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Hamilton

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Planning Division
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October 17, 2025

Received
Oct 21/25

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

Dear Provincial Heritage Registrar:

Re: Notices of Intention to Designate under Part IV of the *Ontario Heritage Act* 50 and 54 Sanders Boulevard, Hamilton (Lakelet Vale and Carriage House)

The City of Hamilton intends to designate 50 and 54 Sanders Boulevard, Hamilton under Section 29 of the *Ontario Heritage Act*, as being properties of cultural heritage value. **Attached** please find the Statements of Cultural Heritage Value or Interest and Descriptions of Heritage Attributes for the subject property.

A Notice of Intention to Designate the properties was also published in the Hamilton Spectator on October 17, 2025.

Any person who objects to the proposed designations shall, within thirty days after the date of publication of the notices of intention, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Kira Cook, Cultural Heritage Planning Technician II, Email: Kiraleah.Cook@hamilton.ca.

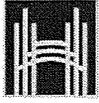
Sincerely,

Matthew Trennum
City Clerk

KC

Attach.

cc: Patrick MacDonald, Solicitor
Rob Lalli, Director, Building Division
Kira Cook, Cultural Heritage Planning Technician II



Hamilton

CITY OF HAMILTON

Notice of Intention to Designate

50 Sanders Boulevard, Hamilton (Carriage House)

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

Description of Property

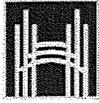
The 0.22 hectare lot municipally addressed as 50 Sanders Boulevard is comprised of a one-and-a-half-storey Carriage House built circa 1860 and converted into a residential dwelling in the mid-twentieth century. The subject property is located on the northern side of Sanders Boulevard, between the intersection 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 one-and-a-half-storey stone Carriage House constructed circa 1860 has physical value as a representative example of a mid-nineteenth century stone vernacular building originally constructed as an accessory structure to the dwelling known as Lakelet Vale. The property is a rare example of a structure with a brick barrel vault cellar that displays a high degree of craftsmanship.

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 community, built the neighbouring dwelling known as Lakelet Vale of 54 Sanders Boulevard circa 1847. By the 1860's Jacob Binkley's Farm would be the second most successful in Ancaster Township. The subject property was built as a carriage house 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 the main family dwelling of 50 Sanders Boulevard are the only remaining structures built by the Binkley Family located within Marx Binkley's original purchase. It is historically,



Hamilton

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 as being a representative example of a mid-nineteenth century stone vernacular building originally constructed as an accessory structure to the dwelling known as Lakelet Vale, and in demonstrating a high degree of craftsmanship, include:

- The front (south) and side (east and west) elevations and roofline of the one-and-a-half-storey stone building, including its:
 - Long, rectangular footprint;
 - One-and-a-half-storey massing;
 - Side gable roof with paired windows below the side gables and flanking end chimneys;
 - Rubble-stone construction with dressed corner quoins;
 - Flat-headed window openings with stone lintels and sills;
 - The central main entrance with a segmentally-arched door opening with stone voussiors;
 - Wooden door surround with flanking three-pane sidelights and decorative trim below a blind transom;
 - Stone foundations; and,
 - Brick cellar with barrel vault brick ceiling spanning the length of the structure with entrance in the exposed basement elevation to the west.

The contemporary rear addition is not considered to have any cultural heritage value or interest.

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;
- Deep setback from the public right-of-way;
- Original location as an accessory building set behind the stone dwelling known as Lakelet Vale;
- Old growth trees on the lot; and,
- Proximity to the Binkley Family Cemetery.