



# Heritage Oshawa Meeting

**Thursday, February 28, 2019**

**Committee Meeting Room, Council Building  
Civic Administration Complex**

**6:30 p.m.**

## Agenda

### **Notice to Correspondents:**

The personal information contained in your correspondence to Oshawa City Council or its Committees is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issues to enable the City to make its decision on the matter. This information will become part of the public record.

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Agendas and Minutes can be found at: <http://calendar.oshawa.ca/Meetings>

## **Heritage Oshawa**

Heritage Oshawa is comprised of seven (7) citizen members generally appointed on staggered two or four years terms as well as a Council member representative for a one year term and the Oshawa Community Museum as a Stakeholder Member.

Below are the members of Heritage Oshawa:

Laura Thursby, Chair

Alicia Bertrand, Vice Chair

Jane Clark, Member

Ann Dulhanty, Member

Derek Grieve, Member

Jo-Ann Hayden, Member

Jack O'Donnell, Member

Jennifer Weymark, Oshawa Historical Society, Member

Councillor Hurst, Member

Working within the guidelines of the Ontario Heritage Act and the Oshawa Official Plan, Heritage Oshawa advises and assist Council on all matters relating to the preservation of Oshawa's heritage properties.

Heritage properties include structures, streetscapes, landscapes, natural areas, cemeteries and burial places as well as archaeological sites.

Heritage Oshawa meetings are held at 6:30 p.m. on the following dates in 2019:

January 24, February 28, March 28, April 25, May 23, June 27, September 26, October 24, November 21, and December 11.

Members of the public may address the Advisory Committee concerning an item on the agenda by submitting a written request to Felicia Blanchet, Council-Committee Coordinator before 4:30 p.m. on the Thursday preceding the Thursday Committee meeting.

## **Please Note**

Please ensure all personal electronic devices are turned to an inaudible function during the meeting.

The City of Oshawa maintains a scent free policy. Please refrain from wearing or using perfumes, colognes or other scented products at this meeting.

Agenda

## **Additional Agenda Items**

(As may be distributed at the meeting)

## **Declarations of Pecuniary Interest**

(As may be presented by Members)

## **Presentations**

Connor Leherbauer, Planner A to provide an update concerning 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East, Zoning By-law Amendment

## **Delegations**

None.

## **Referrals from Council and/or Standing Committee**

- HTG-19-01**      New Heritage Research Report for 494 King Street East
- [This item was deferred to the February 28, 2019 Heritage Oshawa meeting.]**
- (See Pages 1 to 19)
- Recommendation
- That the new Heritage Research Report dated May 2018 prepared for 494 King Street East be referred to Heritage Oshawa for input on the report.

## **Correspondence**

- HTG-19-17**      David Smith – Submitting Comments concerning 494 King Street East
- (See Pages 20 to 65)
- Motion for Direction
- HTG-19-18**      Jane McFarlane, Weston Consulting – Submitting Comments concerning 494 King Street East
- (See Page 66)
- Motion for Direction

## Reports

- HTG-19-19**      Heritage Oshawa Work Plan - First Quarter 2019  

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(See Pages 67 to 69)

Recommendation

That Report HTG-19-19 being the Heritage Oshawa Work Plan for the first quarter of 2019 be received for information.

**HTG-19-20**      List of Properties with Structures Built in 1949  

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(See Pages 70 to 84)

Motion for Direction

**HTG-19-21**      Windfields Farm Legacy Working Group Report – February 2019  

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(Verbal Report)

Motion for Direction

**HTG-19-23**      Outreach and Education Working Group Report – February 2019  

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(Verbal Report)

Motion for Direction

**HTG-19-22**      Inventory and Designation Working Group Report – February 2019  

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The Inventory and Designation Working Group recommend that Heritage Oshawa adopt the following:

  1.      Reconsideration of Composition of the Inventory and Designation Working Group  

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That Heritage Oshawa reconsider the appointments to the Inventory and Designation Working Group; and,

That the Inventory and Designation Working Group be increased by one member; and,

That Jo-Ann Hayden be appointed to the Inventory and Designation Working Group.
  2.      469 King Street East – Research Report  

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That Heritage Oshawa pursue a research report on the cultural heritage significance of 469 King Street East.

3. Addition of 10 Colborne Street East to the Heritage Oshawa Inventory

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Whereas the Inventory and Designation Working Group conducted an evaluation of 10 Colborne Street East and estimates the building to be approximately 100 years old;

Therefore, 10 Colborne Street East be added to the Heritage Oshawa Inventory as a Class B property.

4. Addition of 925 Harmony Road North to the Heritage Oshawa Inventory

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Whereas the Inventory and Designation Working Group conducted an evaluation of 925 Harmony Road North and evaluated it as a Class B property;

Therefore, 925 Harmony Road North be added to the Heritage Oshawa Inventory as a Class B property.

5. Westmount School Plaque

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That Heritage Oshawa recommend to the Development Services Committee:

Whereas Westmount School, a structure formerly located at 421 Pine Avenue, listed as a Class A property in the Heritage Oshawa Inventory, was recommended for Designation by Heritage Oshawa in 2018, as it fulfilled all criteria of significance for heritage value, including physical value, historical value and contextual value; and,

Whereas Westmount School was demolished in the summer of 2018; and,

Whereas the owners of the property kindly agreed to preserve elements of the building, specifically the brickwork that includes the name of the school; and,

Whereas this brickwork has been erected in the northeast parking lot of the Oshawa Centre; and,

Whereas there are many elements to the heritage value of the Westmount School that are not obvious from the erected brickwork; and,

Whereas a plaque explaining the heritage significance of the Westmount brickwork could encourage public interest in the heritage of Oshawa, inspire community pride and engagement;

Therefore be it resolved that a plaque explaining the heritage significance of Westmount School be commissioned by Heritage Oshawa, with wording to be supplied and approved by Heritage Oshawa, and erected adjacent to the Westmount School brickwork in the OC parking lot.

