



Heritage Oshawa Meeting Agenda

Thursday, May 25, 2023, 6:30 p.m.
Committee Room

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Pages

Additional Agenda Items

(As may be presented at the meeting)

Declarations of Pecuniary Interest

(As may be presented by Members)

Presentations

Planning Services - Application to Demolish under Section 34 of the Ontario Heritage Act for the Robert McLaughlin House (195 Simcoe Street North)

Connor Leherbauer, Senior Planner, to provide a presentation concerning an application made under Section 34 of the Ontario Heritage Act to demolish the Robert McLaughlin House at 195 Simcoe Street North.

Planning Services – Stage Two of the Integrated Major Transit Station Area Study for Central Oshawa

Connor Leherbauer, Senior Planner, to provide a presentation concerning Stage Two of the Integrated Major Transit Station Area Study for Central Oshawa.

Planning Services – Request to Demolish for 154 Bruce Street

Harrison Whilsmith, Planner A, to provide a presentation concerning a request to demolish for the property located at 154 Bruce Street.

Delegations

None.

Referrals from Council and Committees

None.

Correspondence

HTG-23-42 - Dean Hickey submitting correspondence concerning Application made under Section 34 of the Ontario Heritage Act Demolition of the Robert McLaughlin House at 195 Simcoe Street North 5

Recommendation

That Correspondence HTG-23-42, dated May 15, 2023, concerning the Application made under Section 34 of the Ontario Heritage Act Demolition of the Robert McLaughlin House at 195 Simcoe Street North be referred to Report HTG-23-33.

Reports

HTG-23-33 - Application made under Section 34 of the Ontario Heritage Act Demolition of the Robert McLaughlin House at 195 Simcoe Street North 13

Recommendation

Motion for direction

HTG-23-34 - Evaluation of 4681 Old Simcoe Street Working Group - May 2023
(Verbal Report)

Recommendation

That the Evaluation of 4681 Old Simcoe Street Working Group recommend to Heritage Oshawa:

1. That based on Verbal Report HTG-23-34 concerning the Evaluation of 4681 Old Simcoe Street, the merits of the property have been evaluated and have concluded a research report is not appropriate; and,
2. That the Evaluation of 4681 Old Simcoe Street Working Group be disbanded.

HTG-23-35 - 70 King Street East Development Application Working Group Report - May 2023 17

Recommendation

That the 70 King Street East Development Application Working Group recommend to Heritage Oshawa:

1. That based on Report HTG-23-35, concerning the 70 King Street East Development Application Working Group Report for May 2023, that Heritage Oshawa not support the amendment to the Oshawa Official Plan and the Zoning By-law; and,
2. That the 70 King Street East Development Application Working Group be disbanded.

HTG-23-36 - Application to Amend the Oshawa Official Plan and Zoning By-law 60-94 70 King Street East – Former Genosha Hotel Request for Comment under Section 33 of the Ontario Heritage Act 25

Recommendation

Motion for direction

HTG-23-37 - Update on Report DS-16-23 concerning the Proposed Program for 27

Honouring the Windfields Farm Legacy

Recommendation

That Report HTG-23-37, dated May 19, 2023, being the Update on Report DS-16-23 concerning the Proposed Program for Honouring the Windfields Farm Legacy, be received for information.

HTG-23-38 - Information from Oshawa City Council – May 1, 2023

31

Recommendation

That Report HTG-23-38, dated May 19, 2023, concerning the Information from City Council from its meeting of May 1, 2023, be received for information.

HTG-23-39 - Heritage Oshawa Brochures Working Group - May 2023

(Verbal Report)

Recommendation

That the Verbal Report HTG-23-39, concerning the Heritage Oshawa Brochures Working Group Report for May 2023, be received for information.

HTG-23-40 - Centennial Brochure Working Group - May 2023

(Verbal Report)

Recommendation

That the Verbal Report HTG-23-40, concerning the Centennial Brochures Working Group Report for May 2023, be received for information.

HTG-23-41 - Heritage Oshawa Inventory and Register Working Group - May 2023

(Verbal Report)

Recommendation

That Verbal Report HTG-23-41, concerning the Heritage Oshawa Inventory and Register Working Group Report for May 2023, be received for information.

Items Introduced by Members

Adjournment

Dean Hickey
<M.F.I.P.P.A Sec. 14(1)>
Kitchener, ON
<M.F.I.P.P.A Sec. 14(1)>
Ph. <M.F.I.P.P.A Sec.
14(1)>

May 15, 2023

Heritage Oshawa
c/o Legislative Services
Oshawa City Hall
50 Centre St. S.
Oshawa, ON L1H 3Z7

To Whom It May Concern:

**Re: Application for Demolition of 195 Simcoe Street North under Section
34, Part IV of the Ontario Heritage Act (File 12-04-0319)**

Please see the attached drawings prepared by me with regard to the potential re-building/partial restoration of the McLaughlin House.

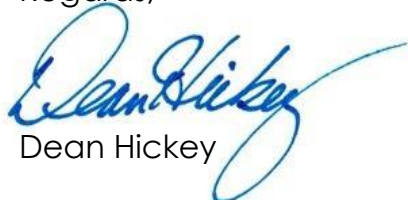
These design concepts reflect my personal preference as to what may be considered a more suitable architectural style than that which is represented on the drawings submitted for consideration by Nantuck Investments Inc.

It is my belief the entire structure, old and new, should blend as one. The mixture of modernist elements with the 19th century character of the original building is unsightly, and will diminish any attempts at heritage conservation.

