

**Authority:** Item 9.12, Planning Committee Report 25-016 (PED25151)  
CM: December 10, 2025 Ward: 3  
Written approval for this by-law was given by Mayoral Decision MDE-2026-04  
Dated February 11, 2026

**Bill No. 033**

**CITY OF HAMILTON**  
**BY-LAW NO. 26-033**

**To Designate Property Located at 440 Victoria Avenue North, 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 November 28, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on December 10, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 440 Victoria Avenue North, Hamilton 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. 25-234;

**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 11th day of February, 2026.

---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk

To Designate Property Located at 440 Victoria Avenue North, Hamilton as Property of Cultural  
Heritage Value

Page 3 of 6

**Schedule "A"**  
**To**  
**By-law No. 26-033**

**440 Victoria Avenue North, Hamilton**

PIN: 17190-0093 (LT)

Legal Description:

LOT 15, PLAN 62M1242; SUBJECT TO AN EASEMENT IN GROSS AS IN  
WE1246822; CITY OF HAMILTON

**Schedule “B”  
To  
By-law No. 26-033**

**440 Victoria Avenue North, Hamilton**

**CITY OF HAMILTON  
Notice of Intention to Designate  
440 Victoria Avenue North, Hamilton**

The City of Hamilton intends to designate 440 Victoria Avenue North, Hamilton, 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 440 Victoria Avenue North, Hamilton known as the former Otis-Fensom Office Building, is comprised of a three-storey industrial office building constructed circa 1929, the last remaining structure of a former industrial complex. The property holds physical value as representative example of an early-twentieth century industrial office building constructed with a high degree of craftsmanship in the Edwardian Classicism style of architecture. The property holds historical value due to its association with two major companies: the Otis-Fensom Elevator Company and the Studebaker Corporation. It demonstrates the work of prominent architectural firm Hutton & Souter. The property is important to defining the historic character of Hamilton's bayfront industrial area and is considered a local landmark for its architectural style and its dominance of the intersection.

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 15th day of December 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:**

Kira Cook, Cultural Heritage Planning Technician II,  
E-mail: [Kiraleah.Cook@hamilton.ca](mailto:Kiraleah.Cook@hamilton.ca)  
[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



**Hamilton**

**Schedule “C”  
To  
By-law No. 26-033**

**440 Victoria Avenue North, Hamilton,  
Hamilton, Ontario**

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

**Description of Property**

The 0.4-hectare property municipally addressed as 440 Victoria Avenue North is comprised of an industrial office building constructed circa 1929, the last remaining structure of a former industrial complex that was the location of the Otis-Fensom Elevator Company, and later the Studebaker Corporation. The property occupies the corner of Victoria Avenue North and Ferrie Street East, located in the Keith Neighbourhood in the bayfront industrial area, in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property, known as the Otis-Fensom Office Building, has design or physical value as a rare and representative example of an early-twentieth century industrial office building constructed in the Edwardian Classicism style of architecture. The three-storey brick structure demonstrates a high degree of craftsmanship, evident in the ornamental detailing that enhances the otherwise utilitarian nature of an industrial facility. These features include finely executed brickwork, dressed stone accents, a chamfered building corner, and the classical entablature over the main entrance on Victoria Avenue North.

The property holds historical value due to its association with Hamilton’s industrial legacy, particularly through its connection with two major companies: the Otis-Fensom Elevator Company, and the Studebaker Corporation. In 1906, Otis merged with its Canadian competitor, Fensom’s Toronto Elevator Manufacturing Company, forming the Otis-Fensom Elevator Company. Due to mounting success, the company would move their Canadian headquarters to Hamilton and build the subject property as their primary office in 1929. The company would expand the industrial complex during the Second World War creating a munitions plant, playing a critical role in Hamilton’s wartime industrial utilization. After the war, the Studebaker Company would move into the industrial complex where it manufactured the famous Studebaker car from 1946 until 1966. The property’s near-century-long industrial operation reflects Hamilton’s industrial evolution and has the potential to yield information on the socio-economic impact of industrialization, wartime production, and the labour movement.

The property is associated with the work of the prominent architectural firm Hutton & Souter. The property was commissioned and built by the firm in 1929 as the office headquarters for the Otis-Fensom Elevator Company. This prominent Hamilton architectural firm's most notable works include the Hamilton Post Office (1936) and the Neo-Gothic Basilica of Christ the King (1933).

Contextually, this property is important to defining the historic character of Hamilton's bayfront industrial area. As one of the few remaining office buildings associated with a major industrial complex, it serves as a visual and cultural marker of the Hamilton's industrial achievements. The property, with its distinctive large three-storey massing and prominent corner setting at Victoria Avenue North and Ferrie Street East, is considered a local landmark for its architectural style and its dominance at the intersection.

### **Description of Heritage Attributes**

Key attributes that embody the cultural heritage value of the property as a rare and representative example of an early-twentieth century industrial office building constructed in the Edwardian Classicism style, which demonstrates a high degree of craftsmanship, and its historical associations with the Otis-Fensom Elevator Company and the Studebaker Corporation include:

- The front (west) and side (south) elevations and roofline of the three-storey 1929 building, including its:
  - Brick façades laid in Flemish bond;
  - Brick parapet with decorative moulded stone cornice below;
  - Chamfered building corner where the west and south elevations meet;
  - Flat-headed window openings in the second and third storeys;
  - Segmentally-arched window and door openings in the first storey;
  - Decorative brick and stone detailing throughout, including:
    - A continuous stone cornice above the first storey;
    - Raised brick panels separating the second and third storeys;
    - Brick pilasters separating the upper window bays with stone capitals;
    - Brick voussoirs and stone keystones;
    - Moulded stone lintels and sills; and,
    - Rusticated brick detailing in the first storey;
  - Front (west) central entrance with its classical stone entablature; and,
  - Stone foundation with trim.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Hamilton's bayfront industrial area and as a local landmark include its:

- Location fronting onto the corner of Victoria Avenue North and Ferrie Street East.