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November 11, 2021

ONTARIO HERITAGE TRUST

File: B-8600-0403

304 Simcoe Inc. [REDACTED]  
23 Princess Street  
Markham, ON  
L3P 1K4

NOV 12 2021

RECEIVED

**Re: Notice of Intention to Designate  
304 Simcoe Street South and 9 and 17 Quebec Street**

Pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, please be advised that the Council of the Corporation of the City of Oshawa intends to designate the following property as a property of cultural heritage value or interest:

304 Simcoe Street South and 9 and 17 Quebec Street (described as PIN 16366-0152 (LT); LT 50, 54 PL 47; N 1/2 LT 55 PL 47 EXCEPT PT 2 40R20637; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

**Reasons for the Proposed Designation**

**1. Location and Description of Property**

304 Simcoe Street South and 9 and 17 Quebec Street form a 0.18 hectare (0.44 ac.) property situated on the southwest corner of Simcoe Street South and Quebec Street. The property contains three (3) apartment buildings, each three (3) storeys in height, and a small accessory paved parking/loading area that serves all three (3) buildings. 304 Simcoe Street South, entitled "The George", faces east towards Simcoe Street South. 9 Quebec Street, entitled "The Amylene", and 17 Quebec Street, entitled "The Edward", both face north towards Quebec Street. The property at 304 Simcoe Street South and 9 and 17 Quebec Street is bounded to the north by Quebec Street, beyond which is the Glazier Medical Clinic, to the east by Simcoe Street South, beyond which are residential and commercial properties, to the south by an office building at 310 Simcoe Street South, and to the west by a single detached dwelling at 25 Quebec Street.

**2. Legal Description**

The property at 304 Simcoe Street South and 9 and 17 Quebec Street is identified as:

PIN 16366-0152 (LT); LT 50, 54 PL 47; N 1/2 LT 55 PL 47 EXCEPT PT 2 40R20637; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

### **3. Statement of Cultural Heritage Value or Interest**

The three (3) apartment buildings at 304 Simcoe Street South and 9 and 17 Quebec Street, constructed c. 1928, have design and physical value given that they are representative of 20<sup>th</sup> century apartment houses, with Period Revival architectural features.

304 Simcoe Street South and 9 and 17 Quebec Street have historical and associative value given that they were commissioned by Llewellyn Victor Disney, a prominent Oshawa citizen and business owner.

304 Simcoe Street South and 9 and 17 Quebec Street have contextual value as they are important in defining, maintaining and supporting the area in which they stand as one of the original apartment complexes constructed on Simcoe Street South in Central Oshawa in the late 1920s.

### **4. Heritage Attributes**

The key heritage attributes of the three (3) apartment buildings at 304 Simcoe Street South and 9 and 17 Quebec Street that reflect their value as an important link to the history of Oshawa consist of the following:

#### **Design/Physical Value**

- The three (3) apartment buildings at 304 Simcoe Street South and 9 and 17 Quebec Street, constructed c. 1928, have design and physical value given that they are representative of 20<sup>th</sup> century apartment houses, with Period Revival architectural features, including a combination of brick quoins and decorative round arched windows on symmetrical façades, featuring inviting entranceway door surrounds typically associated with classical architecture.

#### **Associative Value**

- 304 Simcoe Street South and 9 and 17 Quebec Street have historical and associative value given that were commissioned by Llewellyn Victor Disney, a prominent Oshawa citizen and business owner.

#### **Contextual Value**

- 304 Simcoe Street South and 9 and 17 Quebec Street have contextual value as they are important in defining, maintaining and supporting the area in which they stand as one of the original apartment complexes constructed on Simcoe Street South in Central Oshawa in the late 1920s.

While the full particulars of the Reasons for Designation for 304 Simcoe Street South and 9 and 17 Quebec Street are normally available for inspection in Planning Services, 8<sup>th</sup> Floor, City Hall, 50 Centre Street South, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email the City

Contact identified below as our business operations are subject to change as the Province of Ontario reopens.

Any person may, on or before the 13<sup>th</sup> day of December, 2021, send by registered mail or deliver to the City Clerk, Notice of Objection to the proposed designation, together with a statement of their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the City of Oshawa will consider the objection on or before March 11, 2022.

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402.



Connor Leherbauer, Planner B  
Development Services Department

CL/k

c. **Ontario Heritage Trust**  
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Toronto, ON M5C 1J3