I understand the limitations faced by Heritage Oshawa in matters such as this, and it is simply my hope that what I submit here will be of some assistance in your overall review.

I have also attached a copy of an article I wrote about this property in 2021, as well as selected photographs.

Regards,


Dean Hickey

THE ROBERT McLAUGHLIN HOUSE
195 SIMCOE ST. N. OSHAWA

PROPOSED ELEVATIONS FOR REBUILDING



SIMCOE ST. N. ELEVATION

PREPARED BY: DEAN HICKEY
APRIL 16, 2023



ELGIN ST. E. ELEVATION

THE PURPOSE OF THESE DRAWINGS IS TO HELP ENCOURAGE AN APPROPRIATE ARCHITECTURAL DESIGN, BOTH IN THE PRESERVATION OF THE EXISTING STRUCTURE AND THE APPEARANCE OF ANY NEW ADDITION THAT IS APPROVED.



The Robert McLaughlin House – Will it Survive?



An article by freelance writer Dean Hickey.

February 13, 2021

The People...

Cathy Clarke is no stranger to the world of historic preservation, having been the chair of Heritage Oshawa, and she knows first-hand what it takes to save an older home, as she and her husband Michael re-built a three level, fire-damaged house due for possible demolition some years ago. Her efforts at raising public awareness of the need to preserve historic homes within the Windfields Farm estate are well known, both in the community and elsewhere, and she has now teamed up with a group of like-minded individuals that includes local councillor Rosemary McConkey, Heritage Oshawa member Jane Clark, Marg Wilkinson of the Historical Society, and others in a collective effort to save another piece of Oshawa's history from what seems like inevitable demolition.

The Issue...

Visit any major American city and you'll very likely bear witness to what can only be described as the slow death of older neighbourhoods, where rows of dilapidated buildings offer only a fading glimpse of happier times. Hints of one-time elegant brick and stone houses, with their massive windows, arched front porches, and tall roof lines can still be seen, and the wonderment of so much quality workmanship and attention to detail remains, even in the face of decay. All of which amounts to the loss of much of America's heritage. Schools, churches, factories, and all manner of structures that no longer command the respect of the community or have faced the wrecking ball in the name of 'progress' are forever gone. The Canadian experience has thankfully been less severe, and although our loss of heritage buildings is a reality that pales in comparison with our southern neighbours, the willful neglect of much of our pre-1900 architecture is alarming.



The city of Oshawa has lost much of its historic homes through the years, and there are comparatively few 19th century houses still in existence. The 1950s saw the encroachment of commercial uses into residential areas, a proliferation of parking lots, and of course the wild speculation by investors seeking to maximize their return. "*Neighbourhoods in transition*" became a common phrase used to describe the unhealthy mix of large single family homes with neighbouring rooming houses, gas stations, and all manner of professional and retail uses. Throughout the latter half of the 20th century, successful attempts were made by concerned citizens who sought to protect and preserve the heritage that defined their communities. Locally, the Regent Theatre was slated for demolition, however the building thankfully received heritage designation and is now a part of the Ontario Tech University. The impressive Georgian-styled building on Centre Street South that is part of the rehabilitation centre for Lakeridge Health is another example of successful adaptive reuse for an historic building, as is the Hotel Genosha, having been repurposed into modern apartments.

Another building that is currently threatened by the wrecking ball is the one-time home of Robert McLaughlin, a visionary community leader and businessman who founded the McLaughlin Carriage Company in the mid-1800s. Of the four Oshawa homes he lived in, it is the only one that remains. The “McLaughlin Motor Car Company Limited” was incorporated with his son, Sam, eventually leading to the founding of General Motors of Canada. Oshawa has benefited from their philanthropy ever since. An attempt to preserve the home was made by the advisory group to council, *Heritage Oshawa* in early 2018. They asked elected officials to consider using a heritage designation to protect the property located at 195 Simcoe Street North. In addition to Robert McLaughlin, who served as mayor, the house was also home to another former mayor, RH James. McLaughlin lived there from 1901 to 1919 with his wife Eleanor. It was converted into office space in the 1960s and has been vacant for some while. Cathy and her fellow activists lament the lack of success in taking care of this important legacy, but hope to change that by saving the one-time yellow brick house that has suffered so much willful damage in recent years.

A local newspaper report indicates the building’s owner raised the possibility of demolition at a Heritage Oshawa committee meeting in April 2017. The newspaper goes on to say the owner was considering applying for a demolition permit that would include the neighbouring house at 201 Simcoe St. N, telling the committee he wished to develop the lands as opposed to maintaining them as heritage sites.

In response, the committee passed a motion stating it was not in favour of pulling down these pieces of Oshawa’s history, and they requested a Heritage Report for the property. The issue was ultimately referred to city hall staff, with a condition they reach out to the owner about his overall plans for the property.



Then, in April 2019, an Oshawa stabbing suspect who barricaded himself inside the historic house was charged with arson after a fire heavily damaged the building. Newspaper reports indicate police had responded to the area around midnight on April 22 after a report of a stabbing had been received. Negotiators tried unsuccessfully to convince the suspect to emerge from the house, and after a couple of hours, the man fled through a window and was quickly apprehended.

The effect of the fire can be seen to this day, with charred brick, boarded up windows, and a portion of the roof gone. A tarp was placed over the gap, however it has since detached and the resultant exposure to the elements, through several seasons, has caused further damage to the historic home.

