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February 12, 2025

File 12-04

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3**Re: Designation of the former Harmony Public School at 149 Harmony Road South, 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 27-2024 on February 26, 2024 to designate the property municipally known as 149 Harmony Road South, containing the former Harmony Public School, specifically:

PIN 16339-0429 (LT) PART LOTS 16, 19 SHEET 4B PLAN 357, LOT 18 SHEET 4B PLAN 357, EAST WHITBY

as being of cultural heritage value or interest. Schedule "A" to By-law 27-2024 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

On April 1, 2024, the City received one (1) appeal to the Notice of the Passing of a By-law to designate 149 Harmony Road South from Overland LLP, on behalf of Colony Real Estate Development Limited, within the thirty (30) day legislated appeal period under Section 29(11) of the Ontario Heritage Act, which period expired on April 2, 2024.

On February 10, 2025, Overland LLP advised the Ontario Land Tribunal that, due to a variety of circumstances, the Owner would not be proceeding with their proposed development application at this time and has decided to withdraw their appeal of Council's decision to designate the Subject Site under Part IV of the Ontario Heritage Act.

Please find served upon you pursuant to subsection 29(19) of the *Ontario Heritage Act* a copy of By-law 27-2024, including Schedule "A" thereto.

Received

FEB 14 2025

Ontario Heritage Trust

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2697 or by email to [hwhilsmith@oshawa.ca](mailto:hwhilsmith@oshawa.ca).

A handwritten signature in black ink, appearing to read "H Whilsmith". The signature is written in a cursive, flowing style.

Harrison Whilsmith, Planner A  
Policy, Planning Services

Attachment



**By-law 27-2024**  
**of The Corporation of the City of Oshawa**

Being a by-law to designate the property municipally known as 149 Harmony Road South, specifically PIN 16339-0429 (LT) Part Lots 16, 19 Sheet 4B Plan 357, Lot 18 Sheet 4B Plan 357, East Whitby, 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 ("Heritage 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 Colony Real Estate Development Ltd. is the registered owner of the property municipally known as 149 Harmony Road South in the City of Oshawa, legally described as PIN 16339-0429 (LT) Part Lots 16, 19 Sheet 4B Plan 357, Lot 18 Sheet 4B Plan 357, East Whitby (the "Subject Property"); and,

Whereas on October 30, 2023, pursuant to Report ED-23-196, City Council directed staff to initiate the process to designate the Subject Property under Part IV of the Heritage Act; and,

Whereas the Subject Property contains the former Harmony Public School at 149 Harmony Road South; and,

Whereas the statement of cultural heritage value or interest of the Subject Property has been described in Schedule "A" affixed to this bylaw; and,

Whereas on the basis of the cultural heritage value or interest outlined in Schedule "A" affixed hereto, the former Harmony Public School meets the criteria for designation under Part IV of the Heritage Act, in accordance with Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, 8, and 9; and,

Whereas on November 6, 2023, the City forwarded to the Ontario Heritage Trust and the registered owner of the Subject Property a Notice of Intention to Designate the Property; and,

Whereas the Notice of Intention to Designate the Subject Property was posted on November 6, 2023 on the City of Oshawa website; and,

Whereas the last day for filing a Notice of Objection to the Notice of Intention to Designate the Subject Property was December 6, 2023;

Whereas the City received one (1) Notice of Objection to the designation of the Subject Property dated November 30, 2023 within the aforementioned timeframe; and,

Whereas on February 26, 2024, pursuant to Report ED-24-16, City Council considered the Notice of Objection dated November 30, 2023 and directed staff to proceed with the designation of the Subject Property.

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

1. The Subject Property, including its features which are described in Schedule "A" to this By-law, constituting the property municipally known as 149 Harmony Road South, legally described as PIN 16339-0429 (LT) Part Lots 16, 19 Sheet 4B Plan 357, Lot 18 Sheet 4B Plan 357, East Whitby is hereby designated as being of cultural heritage value or interest.
2. In accordance with the Act, an adequate description, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes of the Subject Property are set out in Schedule "A" to this by-law.
3. Schedule "A" forms an integral part of this by-law.
4. A copy of this by-law shall be registered against the Subject Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).

