



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

January 13, 2022

ONTARIO HERITAGE TRUST

File: B-8600

██████████
122 Division Street
Oshawa, ON
L1G 5M1

JAN 18 2022

RECEIVED

**Re: Notice of Intention to Designate
122 Division Street**

Pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, please be advised that the Council of the Corporation of the City of Oshawa intends to designate the following property as a property of cultural heritage value or interest:

122 Division Street, described as: PIN 16315-0079 (LT); PT LT 18 PL 121 OSHAWA; PT LT 19 PL 121 OSHAWA AS IN OS61700; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

1. Location and Description of Property:

The property municipally known as 122 Division Street is 0.03 hectares (0.07 ac.) in size, containing a single detached dwelling, two-and-a-half storeys in height, and a detached accessory garage. The property is situated on the southwest corner of Colborne Street East and Division Street. The property at 122 Division Street is bounded to the north by Colborne Street East, beyond which are residential properties fronting onto Division Street and Colborne Street East, to the east by Division Street, beyond which is a large commercial plaza at 130 Ritson Road North, to the south by residential properties fronting onto Division Street, and to the west by residential properties fronting onto Colborne Street East.

2. Legal Description:

The property at 122 Division Street to be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 is legally described as:

PIN 16315-0079 (LT); PT LT 18 PL 121 OSHAWA; PT LT 19 PL 121 OSHAWA AS IN OS61700; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

3. Statement of Cultural Heritage Value or Interest:

The property at 122 Division Street has design and physical value as the two-and-a-half storey single detached dwelling situated thereon is representative of an early 20th century dwelling constructed in the style of Edwardian Classicism.

The property at 122 Division Street has a direct association with the area in which it stands as most homes in this area were constructed in a 1900-1920s period of growth during the industrial

The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7
Phone 905-436-3311 1-800-667-4292 Fax 905-436-5699

www.oshawa.ca/planning

boom in the Town of Oshawa (now the City of Oshawa), including 122 Division Street which was constructed between 1911 and 1920.

The property at 122 Division Street is important in supporting the character of the residential area that includes Elgin Street, Agnes Street, Mary Street and Division Street, which grew during the industrial boom in the Town of Oshawa when the McLaughlin Carriage Factory became General Motors of Canada.

On the basis of the cultural heritage value or interest outlined above, the property at 122 Division Street meets the criteria for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, in accordance with Ontario Regulation 9/06, specifically criteria 1(i), 2(ii), and 3(i).

4. Heritage Attributes:

Design/Physical Value

The following design/physical heritage attributes of the single detached dwelling at 122 Division Street are representative of an early 20th century dwelling constructed in the style of Edwardian Classicism:

- The two-and-a-half storey form, with a rectangular-shaped plan;
- The smooth red brick laid in stretcher bond with unadorned walls and fine joints;
- The prominent presence on a corner lot facing east onto Division Street, with a large verandah featuring three wide columns with matching red brick on the lower portion;
- The prominent roof, typical of Edwardian Classicism – a gable medium-pitched roof featuring two dormers, one on the south side and one on the north side;
- The matching red brick chimney centrally located on the west façade;
- The fenestration (window placement) which is balanced on the prominent east façade, south façade and north façade, including:
 - On the principal, east façade, two singular-paned windows on the ground floor; a singular window recessed with brick voussoirs above, cement lugsills and double-hung sashes on the second storey; as well as a prominent second-storey bay window and three (3) windows in the roof gable, each with double-hung sashes (with the exception of the central window in the bay window which is singular-paned);
 - On the north façade, two (2) windows, recessed with brick voussoirs above, cement lugsills and double-hung sashes, as well as a prominent two-storey bay window and two dormer windows, each with double-hung sashes [with the exception of the two (2) central windows in the bay window which are singular-paned];

- On the south façade, six (6) windows, recessed with brick voussoirs above, cement lugsills and double-hung sashes, as well as a single dormer window with double-hung sashes;
- On the west façade no windows are present, with the exception of two (2) windows in the gable of the roof with double-hung sashes.

Contextual Value

The following contextual heritage attributes of the single detached dwelling at 122 Division Street contribute to and are important in defining, maintaining and supporting the character of the area in which it stands:

- The prominent presence of the dwelling on a corner lot facing east onto Division Street, adjacent to 130 Ritson Road North, site of the former General Motors of Canada Factory, within a residential area (including Elgin Street, Agnes Street, Mary Street and Division Street) which grew during the industrial boom in the Town of Oshawa when the McLaughlin Carriage Factory became General Motors of Canada.

While the full particulars for the subject property are normally available for inspection in Planning Services, 8th Floor, City Hall, 50 Centre Street South, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email the City Contact identified below as our business operations are subject to change as the Province of Ontario reopens.

Any person may, on or before the 14th day of February, 2022, send by registered mail or deliver to the City Clerk, Notice of Objection to the proposed designation, together with a statement of their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the City of Oshawa will consider the objection on or before May 13, 2022.

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



Connor Leherbauer, Planner B
Development Services Department

CL/k

- c. **Ontario Heritage Trust**
10 Adelaide Street East
Toronto, ON M5C 1J3