I asked Oshawa councillor Rosemary McConkey to discuss her concerns as to the status of this property, and she referenced a number of comments that have appeared on social media since the petition was launched. “Cities all around the world celebrate founders and innovators, those true pioneers of their time who made a difference in their community. It is for us to preserve structures that represent our collective heritage. As our city grows and develops, our history becomes even more important. Evidence of that past disappears when we are left with no physical structures to celebrate and connect with. The owner of 195 Simcoe who is requesting demolition has failed to comply with the City’s Property Standards Orders. He has left the hole in the roof open and exposed the building to rain and snow. The property owner should not be rewarded for lack of maintenance. This is a dangerous precedent. The City does have authority to do repairs when an owner is not compliant with an Order, and it’s important to note that any repairs or protective action performed by the City would be charged to the owner of the building. Unfortunately, when an owner is intent on making the case for a building being unfit, it is not uncommon for this kind of demolition by neglect to occur.”

The Solution...

A petition has been added by Cathy Clarke at Change.org in an effort to garner support for the restoration and potential adaptive reuse of this property. The possibilities include establishing a hospice location for palliative care, and accommodation for families and cancer patients during hospital treatment. In addition, the potential for municipal involvement to create a legacy project to celebrate the City’s Centennial year in 2024 is being seen as a way to save this piece of local history. As of the publication of this article, the petition has received over 1150 signatures, and it is hoped by those seeking to protect this property that many more such signatures will be received.

On Monday, February 22, Oshawa Council will vote to either deny or approve the request for a demolition permit for this historic home. Cathy believes in the value of community activism, and sees the petition as an effective means of sending a powerful message to Oshawa councillors, that “demolition by neglect” is simply not acceptable.

Dean Hickey lives in Kitchener Ontario and specializes in articles of human interest.



Economic and Development Services Department

Date: May 19, 2023

File: 12-04

To: Heritage Oshawa

From: Connor Leherbauer, Senior Planner
Economic and Development Services Department

**Re: Application made under Section 34 of the Ontario Heritage Act
Demolition of the Robert McLaughlin House at 195 Simcoe Street North**

Background

On March 16, 2023, Nantuck Investments Inc. (the “Owner”) submitted an application under Section 34 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Ontario Heritage Act”) requesting to demolish the Robert McLaughlin House at 195 Simcoe Street North (the “Robert McLaughlin House”).

Due to its size, the Section 34 application is not attached to this memorandum, but is available at the following link as Attachment 1 to Report ED-23-63 dated April 17, 2023:

<https://pub-oshawa.escribemeetings.com/filestream.ashx?DocumentId=12193>

On April 17, 2023, the Economic and Development Services Committee considered Report ED-23-63 concerning the Section 34 application, and adopted the following motion:

- “1. That, pursuant to Item ED-23-63, City Council deem the application submitted by Nantuck Investments Inc. under Section 34 of the Ontario Heritage Act concerning 195 Simcoe Street North, to be a complete application; and,
2. That, pursuant to Item ED-23-63, Economic and Development Services staff be authorized to provide Notice of Complete Application to Nantuck Investments Inc., owner of 195 Simcoe Street North, by no later than May 5, 2023, in accordance with the requirements of Section 34 of the Ontario Heritage Act; and,
3. That, pursuant to Item ED-23-63, Economic and Development Services staff be directed to consult with Heritage Oshawa on May 25, 2023 on the application under the Ontario Heritage Act received from Nantuck Investments Inc. with respect to 195 Simcoe Street North, and report back to the Economic and Development Services Committee on June 6, 2023.”

At the same meeting, the Economic and Development Services Committee heard a delegation from Gagan Hajatri, on behalf of the Owner. Mr. Hajatri noted that while his client’s engineer recommended a full demolition, his client intends to “keep much of the existing building’s front façade”.

On May 1, 2023, City Council endorsed the above recommendation of the Economic and Development Services Committee and on May 4, 2023, Notice of Complete Application was issued to the Owner.

However, on May 12, 2023, Mr. Hajatri on behalf of the Owner submitted correspondence (see Attachment 1) confirming that, while the front façade should remain a part of the historic fabric of Oshawa, the Owner:

“would attempt to keep a portion of the façade intact during the construction process, barring any significant danger or cost to doing so.”

Mr. Hajatri has now referenced the possibility of retaining only a portion of the front façade and qualifies his client’s commitment to do so with the following:

“Our aim is to make it clear that due to the fire damage, keeping the entire façade is unfeasible and it will need to be rebuilt. We cannot identify these portions yet until we see the condition of the materials at the time of application of the permit.”

Under Section 34 of the Ontario Heritage Act, a Council must consult with its municipal heritage committee (Heritage Oshawa) prior to making a decision on the demolition of a designated property, or a property where Notice of Intention to Designate has been issued. Council issued Notice of Intention to Designate the Robert McLaughlin House on April 1, 2021.

Therefore, consistent with Section 34, staff require comment from Heritage Oshawa on the demolition application at the May 25, 2023 meeting. The purpose of this memo is to provide Heritage Oshawa with the appropriate wording to provide formal comments under Section 34 of the Ontario Heritage Act.

Recommendation

In the event that Heritage Oshawa recommends that Council unconditionally approve the Section 34 application for demolition of the Robert McLaughlin House under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-33 dated May 19, 2023, the Section 34 application to demolish the Robert McLaughlin House at 195 Simcoe Street North be recommended for approval under Section 34 of the Ontario Heritage Act.”

