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For inquiries about this agenda please contact Legislative Services at 905-436-3311 or by email at [clerks@oshawa.ca](mailto:clerks@oshawa.ca).

## Public Meeting

### Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people

### Additional Agenda Items

(As may be presented at the meeting)

### Declarations of Pecuniary Interest

(As may be presented by Members)

**Presentations**

None

**Delegations**

None

**Referrals from Council and Committees**

None

**Correspondence**

None

**Reports**

**HTG-24-17 - Information from Oshawa City Council – February 26, 2024 3**

Recommendation

That Report HTG-24-17, dated March 14, 2024 concerning Information from Oshawa City Council from its meeting of February 26, 2024, be received for information.

**HTG-24-18 - Heritage Week Working Group Report 5**

Recommendation

That Report HTG-24-18, concerning the Heritage Week Working Group be received for information.

**HTG-24-19 - Evaluation of 291 King Street East Working Group Report 7**

Recommendation

1. That based on Report HTG-24-19 concerning the Evaluation of 291 King Street East Working Group, the merits of the property have been evaluated and have concluded a research report is not appropriate; and,
2. That the Evaluation of 291 King Street East Working Group be disbanded.

**HTG-24-20 - Evaluation and Inventory Working Group 17**

Recommendation

That Report HTG-24-20 concerning the Evaluation and Inventory Working Group be received for information.

**HTG-24-21 - Application under Section 32 of the Ontario Heritage Act to Repeal Part of Designation By-Law 148-2011 – 452 Simcoe Street North (Lupton House) 35**

Motion for Direction

**Items Introduced by Members**

**Adjournment**

HTG-24-17

**Date:** March 14, 2024  
**To:** Chair and Members of Heritage Oshawa  
**From:** Krystal Christopher, Council-Committee Coordinator  
**Re:** Information from Oshawa City Council – February 26, 2024

At a meeting on February 26, 2024, Oshawa City Council adopted the following recommendation:

ED-24-21 Windfields Farm/Northern Dancer Cemetery Participation in Doors Open (Previously HTG-24-08) (Ward 2)

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That the Doors Open Committee open the Windfields Farm/Northern Dancer cemetery to the public during Doors Open, 2024.

ED-24-14 Update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act (Ward 4)

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That pursuant to Report ED-24-14 dated January 31, 2024, Economic and Development Services staff be authorized to continue the designation process for 117 King Street East, as directed by Council on December 12, 2022, and incorporate the property owner's requested revisions into the draft Designation Statement and Description to be included in a Notice of Intention to Designate.

ED-24-16 Update concerning Council's Direction to Designate 149 Harmony Road South under Part IV of the Ontario Heritage Act (Ward 3)

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That, pursuant to Report ED-24-16 dated January 31, 2024, City staff be directed to proceed with the designation of the property known as the former Harmony Public School, located at 149 Harmony Road South, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act and that the appropriate by-law, which will include a Designation Statement and Description for the subject property, be passed in a form and content acceptable to the City Solicitor and the Commissioner of Economic and Development Services.

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





# HTG-24-18

Heritage Week Sat Feb 17 & Sun Feb 18, 2024 @ The Oshawa Markets Final Report

Heritage Oshawa Heritage Week Working Group: Chair Robert T. Bell, Members Diane Stephen, Patty Davis. Also helping: Sarah Smale & James Bountrogiannis  
Staff coordinator Harrison Whilsmith

I. Location: The Oshawa Flea Market - we were assigned a great corner booth on the day by the manager - the corner spot worked especially good

II. Times & equipment etc:

A. Furniture: Robert Bell brought 2 eight foot folding tables & 4 chairs

B. Setup: We arrived at about 8:30 am on both days & were plenty early. In general setup is allowed Wed & Thurs 9-5 & Friday 9-9. Plus Sat 8 to 10.

C. Open for Public: Sat & Sun 10 to 6+

D. Takedown & close : We left tables overnight Sat at the market & take everything when we leave Sunday at 6. Bob brought home small items each night

III. Display: Mainly property related items & photos from Bob's collection

A. Inventory - Diane arranged for Harrison to colour print the Inventory & Register & provide pens

B. Photos & info on recently designated Memorial Park - photo of St George's church which was in the park & Pedlar Plaque & programme from the dedication of the war memorial & photos before it was unveiled

C. Images & info regarding Oshawa's 100<sup>th</sup> Anniversary 1924-2024 - copy of 1938 programme & history by Dr Kaiser & photos of Residential, Commercial, Religious, & Industrial properties from the time

D. General history:

- Pedlar People was on the site of the market & has plaque in Memorial Park which is where it was before moving to the market location. Pedlar info, photos, mementos etc.

