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November 11, 2021

ONTARIO HERITAGE TRUST

File B-8600-0431

3950 Simcoe Street North Inc.  
c/o The Sorbara Group of Companies  
800 - 3700 Steeles Avenue West  
Woodbridge, ON L4L 8M9

NOV 12 2021

RECEIVED

**Re: Designation of 3860 Simcoe Street North, 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 106-2021 on September 27, 2021 designating the property legally described as:

PIN 16400-0094 (LT); PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 106-2021 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 106-2021, 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](mailto:cleherbauer@oshawa.ca).



Connor Leherbauer, Planner B  
Policy, Planning Services

CL/k

Attachment

c. Sam Yoon, City Solicitor  
**Ontario Heritage Trust**  
10 Adelaide Street West  
Toronto, ON M5C 1J3

**Properties**

**PIN** 16400 - 0094 LT  
**Description** PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; CITY OF OSHAWA  
**Address** 3860 SIMCOE STREET NORTH  
OSHAWA

**Applicant(s)**

This Order/By-law affects the selected PINs.

**Name** THE CORPORATION OF THE CITY OF OSHAWA  
**Address for Service** 50 Centre Street South  
Oshawa, Ontario  
L1H 3Z7

This document is being authorized by a municipal corporation Dan Carter, Mayor and Mary Medeiros, City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Marian Doreen O'Connor	50 Centre St. South Oshawa L1H 3Z7	acting for Applicant(s)	Signed 2021 10 01
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Tel 905-436-3856

Fax 905-436-5689

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF OSHAWA	50 Centre St. South Oshawa L1H 3Z7	2021 10 01
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Tel 905-436-3856

Fax 905-436-5689

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

**File Number**

Applicant Client File Number : 3950 SIMCOE STREET NORTH



**By-law 106-2021**  
**of The Corporation of the City of Oshawa**

being a by-law to designate the property located at 3860 Simcoe Street North, specifically PIN 16400-0094 (LT); PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; 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:**

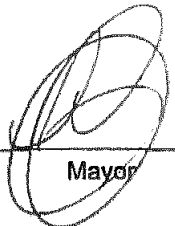
1. Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. 3950 Simcoe Street North Inc. is the registered owner of the property located at 3860 Simcoe Street North, in the City of Oshawa. As per City Council's decision on June 21, 2021, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally described as PIN 16400-0094 (LT); PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM (the "Property"), be designated under Section 29, Part IV of the Act. The property to be designated contains a two-and-a-half storey brick residence, constructed c. 1870, with design and physical value as a rare and representative example of a rural vernacular farmhouse with Victorian architecture and Italianate influences and displays a high degree of craftsmanship. The residence exhibits Victorian architectural elements in its two-storey bays, symmetry, stained glass entrance, ornate voussoirs, and pointed finials. It exhibits Italianate architectural elements in its hipped roof with deep eaves and decorative brackets, and south elevation porch with wooden roof and decorative bargeboard. Elements such as the decorative bargeboard, decorative brackets, and ornate voussoirs are all indicative of intentional design chosen by its owners. These ornate designs are consistent with Victorian architecture which emphasized extravagance over form or function. 3860 Simcoe Street North has historical and associative value given that it has direct associations with a theme and activity that is significant to a community. In this regard, the property's history as a farmstead is directly associated with the agricultural history of Columbus. 3860 Simcoe Street North has contextual value as the two-and-a-half storey brick residence is a landmark. It is situated on a prominent rise that is largely rural and open, and is identifiable compared to surrounding structures.
3. On June 24, 2021, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.
4. Notice of Intention to Designate the Property was published on June 24, 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 Intention to Designate the Property was July 26, 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 3860 Simcoe Street North, and legally described as PIN 16400-0094 (LT); PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; 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-seventh day of September, 2021.

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

**Schedule "A" to By-Law Number 106-2021  
Passed This Twenty-Seventh Day of September, 2021**

**Designation Statement and Description of Property**

**Location and Description of Property:**

3860 Simcoe Street North is a 15.5 hectare (38.3 ac.) property, containing a two-and-a-half storey brick residence, built c. 1870, as well as a tributary of the Oshawa Creek and agricultural lands. The residence sits on the eastern portion of the property, prominently on a hill facing onto Simcoe Street North, south of Howden Road West. The residence is flanked to the north, west and south by a riparian corridor containing a tributary of the Oshawa Creek, beyond which are agricultural lands which constitute the majority of the property. The property is bounded to the north and west by a combination of agricultural lands and natural heritage features, bounded to the south by the Valleysmeade Columbus Golf and Country Club and bounded to the east by Simcoe Street North, beyond which are agricultural lands.

**Legal Description:**

The property at 3860 Simcoe Street North is identified as:

PIN 16400-0094 (LT); PART LOT 13 CONCESSION 7 EAST WHITBY; PART LOT 14 CONCESSION 7 EAST WHITBY; PART ROAD ALLOWANCE BETWEEN LOTS 14 & 15 CONCESSION 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, PARTS 1 AND 2 PLAN 40R30759; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

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

The two-and-a-half storey brick residence at 3860 Simcoe Street North, constructed c. 1870, has design and physical value because it is a rare, and representative example of a rural vernacular farmhouse with Victorian architecture and Italianate influences and displays a high degree of craftsmanship. The residence exhibits Victorian architectural elements in its two-storey bays, symmetry, stained glass entrance, ornate voussoirs, and pointed finials. It exhibits Italianate architectural elements in its hipped roof with deep eaves and decorative brackets, and south elevation porch with wooden roof and decorative bargeboard. Elements such as the decorative bargeboard, decorative brackets, and ornate voussoirs are all indicative of intentional design chosen by its owners. These ornate designs are consistent with Victorian architecture which emphasized extravagance over form or function.

3860 Simcoe Street North has historical and associative value given that it has direct associations with a theme and activity that is significant to a community. In this regard, the property's history as a farmstead is directly associated with the agricultural history of Columbus.

3860 Simcoe Street North has contextual value as the two-and-a-half storey brick residence is a landmark. It is situated on a prominent rise that is largely rural and open, and is identifiable compared to surrounding structures.

**Heritage Attributes:**

The key heritage attributes of the two-and-a-half storey brick residence at 3860 Simcoe Street North that reflect its value as an important link to the history of Oshawa consist of the following:

**Design/Physical Value**

- 3860 Simcoe Street North has design and physical value as the two-and-a-half storey brick residence which contains representative example of a rural vernacular farmhouse with Victorian architecture and Italianate influences and displays a high degree of craftsmanship, including in its:
  - Scale, form, and massing;
  - Two-storey bays flanking the central front entrance;
  - Hipped roof with deep eaves;

- Pointed finials;
- Decorative brackets;
- Decorative fascia;
- Symmetrically placed window openings and voussoirs;
- Stained glass entrance with rectangular transom; and,
- South elevation porch with wooden roof and decorative bargeboard.

#### **Associative Value**

- 3860 Simcoe Street North has associative value given that it has direct associations with a theme and activity that is significant to a community. In this regard, the property's history as a farmstead is directly associated with the agricultural history of Columbus.

#### **Contextual Value**

- 3860 Simcoe Street North has contextual value as the two-and-a-half storey brick residence is a landmark. It is situated on a prominent rise that is largely rural and open, and is identifiable compared to surrounding structures.