In the event that Heritage Oshawa recommends that Council approve the Section 34 application for demolition of the Robert McLaughlin House under Part IV of the Ontario Heritage Act with conditions, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-33 dated May 19, 2023, the Section 34 application to demolish the Robert McLaughlin House at 195 Simcoe Street North be recommended for approval under Section 34 of the Ontario Heritage Act, subject to the following conditions:

1. _____”

In the event that Heritage Oshawa recommends that Council deny the Section 34 application for demolition of the Robert McLaughlin House under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-33 dated May 19, 2023, the Section 34 application to demolish the Robert McLaughlin House at 195 Simcoe Street North be recommended for denial under Section 34 of the Ontario Heritage Act.”

If you have any questions please contact me at 905-436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.



Connor Leherbauer, Senior Planner
Policy

CL/k

City of Oshawa
c/o Warren Munro, Connor Leherbauer
City Hall
50 Centre St. S
Oshawa, Ontario
L1H 3Z7

RE: Rebuilding or preserving the front facade of 195 Simcoe St N

In our application, we seek to keep the historic character of the building where it is feasible with consideration of the damage done to the materials over time and the dangers posed to the building's integrity and occupants as a result of the materials. Ultimately, it is our opinion that the front facade should remain a part of the historic fabric of Oshawa.

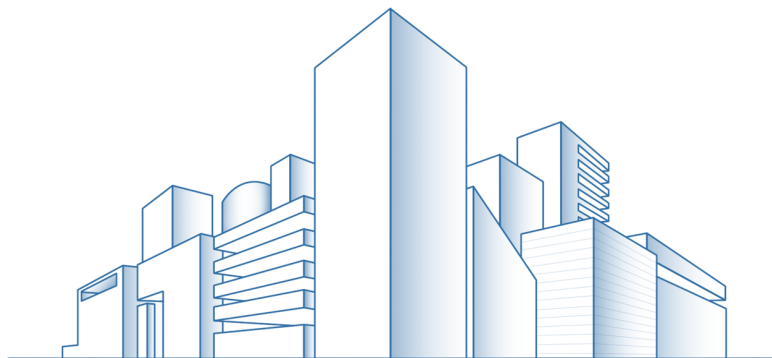
In our proposal and in my statement before the Economic and Development Services Committee, we intended to communicate that we would attempt to keep a portion of the facade intact during the construction process, barring any significant danger or cost to doing so. Our aim is to make it clear that due to the fire damage, keeping the entire facade is unfeasible and it will need to be rebuilt. We cannot identify these portions yet until we see the condition of the materials at the time of application of the permit.

After speaking with the clients, they are unable to commit to keeping a part of the facade due to the uncertainty. They will commit to rebuilding the facade, with the same materials or alike materials where the existing materials are damaged, with a modern support structure behind it.

Thank you,



Gagah Hajatri



**Working Group Response to the 70 King Street East Oshawa
Proposal**

Working Group Members; Diane Stephen
Alan Willison
John O'Boyle

On April 20th, 2023, The Heritage Oshawa Advisory Committee was asked for comment on the 2nd submission for Official Plan and Zoning By-Law Amendment for 70 King Street East, historically known as the Genosha Hotel. The Proposal, which will include the severance of the historically Ontario Heritage designated property, a 21 storey mixed use building on the North side of the property, will contain 198 apartments, ground floor commercial and a bridge across Mary Street to the City owned parking garage at 1 Mary Street and added levels to the Mary Street parking garage.

The 2nd submission also included an addendum, dated April 2023 to the Heritage Impact Assessment (HIA) final report dated December 6th, 2021;

- The HIA addendum “examines the differences between the 2014 to 2020 Provincial Policy

Statement policies regarding heritage and describes how the proposed development conserves.

and retains the cultural heritage value and interest of the former Genosha Hotel”.

- **The Working Group does not agree with this assessment**

1. Severance of the Heritage Property doesn't equal conservation and retention.
2. The proposed building is uncomplimentary to the existing Genosha Hotel
3. The proposed building will cover up the semi-circular arches at the ground level on the North Side of the Genosha Hotel, which marked the original ballroom and are included in the architectural attributes in the designation By-Law (See Attachments 1 and 2)

The HIA addendum explains that the design of the new building was chosen to contrast and accentuate the historical architecture of the Genosha Hotel.

- **The Working Group** believes that the current proposal is too much of a contrast to the The Genosha Hotel and finds that the design is uncomplimentary and actually diminishes the historical architectural features and attributes as noted in the designation by-law.

Other Questions, Concerns And Comments

- 1) The Working Group feels that it would be best to have a “Heritage Permit” in place for any projects including “Heritage Properties”, including the Genosha Hotel, as discussed at the Economic and Development Services Committee Report ED-23-62 from April 12th, 2023
- 2) what measures will be taken to keep the existing Genosha Hotel from collapsing into the construction pit/site that will have to be made to create a building so tall?
- 3) what measures will be taken to protect the façade of the Genosha Hotel during the construction of the proposed building and the added floors of the Municipal parking garage?

