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October 13, 2023

File 12-04-0319

Nantuck Investments Inc
103 Radley Street
Woodbridge, Ontario
L4L 8K4

Re: Designation of the Robert McLaughlin House at 195 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 115-2023 on October 2, 2023 to designate a portion of the property municipally known as 195 and 201 Simcoe Street North and 12 and 16 Elgin Street East, containing the "Robert McLaughlin House", specifically:

PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 115-2023 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 115-2023, including Schedule "A" thereto.

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, Senior Planner
Policy, Planning Services

CL

Attachment

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

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**By-law 115-2023
of The Corporation of the City of Oshawa**

Being a by-law to designate a portion of the property municipally known as 195 and 201 Simcoe Street North and 12 and 16 Elgin Street East, specifically PT PIN 16316-0008 (LT), PT LT 3 E/S Simcoe Street PL H50003 East Whitby; 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.

Whereas 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; and,

Whereas Nantuck Investments Inc. is the registered owner of the property municipally known as 195 and 201 Simcoe Street North and 12 and 16 Elgin Street East in the City of Oshawa, legally described as PT LT 3 E/S Simcoe St PL H50003 East Whitby; PT LT 4 E/S Simcoe St PL H50003 East Whitby as in D199390; S/T & T/W D199390; Oshawa (the "Property"); and,

Whereas as per City Council's decision on March 29, 2021 and October 2, 2023, the City of Oshawa has consented to Heritage Oshawa's request that a portion of the Property, legally described as PT PIN 16316-0008 (LT), PT LT 3 E/S Simcoe Street PL H50003 East Whitby; City of Oshawa; Regional Municipality of Durham (the "Designated Property"), be designated under Section 29, Part IV of the Act; and,

Whereas the Designated Property contains the house at 195 Simcoe Street North commonly known as the "Robert McLaughlin House", the former home of Robert McLaughlin, founder of the McLaughlin Carriage Company, and his third wife Eleanor McLaughlin; and,

Whereas the McLaughlin family had a significant economic and cultural impact on Oshawa; and,

Whereas the houses municipally addressed as 12 and 16 Elgin Street East are also located on the Designated Property, but do not possess cultural heritage value or contain heritage attributes; and,

Whereas the Designated Property does not include Lot 4 of Plan H50003, which contains the house addressed as 201 Simcoe Street North; and,

Whereas, the cultural heritage value or interest of the Robert McLaughlin House can be described as follows:

- The Robert McLaughlin House was one of four homes in Oshawa that Robert McLaughlin resided in, and is the only residence of his in Oshawa still in existence.
- Built in 1887, the Robert McLaughlin House is representative of the Classical Revival design, and is an early example of this style in Oshawa.
- The Robert McLaughlin House, situated at a prominent corner location, has contextual value as it importantly defines, maintains and supports the area in which it stands as one of the early homes constructed on Simcoe Street North. It is reflective of Oshawa's early development in this part of the City and is historically linked to its surroundings.
- The Robert McLaughlin House forms a key part of the story of nearby National Historic Site Parkwood Estate due to its proximity to the Parkwood Estate, which was commissioned by Colonel Robert Samuel (R.S.) McLaughlin, the son of Robert McLaughlin. R.S. McLaughlin served as President of General Motors of Canada from 1918 to 1945, and was one of Canada's leading twentieth century industrialists and philanthropists.
- In addition to its connection to Parkwood Estate, the Robert McLaughlin House is also linked to the McLaughlin Carriage Company through its proximity to downtown Oshawa where the McLaughlin Carriage Company offices were located at 50-54 Simcoe Street North from 1878 to 1890. The building at 50-54 Simcoe Street North was commissioned by Robert McLaughlin in 1878, and continues to serve as an office building today.

