

Minutes of a meeting of Heritage Oshawa held in the Committee Meeting Room, Council Building on Thursday, February 28, 2019 at 6:30 p.m.

Present: Laura Thursby, Chair
Alicia Bertrand, Vice Chair
Jane Clark, Member
Ann Dulhanty, Member
Derek Grieve, Member (entered the meeting at 6:51 p.m.)
Jo-Ann Hayden, Member
Jennifer Weymark, Oshawa Historical Society, Member
Councillor Jane Hurst, Member

Also

Present: Felicia Blanchet, Council-Committee Coordinator
Hannah Leznoff, Council-Committee Coordinator
Connor Leherbauer, Planner A

Absent: None.

Additional Agenda Items

Moved by Alicia Bertrand,

“That the delegation of David Smith concerning 494 King Street East, Correspondence HTG-19-24 and the delegation of Scott Waterhouse, Candevcon Limited concerning 925 Harmony Road North, Correspondence HTG-19-25 from Melinda Holland, The Biglieri Group Limited concerning the Westmount School plaque, and the additional information from Jane McFarlane related to Correspondence HTG-19-18 be added to the Heritage Oshawa Meeting Agenda for February 28, 2019.” Carried

Declarations of Pecuniary Interest

None.

Presentations

HTG-19-08 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East, request for comment, proposed zoning by-law amendment for 9 storey apartment building by WNBA Property Management Inc.

Connor Leherbauer, Planner A provided an update concerning 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East stating that the former building was listed as a Class B property in the Heritage Oshawa Inventory, was built in 1840 and demolished in 2002. The Planner A discussed the proposed development details for a nine-story apartment building and reviewed the additional properties to be demolished.

Delegations

Moved by Alicia Bertrand,
“That the delegations of David Smith and Scott Waterhouse, Candevcon Limited be heard.” Carried

David Smith addressed Heritage Oshawa in support of the designation of 494 King Street East.

The Committee questioned David Smith.

Scott Waterhouse, Candevcon Limited addressed Heritage Oshawa on behalf of the property owner concerning Report HTG-19-21 in opposition to the addition of 925 Harmony Road North to the Heritage Oshawa Inventory.

Derek Grieve entered the meeting during the delegation.

The Committee questioned Scott Waterhouse, Candevcon Limited.

Referrals from Council and/or Standing Committee

HTG-19-01 New Heritage Research Report for 494 King Street East

The Committee discussed Referral HTG-19-01 dated May 2018 from the Development Services Committee concerning the new Heritage Research Report for 494 King Street East.

Moved by Alicia Bertrand,
“That Referral HTG-19-01 concerning the new Heritage Research Report for 494 King Street East be deferred to the end of the meeting.” Carried

Correspondence

HTG-19-17 David Smith – Submitting Comments concerning 494 King Street East

The Committee discussed Correspondence HTG-19-17 dated February 5, 2019 from David Smith submitting comments concerning 494 King Street East.

Moved by Alicia Bertrand,
“That Correspondence HTG-19-17 from David Smith submitting comments concerning 494 King Street East be received for information.” Carried

HTG-19-18 Jane McFarlane, Weston Consulting – Submitting Comments
concerning 494 King Street East

The Committee discussed Correspondence HTG-19-18 dated February 15, 2019 from Jane McFarlane, Weston Consulting submitting comments concerning 494 King Street East.

The Committee questioned the Planner A.

Moved by Alicia Bertrand,
“That Correspondence HTG-19-18 from Jane McFarlane, Weston Consulting submitting comments concerning 494 King Street East be received for information.” Carried

HTG-19-24 Scott Waterhouse, Candevcon Limited – Submitting Comments
concerning 925 Harmony Road North

The Committee discussed Correspondence HTG-19-24 dated February 27, 2019 from Scott Waterhouse, Candevcon Limited submitting comments concerning 925 Harmony Road North.

Moved by Alicia Bertrand,
“That Correspondence HTG-19-24 from Scott Waterhouse, Candevcon Limited submitting comments concerning 925 Harmony Road North be received for information.” Carried

HTG-19-25 Melinda Holland, The Biglieri Group Limited – Requesting Additional
Information concerning the Westmount School Plaque

The Committee discussed Correspondence HTG-19-25 dated February 28, 2019 from Melinda Holland, The Biglieri Group Ltd. requesting additional information concerning the Westmount School plaque.