- 4) There are concerns regarding shadows from both the proposed building and the increased levels of the parking garage.
- 5) The working group is concerned that the views of the original Genosha Hotel will be restricted or diminished. (The proposed building is the focal point if you are looking from the South East corner of King and Mary St And there will be no view of the original building from Bond St.)
- 6) On Page 3 of the Schedule “A” of By-Law 70-2005 under “Heritage Attributes to be Protected and Conserved” the semi- circular arches on the North façade are stated as one of the architectural features to be preserved. Shall this proposal move forward how will the arches be preserved?
- 7) The working group finds that the proposal to be architecturally inconsistent to the existing Genosha Hotel. It is felt if this proposal moves forward it will be damaging to the “Heritage Property and the Historical Building that currently resides on it. The proposed building would be so out of place that it will make the existing buildings appear out of place.
- 8) The working Group feels that the ability to move freely between the existing Genosha Hotel and the Proposed Building constitutes an expansion of the existing Hotel. The working group would recommend a better symmetry between the existing building and the proposed addition.
- 10) The working group believes that many important parts of the actual plan have been excluded. We would like to see a more complete presentation.

In conclusion the 70 King St. working group would recommend, because of our responses to the presentation of April 20th, 2023 and our 10 additional questions, concerns and comments that the Heritage Oshawa Advisory Committee advise that this proposal not proceed in its present form.

ATTACHMENT:



By-Law 70-2005
of The Corporation of the City of Oshawa

being a by-law to designate the property known as the Genosha Hotel, located at 68 and 72 King Street East, as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*.

Recitals:

1. Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures on it, to be of cultural heritage value or interest.
2. 1546382 Ontario Limited is the registered owner of the property, which contains the building known as the Genosha Hotel, located at 68 and 72 King Street East, in the City of Oshawa. The building was constructed in 1928 and has operated as a hotel and rooming house and has housed a bus terminal, radio station, taverns and a variety of offices and shops since its opening in 1929.
3. The Corporation of the City of Oshawa has provided notice to the Owner and to the Ontario Heritage Trust that it intends to designate this property under the *Ontario Heritage Act*.
4. Notice of intention to designate this property has also been published in the *Oshawa This Week* newspaper (which has general circulation in the City of Oshawa) on the 31st day of March, 2004.
5. A notice of objection to the proposed designation was served by the Owner on the City Clerk on April 29, 2004. The Conservation Review Board held a hearing under the Act with respect to the Property on October 20, 2004.
6. The Conservation Review Board issued its report on December 3, 2004, recommending to the City that it designate the Property.

NOW THEREFORE IT BE ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The property, including all facilities, features and structures on it which are described in Schedule "A" to this By-Law, located at 68 and 72 King Street East, more particularly described as, North-West Corner of Mary Street & King Street East; Lt 6 N/S King St PI H50003 Oshawa; Lt 7 N/S King St PI H50003 Oshawa; Pt Lt 5 N/S King St PI H50003 Oshawa As In D275134 (Thirdly); Pt Lt 6 S/S Bond St PI H50003 Oshawa; Pt Lot 7 S/S Bond St PI H50003 Oshawa As In D275134 (Secondly); Oshawa is hereby designated as being of cultural heritage value or interest.

- 2 -

2. The reasons for designation of this property under the *Ontario Heritage Act* are set out in Schedule "A" to this by-law.
3. A copy of this by-law shall be registered against the property described above in the Land Registry and Land Titles Offices for the Land Registry Division of Whitby (No. 40).
4. The City Clerk is hereby authorized to serve a copy of this by-law on the Owner and on the Ontario Heritage Trust and to publish notice of the passing of this by-law in the *Oshawa This Week* newspaper.

By-Law read a first, second and third time and finally passed this thirteenth day of June, 2005.



Mayor



City Clerk

Schedule "A" to City of Oshawa By-law 70-2005

Passed this thirteenth day of June, 2005

Statement of Reasons for Designation and
Description of the Heritage Attributes of
The Genosha Hotel
68 and 72 King Street East
City of Oshawa

Reasons for Designation

The Genosha Hotel, being 68 and 72 King Street East, in the City of Oshawa is recommended for designation under Part IV of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18* as being of cultural heritage value or interest. The specific reasons are as follows:

Cultural

The need to bring a first class hotel to Oshawa in the 1920's was part of the emerging identity of the town as a corporate centre. General Motors was in the midst of a modernizing and expansionist program and the future prospects for the town were good. The name, Genosha, is unique and culturally significant as it is derived by utilizing the first three letters of "General (Motors)" and the first four letters of "Oshawa", hence the name, "Genosha".

Historical

Built in 1929, The Genosha Hotel (the Genosha) was designed and built by owners J.W. Butler and Co., formerly with the Prince Arthur Hotel chain. The hotel offered luxury accommodation when it opened. The unfortunate timing of its inaugural year, coinciding with a severe downturn in the national economy and the ensuing depression, undermined its financial viability for several years. In spite of this circumstance, the Genosha was popular with the travelling public and proved to be a hub of community activities. Whether it was for a club meeting, family gathering, business luncheon, coffee, dinner or dancing, the Genosha was the venue of choice. It was the bus terminal, radio station and home to a variety of offices and shops. Due to the impact the building of Highway 401 in the 1960's had on the long distance traffic along King Street, the hotel suffered another downturn and eventually became a tavern and rooming house. Although the Genosha went through a period of decline, it now has the opportunity to relive its former glory and add to the revitalization of downtown Oshawa.

Page 2 of Schedule "A" to City of Oshawa By-law 70-2005

Contextual

Located at the north-west corner of Mary Street and King Street East, the building's overall massing coupled with its siting and setback from the street line assists in framing the intersection by providing strong urban edges and distinct contrast to the more modern buildings that surround it. The Genosha, along with the designated 1919 Regent Theatre (44-52 King Street East) and the 1928 Alger Building (35-37 King Street East) form a strong historical context.

