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ONTARIO HERITAGE TRUST  
JUN 27 2019

RECEIVED

By-law 61-2019

of The Corporation of the City of Oshawa

being a by-law to designate the property located at 100 Whiting Avenue, specifically as PIN: PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173360 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; City of Oshawa, Regional Municipality of Durham, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

**Recitals:**

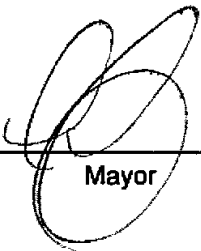
1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value and interest.
2. Central Lake Ontario Conservation Authority is the registered owner of the property located at 100 Whiting Avenue in the City of Oshawa and has requested that the property, specifically as PIN: PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173360 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains the former Robson Tannery corporate head office building, constructed in the mid-1920s, featuring an uncharacteristic colour of golden-yellow or cream brick with white stone. The building serves as a reminder of the site's contribution to supporting Oshawa's tanning industry, which until the demise of Robson-Lang Leathers Ltd. in 1977 was the City's oldest industrial activity. It is designed in the Modern Classical style, with golden-yellow or buff brick with stone accents, uncharacteristic of most historic industrial construction. In near original condition, the building is a lone survivor of a much larger industrial complex.
3. On February 20, 2019 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published on February 20, 2019 in the *Oshawa This Week* and *The Oshawa Express* newspapers having general circulation in the City of Oshawa.

5. The last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was March 22, 2019. 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 former Robson Tannery corporate head office building and its features which are described in Schedule "A" to this By-law, located at 100 Whiting Avenue and legally described as PIN: PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173380 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; City of Oshawa, Regional Municipality of Durham, 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 owner of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* and *The Oshawa Express* newspapers.

By-law passed this tenth day of June, 2019.

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

## **Schedule "A" to By-law Number 61-2019**

**Passed This Tenth Day of June, 2019**

### **100 Whiting Avenue**

#### **Designation Statement and Description**

##### **Location and Description of Property**

100 Whiting Avenue is located in the Oshawa Creek valley, at the westerly terminus of Whiting Avenue. The property is generally bounded by lots fronting onto Robson Street and Simcoe Street South to the east, Wentworth Street West to the south, City-owned valley lands to the north, and Cordova Valley Park and residential development to the west.

The 29.5 acre (11.94 hectare) property has been owned by the Central Lake Ontario Conservation Authority (C.L.O.C.A.) since 1984, and currently serves as its headquarters location. The main building on the property was erected in the mid-1920s (before 1927) as the Robson Tannery corporate head office. It is built in the Modern Classical style, with golden-yellow or buff brick with white stone accents, uncharacteristic of most historic industrial construction. In near original condition, the building is a lone survivor of a much larger industrial complex, and is unusually stylish.

##### **Legal Description**

The property at 100 Whiting Avenue is identified as:

PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173360 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; CITY OF OSHAWA.

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

The cultural heritage value of 100 Whiting Avenue derives from the remaining presence of the former Robson Tannery corporate head office building, an unusually stylish building for an industrial site. Constructed in the mid-1920s, it features an uncharacteristic colour of golden-yellow or cream brick with white stone. The building serves as a reminder of the site's contribution to supporting Oshawa's tanning industry, which until the demise of Robson-Lang Leathers Ltd. in 1977 was the City's oldest industrial activity.

The decade of the 1920s was a significant period of expansion for the Robson Leather Co. Ltd. Construction activity during that period included the former Robson Tannery office building now known as the C.L.O.C.A. building at 100 Whiting Avenue.

The current 29.5 acre (11.94 hectare) site of the former Robson Tannery corporate head office building has been owned by C.L.O.C.A. since 1984, and now serves as its headquarters location. The main building on the property was erected in the mid-1920s

(before 1927) as the Robson Tannery corporate head office. It is designed in the Modern Classical style, with golden-yellow or buff brick with stone accents, uncharacteristic of most historic industrial construction. In near original condition, the building is a lone survivor of a much larger industrial complex.

### **Heritage Attributes**

The key heritage attributes of 100 Whiting Avenue that reflect its value as an important link to the history of Oshawa consist of the following:

- **The style** – The style of the building is representative of Modern Classicism, which was a popular style in the 1920s. This is expressed in the symmetrical main facade, flat roof, a monumental order of pilasters across the front, and prominent plinths and entablatures executed in white stone or artificial cast stone. For an industrial site, this is an unusually stylish choice for an industrial building in the 1920's. The built form is essentially a two-storey, three bay, rectangular block, facing north-northeast. The side (west) wing was added after 1967 but is sympathetic in style, form, and materials.
- **The masonry** – The building has golden-yellow or buff colour brick, trimmed in smooth stone. The perimeter (sill) band appears as smooth stone that forms a continuous plinth or base course for brick pilasters positioned on all facades. Each pilaster culminates in a Doric capital in stone, giving the illusion of columns supporting a horizontal entablature. The entablature is on all sides. Above it is more brick with raised areas that visually extend the pilasters to the roof. The entablature on the north facade originally contained the Robson Leather signband.
- **The roof** – The roof is flat and now capped in metal. No chimneys exist and none are visible in the 1927 site plan drawing. In 1927, there was a flag staff on the roof above the main entrance.
- **The window openings** – All window openings are flat, in wide and narrow widths, with masonry lug sills, and appear to have moulded wood frames but no trim. The openings on the lower level have stone (or concrete) heads; the upper windows are headed by the entablature. Only the openings on the front façade are symmetrically placed. Some of the sashes of the lower level have an upper transom area.
- **The doorcase** – The main entrance is a flat roofed, enclosed, brick portico that matches the main building in detailing. The portico is flanked by a narrow window opening on each side. The wood doors are double leafed, with glass panels. Above the doors is a large, multi-paned transom.
- **The foundation** – This is believed to be a concrete foundation with a brick base course. There are basement window openings. The foundation of the portico incorporates some stone blocks.
- **The setting** – The former Robson office building is in its original location on the site.