- Malleable Iron was in area - Photo etc - Metrolinks now owns it for GO service

- Phillips Glass/Duplate/PPG was in area - fire insurance map for it & the others

- St George & St John Ukrainian Churches both in area - heritage buildings

- Ontario County 1877 Atlas (displayed open at the Oshawa map with bookmarks at the county & township map)

E. Heritage Oshawa Banner Signage via Harrison

- Diane brought small Canadian lapel pins and paper Canadian flags.

- Brochures on Heritage Oshawa via Harrison

- Heritage Oshawa Banners

- Diane brought Windfields Farm & Northern Dancer related information & stickers for kids

- Bob brought 2 of his City of Oshawa Flags

IV. Heritage Oshawa Volunteers Robert, Diane, James, & Sarah ensured the booth was covered 9 - 6 both days John O'Boyle also visited the booth.

V. Planning & Recapping the Event: Working Group discussions were held in person & online

VI. Suggestions recorded during the event:

A. By Group Members:

- Small size City of Oshawa flags - paper on a stick style - as handouts
- More pins & another banner our second one could not be found for the event
- Brochure on researching your house - in conjunction with the Museum
- Thank you letter to the Market should be sent - see Attachment A below

B. By Members of the Public:

- The Heritage Oshawa brochures were appreciated - but links to inventory & register were asked about
- Research & promote Oshawa's history more
- Info on how to research your own house wanted
- A couple of people noted some inventory photos need updating

VII. Feedback & Overall comments:

- Good location, turnout, & interactions - all positive & no problems to report. Some comments about preserving history more
- Thanks to all

VIII. This is the final report of the Working Group to full Heritage Oshawa Meeting

# HTG-24-19

## Heritage Oshawa – Property Evaluation System

This document collects information useful as an initial survey of properties which may be added to the Heritage Oshawa Inventory and on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest. Users of this document are encouraged to learn about the heritage of Oshawa as a whole before undertaking this survey. This form must be completed by at least two users for any particular property under review.

### Recorder

1. Date of Recording: **Wednesday, March 13, 2024**
2. Name of Recorders: **James Bountrogiannis, Diane Stephen, Patti Davis, and Sarah Smale.**
3. Position/Title of Recorders (eg Heritage Oshawa member, city staff, other, volunteer): **Heritage Oshawa volunteers.**
4. Recorder Experience Level in Identifying and Describing a Cultural Heritage Property (check one):  
Beginner \* \* Some Experience \* \* Expert \_\_\_\_\_

### Property Identification

- 5 Address: **291 King St E, Oshawa, L1H 1C9**
6. Name of Building or Property (if any): **City Periodontics**
7. Name and Address of Owner (if known): **<M.F.I.P.A. 14(1)>**

### Design or Physical Value

8. Identify the type of property: **Commercial (Dentistry). Previously residential; significantly renovated (interior recently gutted and rebuilt) with a new addition built.**

(eg. Buildings: Residential, commercial, institutional, agricultural, industrial, Monuments: such as a cenotaph, statue or public art, Structures: such as a water tower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)

9. Identify the materials used: **Original in red brick. New addition in grey metal. New vinyl windows.**

(eg. Wood, brick, stone, metal, vinyl or other)

## Heritage Oshawa – Property Evaluation System

### Evaluation and Rating System

(Rate each of the following categories from 1-10 where 1 is weak and 10 is strong - - give reasons for rating)

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating: **9**

Describe age of the property: **c. 1924**

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating: **3**

Reasons for Rating: **Original red brick(1920's Oshawa). Original Porch structures and dormer structures displaying 1920's rooflines and styles.**

12. Association with person or family

Rating: **1**

Person to support rating: **A member of the Storie family (Oshawa industrialist) had owned it.**