Moved by Derek Grieve,
“That Correspondence HTG-19-25 from Melinda Holland, The Biglieri Group Ltd. requesting additional information concerning the Westmount School plaque be referred to the Outreach and Education Working Group.” Carried

Reports

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

The Committee discussed Report HTG-19-19 being the Heritage Oshawa Work Plan status update for the first quarter of 2019.

The Committee questioned the Planner A.

Moved by Alicia Bertrand,
“That Report HTG-19-19 being the Heritage Oshawa Work Plan status update for the first quarter 2019 be received for information.” Carried

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

The Committee discussed Report HTG-19-20 dated February 22, 2019 from Connor Leherbauer, Planner A forwarding a list of properties with structures built in 1949.

Moved by Alicia Bertrand,
“That Report HTG-19-20 concerning a list of properties with structures built in 1949 be referred to the Inventory and Designation Working Group.” Carried

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

The Chair of the Windfields Farm Legacy Working Group provided a verbal report of the Working Group’s activities for February 2019 stating that considering the delays created from expanding the Windfields Farm Legacy Plan, it is preferred that the Grade 8 contest be planned for spring 2020.

The Committee questioned the Planner A.

Moved by Alicia Bertrand,
“That verbal Report HTG-19-21 concerning the Windfields Farm Legacy Working Group’s activities for February 2019 be received for information.” Carried

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

The Chair of the Outreach and Education Working Group provided a verbal report of the Working Group’s activities for February 2019 stating that the co-hosted event with the McLaughlin Library went well, and members of the public were interested in obtaining additional information related to Heritage Oshawa.

Moved by Jane Clark,
“That verbal Report HTG-19-23 concerning the Outreach and Education Working Group’s activities for February 2019 be received for information; and,

That Heritage Oshawa approve an expenditure not to exceed \$60.00 to purchase postcards for the event ‘What’s Your Style Talk’.” Carried

HTG-19-21 Inventory and Designation Working Group Report – February 2019

The Committee discussed Report HTG-19-21 being the Inventory and Designation Working Group Report for February 2019.

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

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.

Moved by Ann Dulhanty,

“That Heritage Oshawa adopt the recommendation contained in Item 1 of Report HTG-19-21 concerning the reconsideration of composition of the Inventory and Designation Working Group.” Carried

2. 469 King Street East – Research Report

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

Moved by Ann Dulhanty,

“That Heritage Oshawa adopt the recommendation contained in Item 2 of Report HTG-19-21 concerning a research report for 469 King Street East.” Withdrawn by the following motion

Moved by Ann Dulhanty,

“That the motion to adopt the recommendation contained in Item 2 of Report HTG-19-21 be withdrawn.” Carried

Moved by Alicia Bertrand,

“That Item 2 of Report HTG-19-21 concerning a research report for 469 King Street East be received for information.” Carried

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

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.

Moved by Ann Dulhanty,

“That Heritage Oshawa adopt the recommendation contained in Item 3 of Report HTG-19-21 concerning the addition of 10 Colborne Street East to the Heritage Oshawa Inventory.” Carried

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

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.

Moved by Ann Dulhanty,

“That Heritage Oshawa adopt the recommendation contained in Item 4 of Report HTG-19-21 concerning the addition of 925 Harmony Road North to the Heritage Oshawa Inventory.” Carried

5. Westmount School Plaque

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.

Moved by Ann Dulhanty,
“That Heritage Oshawa adopt the recommendation contained in Item 5 of Report HTG-19-21 concerning the Westmount School plaque.” Withdrawn by the following motion

Moved by Ann Dulhanty,
“That the motion to adopt the recommendation contained in Item 5 of Report HTG-19-21 be withdrawn.” Carried

Moved by Alicia Bertrand,
“That Item 5 of Report HTG-19-21 concerning the Westmount School plaque be received for information.” Carried

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.

Moved by Ann Dulhanty,

"That Heritage Oshawa adopt the recommendation contained in Item 6 of Report HTG-19-21 concerning the development applications for 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East." Carried as amended

Moved by Jane Clark,

"That the motion be amended to delete the words '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' after the word 'Therefore' and replacing it with the words 'Heritage Oshawa opposes the proposed development'." Carried

The vote on the motion Carried as amended.

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.

Moved by Alicia Bertrand,

"That Item 7 of Report HTG-19-21 concerning the designation of 494 King Street East be referred to Report HTG-19-01." Carried

8. Designation of 39 Athol Street West

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.

Moved by Ann Dulhanty,

"That Heritage Oshawa adopt the recommendation contained in Item 8 of Report HTG-19-21 concerning the designation of 39 Athol Street West." Carried

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.

