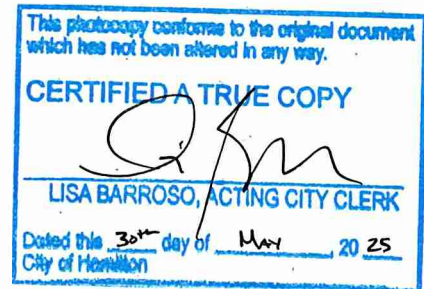
Written approval for this by-law was given by Mayoral Decision MDE-2025-09

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:

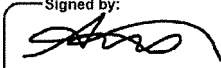
To Designate Property Located at 1175 Main Street East, City of Hamilton as Property of Cultural Heritage Value

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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:

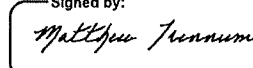


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A. Horwath

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

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**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

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## 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

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**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

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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

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- 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

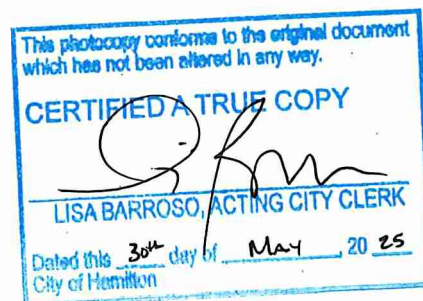
Written approval for this by-law was given by Mayoral Decision MDE-2025-09

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:

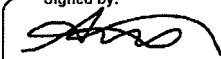
To Designate Property Located at 801 Dunsmure Road, City of Hamilton as Property of Cultural Heritage Value

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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:

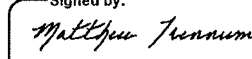


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A. Horwath

Mayor

Signed by:



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M. Trennum

City Clerk

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

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**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

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## 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

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**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

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### 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

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- 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.