



Heritage Oshawa Meeting

Thursday, May 23, 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

Larry Down, Member

Ann Dulhanty, Member

Derek Grieve, Member

Jo-Ann Hayden, 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.

May 23, 2019

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 the following presentations:

1. 27 King Street East (the 'Disney Building'), Request for Comment, Proposed Façade Alteration for Two Storey Mixed-use Building.
2. 122 Olive Avenue, Request for Comment, Proposed New-build Dwelling on Vacant Lot within Olive Street Row Houses.
3. 18 King Street East (Lovell Drugs Building), Request for Comment, Proposed Commercial Awnings for Mixed-use Redevelopment.
4. 1220 and 1240 Conlin Road East, Request for Comment on Rezoning and Draft Plan of Subdivision Application for Single Detached Dwellings, Street Townhouse Dwellings, and a Stormwater Management Pond Block. [At the April 25, 2019 meeting, this presentation was deferred to the next meeting of Heritage Oshawa]

Delegations

Ashley MacInnis, City Homes requesting to address Heritage Oshawa concerning 1220 and 1240 Conlin Road East.

Roger Baker requesting to address Heritage Oshawa concerning 122 Olive Avenue.

Referrals from Council and/or Standing Committee

None.

Correspondence

None.

Reports

HTG-19-47 Heritage Oshawa Budget Update

(See Page 1)

Motion for Direction

HTG-19-48 Outreach and Education Working Group Report – May 2019

Recommendation

That Jane Clark attend the 2019 Ontario Heritage Conference from May 31 to June 1, 2019 as a delegate and speaker on behalf of Heritage Oshawa, with expenses to be paid to an upper limit of \$400.00

HTG-19-40 Inventory and Designation Working Group Report – Designation of 61 Charles Street

[At the April 25, 2019 meeting, this item was deferred to the next meeting of Heritage Oshawa]

Recommendation

Whereas Heritage Oshawa has a research report on 61 Charles Street the Alger Press building, a class A property in the Inventory; and,

Whereas the current owner of 61 Charles Street, the Ontario Tech University, has carefully restored the building it in a way that both serves the owner's purposes and respects and embellishes the heritage characteristics of the building, demonstrating exemplary adaptive reuse principles; and,

Whereas 61 Charles Street, built in 1903, has design and physical value as a rare remaining classical-style industrial building of its era, designed by noted architect John Stacey; and,

Whereas 61 Charles Street has associative value as the site of many important industrial concerns, including a factory for white goods (petticoats and such) for the Eaton Company, and the Alger Press Company, led by one of Oshawa's most popular businessmen and creator of Oshawa's first daily newspaper; and,

Whereas 61 Charles Street has contextual value as it reflects industrial growth in Oshawa through the 20th century, as a site that hosted fabric construction for GM and later as part of Oshawa's renown as a centre of the printing industry in Ontario; 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 and contributing to the local quality of life;
- 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 Bylaw; 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 61 Charles Street be designated as a property of cultural heritage significance under the Ontario Heritage Act.

HTG-19-49 Inventory and Designation Working Group Report –
1220 and 1240 Conlin Road East

Recommendation

Whereas the Inventory and Designation Working Group of Heritage Oshawa performed an evaluation of 1220 and 1240 Conlin Road East; and,

Whereas 1220 and 1240 Conlin Road East was found to be a Group 1 (Class A) property due to its heritage attributes;

Therefore be it resolved:

1. That 1220 and 1240 Conlin Road East be added to the Inventory as a Class A property; and,
2. That staff request the owners' permission to provide Heritage Oshawa access to the property and the interior of the original house at the owners' convenience, in order to create a photographic record of the heritage attributes of the building prior to demolition.

HTG-19-50 Inventory and Designation Working Group Report – Addition of
317 King Street East to the Heritage Oshawa Inventory

Recommendation

Whereas the Inventory and Designation Working Group of Heritage Oshawa performed an evaluation of 317 King Street East; and,

Whereas 317 King Street East was found to be a Group 1 (Class A) property due to its heritage attributes;

Therefore, be it resolved that 317 King Street East be added to the Inventory as a Class A property.

HTG-19-51 Inventory and Designation Working Group Report – Additional Class B
Properties to be Added to the Heritage Oshawa Inventory

Recommendation

Whereas the Inventory and Designation Working Group of Heritage Oshawa performed an evaluation on the following properties:

- 321 King Street East;

- 335 King Street East;
- 339 King Street East;
- 343 King Street East;
- 351 King Street East;
- 359 King Street East;
- 377 King Street East;
- 403 King Street East; and,

Whereas each property on the list was found to be a Group 2 (Class B) property due to its heritage attributes;

Therefore, be it resolved that each property in this list be added to the Inventory as a Class B property.

HTG-19-52

Inventory and Designation Working Group Report – Designation of
1600 Conlin Road East

Recommendation

Whereas Heritage Oshawa has a research report on 1600 Conlin Road East, a Class A property in the Inventory; and,

Whereas 1600 Conlin Road East, built in the mid-1800s, has design and physical value as a rare and exquisite example of Italianate architecture of a style unique to Ontario and not found often in farmhouses of the same era; and,

Whereas 1600 Conlin Road East has design and physical value as a well-preserved and little altered structure with many heritage features, including: large cornice brackets, a formal balance of parts, Gothic-like gable with vergeboards, original brick quoins, hipped roof with deck, eyebrow-like segmentally arched window cornices, large-paned sash-type windows, dichromatic contrasting brick colours, and tall, multiple-flue chimneys; and,

Whereas 1600 Conlin Road East has associative value with the Lee family, who have been associated with the community since the 1850s; and earlier with the Bain family, with similar history in the area; and,

Whereas 1600 Conlin Road East has contextual value as part of the farm community that settled in the area in the mid-1800s; 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 and contributing to the local quality of life;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Benefitting economic sectors, including tourism; and
- 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 1600 Conlin Road East be designated as a property of cultural heritage significance under the Ontario Heritage Act.

Items Introduced by Members