Architectural

The Genosha Hotel is architecturally significant as an excellent example of Chicago Style design that is articulated by features with modest Art Deco influences.

It is visually divided into three sections: 1) a commercial street level section, once outlined with concrete or limestone but now marred by the herringbone cladding and the heavy wood banding, 2) an intermediate section of wall and window rhythms that are still intact, and 3) an attic or roof-line section that was once capped with more extensive cornices and parapets.

The hotel is a six-storey, rectangular, flat-roofed, buff brick clad building occupying a block of land stretching between Mary, Bond, Victoria and King Streets. The prominent entrance façade faces south to King Street East and was once marked by a prominent canopy. A two-storey wing exists on the north face of the building with an east-facing front façade.

The building contains a grid-like organization of window placements and wall surfaces with cornices and parapets in contrasting masonry material. The fenestration treatment for the openings includes an ornate combination of casement sashes with upper transoms. There are flat concrete or limestone lintels and lugsills.

Of interest are the vertical ribbons of projecting brick that simulate columnar features. The top floor contains ornamental balconettes. The roofline is trimmed with heavy, light coloured dentiling on the south and east face with a short turnback at each corner.

Another heritage attribute of the building is found on its north elevation which entails semi-circular arches at the ground level marking the original ballroom, which have been recently filled in with concrete blocks.

The designation applies only to the exterior portion of the building. Interior features are not included as part of the designation.

Page 3 of Schedule "A" to City of Oshawa By-law 70-2005

Heritage Attributes to be Protected and Conserved

The specific attributes that contribute to the heritage value of the Genosha Hotel and that should be preserved include:

- The overall massing of the 6-storey rectangle, flat-roofed building with 1- and 2-storey brick additions on the north façade
- Three distinct divisions to the building, specifically including the following:
 1. Commercial Street Level section
 - Semi-circular arches at street level on north façade
 - Size and proportion of the street level display windows on the south and east façades
 - Note that this designation excludes the herringbone cladding
 2. Intermediate section
 - Windows:
 - Grid-like organization of window placements (12 windows across by 5 windows down) across entire intermediate section of building
 - Window design or suitable substitution (combination of casement sashes in 4 divisions, 2 side-by-side in 6 sections, with an upper transom-like band)
 - Lintels and lugsills in contrasting materials of limestone or concrete
 - Central frontispiece of two columns of windows with doors and balconettes on 6th floor
 - Shared recessed lintels on 6th floor balcony windows
 - Unpainted variegated buff-yellow brick on south and east façades
 - Light gray stucco on north and west façades
 - 7 ornamental balconettes on south and east façades
 - vertical ribbons of projecting brick simulating columns (some terminate in a loop while others drop until they intersect a limestone rectangle then terminate at the first floor)
 3. Attic or Roof-line section
 - Dentiling at roof-line in contrasting materials on south and east façades and on 2-storey addition
 - Projecting cap at southwest corner and remnants of same at southeast corner

ATTACHMENT 2:





Economic and Development Services Department

Date: May 19, 2023

File: 12-03

To: Heritage Oshawa

From: Harrison Whilsmith, Planner A
Economic and Development Services Department

**Re: Application to Amend the Oshawa Official Plan and Zoning By-law 60-94
70 King Street East – Former Genosha Hotel
Request for Comment under Section 33 of the Ontario Heritage Act**

On April 20, 2023, Heritage Oshawa was provided a presentation by staff regarding the second submission of an application to amend the Oshawa Official Plan and Zoning By-law 60-94 (the “development application”) for 70 King Street East, the former Genosha Hotel (the “Subject Site”). Following the presentation, Heritage Oshawa struck a working group to formulate comments on the presentation.

Under Section 33 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Ontario Heritage Act”), a Council must consult with its municipal heritage committee (Heritage Oshawa) prior to making a decision on the alteration of a designated property.

In anticipation of a staff report concerning the development application being considered by Council at their meeting on June 26, 2023, it is appropriate that a concurrent decision by Council concerning the associated application under Section 33 of the Ontario Heritage Act be made at the same Council meeting.

Under Section 33 of the Ontario Heritage Act, Council has the option to consent to the application, consent to the application with terms and conditions, or refuse the application.

Accordingly, consistent with Section 33 under the Ontario Heritage Act, staff require comment from Heritage Oshawa in this regard at the May 25, 2023 meeting. The purpose of this memo is to provide Heritage Oshawa with appropriate wording in order to provide formal comments to the Economic and Development Services Committee and Council under Section 33 of the Ontario Heritage Act.

Recommendation

In the event that Heritage Oshawa recommends that Council unconditionally approve the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-36 dated May 19, 2023, the Section 33 application to alter, consistent with the application to amend the Oshawa Official Plan and Zoning By-law 60-94 for 70 King Street East, be recommended for approval under Section 33 of the Ontario Heritage Act.”

In the event that Heritage Oshawa recommends that Council approve the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act with conditions, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-36 dated May 19, 2023, the Section 33 application to alter, consistent with the application to amend the Oshawa Official Plan and Zoning By-law 60-94 for 70 King Street East, be recommended for approval under Section 33 of the Ontario Heritage Act, subject to the following conditions:

1. _____”

In the event that Heritage Oshawa recommends that Council deny the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-23-36 dated May 19, 2023, the Section 33 application to alter, consistent with the application to amend the Oshawa Official Plan and Zoning By-law 60-94 for 70 King Street East, be recommended for denial under Section 33 of the Ontario Heritage Act.”