13. Association with an event

Rating: **0**

Event to support rating: **n/a**

14. What do you know about this property from research or local traditions? List sources.

Rating: **3**

Sources: **Documents provided by volunteer Robert Bell.**

15. Does the property have any unique or different features?

Rating: **2**

Describe uniqueness features: **Original porch & dormer rooflines are typical of the 1920's.**

16. Does the property define, maintain or support the character of its location?

Rating: **4**

Describe: **1920's residential character (Eastbound), renovated to commercial (Westbound)**

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating: **3**

Describe: **1920's residential character (Eastbound), renovated to commercial (Westbound)**

## Heritage Oshawa – Property Evaluation System

### Evaluation and Rating System, continued

18. Is the property a landmark?

Rating: **0**

Describe: **n/a**

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating: **10**

Describe: **Completely renovated recently, inside & out (little heritage value remains).**

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating: **0**

Describe: **Completely gutted and rebuilt interior, therefore, little heritage value remains.**

**Total Rating** (add scores for items 10-20)

Rating (out of a possible 100): **35**

21. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: None.

22. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientations.

23. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest. Give Reasons. Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances (describe if applicable).

**The said property, located at 291 King Street East, Oshawa, L1H 1C9, does not meet the criteria to warrant a research report by an outside agency.**

## **Heritage Oshawa – Property Evaluation System**

### 24. Next Steps

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

A note of clarification on wordage:

**The Heritage Oshawa Inventory** (the '**Inventory**') identifies properties of cultural heritage value or interest within the City of Oshawa.

**The City of Oshawa Register of Properties of Cultural Heritage Value or Interest** (the '**Register**') is a list of properties that have been formally recognized by Council, pursuant to Section 27 of the Ontario Heritage Act, as being properties within the City of Oshawa having cultural heritage value or interest. The Register includes designated and non-designated properties

<https://www.oshawa.ca/things-to-do/resources/Heritage-Oshawa-Inventory-of-HeritageProperties.pdf>













291  
KING ST. E.











## HTG-24-20

March 14, 2024

### **Heritage Oshawa Evaluation and Inventory Update Working Group Report**

The Working Group is tasked with updating the Inventory and the Evaluation Form and reporting monthly on our progress.

The Property Evaluation System form has been reviewed and updates have been suggested. The changes were aimed at removing unnecessary and irrelevant questions, organising the information in a logical and comprehensive manner. The Working Group has also decided to create a Property Evaluation Report, as the preamble of the Property Evaluation System form is not needed in the final report.

Attachments:

1. Current Property Evaluation System Form
2. Track Changes version
3. Proposed Property Evaluation System Form
4. Proposed Property Evaluation Report form

The January 2023 Heritage Oshawa Inventory is still in the progress of being reviewed.

**Recommendation:** That the Evaluation and Inventory Working Group report be received for information.

Thanks,  
Diane Stephen, Chair  
Evaluation and Inventory Working Group

**Heritage Oshawa – Property Evaluation System**

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**Recorder**

1. Date of Recording \_\_\_\_\_
2. Name of Recorder \_\_\_\_\_
3. Position/Title of Recorder (eg Heritage Oshawa member, city staff, other volunteer)  
\_\_\_\_\_
4. Recorder Experience Level in Identifying and Describing a Cultural Heritage Property (check one) Beginner \_\_\_\_\_ Some Experience \_\_\_\_\_ Expert \_\_\_\_\_

**Property Identification**

- 5 Address \_\_\_\_\_
6. Name of Building or Property (if any) \_\_\_\_\_
7. Name and Address of Owner (if known) \_\_\_\_\_

**Design or Physical Value**

8. Identify the type of property \_\_\_\_\_

(eg. Buildings: Residential, commercial, institutional, agricultural, industrial, Monuments: such as a cenotaph, statue or public art, Structures: such as a watertower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)

9. Identify the materials used \_\_\_\_\_

(eg. Wood, brick, stone, metal, vinyl or other)

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System**

(Rate each of the following categories from 1-10 where 1 is weak and 10 is strong - - give reasons for rating)

