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March 3, 2022

File B-8600

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122 Division Street
Oshawa, ON
L1G 5M1

Re: Designation of 122 Division Street, 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 11-2022 on February 22, 2022 designating the property 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

as being of cultural heritage value or interest. Schedule "A" to By-law 11-2022 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 11-2022, including Schedule "A".

Any person may, on or before the 4th day of April, 2022, send by registered mail or deliver to the City Clerk, Notice of Objection to By-Law 11-2022, together with a statement of their reasons for the objection and the associated fee charged by the Ontario Land Tribunal. If a Notice of Objection 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

ONTARIO HERITAGE TRUST

MAR 03 2022

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**By-law 11-2022
of The Corporation of the City of Oshawa**

being a by-law to designate the property located at 122 Division Street, specifically 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, 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. Anne Powers is the registered owner of the property located at 122 Division Street in the City of Oshawa. As per City Council's decision on December 13, 2021, the City of Oshawa has consented to Heritage Oshawa's request that the property, 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 (the "Property"), be designated under Section 29, Part IV of the Act. The property to be designated contains a single detached dwelling, two-and-a-half storeys in height, and a detached accessory garage. The Property has design and physical value as the two-and-a-half storey single detached dwelling is representative of an early 20th century dwelling constructed in the style of Edwardian Classicism. The Property 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 boom in the Town of Oshawa (now the City of Oshawa), including 122 Division Street which was constructed between 1911 and 1920. The Property 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 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).
3. On January 13, 2022 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 January 13, 2022 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 February 14, 2022. 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 122 Division Street, and 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 is hereby designated as being of cultural heritage value or interest.
2. In accordance with the Act, an adequate description of the Property, a statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property 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-second day of February, 2022.



Mayor



City Clerk

**Schedule "A" to By-Law Number 11-2022
Passed This Twenty-Second Day of February, 2022**

Designation Statement and Description of Property

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.

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.

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 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).

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.