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Received

February 4, 2026

FEB 06 2026

File 12-04

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Ontario Heritage Trust

Re: Designation of the former Holy Cross Catholic School at 357 Simcoe Street 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 128-2025 on November 24, 2025 to designate the property municipally known as 357 Simcoe Street South, containing the former Holy Cross Catholic School, specifically:

PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA

as being of cultural heritage value or interest. Schedule "A" to By-law 128-2025 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 128-2025, including Schedule "A" thereto, and a notice of the passing of by-law.

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.

Harrison Whilsmith, Planner B
Policy, Planning Services

Attachment

c. Sam Yoon, City Solicitor

Notice of the Passing of a By-law Under the Ontario Heritage Act

Take notice that the Council of The Corporation of the City of Oshawa passed By-law 128-2025 on the 24th day of November, 2025, under Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

By-law 128-2025 designates the property municipally known as 357 Simcoe Street South, containing the former Holy Cross Catholic School, specifically:

PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA

as being of cultural heritage value or interest pursuant to the provisions of Section 29, Part IV of the Ontario Heritage Act.

The full particulars for the subject property, including heritage attributes to be protected, are 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. If you would like to obtain further details, please contact Harrison Whilsmith, Planner B, at (905) 436-3311 ex. 2697 or by email at hwhilsmith@oshawa.ca.

Any person may, on or before the 6th day of March, 2026, send notice of appeal to the Ontario Land Tribunal and the City Clerk by setting out their objection to By-law 128-2025, together with a statement of their reasons in support of their objection and the associated fee charged by the Ontario Land Tribunal. Notice of appeal must be received by registered mail or delivered to the City Clerk of the City of Oshawa.

Dated this 4th Day of February, 2026.

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



**By-law 128-2025
of The Corporation of the City of Oshawa**

Being a by-law to designate the property municipally known as 357 Simcoe Street South, specifically PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended.

Whereas Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Ontario 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 the property municipally known as 357 Simcoe Street South in the City of Oshawa is legally described as PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA (the "Subject Site"); and,

Whereas on December 16, 2024, City Council considered Report ED-24-132 dated November 27, 2024 and passed a motion to obtain an updated Heritage Research Report and initiate the process to designate the Subject Site under Part IV of the Ontario Heritage Act; and,

Whereas the Subject Site contains the former Holy Cross Catholic School; and,

Whereas the statement of cultural heritage value or interest of the Subject Site has been described in Schedule "A" affixed to this by-law; and,

Whereas on the basis of the cultural heritage value or interest outlined above, the Subject Site meets the criteria for designation under Part IV of the Ontario Heritage Act, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 8.

Whereas on October 1, 2025, the City forwarded to the Ontario Heritage Trust and the registered owner of the Subject Site a Notice of Intention to Designate the Subject Site; and,

Whereas Notice of Intention to Designate the Subject Site was posted on October 1, 2025 on the City's Website and appropriate bulletin boards in accordance with the City's Public Notice Policy GOV-23-02; and,

Whereas the last day for filing a Notice of Objection to the Notice of Intention to Designate the Subject Site was October 31, 2025; and,

Whereas the City did not receive any objections to the designation of the Subject Site within the aforementioned timeframe.

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

1. The Subject Site, including its features which are described in Schedule "A" to this By-law, constituting the property municipally known as 357 Simcoe Street South, legally described as PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA is hereby designated as being of cultural heritage value or interest.

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Ontario Heritage Trust

2. In accordance with the Ontario Heritage Act, an adequate description, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes of the Subject Site are set out in Schedule "A" to this by-law.

3. Schedule "A" forms an integral part of this by-law.

By-law passed this Twenty-fourth day of November, 2025.



Mayor



City Clerk

Schedule "A" to By-law Number 128-2025
Passed This Twenty-fourth Day of November, 2025

Designation Statement and Description of Property

Location and Description of Property:

The property at 357 Simcoe Street South, formally known as the Holy Cross Catholic School, is located on the east side of Simcoe Street South, north of Fisher Street and south of Olive Avenue, in the southern portion of the City of Oshawa. The subject property consists of the original two-storey red brick building that was initially built in 1938 as a rear addition to the former Cowan mansion (demolished in 1952), a subsequent front addition built in 1952 in place of the former mansion facing Simcoe Street South, two annexes at the rear of the site constructed in 1955 and 1963 as a connected structure, separate from the 1938 and 1952 structures, and a final addition (former gym and library) built in 1973 that connected the annexes to the 1938 and 1952 structure.

The two annexes at the rear of the site constructed in 1955 and 1963 and the final addition (former gym and library) built in 1973 do not possess cultural heritage value or contain heritage attributes.

Legal Description:

The property at 357 Simcoe Street South to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Ontario Heritage Act"), is legally described as:

PIN 16370-0343 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA AS IN D140091; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, PIN 16370-0344 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PARTS 1, 2 & 3 40R18657; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA, and PIN 16370-0348 (LT) PT LT C11 SHEET 20 PL 335 OSHAWA PTS 4 & 12, 40R18657; T/W D535023; S/T D535026; SUBJECT TO AN EASEMENT AS IN DR2256989; CITY OF OSHAWA.