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating \_\_\_\_

Describe age of property \_\_\_\_\_

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_

Reasons for Rating \_\_\_\_\_

12. Association with person or family

Rating \_\_\_\_

Person to support rating: \_\_\_\_\_

13. Association with event

Rating \_\_\_\_

Event to support rating: \_\_\_\_\_

14. What do you know about this property from research or local traditions? List sources.

Rating \_\_\_\_

Sources \_\_\_\_\_

15. Does the property have any unique or different features?

Rating \_\_\_\_

Describe uniqueness features \_\_\_\_\_

16. Does the property define, maintain or support the character of its location?

Rating \_\_\_\_

Describe \_\_\_\_\_

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating \_\_\_\_

Describe \_\_\_\_\_

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System, continued**

18. Is the property a landmark?

Rating \_\_\_\_

Describe \_\_\_\_\_

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_

Describe \_\_\_\_\_

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_

Describe \_\_\_\_\_

**Total Rating** (add scores for items 10-20)

Rating (out of a possible 100) \_\_\_\_

21. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe \_\_\_\_\_

22. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

23. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest. Give Reasons. Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances (describe if applicable). \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **Heritage Oshawa – Property Evaluation System**

### 24. Next Steps

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

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### Heritage Oshawa – Property Evaluation System

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**NOTE:** If the property is Designated, it is the entire lot that is Designated. All buildings must be evaluated.

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#### Recorder

1. Name: \_\_\_\_\_
2. Date: \_\_\_\_\_
1. Date of Recording \_\_\_\_\_
2. Name of Recorder \_\_\_\_\_
3. Position/Title of Recorder (eg Heritage Oshawa member, city staff, other volunteer) \_\_\_\_\_
4. Recorder Experience Level in Identifying and Describing a Cultural Heritage Property (check one) Beginner \_\_\_\_\_ Some Experience \_\_\_\_\_ Expert \_\_\_\_\_

#### Property Identification

3. Address: \_\_\_\_\_
4. Name of Building or Property: \_\_\_\_\_
5. Address \_\_\_\_\_
6. Name of Building or Property (if any) \_\_\_\_\_
7. Name and Address of Owner (if known) \_\_\_\_\_

#### Design or Physical Value

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~~5. Identify the type of property:~~ \_\_\_\_\_  
~~8. Identify the type of property~~ \_\_\_\_\_

~~(eg. Buildings: Residential, commercial, institutional, etc. agricultural, industrial, Monuments, such as a cenotaph, statue or public art, Structures: such as a watertower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)~~

~~6. Identify the materials:~~ \_\_\_\_\_  
~~9. Identify the materials used~~ \_\_\_\_\_

~~(eg. Wood, brick, stone, metal, vinyl or other)~~

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## Heritage Oshawa – Property Evaluation System

### Evaluation and Rating System

(Rate each of the following categories from 1-10 ~~where 1 is weak and 10 is strong~~ give reasons for rating)

7. Age of property (properties older than 100 years receive a rating 10)

Rating: \_\_\_\_\_  
Age: \_\_\_\_\_

8. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

9. Association with person or family

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

10. Association with event

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

11. What do you know about this property from research or local traditions?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

12. Does the property have any unique or different features?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

13. Does the property define, maintain or support the character of its location?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

14. Is the property a landmark?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

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15. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_\_  
Reason: \_\_\_\_\_

16. Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_\_  
Reason: \_\_\_\_\_

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating \_\_\_\_\_

Describe age of property \_\_\_\_\_

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_\_

Reasons for Rating \_\_\_\_\_

12. Association with person or family

Rating \_\_\_\_\_

Person to support rating: \_\_\_\_\_

13. Association with event

Rating \_\_\_\_\_

Event to support rating: \_\_\_\_\_

14. What do you know about this property from research or local traditions? List sources.

Rating \_\_\_\_\_

Sources \_\_\_\_\_

15. Does the property have any unique or different features?

Rating \_\_\_\_\_

Describe uniqueness features \_\_\_\_\_

16. Does the property define, maintain or support the character of its location?

Rating \_\_\_\_\_

Describe \_\_\_\_\_

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating \_\_\_\_\_

Describe \_\_\_\_\_

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**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System, continued**

18. Is the property a landmark?

Rating \_\_\_

Describe \_\_\_\_\_

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_

Describe \_\_\_\_\_

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_

Describe \_\_\_\_\_

**Total Rating** (add scores for items 10-207-16)

Rating (out of a possible 100) \_\_\_

Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances.

17. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

18. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: \_\_\_\_\_

19. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest.

