

Authority: Item 9.4, Planning Committee Report 25-012 (PED25168)
CM: September 17, 2025 Ward: 1
Written approval for this by-law was given by Mayoral Decision MDE-2025-21
Dated December 10, 2025

Bill No. 222

CITY OF HAMILTON
BY-LAW NO. 25-222

**To Designate Property Located at 54 Sanders Boulevard, 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 August 22, 2025;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on September 17, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 54 Sanders Boulevard 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. 25-175;

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.

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 10th day of December, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 54 Sanders Boulevard, City of Hamilton as Property of
Cultural Heritage Value

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Schedule "A"
To
By-law No. 25-222

**54 Sanders Boulevard,
Hamilton, Ontario**

PIN: 17474-0322 (LT)

Legal Description:

PT LOT 28, PLAN 770 , AS IN CD443526, VM72636 ; HAMILTON

**Schedule “B”
To
By-law No. 25-222**

**54 Sanders Boulevard,
Hamilton, Ontario**

**CITY OF HAMILTON
Notice of Intention to Designate
Properties in West 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.

54 Sanders Boulevard, Hamilton (Lakelet Vale)

The property located at 54 Sanders Boulevard, Hamilton known as Lakelet Vale, is comprised of two-and-a-half storey stone residence constructed circa 1847 and includes a one-and-a-half-storey stone outbuilding to the rear. The property has physical value as a representative example of a vernacular dwelling influenced by the Georgian Revival and Neo-Classical styles of architecture. The property is associated with the significant Binkley Family, who settled in the area as early as 1793. The property is important for defining the historic character of West Hamilton and the early settlement of the former Ancaster Township. This property and its accessory outbuilding are historically, physically, and functionally linked to the surrounding area, being in close proximity to Binkley Crescent, the Binkley Cemetery and the former Carriage House (now 50 Sanders Boulevard).

50 Sanders Boulevard, Hamilton (Carriage House)

The property located at 50 Sanders Boulevard, Hamilton, is comprised of one-and-a-half-storey stone building constructed circa 1860 as a carriage house for Lakelet Vale (located at 54 Sanders Boulevard). The property has physical value as a representative example of a mid-nineteenth century stone vernacular building, and as a rare example of a structure with a brick barrel vault cellar, which also displays a high degree of craftsmanship. The property is associated with the significant Binkley Family, who settled in the area as early as 1793. The property is important for defining the historic character of West Hamilton and the early settlement of the former Ancaster Township. This property is historically, physically, and functionally linked to the surrounding area, being in close proximity to Lakelet Vale, Binkley Crescent and Binkley Cemetery.

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 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 17th day of October, 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

**CONTACT: Kira Cook, Cultural Heritage Planning Technician,
Email: Kiraleah.Cook@hamilton.ca**

www.hamilton.ca/heritagedesignation



Hamilton

Schedule “C”
To
By-law No. 25-222

**54 Sanders Boulevard,
Hamilton, Ontario**

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

Description of Property

The 0.28 hectare lot municipally addressed as 54 Sanders Boulevard is comprised of a two-and-a-half storey stone vernacular Georgian residence built circa 1847 historically known as Lakelet Vale and includes a one-and-a-half-storey stone outbuilding behind the residence. The subject property is located on the northern side of Sanders Boulevard, between the intersection of Sanders and Cotrill Street and the intersection of Sanders and Binkley Road, within the neighbourhood of Ainslie Wood North, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey stone building known as Lakelet Vale was originally constructed circa 1847 and has physical value as a representative example of a vernacular dwelling influenced by the Georgian Revival and Neo-Classical styles of architecture and as a rare surviving example of a well-preserved, early-nineteenth century dwelling and outbuilding.

The property has historical value due to its connection with the Binkley Family who settled in the area of Ancaster Township, now known as West Hamilton, as early as 1793. The significance of the Binkley Family and their legacy is demonstrated by their name being reflected in many roads and landmarks in the nearby community. Jacob Binkley (1809-1867), an influential member of the early community, built the property known as Lakelet Vale circa 1847. By the 1860's Jacob Binkley's Farm would be the second most successful in Ancaster Township. The carriage house of 50 Sanders Boulevard was built for Lakelet Vale, acting as an onsite carpenter and blacksmith shop, carriage storage and winery for the Binkley's flourishing farmstead.

Contextually this property is important for defining the historical character of West Hamilton and the early settlement of Ancaster township. This property and its accessory outbuildings including the carriage house located at 50 Sanders Boulevard are the oldest still standing physical structures built by the Binkley Family located within Marx Binkley's original purchase. It is historically, physically, and functionally

linked to the surrounding area, being in close proximity to Binkley Crescent and Binkley Cemetery.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property being a representative example of a vernacular stone dwelling influenced by the Georgian Revival and Neo-Classical architectural styles, and as a rare surviving example of a well-preserved, early-nineteenth century dwelling and outbuilding, include:

- The front (south) and side (east and west) elevations and the roofline of the two-and-a-half storey 1847 stone building, including its:
 - Side gable roof with flanking brick chimneys;
 - Paired wood windows below the gable peaks; western elevation windows below the gable peak are one-over-one; east elevation paired six-over-three hung wood windows;
 - Symmetrical five-bay front elevation with central entrance;
 - Coursed ashlar stone elevation with corner quoins on south elevation;
 - Rubble-stone side elevations with stone quoins;
 - Flat-headed window openings with stone lintels and sills and one-over-one hung wood windows;
 - Central front entrance with flat-headed transom, side lights and pilasters; and,
 - Covered front porch on front (south) elevation, including its:
 - Low-pitched gable roof with wide projecting eaves;
 - Simple pediment; and,
 - Tapered wood columns with stone bases.
- Rear outbuilding located to the north of main property, including its:
 - Front gable roof with a window below;
 - Rubble stone walls with cut-stone corner quoins;
 - Front (south) elevation with door and garage entrances;
 - Eastern elevation with two window openings with cut-stone voussoirs and stone sills, and one segmentally-arched stone voussoirs door opening;
 - Western elevation with three window openings with cut-stone voussoirs and stone sills; and;
 - Six-over-six hung wood windows on the eastern and western elevations.

Key attributes that embody the contextual value of the property as a defining the historical character of West Hamilton and Ancaster Township include its:

- Location fronting onto Sanders Boulevard;
- Proximity to the carriage house of 50 Sanders Boulevard;
- Old growth trees on the lot; and,
- Proximity to the Binkley Family Cemetery.