6. Development Applications for 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East

That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa has concerns about the impact of the proposed apartment building in the area of 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East, on the heritage attributes of neighbouring properties and the local area; and,

Whereas the proposed building is directly adjacent to 147 Simcoe Street North, the Knox Presbyterian Church, listed as a Class A property in the Heritage Oshawa Inventory, with a high potential for designation; and,

Whereas the construction of an apartment tower next to 147 Simcoe Street North has the potential to obscure the heritage value and attributes of the church; and,

Whereas the proposed apartment building is in a stretch containing many (approximately 10) properties in the Inventory of heritage significance on the stretch of Simcoe Street between William Street and Adelaide Avenue;

Therefore, Heritage Oshawa recommends that the proposed apartment building be limited in height and set back a good distance from the property line shared with 147 Simcoe Street North

7. Designation of 494 King Street East

That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa has a research report on 494 King Street East, listed as a Class A property in the Heritage Oshawa Inventory, which includes the Rogers House and the associated large lot with much mature vegetation; and,

Whereas 494 King Street East, built in the 1920's, has heritage value as a Colonel Revival style with Georgian elements, particularly the centre door-case with pre-1850 Georgian styling; and,

Whereas a report presented at the January 2019 meeting of Heritage Oshawa regarding a tree preservation plan (HTG-19-03), mapped the many mature trees on the property that constitute important heritage attributes of the property; and,

Whereas 494 King Street East has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory and associated industries and reflects the increasing prosperity of the City during that era; and,

Whereas 494 King Street East has a long association with the Rogers family, a long-term Oshawa area family; and,

Whereas 494 King Street East has contextual value as it is part of a streetscape between Ritson Road and Wilson Road of many properties of heritage significance and is valued by the community for its atmosphere and vistas; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;

- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 494 King Street East, including the house and surrounding property with vegetation, be added to the register as a designated property of cultural heritage significance under the Ontario Heritage Act.

8. Designation of 39 Athol Street West

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That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa has a research report on 39 Athol Street West, Cowen House, listed as a Class A property in the Heritage Oshawa Inventory; and,

Whereas 39 Athol Street West has architectural heritage value, built in approximately 1858, and is a Georgian style dwelling with Italianate elements, such as the distinctive front entryway; and,



Whereas 39 Athol Street West has associative value as it was occupied by prominent Oshawa families, the Cowans and McMillans, in the 19th and early 20th centuries; and,

Whereas 39 Athol Street West has associative value as its owners were founders of many significant industrial concerns in Oshawa, including the Malleable Iron Company, the Fittings plant, Oshawa Manufacturing (Cedar Dale Works) and Ontario Savings & Loan and Western Bank of Canada; and,

Whereas 39 Athol Street West has contextual value through its long association with St. George's Anglican church as rectory and offices; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 39 Athol Street West be added to the register as a designated property of a cultural heritage significance under the Ontario Heritage Act

9. Designation of 500 Howard Street, Malleable Iron Building

That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa has a research report on 500 Howard Street, the Malleable Iron Building, listed as a Class A property in the Heritage Oshawa Inventory; and

Whereas 500 Howard Street has architectural heritage value as the high quality building, constructed in the 19th century, that combines functional industrial structure with the visual appeal of red brick with buff brick accents, which when used as corbelling are an important design element, and later modifications to the building have maintained overall design elements; and,

Whereas 500 Howard Street has associative value as it was the site of the Ontario Malleable Iron Company for over 100 years, a significant contributor to the industrial growth of Oshawa; and,

Whereas 500 Howard Street has associative value as the Malleable Iron Company was founded by John and William Cowan, brothers who played a significant role in the development of Oshawa, both commercially and socially in the late 19th and early 20th century; and,

Whereas 500 Howard Street has contextual value as a business founded on bringing an innovative technology to Canada, which allowed it to become a leader in Canada, supplying and supporting the growth of the auto industry, and providing components for equipment in both World Wars; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 500 Howard Street be added to the register as a designated property of cultural heritage significance under the Ontario Heritage Act.

10. Designation of 100 Simcoe Street South

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That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa has a research report on 100 Simcoe Street South, the Oshawa Public Utilities Commission building, a registered non-designated property in the Heritage Oshawa Inventory; and,

Whereas 100 Simcoe Street South has architectural heritage value as a unique and definitive example of the Art Deco style, considered to be 'modernistic' at the time of its building in 1930; and,

Whereas 100 Simcoe Street South has architectural value as its exterior is virtually unchanged since construction and is sturdily built of steel and cement; and,

Whereas 100 Simcoe Street South has associative as it was built to house the Oshawa Public Utility and has done so over the past 89 years; and,

Whereas 100 Simcoe Street South has contextual value as the Oshawa Public Utility has an exemplary history that echos the development of Oshawa into a flourishing city through the actions of its citizens; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 100 Simcoe Street South be added to the register as a designated property of cultural heritage significance under the Ontario Heritage Act.

### **Items Introduced by Members**

## **Additional Agenda Items**

### **Heritage Oshawa – February 28, 2019**

**HTG-18-24**      Scott Waterhouse, Candevcon Limited – Submitting Comments concerning 925 Harmony Road North

**HTG-18-25**      Melinda Holland, The Biglieri Group Ltd. – Requesting Additional Information concerning the Westmount School plaque

**Additional Information** from Jane McFarlane, Weston Consulting Related to Correspondence HTG-19-18