

Authority: Item 9.17, Planning Committee Minutes PLC 25-008 (PED25143)
CM: June 18, 2025 Ward: 2
Written approval for this by-law was given by Mayoral Decision
MDE-2025-15
Dated September 17, 2025

Bill No. 165

CITY OF HAMILTON

BY-LAW NO. 25-165

To Designate Properties Located at 165-191 and 195-205 King Street East, Hamilton as Properties 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 May 29, 2025;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on June 18, 2025, resolved to direct the City Clerk to take appropriate action to designate the Properties described as 165-191 and 195-205 King Street East in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Properties"), as properties of cultural heritage value or interest, which resolution was confirmed by By-law No. 25-130;

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 owners of the Properties and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Properties 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 designations under section 29(5) of the *Ontario Heritage Act* have been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Properties 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 Properties Located at 165-191 and 195-205 King Street East, Hamilton, as
Property of Cultural Heritage Value

Page 2 of 8

1. A statement explaining the cultural heritage value or interest of the Properties, and a description of the heritage attributes of the Properties are set out in Schedule “C” hereto.
2. The Properties, together with its heritage attributes listed in Schedule “C” hereto, are hereby designated as properties 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 Properties, to be served on the Ontario Heritage Trust, the owners of the Properties, 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 Properties described in Schedule “A” hereto in the proper registry office.

PASSED this 17th day of September, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule “A”
To
By-law No. 25-165

**165-191 and 195-205 King Street East,
Hamilton, Ontario**

ADDRESSES: 165 to 171 King Street East, Hamilton

PIN: 17168-0039 (LT)

Legal Description: LT 1 RCP 1393 S/T & T/W VM272297 EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP1393, T/W INTEREST IN VM272297; CITY OF
HAMILTON

ADDRESSES: 173 to 175 King Street East, Hamilton

PIN: 17168-0040 (LT)

Legal Description: LT 2-3 RCP 1393 S/T & T/W CD386327 EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP1393, T/W INTEREST IN CD386327; CITY OF
HAMILTON

ADDRESS: 177 King Street East, Hamilton

PIN: 17168-0041 (LT)

Legal Description: LT 4 RCP 1393 S/T & T/W VM268196 EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP1393; CITY OF HAMILTON

ADDRESS: 179 King Street East, Hamilton

PIN: 17168-0042 (LT)

Legal Description: LT 5 RCP 1393 S/T & T/W VM262752 EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP1393, ; CITY OF HAMILTON

ADDRESS: 181 King Street East, Hamilton

PIN: 17168-0043 (LT)

Legal Description: LT 6 RCP 1393 T/W CD389576 EXCEPT THE EASEMENT
THEREIN RE: LT 7, 14 & 23 RCP1393; CITY OF HAMILTON

ADDRESS: 183 King Street East, Hamilton

PIN: 17168-0044 (LT)

Legal Description: LT 7 RCP 1393 T/W CD389575 EXCEPT THE EASEMENT
THEREIN RE: LT 6, 14 & 23 RCP1393; CITY OF HAMILTON

ADDRESSES: 185 to 187 King Street East, Hamilton

PIN: 17168-0045 (LT)

Legal Description: LT 8-9 RCP 1393 S/T & T/W VM268446, EXCEPT THE
EASEMENT THEREIN RE: LT 6, 7, 14 & 23 RCP1393; CITY OF HAMILTON

ADDRESS: 189 King Street East, Hamilton

PIN: 17168-0046 (LT)

Legal Description: LT 10 RCP 1393 S/T & T/W CD460624, EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP1393; CITY OF HAMILTON

ADDRESS: 191 King Street East, Hamilton

PIN: 17168-0047 (LT)

Legal Description: LT 11 RCP 1393 S/T & T/W AB361057, EXCEPT THE EASEMENT
THEREIN RE: LT 6, 7, 14 & 23 RCP 1393; CITY OF HAMILTON

ADDRESS: 195 King Street East, Hamilton

PIN: 17168-0049 (LT)

Legal Description: LT 13 RCP 1393 S/T & T/W VM275996; CITY OF HAMILTON

ADDRESS: 197 King Street East, Hamilton

PIN: 17168-0050 (LT)

Legal Description: LT 14 RCP 1393; CITY OF HAMILTON

ADDRESS: 199 King Street East, Hamilton

PIN: 17168-0051 (LT)

Legal Description: LT 15 RCP 1393 S/T & T/W VM171087; CITY OF HAMILTON

ADDRESS: 201 King Street East, Hamilton

PIN: 17168-0052 (LT)

Legal Description: LT 16 RCP 1393 S/T & T/W CD109589; CITY OF HAMILTON

ADDRESS: 203 King Street East, Hamilton

PIN: 17168-0053 (LT)

Legal Description: LT 17 RCP 1393 S/T & T/W VM173475; CITY OF HAMILTON

ADDRESS: 205 King Street East, Hamilton

PIN: 17168-0054 (LT)

Legal Description: LT 18 RCP 1393 S/T AB216504; CITY OF HAMILTON

To Designate Properties Located at 165-191 and 195-205 King Street East, Hamilton, as
Property of Cultural Heritage Value

Page 5 of 8

Schedule “B”
To
By-law No. 25-165

**165-191 and 195-205 King Street East,
Hamilton, Ontario**

CITY OF HAMILTON
Notice of Intention to Designate
165-191 and 195-205 King Street East,
Hamilton (Copp Block)