Reason: \_\_\_\_\_

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21. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe \_\_\_\_\_

22. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

23. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest. Give Reasons. Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances (describe if applicable).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Heritage Oshawa – Property Evaluation System

#### 24. Next Steps:

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

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A note of clarification on wordage:

**The Heritage Oshawa Inventory** (the 'Inventory') identifies properties of cultural heritage value or interest within the City of Oshawa.

**The City of Oshawa Register of Properties of Cultural Heritage Value or Interest** (the 'Register') is a list of properties that have been formally recognized by Council, pursuant to Section 27 of the Ontario Heritage Act, as being properties within the City of Oshawa having cultural heritage value or interest. The Register includes designated and nondesignated properties

<https://www.oshawa.ca/things-to-do/resources/Heritage-Oshawa-Inventory-of-HeritageProperties.pdf>

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**Heritage Oshawa – Property Evaluation System**

This document collects information useful as an initial survey of properties which may be added to the Heritage Oshawa Inventory and on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest. Users of this document are encouraged to learn about the heritage of Oshawa as a whole before undertaking this survey. This form must be completed by at least two users for any particular property under review.

**NOTE:** If the property is Designated, it is the entire lot that is Designated. All buildings must be evaluated.

**The Heritage Oshawa Inventory** (the 'Inventory') identifies properties of cultural heritage value or interest within the City of Oshawa.

**The City of Oshawa Register of Properties of Cultural Heritage Value or Interest** (the 'Register') is a list of properties that have been formally recognized by Council, pursuant to Section 27 of the Ontario Heritage Act, as being properties within the City of Oshawa having cultural heritage value or interest. The Register includes designated and non-designated properties

<https://www.oshawa.ca/things-to-do/resources/Heritage-Oshawa-Inventory-of-HeritageProperties.pdf>

**Recorder**

- 1. Name: \_\_\_\_\_
- 2. Date: \_\_\_\_\_

**Property Identification**

- 3. Address: \_\_\_\_\_
- 4. Name of Building or Property: \_\_\_\_\_

**Design or Physical Value**

- 5. Identify the type of property: \_\_\_\_\_  
(Building: Residential, commercial, institutional, etc. Monuments, Structures, Natural Feature that has cultural heritage)
- 6. Identify the materials: \_\_\_\_\_  
(Wood, brick, stone, metal, vinyl or other)

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System**

(Rate each of the following categories from 1-10)

7. Age of property (properties older than 100 years receive a rating 10)

Rating: \_\_\_\_\_

Age: \_\_\_\_\_

8. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

9. Association with person or family

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

10. Association with event

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

11. What do you know about this property from research or local traditions?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

12. Does the property have any unique or different features?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

13. Does the property define, maintain or support the character of its location?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

14. Is the property a landmark?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

15. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

16. Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

**Total Rating** (add scores for items 7-16)

Rating (out of a possible 100) \_\_\_\_

Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances.

17. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

18. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: \_\_\_\_\_  
\_\_\_\_\_

19. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Next Steps:**

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

**Heritage Oshawa – Property Evaluation Report**

1. Members of Working Group: \_\_\_\_\_

2. Date of Monthly Meeting: \_\_\_\_\_

3. Address: \_\_\_\_\_

4. Name of Building or Property: \_\_\_\_\_

5. Identify the type of property: \_\_\_\_\_

(Building: Residential, commercial, institutional, etc. Monuments, Structures, Natural Feature that has cultural heritage)

6. Identify the materials: \_\_\_\_\_  
(Wood, brick, stone, metal, vinyl or other)

**Evaluation and Rating System**

7. Age of property (properties older than 100 years receive a rating 10)

Rating: \_\_\_\_\_

Age: \_\_\_\_\_

8. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

9. Association with person or family

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

10. Association with event

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

11. What do you know about this property from research or local traditions?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

12. Does the property have any unique or different features?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

13. Does the property define, maintain or support the character of its location?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

14. Is the property a landmark?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

15. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

16. Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

**Total Rating** (add scores for items 7-16)

Rating (out of a possible 100) \_\_\_\_

Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances.

17. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

18. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: \_\_\_\_\_  
\_\_\_\_\_

19. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Economic and Development Services Department

**Date:** March 15, 2024 File: 12-03

**To:** Heritage Oshawa

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

**Re:** **Application under Section 32 of the Ontario Heritage Act to Repeal Part of Designation By-Law 148-2011 – 452 Simcoe Street North (Lupton House)**

Under Section 32 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Ontario Heritage Act”), an owner of property designated under the Ontario Heritage Act may apply to Council to repeal the by-law, or part thereof, designating the property.