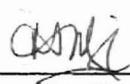
5. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owner of the Subject Property, and to publish notice of the passing of this by-law.

By-law passed this twenty-sixth day of February, 2024.



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Mayor



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City Clerk

## Schedule "A" to By-Law Number 27-2024

Passed This Twenty-sixth Day of February, 2024

### Designation Statement and Description of Property

#### Location and Description of Property:

The property municipally known as 149 Harmony Road South, site of the former Harmony Public School, is located on the east side of Harmony Road South. The property is surrounded by flat topography and features a two-storey, red brick school structure with classical influences, built in 1924.

#### Legal Description:

The property at 149 Harmony Road South to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 is legally described as:

PIN 16339-0429 (LT) Part Lots 16, 19 Sheet 4B Plan 357, Lot 18 Sheet 4B Plan 357, East Whitby.

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

149 Harmony Road South has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The two-storey red brick building with its flat roof, classical portico, rectangular envelope and parapet, is representative of typical Beaux-Arts design applied to public buildings. The subject building exhibits classical decorative elements such as dentils, brick quoin detailing, moulded cornice and frieze, portico with decorative pediment supported by wood columns with Corinthian capitals, and a large double door topped with an arched transom. The overall symmetry across all elevations, and the façade's centered and decorative frontispiece, are all additional features associated with the style.

149 Harmony Road South is directly associated with the Farewell family and their influence on the role of education in the village of Harmony. The Farewells were United Empire Loyalists and were one of the earliest settler families in the area, arriving in 1801. The Farewell family founded the Village of Harmony which was initially known as "Farewell Corners". Many members of the Farewell family, including the patriarch and Village of Harmony founder A.M. Farewell, are buried in the Farewell Memorial Cemetery located ½ km north along Harmony Road South. Abraham Farewell, son of the family's patriarch A.M. Farewell, served as one of the first teachers at the Harmony community school built in 1812 and the extant building at 149 Harmony Road South sits on land donated by A.M. Farewell to the village for a school in 1851.

149 Harmony Road South has associative value as the primary educational institution which has served the needs of the Harmony community for 161 years.

149 Harmony Road South is historically linked to its surroundings as one of last vestiges of the Village of Harmony, which has largely disappeared into the City of Oshawa.

149 Harmony Road South's relatively large size and prominent location along Harmony Road South, coupled with its classical architectural influence and enduring use as an educational institution for over 160 years, is memorable and easily discernible for the public and is considered a landmark.

On the basis of the cultural heritage value or interest outlined above, the property at 149 Harmony Road South 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 569/22 subsection 1(2), specifically criteria 1, 4, 8, and 9.

#### Heritage Attributes:

The following heritage attributes of the former Harmony Public School reflect the property's design and physical value as described in the Statement of Cultural Heritage Value or Interest:

- Two-storey Beaux-Arts building;
- Flat roof;

- Brick parapet with date stone marker which reads "Harmony Public School, East Whitby NO.1 1924";
- Moulded cornice and frieze with dentils;
- Brick cladding including Flemish and Running bond with brick quoining;
- Symmetrical façade;
- Centered frontispiece with portico exhibiting Classical influences including fluted wood columns with "Corinthian" style capitals, entablature supporting a gabled pediment decorated with dentils and recessed rectangular doorway with arched transom and smooth stone detailing; and,
- Rectangular window openings with flat arch with four over four and eight over eight windows.

The following heritage attributes of the former Harmony Public School reflect the property's historical and associative value as described in the Statement of Cultural Heritage Value or Interest:

- Location within the City of Oshawa, formerly the village of Harmony;
- Orientation, setback, and visibility from Harmony Street South; and,
- Date stone marker which reads "Harmony Public School, East Whitby NO.1 1924".

The following heritage attributes of the former Harmony Public School reflect the property's contextual value as described in the Statement of Cultural Heritage Value or Interest:

- Location within the City of Oshawa, formerly the village of Harmony;
- Orientation, setback, and visibility from Harmony Street South; and,
- Date stone marker which reads "Harmony Public School, East Whitby NO.1 1924".