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Whereas on the basis of the cultural heritage value or interest outlined above, the Robert McLaughlin House 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); and,

Whereas on April 1, 2021 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Designated Property; and,

Whereas Notice of Intention to Designate the Designated Property was published on April 1, 2021 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 Designated Property was May 3, 2021; and,

Whereas Notice of Objection to the proposed designation was served on the City Clerk by Julie Gill on April 26, 2021, and by Nantuck Investments Inc. on April 30, 2021; and,

Whereas the Notice of Objections from Julie Gill and Nantuck Investments Inc. were subsequently referred by City staff to the then Conservation Review Board (now referred to as the Ontario Land Tribunal) for a hearing and recommendation to City Council concerning the designation; and,

Whereas at a November 10, 2021 Case Management Conference, objector Julie Gill requested to be converted from a party to a participant in the hearing; and,

Whereas all other parties did not oppose this change, therefore it was enacted; and,

Whereas on August 23, 2023, Nantuck Investments Inc. submitted notice to both the City and the Ontario Land Tribunal that they were withdrawing their April 2021 Notice of Objection to the proposed designation; and,

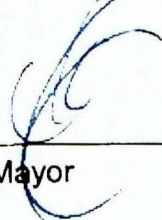
Whereas on August 31, 2023, the Ontario Land Tribunal confirmed receipt of the Notice of Withdrawal from Nantuck Investments Inc., and advised that the case [OLT-21-001146 – Gill v. Oshawa (City)] would be closed; and,

Whereas on October 2, 2023, City Council considered the Notice of Withdrawal from Nantuck Investments Inc., and directed Economic and Development Services staff to proceed with designating the Designated Property by by-law.

Therefore it is hereby enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. The Designated Property, including its features which are described in Schedule "A" to this By-law, constituting a portion of the Property municipally known as 195 and 201 Simcoe Street North and 12 and 16 Elgin Street East, legally described as PT PIN 16316-0008 (LT), PT LT 3 E/S Simcoe Street PL H50003 East Whitby; 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 Designated Property, a statement explaining the cultural heritage value or interest of the Designated Property, and a description of the heritage attributes of the Designated 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 Designated 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 Designated Property, and to publish notice of the passing of this by-law.

By-law passed this second day of October, 2023.



Mayor



City Clerk

Schedule "A" to By-Law Number 115-2023

Passed This Second Day of October, 2023

Designation Statement and Description of Property

Location and Description of Property:

The property municipally known as 195-201 Simcoe Street North, 12-16 Elgin Street East is a 0.2 hectare (0.5 ac.) parcel legally described as Part of Lots 3 and 4 of Plan H50003 containing the house commonly known as the "Robert McLaughlin House" at 195 Simcoe Street North. The property also contains three other houses which go by the addresses 201 Simcoe Street North, and 12 and 16 Elgin Street East.

The lands to be designated do not include Lot 4 of Plan H50003, which contains the house addressed as 201 Simcoe Street North. The houses municipally addressed as 12 and 16 Elgin Street East are also located on Lot 3 of Plan H50003 and form part of the lands to be designated, but do not possess cultural heritage value or contain heritage attributes.

The Robert McLaughlin House is situated on the west half of Lot 3, Plan H50003, located at the northeast corner of Simcoe Street North and Elgin Street East. The Robert McLaughlin House is two storeys in height, of brick construction, and currently is vacant. It was converted from residential to office uses in the 1960s.

Legal Description:

The portion of the property at 195-201 Simcoe Street North, 12-16 Elgin Street East to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 is legally described as:

PT PIN 16316-0008 (LT), PT LT 3 E/S Simcoe Street PL H50003 East Whitby; City of Oshawa; Regional Municipality of Durham

Statement of Cultural Heritage Value or Interest:

The Robert McLaughlin House is the former home of Robert McLaughlin, founder of the McLaughlin Carriage Company, and his third wife Eleanor McLaughlin. The McLaughlin family had a significant economic and cultural impact on Oshawa. The Robert McLaughlin House was one of four homes in Oshawa that Robert McLaughlin resided in, and is the only residence of his in Oshawa still in existence. Built in 1887, the Robert McLaughlin House is representative of the Classical Revival design, and is an early example of this style in Oshawa.

