Bill No. C-33

The Corporation of the City of Hamilton

BY-LAW NO. 94-125

To Designate:

LAND LOCATED AT MUNICIPAL NO. 36 HUNTER STREET EAST

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18;

AND WHEREAS two objections were served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS one objection was withdrawn on the 18th day of May 1993 and the other objector is no longer owner of the said property;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 36 Hunter Street East and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

   (i) to cause a copy of this by-law, together with reasons for the designation, to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

   (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton for three consecutive weeks.

PASSED this 26th day of July A.D. 1994

CITY CLERK

MAYOR

(1993) 6 R.P.D.C. 5, March 30

Schedule "A"

To

By-law No. 94- 125

36 Hunter Street East, Hamilton, Ontario

Part of Lots 67, 68, 69, 70, 89, 90, 91, 92, 93, 94, 100, 101, Part of Market Reserve, Part of Hunter Street and Part of Hughson Street (Streets Closed By-Law No. 4458 (Sixthly) December 13, 1932, Registered as Instrument No. 1044 By-Laws), Part of the Lane running easterly from Hughson Street and southerly to Market Reserve (Closed by By-Law 4458 (Fifthly), Registered as Instrument No. 1044 By-Laws), according to George Hamilton Survey, Registered Plan No. 1431 and All of Lots 1, 10, 11, 12, Part of Lots 2, 3, 4, 5, 6, 7, 8, 9 and Part of the Lane (Closed by By-Law No. 792, Registered as Instrument No. 97 By-Law and By-Law No. 4458 (Fifthly), Registered as Instrument No. 1044 By-Laws), according to M. & S. Rossin Survey, Registered Plan No. 25, more particularly described as Parts 1, 2, 4, 5, 6, 7, 8, 9, 13, 14, 15, 19, 20, 21, 23 and 24 on Reference Plan No. 62R-12921.

RESERVING a permanent easement or a right in the nature of a permanent easement in favour of the Transferors and their successors and assigns, on or over Part 23 on Reference Plan No. 62R-12921 to provide physical support for and all railway facilities on, for maintenance and repair of railway facilities on, and to permit the actual physical presence of ballast and storm drains on, Parts 3, 10, 11, 12, 16, 17, 18 and 22 on Reference Plan No. 62R-12921.

RESERVING a temporary easement or a right in the nature of a temporary easement in favour of the Transferors and their successors and assigns, on or over Part 5 on Reference Plan No. 62R-12921 for the installation, maintenance and repair of signal bridges and signal sight lines as may be required by the Transferors or their successors and assigns.

Schedule "B"

to

By-law 94 - 125

Former Toronto, Hamilton and Buffalo Railway Station (Proposed GO-Transit Centre)

36 Hunter Street East, Hamilton

The former Toronto, Hamilton and Buffalo (TH&B) Railway Station, situated on Hunter St. East at the head of Hughson Street, ranks as a major architectural landmark of Hamilton's downtown core. The station was constructed in 1931-33 by the TH&B Railway to serve as both a passenger/freight terminal and the company's headquarters. In 1977, Canadian Pacific Railway (CPR) bought control of the railway line and in 1981, the station ceased to function as a passenger terminal. Current plans are to restore and convert the station into the new GO-Transit Centre for rail and bus transportation. In 1991, the former TH&B Station was designated under the federal Heritage Railway Stations Protection Act.

The TH&B headquarters were designed by the New York architectural firm of Fellheimer and Wagner in a streamlined modernist style known as Art Moderne. Well-known for their spectacular railway stations in Buffalo and Cincinnati, the firm provided Hamilton with a high-styled modernist structure which was at the forefront of railway station design in Canada.

Context

The importance of the downtown railway terminal, located just three blocks south of the city's central Gore Park, was recognized in its siting. The station was placed on the cross-axis of Hughson Street, and Hunter Street was re-aligned to curve out in front of the building.

