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July 21, 2022

File 12-04

Mary Medeiros
City Clerk, Corporation of the City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7



**Re: Designation of the Stores Building at 1000 Stevenson Road 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 90-2022 on June 20, 2022 designating the property legally described as:

PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 90-2022 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(8) of the *Ontario Heritage Act* a copy of By-law 90-2022, including Schedule "A".

Any person may, on or before the 22nd day of August, 2022, send by registered mail or deliver to the City Clerk, a notice of appeal setting out the objection to By-law 90-2022 and the reasons in support of the objection and the associated fee charged by the Ontario Land Tribunal. If a notice of appeal is received, the Council of the City of Oshawa will, within 15 days of receipt of the objection, refer the objection to the Ontario Land Tribunal for a hearing and a decision.

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

Attachments

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



By-law 90-2022
of The Corporation of the City of Oshawa

being a by-law to designate the City-owned property municipally known as the Stores Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM, as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:

WHEREAS 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 or interest.

AND WHEREAS The Corporation of the City of Oshawa is the registered owner of the property municipally known as the Stores Building located at 1000 Stevenson Road North in the City of Oshawa. Per City Council's decision on November 22, 2021, the property, legally described as PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM (the "Property"), shall be designated under Section 29 of the Act. The Stores Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Stores Building is defined by its representation of wartime construction and materials, including the original 6 over 6 pane windows and the use of wood clapboard siding. It demonstrates the quick construction and temporary nature intended for "war-time construction". The Property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Stores Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort. The Stores Building is physically and visually linked to its surroundings due its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

AND WHEREAS on May 5, 2022, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.

AND WHEREAS the City's Notice of Intention to Designate the Property was published on May 5, 2022 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.

AND WHEREAS the last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was June 6, 2022.

AND WHEREAS no Notice of Objection to the proposed designation was served on the City Clerk during the allotted time period.

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, municipally known as the Stores Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; 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 twentieth day of June, 2022.



Mayor



City Clerk

**Schedule "A" to By-Law Number 90-2022
Passed This Twentieth Day of June, 2022**

Designation Statement and Description of Property

Location and Description of Property:

The City-owned property municipally known as the Stores Building at 1000 Stevenson Road North is 0.04 hectares (1.00 ac.) in size and contains the former Stores Building, once part of the No. 20 Elementary Flight Training School during the Second World War. The property is situated within the South Field of the Oshawa Executive Airport, northeast of the terminus of Stevenson Road North and southeast of Chick Hewitt Drive. The property is bounded to the north and west by the landscaped and paved portions of the South Field, containing the Canteen Building, the Airmen's Park soccer field and the No. 10 Building. To the east the property is bounded by a landscaped portion of the South Field, beyond which are residential properties fronting onto Jane Avenue. To the south the property is bounded by a landscaped portion of the South Field, containing Airmen's Park, beyond which are residential properties fronting onto Ferndale Street.

Legal Description:

The Stores Building at 1000 Stevenson Road North, to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, is legally described as:
PT PIN 16293-1301; PT LT 4, PL H-50001, PT ROAD ALLOWANCE BTW LT 14 AND 15,
CON 3, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA;
REGIONAL MUNICIPALITY OF DURHAM.

Statement of Cultural Heritage Value or Interest:

The Stores Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Stores Building is defined by its representation of wartime construction and materials, including the original 6 over 6 pane windows and the use of wood clapboard siding. It demonstrates the quick construction and temporary nature intended for "war-time construction".

The property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Stores Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort.

The Stores Building is physically and visually linked to its surroundings due its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

On the basis of the cultural heritage value or interest outlined above, the Stores Building 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(i), 3(i) and 3(ii).

Heritage Attributes:

Design/Physical Value

The following design/physical heritage attributes of the Stores Building at 1000 Stevenson Road North are representative of "war-time" construction during World War Two:

- The long, rectangular, single storey wood frame construction with a medium pitched gable roof, with the exterior painted in a dark green colour;
- The wood clapboard cladding (originally cedar shingles);
- The modest entryway;
- The asphalt shingled roof;
- The cement slab foundation;
- The window openings, mostly small one-by-one pane windows, with only two larger six-over-six pane windows on the southeast and southwest facing façades;

- The large door on the west elevation where tanks enter and exit the building (a later addition); and,
- Su Murdoch Historical Consulting wrote in their 2002 heritage research report on the No. 10 Building that "the buildings [including the Canteen and Stores Buildings] were intended to serve a specific purpose for a life span of not more than twenty years."

Contextual Value

The following are the contextual heritage attributes of the Stores Building at 1000 Stevenson Road North:

- The Stores Building is physically and visually linked to its surroundings due its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.