

July 1, 2021

ONTARIO HERITAGE TRUST

JUL 06 2021

File B-8600-0413

Greycrest Homes (Eglinton) Inc.
1 – 61 Sharper Road
Mississauga, ON
L4L 8Z3

RECEIVED

Re: Designation of 1600 Conlin Road East, Oshawa, Ontario under Section 29, Part IV of the *Ontario Heritage Act*

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 81-2021 on June 21, 2021 designating the property legally described as:

PIN 16260-0026 (LT); Part Lot 1 Concession 5 East Whitby Part 3 40R2189; City of Oshawa; Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 81-2021 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Please find served upon you pursuant to subsection 29(6) of the *Ontario Heritage Act* a copy of By-law 81-2021, including Schedule "A".

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.



Connor Leherbauer, Planner B
Policy, Planning Services

CL/k

Attachment

c. Sam Yoon, City Solicitor
Office of the Chief Administrative Officer

Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3

being a by-law to designate the property located at 1600 Conlin Road East, specifically PIN 16260-0026 (LT); Part Lot 1 Concession 5 East Whitby Part 3 40R-2189; City of Oshawa, Regional Municipality of Durham, as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:

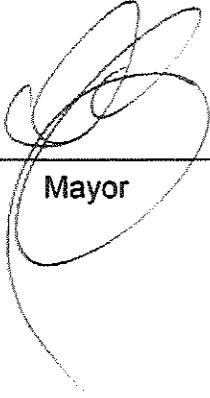
1. Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. Greycrest Homes (Eglinton) Inc. is the registered owner of the property located at 1600 Conlin Road East, in the City of Oshawa. As per City Council's decision on April 26, 2021, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally described as PIN 16260-0026 (LT); Part Lot 1 Concession 5 East Whitby Part 3 40R-2189; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains a house representing a fine example of Italianate architecture for a two-storey residence with projecting eaves and ornate cornice brackets promoted by The Canada Farmer journal in 1865. Noteworthy features such as the gothic-like gable with vergeboards, hip roof with deck, eyebrow-like segmentally arched window cornices, original brick quoins and contrasting dichromatic brick, tall multiple flue chimneys, and large paned sash-type windows make the house an excellent example of an Italianate interpretation of The Canada Farmer house. This particular style of house is unique to Ontario – The Canada Farmer journal presented this style of house to both the rural and farming communities as representative of "mid-nineteenth century Victorian Ontario". People at that time wanted a larger home with plenty of bedrooms and interesting detailing, which this house provided. The beautifully maintained Italianate house at 1600 Conlin Road East survives on a large lot with mature vegetation. 1600 Conlin Road East was owned by the Lee family from at least 1901 to 1961, who have been associated with the former East Whitby Township since the 1850s and were among some of the earliest settlers in this particular area of Oshawa, located near the area that was known as the Village of Foley, at the intersection of Harmony Road North and Conlin Road East.
3. On May 13, 2021, 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 Intent to Designate the Property was published on May 13, 2021 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intent to Designate the Property was June 14, 2021. 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 its features which are described in Schedule "A" to this By-law, located at 1600 Conlin Road East, and legally described as PIN 16260-0026 (LT); Part Lot 1 Concession 5 East Whitby Part 3 40R-2189; City of Oshawa, Regional Municipality of Durham is hereby designated as being of cultural heritage value or 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* newspaper.

By-law passed this twenty-first day of June, 2021.



Mayor



City Clerk

**Schedule "A" to By-Law Number 81-2021
Passed This Twenty-First Day of June, 2021**

Designation Statement and Description of Property

Location and Description of Property:

1600 Conlin Road East is a 2.41 hectare (5.96 ac.) property located at the northwest corner of Conlin Road East and the unfinished portion of Townline Road North. The property is generally bounded by agricultural lands to the west and north, the unfinished Townline Road North and the Oshawa/Clarington municipal boundary to the east, beyond which are agricultural lands, and Conlin Road East to the south, beyond which are vacant commercial land and single detached dwellings fronting onto Hunking Court.

Legal Description:

The property at 1600 Conlin Road East is legally described as:

PIN 16260-0026 (LT); Part Lot 1 Concession 5 East Whitby Part 3 40R2189; City of Oshawa, Regional Municipality of Durham.

Statement of Cultural Heritage Value or Interest:

The house at 1600 Conlin Road East is a fine example of Italianate architecture for a two-storey residence with projecting eaves and ornate cornice brackets promoted by The Canada Farmer journal in 1865. Noteworthy features such as the gothic-like gable with vergeboards, hip roof with deck, eyebrow-like segmentally arched window cornices, original brick quoins and contrasting dichromatic brick, tall multiple flue chimneys, and large paned sash-type windows make the house an excellent example of an Italianate interpretation of The Canada Farmer house.

This particular style of house is unique to Ontario – The Canada Farmer journal presented this style of house to both the rural and farming communities as representative of "mid-nineteenth century Victorian Ontario". People at that time wanted a larger home with plenty of bedrooms and interesting detailing, which this house provided. The beautifully maintained Italianate house at 1600 Conlin Road East survives on a large lot with mature vegetation.

1600 Conlin Road East was owned by the Lee family from at least 1901 to 1961, who have been associated with the former East Whitby Township since the 1850s and were among some of the earliest settlers in this particular area of Oshawa, located just east of the area that was known as the Village of Foley located at the intersection of Harmony Road North and Conlin Road East.

Heritage Attributes:

The key heritage attributes of 1600 Conlin Road East that reflect its value as an important link to the history of the former East Whitby Township, now Oshawa, consist of the following:

Design/Physical Value:

- The house at 1600 Conlin Road East is a fine example of Italianate architecture for a two-storey square residence with projecting eaves and ornate cornice brackets promoted by The Canada Farmer journal in 1865.
- The following noteworthy features make the house an excellent example of an Italianate interpretation of The Canada Farmer house:
 - Large cornice brackets;
 - Formal balance of parts;
 - Gothic-like gable with vergeboards;
 - Original brick quoins;
 - Hip roof with deck;
 - Eyebrow-like segmentally arched window cornices;
 - Large paned sash-type windows;
 - Use of contrasting brick colours – dichromatic; and,
 - Original tall multiple flue chimneys.

Associative Value:

- 1600 Conlin Road East was owned by the Lee family from at least 1901 to 1961, who have been associated with the former East Whitby Township since the 1850s and were among some of the earliest settlers in this particular area of the former East Whitby Township in Oshawa, located just east of the area that was known as the Village of Foley, at the intersection of Harmony Road North and Conlin Road East.

Contextual Value:

- The beautifully maintained Italianate house at 1600 Conlin Road East survives on a large lot with mature vegetation.
- This particular style of house is unique to Ontario – The Canada Farmer journal presented this style of house to both the rural and farming communities as representative of “mid-nineteenth century Victorian Ontario”. People at that time wanted a larger home with plenty of bedrooms and interesting detailing, which this house provided.