



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: July 25, 2025

Report No: PED25177

Subject/Title: Monthly Report on Proactive Listings for the
Municipal Heritage Register, June 2025

Ward(s) Affected: Ward 13

Recommendations

- 1) That staff **BE DIRECTED** to list 34 Baldwin Street, Dundas, on the Municipal Heritage Register as a non-designated property, as outlined in Report PED25177, in accordance with Section 27 of the *Ontario Heritage Act*.

Key Facts

- This Report recommends that Council list the residential property at 34 Baldwin Street, Dundas, as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*.
- Listing on the Register recognizes value of a property to the community, provides interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council.
- By Council deciding to proactively list this property on the Register, staff will be able to take appropriate action, including designation, should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit application in the next two years before the listing expires.
- Should Council decide to list this property on the Register, staff will provide notice of the listing to the owner and outline the legislated process for objecting to the listing, as per the requirements of the *Ontario Heritage Act*.

Financial Considerations

Not applicable.

Background

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest on the Municipal Heritage Register that are flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the Planning Act, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted. This strategic and proactive approach to listing is required due to cumulative changes to provincial legislation over the past few years.

In August 2024, Cultural Heritage Staff were notified that the subject residential property located at 34 Baldwin Street was listed for sale. Based on a preliminary review (Appendix A to Report PED25177), staff determined that the subject property is of sufficient cultural heritage value or interest to be a candidate for listing on the Municipal Heritage Register and for designation under Part IV of the Ontario Heritage Act, meeting six of the nine criteria for determining cultural heritage value or interest as outlined in Ontario Regulation 9/06.

In September 2024, Cultural Heritage Staff notified the property owner of their property's addition to the City's list of Candidates for Part IV Designation under the *Ontario Heritage Act*. At this time, staff informed the property owner that by being listed as a candidate for designation, staff may conduct further research and evaluation for designation of the property, if: the owner requests designation; a building permit or development application is submitted for the demolition or substantial alteration of the property; or, as staff resources permit.

In February 2025, staff received inquiries into the heritage status of the property which indicated intent to demolish or otherwise substantially alter it. On May 6, 2025, staff again received an inquiry into the heritage status of the property. On May 18, 2025, staff observed a large construction bin outside of the property, and on May 20, 2025, the Building Division advised that there were no open building permits or applications for the property.

Analysis

The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Municipal Heritage Register if it is demonstrated that they meet at least one criterion outlined in Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a

property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

34 Baldwin Street, Dundas

The property located at 34 Baldwin Street, Dundas, is comprised of a one-and-a-half storey frame residential structure currently listed on the City's Inventory of Heritage Properties. Staff conducted a preliminary cultural heritage evaluation of the property and determined that it meets six of nine criteria for determining cultural heritage value or interest, as outlined in Ontario Regulation 9/06, sufficient to warrant listing on the Municipal Heritage Register, and to identify the property as a candidate for designation under Part IV of the *Ontario Heritage Act*.

34 Baldwin Street has physical value as an early and representative example of a vernacular early-nineteenth century frame structure with influences from the Georgian Revival style of architecture, and as a unique example of a building constructed into the raised topography of the property. The property has historical value due to its association with historic figures, events, and Dundas residents, including the Lesslie family, William Lyon Mackenzie, Laurent Quetton St. George, and the Upper Canada Rebellion. The property is a landmark that is visually, physically, and historically linked to its surroundings, and is important in defining the character of this area for its proximity to the original town plan of Coote's Paradise and nearby other important historic buildings and geographic features.

The full summary of the preliminary evaluation of cultural heritage value or interest for the property is attached as Appendix A to Report PED25177.

Conclusion

The property located at 34 Baldwin Street, Dundas, has been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*, as per the recommendation of Report PED25177

The recommendation of this Report is consistent with Provincial and Municipal legislation, policy, and direction, including:

- Implementing proactive strategies for conserving significant built heritage resources (Provincial Planning Statement, 2024, Sub-section 4.6.4(b));
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3);
- Encouraging the rehabilitation, renovation, and restoration of built heritage resources so that they remain in active use (Urban Hamilton Official Plan, Section B.3.4.1.5); and,

- Using all relevant provincial legislation and all related plans and strategies to appropriately manage, conserve and protect Hamilton's cultural heritage resources (Urban Hamilton Official Plan, Section B.3.4.2.1(i)).

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should be served on the Clerk of the municipality and identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

Alternatives

Not Applicable.

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

Not Applicable.

Consultation

Staff reached out to the owner of the property via a letter sent by registered mail and email on May 27, 2025, notifying them of the staff recommendation to list the property on the Register in advance of this Report being considered by the Hamilton Municipal Heritage Committee.

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

Appendices and Schedules Attached

Appendix A: Preliminary Heritage Evaluation of 34 Baldwin Street, Dundas

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**Submitted and
recommended by:**

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