On February 26, 2024, City Council considered Correspondence Item CNCL-24-21, being a request from the property owner of 452 Simcoe Street North to repeal part of Designation By-Law 148-2011 to remove “clad in cedar shingles” from the description of heritage attributes, and passed the following motion:

- “1. That staff be directed to publish notice in accordance with Section 32(3) of the Ontario Heritage Act; and,
- 2. That staff report back to Council once the process set out in the Ontario Heritage Act is complete.”

Pursuant to Council direction, City staff issued notice of the application on February 28, 2024 in accordance with the City’s Public Notice Policy. The last day to submit notice of objection to the application is April 2, 2024.

Under Section 32 of the Ontario Heritage Act, a Council must consult with its municipal heritage committee (Heritage Oshawa) prior to making a decision on the application to repeal part of By-Law 148-2011.

In their decision, Council has the option to either consent to the application or refuse the application. Accordingly, staff require comment from Heritage Oshawa in this regard at their March 21, 2024 meeting in advance of a forthcoming report.

Correspondence Item CNCL-24-21 is affixed to this memo as Attachment 1.

Designation By-Law 148-2011 is affixed to this memo as Attachment 2. The designation statement and description, which includes the description of heritage attributes, forms Schedule “A” of said by-law.

**Recommendation**

In the event Heritage Oshawa wishes for Council to **consent** to the application made under Section 32 of the Ontario Heritage Act to repeal a portion of By-Law 148-2011, the following

recommendation should be made for consideration by the Economic and Development Services Committee and Council:

“That, pursuant to HTG-24-21 dated March 15, 2024, the Section 32 application to repeal a portion of By-Law 148-2011, being an application to remove the wording “clad in cedar shingles” from the description of heritage attributes, be recommended for approval under Section 32 of the Ontario Heritage Act.”

In the event Heritage Oshawa wishes for Council to **refuse** the application made under Section 32 of the Ontario Heritage Act to repeal a portion of By-Law 148-2011, the following recommendation should be made for consideration by the Economic and Development Services Committee and Council:

“That, pursuant to HTG-24-21 dated March 15, 2024, the Section 32 application to repeal a portion of By-Law 148-2011, being an application to remove the wording “clad in cedar shingles” from the description of heritage attributes, be recommended for refusal under Section 32 of the Ontario Heritage Act.”

If you have any questions please contact Harrison Whilsmith at 905-436-3311, extension 2697 or [hwhilsmith@oshawa.ca](mailto:hwhilsmith@oshawa.ca).



Harrison Whilsmith, Planner A  
Policy



**From:** adriana lupton <M.F.I.P.P.A. Sec 14(1)>  
**Sent:** Monday, February 12, 2024 9:57 AM  
**To:** clerks <[clerks@oshawa.ca](mailto:clerks@oshawa.ca)>  
**Subject:** Heritage Designation

Dear Clerks, Mayor Carter and Council,

I am Adriana Lupton, a third generation owner of the property located at 452 Simcoe St. North. My home is a heritage designated home within Oshawa. I would like to take the opportunity to express my gratitude for the tax rebate which has assisted in the upkeep cost of the heritage home.

Although I appreciate my heritage designation, there is one element of it that is proving problematic in terms of maintenance. Specifically, the attribute within the designation that deals with the roof. It states under the description, "the shallow gabled bell cast roof with side gables clad in cedar shingles". Through the years, I have found that maintaining the cedar shake roof has been cumbersome and expensive. I would like to ask the council to amend my designation bylaw, to remove "clad in cedar shingles". I would like to take the opportunity to explain why.

The cedar shake continues to go up in price and is incredibly expensive now. More importantly, finding a competent contractor to do the job properly has been a challenge. I had a contractor who would repair/maintain it and his prices were high as he was one of the few that knew how to repair it. He has now retired and is no longer available. The cedar shake is not common any longer and as a result repairing and maintaining this roof has become near impossible for me. Cedar shake roofs require more maintenance over their lifespan, and add to the overall cost of the roof. It fades, warps, spits, and rot leaving my home vulnerable to water damage, pests and costly repairs. Maintaining this kind of roof takes a lot of work, and proper maintenance and cedar shake roof treatments needs to be done regularly to avoid faster deterioration. It is vital to me to keep my home in good repair, and there are many other roofing options that would be cost effective and keep the integrity of the home.