If you have any questions please contact Harrison Whilsmith at 905-436-3311, extension 2697 or hwhilsmith@oshawa.ca.



Harrison Whilsmith, Planner A
Policy

HW/



Economic and Development Services Department

Date: May 19, 2023 File: 12-03
To: Heritage Oshawa
From: Harrison Whilsmith, Planner A
Economic and Development Services Department
Re: **Update on Report DS-16-23 concerning the Proposed Program for Honouring the Windfields Farm Legacy**

At their meeting on April 20, 2023, Heritage Oshawa requested an update on Report DS-16-23 concerning the Proposed Program for Honouring the Windfields Farm Legacy (the "Windfields Legacy Plan").

On February 22, 2016, City Council considered Report DS-16-23 and carried the following motion:

- "1. That the 2016 proposed program for honouring the Windfields Farm legacy, as generally set out in Attachment 1 to Report DS-16-23 dated February 3, 2016 be approved; and,
2. That any financial implications resulting from the proposed program for honouring the Windfields Farm legacy be addressed through annual capital budget and forecast and operating budget submissions to Council, or through separate staff reports on certain items as appropriate."

The action items identified in the Council-approved Windfields Legacy Plan have been affixed to this memo as Attachment 1. The current status of each item has been identified.

Recommendation

That Report HTG-23-37, dated May 19, 2023, being the Update on Report DS-16-23 concerning the Proposed Program for Honouring the Windfields Farm Legacy, be received for information.

If you have any questions please contact Harrison Whilsmith at 905-436-3311, extension 2697 or hwhilsmith@oshawa.ca.

Harrison Whilsmith, Planner A
Policy

HW/

No.	Action Item	Lead	Timing
PRESERVATION			
1	Designate Windfields Stone House under the Ontario Heritage Act	City	Complete
2	Designate Trillium Cemetery under the Ontario Heritage Act	City	Complete
3	Include policies in the joint UOIT/DC Campus Master Plan (CMP) related to Cultural Heritage	Ontario Tech University / Durham College	Complete
4	Preserve the Northern Dancer Cemetery in accordance with the 500 year covenant with Windfields Farm Ltd.	Ontario Tech University	Complete
5	Undertake landscape improvements around the Northern Dancer Cemetery area (decorative fencing and landscaping)	Ontario Tech University	Complete
6	Undertake Building Condition Audit(s) and Heritage Research Report(s) to consider and identify feasible options for adaptive reuse of the historic buildings in the core farm area. (Section 4.2.6.1 of the Joint UOIT/DC Campus Master Plan)	Ontario Tech University	Complete
7	Re-use fieldstone pillars, gates and sign from Windfields Farm	Ontario Tech University	Complete
8	Provide artifacts from G. McLaughlin Stone House to the City, including: front door and hardware, roof ornament	Minto	Complete
9	Preserve tree-lined farm laneway south of Britannia Avenue West on UOIT and Tribute lands	Ontario Tech University and Tribute	Complete / Ongoing
10	Preserve Windfields Farm/E.P. Taylor artifacts and memorabilia in the Canadian Museum of History/Civilization	Canadian Museum of History/Civilization/ Taylor family	Complete
11	Convey the Trillium Horse Cemetery lands to the City	Tribute	Complete
12	Re-use the fieldstone pillars and concrete posts from along the Simcoe Street North frontage of the Tribute and Riocan lands in City lands	Tribute	Complete
EDUCATION			
1	Create and post on the City's webpage a brief history of Windfields Farm and provide links to additional relevant information including Northern Dancer's Kentucky Derby victory race	City	Complete
2	Participate in educational opportunities to share information about Windfields Farm (through Heritage Oshawa speaking engagements)	Heritage Oshawa	Ongoing
3	Undertake an annual essay writing contest for local Grade 8 students on topics related to Windfields Farm/E. P. Taylor	Heritage Oshawa	Not pursued
4	Request the DDSB/DCDSB to consider creating an educational history unit about Windfields Farm for local Oshawa elementary school students	DDSB / DCDSB	Complete

EVENTS			
1	Consider the creation of events that would highlight the history and contribution of E. P. Taylor and the Windfields Farm to the City of Oshawa, such as:		
	(a) An E.P. Taylor/Windfields Farm Champion Award for someone who exemplifies innovation and has overcome adversity	City	Complete
	(b) Honour E.P. Taylor and Windfields Farm by presenting, annually, at the first Council meeting in May, Northern Dancer's Kentucky Derby Win and have the Mayor comment on how Oshawa's future is built on the legacies of men and women like E.P. Taylor who were innovators, leaders and champions. Confer E.P. Taylor/Windfields Farm Champion Award upon the successful recipient	City	Complete
2	Request UOIT include the core farm area in the annual Doors Open Oshawa event	City	Complete
COMMEMORATION			
1	Name streets, parks, woodlots after Taylor family, Windfields Farm and its horses and horse racing.	City	Complete
2	Create designs reflective of Windfields Farm architecture/aesthetic:		
	(a) Park elements	City	Complete
	(b) Fire Hall 6	City	Complete
3	Incorporate urban design and architectural elements in built form in new subdivisions in the Windfields Part II Planning Area such as: Arts & Crafts style homes, decorative street lights and street signs, gateway features, roadway medians, Windfields Farm-style fencing along tree-lined laneway	City	Complete
4	Induct Northern Dancer into the Oshawa Sports Hall of Fame and display associated Windfields Farm memorabilia	Oshawa Sports Hall of Fame	Complete
5	Consider incorporating concrete imprints on Britannia Avenue West bridge over Oshawa Creek (e.g. horses, horseshoes, farm building)	City	TBD
6	Request UOIT to consider a more public and prominent location for the True Power horse statue designed and created by Geordie Lishman	City	Complete
7	Request that RioCan install a commemorative plaque for Harriet Cock in an appropriate location	City	Complete
8	Recreate stone voussoir (shaped as a sheep's head) from G. McLaughlin Stone House in future parkette in Kingmeadow subdivision	Minto	Complete
9	Include plaque in future Elmcroft Parkette in Kingmeadow subdivision which references former Windfields Farm	Minto	Complete
10	Request the Province to include embossments of horses on the Highway 407 bridge over Winchester Road East east of Harmony Road North	City	Complete
11	Request the Province to include a heritage plaque in the Simcoe Street North commuter parking lot for Highway 407 to honour the Windfields Farm legacy	City	Complete
12	Request that Tribute install a heritage plaque for the E. P. Taylor Woodlot	City	Complete
13	Request that Tribute install a heritage plaque describing the Trillium Cemetery	City	Complete

