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ONTARIO HERITAGE TRUST

File: B-8600-0401

City of Oshawa
50 Centre Street South
Oshawa, Ontario
L1H 3Z7
c/o City Clerk

FEB 10 2020

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RE: Designation of 100 Simcoe Street South, Oshawa, Ontario under Section 29 of the *Ontario Heritage Act*

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 7-2020 on January 27, 2020 designating the property legally described as:

PIN: Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; City of Oshawa, Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 7-2020 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(6) of the *Ontario Heritage Act* a copy of By-law 7-2020, including Schedule "A".

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 A
Policy
Planning Services

CL/k

Attachments

- c. Sam Yoon, City Solicitor
Office of the Chief Administrative Officer

Oshawa Power
100 Simcoe Street South
Oshawa, Ontario L1H 7M7

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



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By-law 7-2020

of The Corporation of the City of Oshawa

being a by-law to designate the property located at 100 Simcoe Street South, specifically as PIN (16353-0168 (LT)): Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; 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:

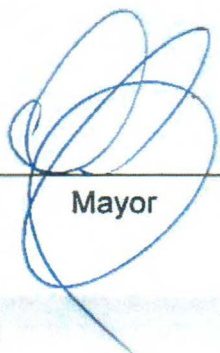
1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. The Corporation of the City of Oshawa ("City") is the registered owner of the property located at 100 Simcoe Street South in the City of Oshawa (the "Property") and per City Council's decision on April 8, 2019 has consented to Heritage Oshawa's request that the property, legally described as PIN (16353-0168 (LT)): Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains the Oshawa Power & Utilities Corporation (O.P.U.C.) office building, which was built in 1931 and is located on the southeast portion of the Property. Oshawa-born C.C. Stenhouse was retained as the architect and was entirely responsible for preparing the plans and specifications for the building. The general contractor was W.J. Trick, Bowra Electric Co. F. Garrard carried out the heating contract, and W.R. Brown carried out the plumbing contract. The O.P.U.C. office building was the first modern building erected in Oshawa for the conducting of public business by any civic body. The office building was constructed to consolidate the offices of the Public Utilities Commission (the "Commission") under one roof. The O.P.U.C. office building is two stories high and approximately 15 metres by 21 metres (50 feet by 70 feet) in size, resembling an 'L'-shape. The design of the O.P.U.C. office building is a vernacular example of the Art Deco style in architecture, rare in Oshawa. The Art Deco influences are seen in the strongly accentuated corners resembling parapeted towers, the allusions to pediments over some of the windows, and the simplified entablatures over the doors.
3. On November 20, 2019, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intent to Designate the Property.
4. Notice of Intent to Designate the Property was published on November 20, 2019 in the *Oshawa This Week* and *The Oshawa Express* newspapers having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intent to Designate the Property was December 20, 2019. 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 the office building and its features which are described in Schedule "A" to this By-law, located at 100 Simcoe Street South and legally described as PIN (16353-0168 (LT)): Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; 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* and *The Oshawa Express* newspapers.

By-law passed this twenty-seventh day of January, 2020.



Mayor

City Clerk

Schedule "A" to By-Law Number 7-2020

Passed This Twenty-Seventh Day of January, 2020

Designation Statement and Description of Property:

Location and Description of Property:

100 Simcoe Street South is located in Downtown Oshawa and encompasses the majority of the city block bounded by Centre Street South to the west, Metcalfe Street to the south, Simcoe Street South to the east, and Bagot Street to the north (the "Property"). The property has frontage on Simcoe Street South, Metcalfe Street and Bagot Street and contains three buildings, a paved parking area / works yard, and a decorative landscaped area at the northwest corner of Simcoe Street South and Metcalfe Street. The most notable and culturally significant of the three buildings is the office building located on the southeast portion of the Property, currently occupied by the Oshawa Power & Utilities Corporation (O.P.U.C.).

Legal Description:

The Property at 100 Simcoe Street South is legally described as:

16353-0168 (LT); Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; City of Oshawa, Regional Municipality of Durham.

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 100 Simcoe Street South derives from the office building located on the southeast portion of the property, which was built in 1931 and is currently occupied by the O.P.U.C. Oshawa-born architect C.C. Stenhouse was retained as the architect and was entirely responsible for preparing the plans and specifications for the building. The general contractor was W.J. Trick, Bowra Electric Co. F. Garrard carried out the heating contract, and W.R. Brown carried out the plumbing contract.

Since its inception in 1930 as a public utilities commission, the O.P.U.C. has provided a variety of services, including electrical and water supply as well as transit, at various times over the years to the residents of the City of Oshawa. The O.P.U.C. office building at 100 Simcoe Street South was the first modern building erected in Oshawa for the conducting of the public business by any civic body. The reason the office building was constructed was to consolidate the offices of the Public Utilities Commission (the Commission) under one roof. Originally they were scattered throughout parts of the City with the Commission paying various rents. The erection of a new building was considered a real investment and meant a considerable savings in the efficient operation of the various public utilities in the City.

The O.P.U.C. office building is two stories high and is approximately 15 metres by 21 metres (50 feet by 70 feet) in size, resembling an 'L'-shape. Elements that contribute to the construction of this sturdy and durable building include:

- The basement walls are constructed of concrete with heavy footings;
- The exterior walls are of brick backed up with insulating wall backing tile, and ornamented with an artificial stone selected for its strength and durability as well as its pleasing appearance;
- Heavy steel columns support the steel floor beams that are built into the outer walls at each end;
- The floors are of concrete, carried on steel joists and finished on top with mastic tiles; and,
- All plastering is done on metal lath and all windows are of metal.

The design of the office building is a vernacular example of the Art Deco style in architecture, rare in Oshawa. The Art Deco influences are seen in this building in the strongly accentuated corners resembling parapeted towers, allusions to pediments over some of the windows and simplified entablatures over the doors. The building is streamlined and has a low profile, and has contrasting surface materials (red brick and artificial stone). The stone work provides low sculptural relief. Some decoration and metalwork is seen in the vertical grooves over the

doors, and the grillwork of the second floor window railings. The octagonal lanterns and font of the inscribed frieze echo other Art Deco buildings.

Heritage Attributes:

The key heritage attributes of 100 Simcoe Street South that reflect its value as an important link to the history of Oshawa consist of the following:

- The design / physical heritage value of the main office building on the southeast portion of the property, being a vernacular example of the Art Deco style of architecture. The main office building features:
 - A streamlined, low profile appearance with contrasting surface materials of red brick and artificial stone, with the stone work providing low sculptural relief;
 - Allusions to pediments over some of the metal windows and simplified entablatures over the doors;
 - Strongly accentuated corners resembling parapeted towers that are higher than the roof; and,
 - Several other Art Deco inspired details, including some decoration and metalwork seen in the vertical grooves over the doors, the grillwork of the second floor window railings, the octagonal lanterns and the font of the inscribed frieze in which 'Oshawa Public Utilities' is written across the front façade.
- The associative value of the main office building, given that the O.P.U.C. has provided various services, including the electrical and water supply as well as transit, over the years to the residents of Oshawa since its opening in 1931.
- The contextual value of the main office building, as the first modern building erected in Oshawa for the conduct of the public business by any civic body.