Moved by Ann Dulhanty,

"That Heritage Oshawa adopt the recommendation contained in Item 9 of Report HTG-19-21 concerning the designation of 500 Howard Street, Malleable Iron Building."
Carried as amended

Moved by Alicia Bertrand,

"That the motion be amended to add the words 'with the understanding that the heritage attributes only pertain to the Ontario Malleable Iron Office Building' after the words 'Ontario Heritage Act'." Carried

The vote on the motion Carried as amended.

Moved by Derek Grieve,
"That the meeting recess." Carried

The meeting recessed at 8:21 p.m. and reconvened at 8:26 p.m. with the following members in attendance: Laura Thursby, Alicia Bertrand, Jane Clark, Ann Dulhanty, Jo-Ann Hayden, Jennifer Weymark and Councillor Hurst. Also in attendance were the F. Blanchet and H. Leznoff, Council-Committee Coordinators and the Planner A.

10. Designation of 100 Simcoe Street South

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.

Moved by Ann Dulhanty,
“That Heritage Oshawa adopt the recommendation contained in Item 10 of Report HTG-19-21 concerning the designation of 100 Simcoe Street South.” Carried

The following items were now before the Committee:

HTG-19-01 New Heritage Research Report for 494 King Street East

HTG-19-21 Designation of 494 King Street East

Moved by Ann Dulhanty,
“That Heritage Oshawa adopt the recommendation contained in Item 7 of Report HTG-19-21 concerning the designation of 494 King Street East.” Carried as amended

Moved by Jane Clark,
“That the motion be amended as follows: ‘Whereas Heritage Oshawa has a research report (DS-19-06) 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 expansive landscaped front, side, and rear yards, and mature vegetation; and,

Whereas 494 King Street East, built in the 1920s, has design or physical value as a formal, solid, and sturdy house built in Colonial Revival style with Georgian elements, particularly the Classical centre door-case with pre-1850 Georgian styling; and,

Whereas the property consists of a residential corner lot of a uniquely large size and character and long setbacks from the three abutting streets; and,

Whereas the residential lot at 494 King St. E. was created as a key part of the 1928 plan of subdivision, and this lot was designed so as to deliberately retain an expansive surrounding yard and uninterrupted panoramic views of a house that may have predated the subdivision and the current, similarly sited, house; 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 that includes 34 properties of heritage significance, including 23 properties evaluated as “Class A,” and is valued by the community for its park-like setting and vistas and views afforded by the long setbacks of the house from three abutting streets; 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;
- Benefitting 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 preserved in situ and added to the register as a Designated Property of cultural heritage significance under the Ontario Heritage Act.” Carried

The vote on the motion Carried as amended.

Items Introduced by Members

HTG-19-26 Delegation to the Development Services Committee concerning
494 King Street East

Moved by Alicia Bertrand,

“That Derek Grieve be appointed as a delegate to address the Development Services Committee on behalf of Heritage Oshawa concerning the recommendation for designation of 494 King Street East at the March 25, 2019 meeting.” Carried

HTG-19-27 Additional Information regarding 494 King Street East

Moved by Jane Clark,

“Whereas an additional heritage evaluation document, now being completed by ERA Architects, has been commissioned by the applicants at no cost to the public, which the document may provide valuable additional information on the heritage attributes of this property, including information about the interior that is not included in the latest heritage research report; and,

Whereas this heritage evaluation document is due to be presented at the March 25, 2019 meeting of the Development Services Committee (per HTG-19-18), and then to the March 28, 2019 meeting of Heritage Oshawa;

Therefore be it resolved that in the case of the discovery of new information in this document concerning the heritage attributes of 494 King Street East, this information be forwarded to staff for inclusion in their report to Council accompanying the Heritage Oshawa designation recommendation.” Withdrawn by the following motion

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Moved by Jane Clark,

"That the motion concerning an additional heritage evaluation document for 494 King Street East be withdrawn." Carried

HTG-19-28 Delegation to the Development Services Committee concerning
100 Simcoe Street South

Moved by Councillor Hurst,

"That Derek Grieve be appointed as a delegate to address the Development Services Committee on behalf of Heritage Oshawa concerning the recommendation for designation of 100 Simcoe Street South at the March 25, 2019 meeting." Carried

Moved by Ann Dulhanty,

"That the meeting adjourn." Carried

The meeting adjourned at 9:18 p.m.