14	Recognize Mr. Charles Taylor, 1996 Inductee to the Canadian Horse Racing Hall of Fame, President of Windfields Farm, with a plaque to be included in the Dantonbury subdivision.	City	Complete
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Date: May 19, 2022
To: Diane Stephen, Chair and Members of Heritage Oshawa
From: Racheal Rossetti, Council-Committee Coordinator
Re: Information from Oshawa City Council – May 1, 2023

At a meeting on May 1, 2023, Oshawa City Council adopted the following recommendations:

ED-23-62 Process for Handling Applications made under Various Section of the Ontario Heritage Act (All Wards)

Recommendation

1. That, pursuant to Report ED-23-62 dated April 12, 2023, Economic and Development Services staff be authorized to implement the staff recommended processes for applications made under Sections 27, 29, 33 and 34 of the Ontario Heritage Act, as outlined in Section 5.3 of said Report; and,
2. That, pursuant to Report ED-23-62 dated April 12, 2023, Economic and Development Services staff be directed to undertake a detailed review of the heritage policies of other municipalities and recommend appropriate heritage policies for inclusion in the Oshawa Official Plan, through the process of carrying out and reporting on the City's next Municipal Comprehensive Review of the Oshawa Official Plan.

ED-23-80 Heritage Oshawa By-law (All Wards)

Recommendation

Whereas, Section 28 of the Ontario Heritage Act, R.S.O. 1990, c.0.18 (the "Act"), provides that the Council of any municipality may, by by-law, establish a municipal heritage committee, with a minimum of five members, to advise and assist the Council on matters of cultural heritage value and interest including the designation of heritage properties and heritage conservation districts under Parts IV and V of the Act, and such other heritage matters as the Council may specify by by-law; and,

Whereas, City Council established a municipal heritage committee pursuant to the Act through By-law 59-95, styled as Heritage Oshawa; and,

Whereas, By-law 59-95 was subsequently repealed and replaced with By-law 29-2006, which in turn was later repealed and replaced with By-law 02-2011; and,

Whereas, in addition to reaffirming the establishment of Heritage Oshawa as the City's Municipal Heritage Committee, By-law 02-2011 includes various provisions setting out operating procedures for the Committee; and,

Whereas, subsequent to passing By-law 02-2011 in 2011, City Council has since adopted the Advisory Committees of Council Policy and Procedure (the "Policy") which sets out provisions for the operation of all Advisory Committees of Council, including Heritage Oshawa, and requires each Advisory Committee to have a Council-approved Terms of Reference; and,

Whereas, the Policy and Terms of Reference documents are reviewed during each term of Council to ensure they remain up to date and accurate based on current legislation and other Council by-laws or policies; and,

Whereas, the operating procedures set out in By-law 02-2011 are now addressed in the Advisory Committees of Council Policy and Procedure and/or its approved Terms of Reference;

Therefore be it resolved:

1. That City Council reaffirms the establishment of Heritage Oshawa as a Municipal Heritage Committee pursuant to the Ontario Heritage Act; and,
2. That Heritage Oshawa is an Advisory Committee of Council and will operate under the Advisory Committees of Council Policy and Procedure and Committee Terms of Reference as may be amended by Council; and,
3. That By-law 02-2011 be repealed and replaced with a by-law generally in the form and content as set out in Attachment 1 to Item ED-23-80.

SF-23-16 Identification Cards for Heritage Oshawa Members (Formerly HTG-23-19) (All Wards)

Recommendation

That SF-23-16 being a request from Heritage Oshawa that members be provided with identification cards to identify themselves at events around the City of Oshawa be referred to staff for a report.

CNCL-23-47 Heritage Oshawa's Motion Related to Designation of 827 Gordon Street under Part IV of the Ontario Heritage Act (Ward 5)

Recommendation

1. That, pursuant to Report CNCL-23-47 dated April 26, 2023, Economic and Development Services staff be authorized to add 827 Gordon Street to the City of Oshawa Register of Properties of Cultural Heritage Value or Interest as a listed, non-designated property; and,
2. That, pursuant to Report CNCL-23-47 dated April 26, 2023, Economic and Development Services staff be directed to advance Option 1 as set

out in Section 5.10.1 of said Report to advance the designation of 827 Gordon Street under Part IV of the Ontario Heritage Act.

These items are provided for information to Heritage Oshawa, no further action is required.