

Authority: Item 9.5, Planning Committee Minutes PLC 25-014 (PED25229)
CM: October 29, 2025 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2025-21
Dated December 10, 2025

Bill No. 224

CITY OF HAMILTON
BY-LAW NO. 25-224

**To Designate Property Located at 30 South Street West, Dundas, 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 September 26, 2025;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 29, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 30 South Street West, Dundas, 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. 25-203;

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.

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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

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Schedule "A"

To

By-law No. 25-224

**30 South Street West, Dundas
Hamilton, Ontario**

PIN: 17451-0025 (LT)

Legal Description:

LT 14, REGISTRAR'S COMPILED PLAN 1416 ; DUNDAS CITY OF HAMILTON

Schedule "B"
To
By-law No. 25-224

30 South Street West, Dundas
Hamilton, Ontario

CITY OF HAMILTON

Notice of Intention to Designate

30 South Street West, Dundas (Osler House)

The City of Hamilton intends to designate 30 South Street West, Dundas, 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 30 South Street West, Dundas, known as the Osler House, is comprised of a two-storey brick residence constructed circa 1847. The property is a representative example of the Neo-Classical style of architecture and displays a high degree of craftsmanship. The property is associated with nineteenth century Dundasians William Miller and Featherstone Lake Osler. The property helps define the historic character of South Street and the community of Dundas, is historically and visually linked to its surroundings, and is considered to be a local 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 7th day of November 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Meg Oldfield, Cultural Heritage Planner,
E-mail: Meg.Oldfield@hamilton.ca

www.hamilton.ca/heritageplanning



Schedule “C”

To

By-law No. 25-224

**30 South Street West, Dundas
Hamilton, Ontario**

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

Description of Property

The 0.52-hectare property at 30 South Street West is comprised of a two-storey brick residence constructed circa 1847, known as the Osler House, located on the corner of South Street West and Lyons Lane in the community of Dundas in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property lies in its design value as a representative example of residential Neo-Classical architecture, as demonstrated by its symmetrical façade, hipped roof, projecting central pediment, Tuscan columns, triglyph fascia, and modillioned cornice. The property also demonstrates a high degree of craftsmanship in the form of its Tuscan columns, fascia with triglyphs, modillion cornice, and bracketed eaves.

The historical value of the property lies in its direct association with William Miller (1810-1891), the original owner of the building. Miller worked as a lawyer in Dundas for 18 years before being appointed the first judge of the newly formed County of Waterloo in 1853, a position he held for 35 years. The historical value of the property also lies in its direct association with Featherstone Lake Osler (1805-1895), an Anglican clergyman who moved to Dundas with his wife and children after being appointed rector the joint parish of Ancaster & Dundas in 1857 by Bishop John Strachan (1778-1867). While living in Dundas, Osler established a night school for boys working in the local mills, and among his students was Charles Victor Roman (1864-1934), a doctor and civil rights activist who became the first Black person to graduate from Hamilton Collegiate Institute in 1884. Three of Osler’s children who were raised at 30 South Street West rose to national prominence: Britton Bath Osler (1839-1901) a lawyer; Sir Edmund Osler (1845-1924), a businessman and founder of the Royal Ontario Museum; and, Sir William Osler (1849-1919), a doctor considered to be the father of modern medicine. While William Osler contributed to many advances

of modern medicine, his history is also complicated by his endorsement and perpetuation of racist views.

The contextual value of the property lies in its role in defining the historic character of South Street and the community of Dundas. The property is historically and visually linked to its surroundings as part of the surviving mid-nineteenth century streetscape, and is sited on its original location, formerly fronting onto what is now Osler Drive, named in honour of the Osler family. Due to its large lot size, significant tree canopy and deep setback of the building, the property is considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of residential Neo-Classical architecture and its association with previous owners William Miller and Featherstone Lake Osler, include:

- All four elevations and the roofline of the two-storey brick building, including its:
 - Low-hipped roof with its:
 - Flanking brick-clad chimneys;
 - Bracketed eaves; and,
 - Modillion cornice;
 - Brick façades;
 - Flat-headed hung wood windows with storms, plain lug sills, brick voussoirs, and shutters;
 - Segmentally arched hung wood windows with storms, plain lug sills, brick voussoirs, and shutters;
 - North elevation with its:
 - Projecting central gabled bay;
 - Plain wood soffit;
 - Plain bracketed eaves;
 - Arched windows with radiating voussoir, plain lug sill, and shutters;
 - Flat-headed window openings with one-over-one hung wood windows with storms, plain lug sills and shutters;
 - Covered porch with Tuscan columns, central pediment, triglyph fascia, modillioned cornices, and flanking French doors with storms and shutters;
 - Carved wood front doors and doorframe with transom and sidelights;
 - South elevation with its:
 - Segmentally arched doorway with three pane glass transom and stone lug sill;
 - Bracketed eaves on the first-storey porch.

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- East, north and south elevations and the roofline of the one-and-a-half storey carriage house with its:
 - Brick façades;
 - Segmentally-arched window openings with plain lug sills and double hung wood windows; and,
 - Segmentally-arched door openings.

The key attributes that embody the contextual value of the property as a defining feature of the historic character of South Street West and the community of Dundas and a local landmark include the:

- Deep setback from South Street West with grassed lawn in between; and,
- Mature tree lines along all four property lines, including the cucumber magnolia tree in the north yard.