The Robert McLaughlin House, situated at a prominent corner location, has contextual value as it importantly defines, maintains and supports the area in which it stands as one of the early homes constructed on Simcoe Street North. It is reflective of Oshawa's early development in this part of the City and is historically linked to its surroundings.

The Robert McLaughlin House forms a key part of the story of nearby National Historic Site Parkwood Estate due to its proximity to the Parkwood Estate, which was commissioned by Colonel Robert Samuel (R.S.) McLaughlin, the son of Robert McLaughlin. R.S. McLaughlin served as President of General Motors of Canada from 1918 to 1945, and was one of Canada's leading twentieth century industrialists and philanthropists.

In addition to its connection to Parkwood Estate, the Robert McLaughlin House is also linked to the McLaughlin Carriage Company through its proximity to downtown Oshawa where the McLaughlin Carriage Company offices were located at 50-54 Simcoe Street North from 1878 to 1890. The building at 50-54 Simcoe Street North was commissioned by Robert McLaughlin in 1878, and continues to serve as an office building today.

On the basis of the cultural heritage value or interest outlined above, the Robert McLaughlin House 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).

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Heritage Attributes

Design/Physical Value:

The following design/physical heritage attributes of the Robert McLaughlin House are representative of Classical Revival design, and make it an early example of this style in Oshawa:

- The arrangement of the front (west) façade in a 3-bay design or "Georgian plan", but with more refined and delicate features, represented by:
 - The central positioning of the front entranceway;
 - The five (5) adjacent windows in a symmetrical 3 by 2 arrangement, with three (3) second storey windows positioned above, and one (1) window flanking each side of the entranceway;
- The scale of the house, being two (2) storeys in height and possessing a "T" shaped floor plan;
- The original brick cladding on the entirety of the house, including the "sun room", all of which has been painted white (the brick was originally yellow and featured quoins on the street-facing corners of the house, typical of Classical Revival styling);
- The existing window openings on the entirety of the house, save and except for the sun room, all exist in their original locations (symmetrically arranged on the west façade but irregular on all others), and are topped by brick lintels and are set on cement lugsills. The north façade features a bricked-in window opening which can be identified by the remnant brick lintel and concrete lugsill;
- The original "sun room" with copper roof to the south of the main house, containing generally the original arrangement of large windows, as well as a second entrance generally in its original location;
- The hipped main roof, featuring a large overhang around the entirety of the house, ornamented along the entirety of the west, south and north facades with dentil blocks along the cornice, as well as three chimneys, two centered above the east façade and one centered above the copper roof on the south façade;
- The returned eaves along the entirety of the main roof, copper roof, as well as on the front portico; and,
- The front (west) central entranceway, typical of a "Georgian plan", featuring a portico with two columns set on a square plinth topped with simple square capitals.

Contextual Value:

The contextual heritage attributes of the Robert McLaughlin House that contribute to the story of the Parkwood Estate, the McLaughlin Carriage Company and the McLaughlin family, and which are reflective of Oshawa's early development in this part of the City, are as follows:

- The location of the house one (1) City block south of Parkwood Estate at 270 Simcoe Street North and four (4) City blocks north of the former McLaughlin Carriage Company offices at 50-54 Simcoe Street North, all of which are situated facing onto Simcoe Street North, reinforcing its role as one of Oshawa's most historically important corridors; and,
- The age of the house, being built in 1887 and representing one of the early homes built in the late 1800s and early 1900s on Simcoe Street North that still exist between the downtown (King Street) and Adelaide Avenue, including 118 Simcoe Street North (c. 1900), 185 Simcoe Street North (c. 1910) and 201 Simcoe Street North (c. 1890).