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Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7167

September 30, 2025

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Delivered via email to: registrar@heritagetrust.on.ca

Dear Provincial Heritage Registrar:

Re: Notice of Registering on Title of By-laws to Designate Properties in the City of Hamilton under Part IV of the *Ontario Heritage Act*

The City of Hamilton has recently passed designation by-laws under Part IV of the *Ontario Heritage Act* for three properties in Dundas and Hamilton. Following our previous correspondence, please be advised of this notice of by-laws being registered on title for the following properties:

By-law Number	Address	Community	Registration Date	Instrument No.
25-144	2 Hatt Street	Dundas	September 30, 2025	WE1820026
25-145	252 Caroline Street South	Hamilton	September 30, 2025	WE1820027
25-146	54 King Street East	Hamilton	September 30, 2025	WE1820028

Please also find attached certified copies of the by-laws, along with the registration instruments.

If you have any questions regarding these Notices of Registering on Title, please contact: Scott Dickinson, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 7167, Email: Scott.Dickinson@hamilton.ca, or our general email at CulturalHeritagePlanning@hamilton.ca.

Scott Dickinson
Cultural Heritage Planner



Hamilton

MB.

Attach.

cc: Alissa Golden, Cultural Heritage Program Lead

Properties

PIN 17167 - 0086 LT
Description PT LT 11 PL 1431 GEORGE HAMILTON SURVEY AS IN VM215714, T/W INTEREST IN VM246254; CITY OF HAMILTON
Address 54 KING STREET EAST
HAMILTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name CITY OF HAMILTON
Address for Service City Clerk - City Hall
71 Main Street West
Hamilton, ON L8P 4Y5

This document is being authorized by a municipal corporation Andrea Horwath, Mayor and Janet Pilon, Acting City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.
Schedule: The by-law affects land or an interest in land.

Signed By

Eric Alexander Freeman 71 Main Street West acting for Signed 2025 09 30
Hamilton Applicant(s)
L8P 4Y5

Tel 905-546-4520
Email Eric.Freeman@hamilton.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF HAMILTON 71 Main Street West 2025 09 30
Hamilton
L8P 4Y5

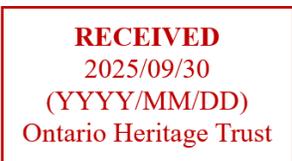
Tel 905-546-4520
Email Eric.Freeman@hamilton.ca

Fees/Taxes/Payment

Statutory Registration Fee \$70.90
Total Paid \$70.90

File Number

Applicant Client File Number : 25-146



Authority: Item 9.2, Planning Committee Minutes PLC 25-007 (PED25102)
CM: May 28, 2025 Ward: 2
Written approval for this by-law was given by Mayoral Decision MDE-2025-13
Dated August 6, 2025

Bill No. 146

CITY OF HAMILTON

BY-LAW NO. 25-146

To Designate Property Located at 54 King Street East, 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 April 25, 2025;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on May 28, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 54 King Street East 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. 25-119;

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:

To Designate Property Located at 54 King Street East, Hamilton, as Property of Cultural Heritage Value

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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 6th day of August, 2025.

Signed by:

Andrea Horwath

8167085A7D854B1...
A. Horwath

Mayor

DocuSigned by:

Janet Pilon

A3B8994B201644C...
J. Pilon

Acting City Clerk

This photocopy conforms to the original document which has not been altered in any way.

CERTIFIED TRUE COPY

Matthew
Trennum

Digitally signed by
Matthew Trennum
Date: 2025.08.12
13:59:51 -04'00'

MATTHEW TRENNUM, CITY CLERK

Date: August 12, 2025
City of Hamilton

To Designate Property Located at 54 King Street East, Hamilton, as Property of Cultural
Heritage Value

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Schedule "A"

To

By-law No. 25-146

**54 King Street East,
Hamilton, Ontario**

PIN: 17167-0086 (LT)

Legal Description:

PT LT 11 PL 1431 GEORGE HAMILTON SURVEY AS IN VM215714, TW INTEREST
IN VM246254; CITY OF HAMILTON

To Designate Property Located at 54 King Street East, Hamilton, as Property of Cultural Heritage Value

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Schedule “B”