Statement of Cultural Heritage Value or Interest:

357 Simcoe Street South has design value as a representative example of a former educational building influenced by the Beaux-Arts architectural style. Its legibility as a former school is expressed in the two-storey massing, which includes the original 1938 section (rear) and the c. 1952 addition (façade). The street facing section follows a rectangular plan with flat roof and red brick construction laid in a common bond design. The side elevations showcase decorative brickwork which creates a large cross. The Beaux-Arts influence is legible on the balanced and symmetrical façade which includes a prominent two-storey frontispiece flanked by groupings of large windows with solid surrounds. Specifically, the main level of the frontispiece includes a rectangular entrance opening with double doors and a large rectangular transom which is topped with decorative concrete banding with dentils and framed with smooth concrete. There is a decorative symbol (a Chi Rho) etched into the concrete above the entrance. The upper level of the frontispiece has decorative metal banding and is topped by a concrete parapet with "Holy Cross" etched into the design. The large rectangular window openings, arranged in groups of three, are framed by large concrete columns which extend from the 1st to 2nd storey and create vertical emphasis which reinforces the rhythmic window arrangement. There is a simple rectangular concrete square located at the bottom of each of the columns of windows.

The rear two-storey section with recessed portions showcases a large rectangular entrance on the south elevation which is topped by a three-paned segmentally arched transom accented by large panelled concrete voussoirs with a cross etched into the keystone. This section also has red brick construction; however, the brick design includes a row of Flemish bond separated by five stretcher courses. The rectangular window openings are topped by a large concrete lintel and lug sills. Overall, the subject building exhibits decorative elements which are common features of schools built with Beaux Arts influences.

357 Simcoe Street South has associative value for serving the educational needs of the surrounding Catholic community from 1938 until 2008. In 1937, the Roman Catholic Diocese of Toronto purchased the lands associated with 357 Simcoe Street South from Frederick W. Cowan, the son of prominent Oshawa industrialist William F. Cowan, for use as a Catholic School for Oshawa's south end. The former Cowan mansion was initially used as a chapel

with two classrooms, but an eight-room addition was built at the rear of the mansion in 1938 shortly after its purchase. When the Holy Cross Roman Catholic Church was opened on the adjacent lot, the mansion was refurbished to accommodate additional classrooms. However, it was demolished around 1952 and a new building with eight classrooms was added, connected to the above noted 1938 structure. This new addition was in response to the area's population growth through the mid-20th century, in part from an increase in immigration from countries such as Italy, Ukraine, and Poland. By the end of World War II, the enrollment at Holy Cross was approximately 900 students which necessitated the construction of the new building in 1952 and eventually two annexes (c. 1955 and 1963), and a library and a gym (c. 1973) were added. With the opening of other schools in the area, a French immersion program was added in 1990 to increase enrollment. However, by 1994, student enrollment had dropped to an all-time low, and the school ceased operation and was sold in 2008. Today, the subject property continues to serve the community with the recent establishment of an outreach centre for at-risk and homeless youth and offers affordable housing for underserved youth.

357 Simcoe Street South, formally known as the Holy Cross Catholic School, is historically linked to the Holy Cross Parish (Holy Cross Roman Catholic Church) which is located directly south on the adjacent lot at 373 Simcoe Street South. Both of these important institutions were established and operated by the Roman Catholic Diocese of Toronto to serve the needs of the surrounding community. The subject property was purchased from the Cowan family by the Roman Catholic Diocese of Toronto in 1937 and the existing Cowan residence was immediately converted into a chapel and two classrooms, serving the spiritual and educational needs of the community. One year later, eight more classrooms were built connected to the rear of the original Cowan residence with teaching being carried out by the sisters from the order of St. Joseph. Eventually, a separate church was constructed at 373 Simcoe Street South, which continues to operate as the Holy Cross Parish. The Holy Cross Secondary School operated until 2008 but still bears the name 'Holy Cross' on the façade.

On the basis of the cultural heritage value or interest outlined above, the property at 357 Simcoe Street South meets the criteria for designation under Part IV of the Ontario Heritage Act, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 8.

Heritage Attributes:

The following heritage attributes of 357 Simcoe Street South reflect the property's design and physical value as described in the Statement of Cultural Heritage Value or Interest:

- The two-storey building (street-facing section) constructed in c. 1952 influenced by the Beaux-Arts architectural style with the following features:
 - Flat roof;
 - Red brick construction laid in a common bond design;
 - Decorative brickwork of a large cross on both side elevations;
 - Balanced and symmetrical façade;
 - Two-storey frontispiece, specifically:
 - Main level including the rectangular double door entrance opening with a large rectangular transom topped with decorative concrete banding with dentils and framed with smooth concrete;
 - Decorative symbols (a Chi Rho) etched into the concrete above the entrance;
 - Upper level of the frontispiece with decorative metal banding and topped by a concrete parapet with "Holy Cross" etched into the design;
 - The large rectangular window openings arranged in groups of three; and,
 - Large concrete columns that frame window openings and rectangular concrete squares located at the bottom of each of the columns of windows.

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- The two-storey building (rear section) constructed in 1938 with the following features:
 - Flat roof;
 - Large rectangular entrance on the south elevation topped by a three-paned segmentally arched transom, accented by large panelled concrete voussoirs with a cross etched into the keystone;
 - Red brick construction; the brick design includes a row of Flemish bond separated by five stretcher courses; and,
 - Rectangular window openings topped by a large concrete lintel and lug sills.

The following heritage attributes of 357 Simcoe Street South reflect the property's historical and associative value as described in the Statement of Cultural Heritage Value or Interest:

- Two-storey building and its first addition constructed in 1938 and c. 1952, respectively, influenced by the Beaux-Arts architectural style;
- Location on the east side of Simcoe Street South; and,
- Orientation, massing and visibility from Simcoe Street South.

The following heritage attributes of 357 Simcoe Street South reflect the property's contextual value as described in the Statement of Cultural Heritage Value or Interest:

- Location on the east side of Simcoe Street South, adjacent to the Holy Cross Roman Catholic Church;
- Parapet etched with "Holy Cross";
- Religious symbol etched over west elevation entrance; and,
- Religious symbol etched over south entrance.