I cannot afford to continue with the expenses involved in maintaining the cedar shake roof. I am requesting that the above attribute from the heritage designation description By-law 148-2011 be removed. Thank you for your time and attention in this matter.

Yours sincerely,

Adriana Lupton

being a by-law to designate the property located at 452 Simcoe Street North, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.


Recitals:

1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value and interest.
2. John and Adriana Lupton are the registered owners of the property located at 452 Simcoe Street North in the City of Oshawa (the "Property"). The Property contains a good representation of a two-storey, detached dwelling of Georgian revival style built in the early 1920's in the City of Oshawa.
3. On October 19, 2011 the City forwarded to the Ontario Heritage Trust a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published in the *Oshawa This Week* newspaper (which has general circulation in the City of Oshawa) on October 19, 2011.
5. The last day of serving a Notice of Objection to the Notice of Intention to designate the Property was November 18, 2011. No Notice of Objection to the proposed designation was served on the City Clerk.

NOW THEREFORE BE IT 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 the detached dwelling and its features which are described in Schedule "A" to this By-law, located at 452 Simcoe Street North, legally described as Plan 201, Lot 11, Part Lot 10, Oshawa, is hereby designated as being of cultural heritage value and interest.
2. The reasons for designation of this Property under the Act are set out in Schedule "A" to this by-law. Schedule "A" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against the Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
4. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owners of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* newspaper.

By-law passed this twenty-eighth day of November, 2011.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**452 Simcoe Street North  
Designation Statement and Description**

**Location and Description of Property:**

452 Simcoe Street North consists of a single detached residential dwelling located on the west side of Simcoe Street North, south of Buckingham Street and north of Adelaide Avenue, in an area of Oshawa that has remained largely unchanged since the original homes were constructed in the early 20<sup>th</sup> century. The house is one of many high-quality residential buildings from that time period sited along Simcoe Street North. Following World War 1, the City of Oshawa's economy was booming and this area became home to many junior executives, business owners, doctors and other professionals.

The house is a stately, two-and-a-half storey home that is representative of the late Georgian Revival style. It consists of a shallow gabled bell cast roof clad in cedar shingles. The main east façade addresses Simcoe Street North and features a three bay design with a central entranceway typical of Georgian architecture. A two storey extension is built off the south façade with archways located on the first storey that enclose an open verandah. This Georgian Revival style home survives on a medium sized lot with mature vegetation.

**Legal Description:**

The property is located at 452 Simcoe Street North and is legally described as Plan 201, Lot 11, Part Lot 10, Oshawa.

**Statement of Cultural Heritage Value or Interest:**

The cultural heritage value of 452 Simcoe Street North lies in the fact that this home is a good representation of early twentieth century Georgian architecture. It is located in a neighbourhood that has remained relatively stable since its formation and the dwelling has been well maintained throughout the years. This area of homes reflects an interbellum era residential neighbourhood developed following World War 1, when Oshawa's economy was thriving and many junior executives, business owners, doctors and other professionals established their homes in this neighbourhood of the City. This particular Georgian Revival style home survives on a medium sized lot with mature vegetation, and is set well back from the street.

The dwelling is a stately, two-and-a-half storey rectangular form home that has a shallow gabled bell cast roof and a simple cornice. The arrangement of the windows and door create a symmetrical three bay façade typical of Georgian architecture. The main entranceway, classical in design, is sheltered under a small gabled roof porch supported by wooden posts. A two storey extension is built off the south façade with archways located on the first storey that enclose an open verandah.

**Description of Heritage Attributes:**

Key attributes that reflect the heritage value of the house at 452 Simcoe Street North:

- The two-storey Georgian Revival design, featuring a symmetrical 3-bay frontal façade with centrally positioned main entrance;
- The shallow gabled bell cast roof with side gables clad in cedar shingles;
- The smooth stucco unadorned exterior walls with straight stone window accents;
- The uniform fenestration with casement windows;
- The simple cornice moldings;
- The Edwardian double height porch on the south side gable; and
- The location of the house being set well back from Simcoe Street North.