To

By-law No. 25-146

**54 King Street East
Hamilton, Ontario**

**CITY OF HAMILTON
Notice of Intention to Designate
54 King Street East, Hamilton**

The City of Hamilton intends to designate 54 King Street East, 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 at 54 King Street East has physical value as a representative example of an early-twentieth century Beaux-Arts Classicism commercial building. Completed in 1914, the three-storey high building faced with Ohio Canyon cut stone, massive pilasters with Doric capitals, and large multi-pane windows, displays a high degree of artistic merit in its grand, symmetrical, and detailed design. The property has historical and associative value due to its direct connections with the banking institutions and Hamilton’s 2SLGBTQ+ communities and reflects the work and ideas of the nationally prominent firm Bond & Smith Architects. The property is visually, physically, and historically linked to its surroundings as part of the King Street East streetscape adjacent to Gore Park, which includes other architecturally significant buildings, and is considered to be an important 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 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 11th day of June 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Maryssa Barras, Cultural Heritage Planning
Technician II, E-mail: maryssa.barras@hamilton.ca

www.hamilton.ca/heritageplanning



To Designate Property Located at 54 King Street East, Hamilton, as Property of Cultural Heritage Value

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Schedule “C”

To

By-law No. 25-146

**54 King Street East
Hamilton, Ontario**

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

Description of Property

The 0.05-hectare property municipally addressed as 54 King Street East, Hamilton, known as the former Bank of Nova Scotia Building, is comprised of a three-storey high, stone-faced building constructed in 1914 of brick, steel, and concrete. It is located on the south side of King Street East, near the intersection of Hughson Street South and King Street East, across from Gore Park, in the Beasley Neighbourhood of Downtown Hamilton, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 54 King Street East has physical value as a representative example of an early-twentieth century Beaux-Arts Classicism commercial building. Completed in 1914, the three-storey high building was constructed with brick, steel, and concrete, and features a symmetrical, and imposing façade faced with Ohio Canyon cut stone, massive pilasters with Doric capitals, and large multi-pane windows, among other notable features. The property also displays a high degree of artistic merit in its grand, symmetrical, and detailed design of the façade, including its balustrade, entablature, stone-lined columns with Doric capitals, the presence of tall metal-framed windows with decorative grillwork, and the recessed central entrance with stone surround.

The property has historical and associative value due to its direct connections with the banking institutions and Hamilton’s 2SLGBTQ+ communities and reflects the work and ideas of the nationally prominent firm Bond & Smith Architects. Originally built for the Bank of Nova Scotia (now Scotiabank), the building is centrally located in what was the city’s growing financial center surrounding Gore Park. By the 1950s, trends in urban renewal began to change the face of Gore Park and, by the mid-1970s, the property transitioned into a restaurant, and eventually a nightclub by 1983. In 1993, a new nightclub called The Embassy opened its doors as one of very few openly 2SLGBTQ+ friendly spaces and would go on to become a cornerstone of the 2SLGBTQ+ landscape in Hamilton until its closure in 2018. As a high-profile 2SLGBTQ+ place, The Embassy was home to many important community events, including both positive celebratory events and homophobic attacks. The property’s involvement in important 2SLGBTQ+ events, and as a major 2SLGBTQ+ landmark in

To Designate Property Located at 54 King Street East, Hamilton, as Property of Cultural Heritage Value

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Hamilton's downtown core, is a continued tangible reminder of Hamilton's 2SLGBTQ+ urban heritage.

The former Bank of Nova Scotia building is considered to be an important landmark for 2SLGBTQ+ people, has been widely used in film and visual media, and is important in defining the character of the area around Gore Park in downtown Hamilton. The property is visually, physically, and historically linked to its surroundings as part of the King Street East streetscape adjacent to Gore Park, which includes other architecturally significant buildings.

Description of Heritage Attributes:

The key attributes that embody the physical value of the property as a representative example of a commercial bank building designed in the Beaux-Arts Classicism architectural style displaying a high degree of artistic merit, and the historical value of the property for its associations with early-nineteenth century banking institutions, late-twentieth century 2SLGBTQ+ communities and events, and Bond & Smith architects, include the:

- Front (north) elevation and roofline of the three-storey high building, including its:
 - Symmetrical façade clad with Ohio Canyon cut stone with an even-course finish and decorative details, including its:
 - Stone balustrade;
 - Entablature with a dentilated course, plain frieze, and moulded cornice; and,
 - Four large stone-lined pilasters with Doric capitals and moulded plinths;
 - Flat-headed window openings with:
 - Moulded stone surrounds and trim; and,
 - The presence of multi-pane metal windows with decorative metal Roman lattice window grillwork;
 - Recessed central entrance with:
 - Stone surround with flanking columns with moulded panels and Doric capitals and entablature; and,
 - The presence of a double-leaf door.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature of Gore Park, include its:

- Location fronting onto King Street East.