The City of Hamilton intends to designate the properties municipally addressed as 165-191 and 195-205 King Street East, Hamilton, known as the Copp Block, under Section 29 of the *Ontario Heritage Act*, as being a properties of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The Copp Block has physical value and demonstrates a high degree of craftsmanship as a representative example of a commercial brick row in the Renaissance Revival architectural style. Constructed as three structures in two phases from 1879-1881, the Copp Block takes up the entire city block bounded by Mary Street to the west and Walnut Street to the east, with the exception of 193 King Street East. The Copp Block has historical value for its association with the original owner of the property, Anthony Copp (Jr.) (1826-1910), Edmund Brown (E.B) Patterson (1866-1946), and immigrant and business communities in Downtown Hamilton. The Copp Block is important in defining the character of the area, is historically, physically, and visually linked to its surroundings as part of the late-nineteenth to early-twentieth century King Street East commercial streetscape, 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 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 any of the proposed designations, together with a statement for the objection(s) and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 3rd day of July 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Maryssa Barras,
Cultural Heritage Planning Technician II,
E-mail: culturalheritageplanning@hamilton.ca
www.hamilton.ca/heritageplanning



Schedule “C”
To
By-law No. 25-165

**165-191 and 195-205 King Street East,
Hamilton, Ontario**

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

Description of Property

The properties municipally addressed as 165-191 and 195-205 King Street East, Hamilton, known as the Copp Block, are comprised of a related three-storey brick row constructed in phases between 1879 and 1881. The row takes up the entire north side of the city block on King Street East bounded by Mary Street to the west and Walnut Street to the east, with the exception of 193 King Street East, in the Beasley Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The Copp Block has physical value and demonstrates a high degree of craftsmanship as a representative example of a commercial brick row constructed in the Renaissance Revival architectural style. The three-storey row was constructed as three separate structures in phases from 1879-1881 and takes up the entire city block bounded by Mary Street to the west and Walnut Street to the east, with the exception of 193 King Street East, which was constructed separately circa 1870.

The Copp Block has historical value for its association with the original owner of the property, Anthony Copp (Jr.) (1826-1910), Edmund Brown (E.B) Patterson (1866-1946), and immigrant and business communities in Downtown Hamilton in the International Village Business Improvement Area in the Beasley Neighbourhood. The original owner of the commercial block, Anthony Copp, was a prominent Hamiltonian, English immigrant, city councillor, and co-owner of the Copp Brothers Foundry. Copp first became affiliated with the property in 1864, and by 1875 he had begun plans to demolish the existing buildings on the properties to develop the Copp Block. The Copp Block was constructed as three structures in phases, including 195-205 King Street East constructed from 1879-1880, and 165-179 and 181-191 King Street East constructed from 1880-1881. The westernmost of these structures is also known as

the Passmore Building and is associated with E.B. Patterson (1866-1946), a Hamilton architect who resided in the building. The Copp Block has the potential to yield information that contributes to the understanding of Hamilton's immigrant communities as its historic and modern tenants reflect the evolution of Hamilton's immigrant and working-class communities as part of the commercial area now known as the International Village.

Copp Block has the potential to yield information that contributes to the understanding of Hamilton's immigrant communities as its historic and modern tenants reflect the evolution of Hamilton's immigrant and working-class communities as part of the commercial area now known as the International Village.

The Copp Block is considered to be a local landmark and is important in defining the character of the area. It is historically, physically, and visually linked to its surroundings as part of the late-nineteenth to early-twentieth century King Street East commercial streetscape spanning from James Street to Wellington Street. The property is also linked to the historic urban design and development of the International Village and the Beasley Neighbourhood.

Description of Heritage Attributes

The key attributes of the Copp Block that embody the physical value of the property as a representative example of a Renaissance Revival commercial row which demonstrates a high degree of craftsmanship, its association with Anthony Copp, Edmund Brown (E.B) Patterson, and its potential to yield information about immigrant and business communities in Downtown Hamilton in the International Village and Beasley Neighbourhood, include:

- The front (south) elevation and roofline of the three-storey row from 165-179, 181-191, and 195-205 King Street East, including its:
 - Three storey massing;
 - Brick facades laid in Stretcher bond;
 - Symmetrical design;
 - Elaborate projecting wood cornice with decorative brackets;
 - Third-storey round-arched window openings with galvanized iron window hoods, radiating brick voussoirs and tooled stone lug sills with embedded stone brackets;
 - Second-storey segmentally-arched window openings with brick voussoirs, galvanized iron window hoods with decorative brackets and stone lug sills; and,
 - First-storey projecting wood cornice with brackets and matching plain siding.

- The west (side) elevation and roofline of 165 King Street East, including its:
 - Three storey massing;
 - Elaborate projecting wood cornice with decorative brackets;
 - Rounded corner at Mary Street and King Street East with curved window openings on the second and third storeys;
 - Third-storey round-arched window openings with galvanized iron window hoods and tooled stone lug sills with embedded stone brackets;
 - Second-storey segmentally-arched window openings with brick voussoirs and stone lug sills; and,
 - First-storey cornice to the north with decorative brackets above a large, bricked-in opening.
- The east (side) elevation and roofline 205 King Street East, including its:
 - Shed roof;
 - Brick façade laid in Common bond;
 - First-storey cornice with brackets;
 - Segmentally-arched window openings with radiating brick voussoirs and stone lug sills; and,
 - Two-storey, three-bay rear brick wing with segmentally-arched window openings with radiating brick voussoirs and stone lug sills.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature in Hamilton's International Village include its:

- Location fronting onto King Street East; and,
- Massing, taking up an entire block spanning from Mary Street to Walnut Street (excluding 193 King Street East).