

**Authority:** Item 9.7, Planning Committee Report 25-010 (PED25149)  
CM: July 16, 2025 Ward: 13  
Written approval for this by-law was given by Mayoral Decision  
MDE-2025-15 Dated September 17, 2025

**Bill No. 164**

**CITY OF HAMILTON**  
**BY-LAW NO. 25-164**

**To Designate Property Located at 104 King Street West, 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 June 27, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on July 16, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 104 King Street West 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. 25-140;

**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.

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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 17th day of September, 2025.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

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**Schedule "A"**

**To**

**By-law No. 25-164**

**104 King Street West, Dundas  
Hamilton, Ontario**

PIN: 17481-0024 (LT)

Legal Description: LTS 1, 2, 3, 4 & 5, PL 1453 ; DUNDAS CITY OF HAMILTON

**Schedule "B"**  
**To**  
**By-law No. 25-164**

**104 King Street West, Dundas**  
**Hamilton, Ontario**

**CITY OF HAMILTON**  
**Notice of Intention to Designate**  
**104 King Street West, Dundas**  
**(former Dundas Post Office)**

The City of Hamilton intends to designate 104 King Street West, 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 104 King Street West, Dundas, known as the former Dundas Post Office, is comprised of a two-and-one-half-storey brick and stone structure with a six-storey clock tower, constructed between 1911 and 1912. The property is a representative example of the Romanesque Revival style of architecture with Classical Revival influences and displays a high degree of craftsmanship. The property is associated with early-twentieth century federal government infrastructure initiatives, the Chief Architects Branch of the Department of Public Works, David Ewart, and Alfred Wavell Peene. The property helps define the historic character of King Street West and downtown Dundas, is physically, visually, and historically 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 29th day of July 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

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



**Hamilton**

**Schedule “C”**

**To**

**By-law No. 25-164**

**104 King Street West, Dundas  
Hamilton, Ontario**

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

**Description of Property**

The 0.113-hectare property municipally addressed as 104 King Street West, Dundas, formerly known as the Dundas Post Office, is comprised of a two-and-one-half-storey brick and stone structure with a six-storey clock tower, constructed between 1911 and 1912. The property is located on the south side of King Street West, between McMurray Street and Foundry Street, in Downtown Dundas in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property at 104 King Street West, Dundas, has design and physical value as a representative example of the Romanesque Revival style of architecture with Classical Revival influences, as demonstrated by its 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. The 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.

The historical value of the property lies in its association 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 property is also associated with the Chief Architects Branch of the Department of Public Works, and with 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 constructed 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.

Contextually, the property is important in defining the character of the area. The setting of the property helps define the historic and distinctive character of King Street West in Downtown Dundas, standing out from the surrounding two and two-and-one-half storey mixed use early to late twentieth century streetscape. The property is physically, visually, and historically linked to its surroundings as part of the surviving mid-nineteenth to early-twentieth century commercial King Street West streetscape. The surrounding commercial and residential area at one time relied on the services and employment opportunities provided within the building. Due to its prominent location on King Street West, moderate set-back, and distinctive clock tower, the property is considered to be a local landmark.

### **Description of Heritage Attributes:**

Key attributes that embody the design/physical value of the property as being representative of the Romanesque Revival style of architecture and demonstrating a high degree of craftsmanship, and its association with include:

- All elevations and the roofline of the two-and-one-half storey brick and stone building, including its:
  - U-shaped footprint;
  - Mansard roof with its:
    - Octagonal shingles;
    - Copper detailing, including the fascia, eavestroughs, downspouts; and,
    - Copper-clad segmentally arched dormer windows;
  - Buff brick façades with rusticated cut-stone detailing including corner quoining and belt courses;
  - Arched window and door openings with carved stone keystones, and rusticated cut-stone voussoirs, surrounds, quoining and sills;
  - Flat-headed window openings with rusticated cut-stone lintels, surrounds, quoining and sills;
  - Three-storey frontispiece with its flat roof with stone balustrade;
  - Central portico with its:
    - Arched entryway with carved stone keystone, cut-stone voussoir and surround with quoining;
    - Flanking cut-stone pilasters with Tuscan capitals; and,

- Stone front entrance steps with flanking stone knee-walls and cap stones;
- Six-storey clock tower with its:
  - Pyramidal roof with octagonal shingles and copper fascia and finial;
  - Cut-stone clock dial surround;
  - Clock face, bell, and all related mechanisms on the interior and exterior;
  - Stone inscribed with “POST OFFICE” between the fourth and fifth storeys;
- Broken-course rusticated cut-stone foundation with its smooth stone plinth.

The contemporary side and rear additions, accessible ramp on the northeast corner and replacement windows and doors throughout the building 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 King Street West, being physically, visually, and historically linked to its surroundings, and its status as a local landmark include its:

- Location fronting onto King Street West; and,
- Moderate setbacks from the public right-of-ways on King Street West, McMurray Street and Foundry Street.