In a larger context, the TH&B Station's location at the southern end of Hughson Street corresponds to the Canadian National Railway (CNR) Station's location at the northern end. Both stations face towards the city centre and both were built in the same period, the CNR Station having been completed in 1931, just as construction began on the TH&B Station.

History

The 102-mile railway link between the three major cities came about in 1895 as a result of pressures to introduce competition to the Grand Trunk Railway; to provide the shortest land route to American rail lines; and to give new service along the Hamilton-Niagara corridor.

Established originally as a through-line for passenger and freight service, the TH&B Railway in 1899 constructed a beltline to the City's new industrial lands at the east end, thereby facilitating Hamilton's major industrial expansion of the early 20th century. So profitable was the freight traffic - business increased tenfold between 1901 and 1917 - that the company could elect in the middle of the Depression to build new facilities to replace the Victorian structure of 1895.

Architecture

Built of a steel frame construction with a cut-limestone exterior, the structure combines a central, stepped headquarters tower six-stories high over a two-story railway station, which extends laterally in low, rounded projecting wings. Concrete retaining walls stretch out horizontally from the station to connect to the bridges at James and John Streets.

Stylistically, the building achieves a unique combination of the modernist elements popular in the 1920's and '30's. Characteristic of the avant-garde International Style are the stepped office tower configuration and bands of windows which wrap around corners, a hallmark of the curtain wall construction made possible by the use of structural steel. Likewise, the smooth planar walls devoid of any traditional ornamentation, and, in particular, the curved walls of the lower stories, are typical of the streamlined Art Moderne style. Art Deco influence can be seen in the decorative treatment above the central vertical strip window.

The two-storey station, on the other hand, stands as a rare example of a pure Art Moderne public building. On the exterior and throughout the interior can be found the curved forms, polished metals and sleek machined detailing of this stream-lined version of the modernist movement. In the central focal point - the two-story concourse - the design of the architecture and the design of the interior fittings (fixtures, furnishings and signage) achieve total integration, inspired by the same lean industrial aesthetic.

Designated Features

Of importance to the preservation of the former TH&B Railway Station are the original features of all four exteriors, including the limestone walls; windows; entranceways, doors, and porticos; original signage, architectural ornamentation and flagpole; the concrete retaining walls; the platform structures; and the interior entrance lobby and semi-circular concourse, including the mezzanine and all original interior design features, including but not limited to the terrazzo floor, walls, ceiling, doors, columns, steel decoration, lighting and accessory fixtures, clock, wickets, signage, etc.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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191564

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'94 08 18 13 49

LAND REGISTRAR
REGISTRATEUR DES TITRES

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) **Registry** ☒ **Land Titles** ☐ (2) Page 1 of 5 pages

(3) **Property Identifier(s)** Block Property — Additional: See Schedule ☐

(4) **Nature of Document**

Designating By-law

(5) **Consideration**

Nil — Dollars $ Nil

(6) **Description**

In the City of Hamilton, Regional Municipality of Hamilton-Wentworth, more particularly described in Schedule "A" of By-law No. 94-125, attached.,
VARIOUS LOTS ON PLAN 1431, GEORGE HAMILTON SURVEY, AND LOTS 1-12 ON PLAN 25, BLOCK BOUNDED BY JOHN, HUNTER HUGHSON AND MARKET STS.
As previously described in Instrument Number 177229 (Being SECONDLY THEREIN)

(7) **This Document Contains:** (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) **This Document provides as follows:**

By-law No. 94-125, attached.

Continued on Schedule ☐

(9) **This Document relates to instrument number(s)**

(10) **Party(ies)** (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
by its Solicitor,		
Art Zuidema		1994 08 17

(11) **Address for Service** 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) **Party(ies)** (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) **Address for Service**

(14) **Municipal Address of Property**

36 Hunter Street East
Hamilton, Ontario
L8N 3W8

(15) **Document Prepared by:**

City of Hamilton
Law Department
P.O. Box 2040, 71 Main St. W
Hamilton,, Ontario
L8N 3T4
File: 40-98/93.3

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Fees and Tax	
Registration Fee	
Total	