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February 17, 2022

304 Simcoe Inc. c/o Bill Khanna
23 Princess Street
Markham, ON
L3P 1K4

RECEIVED
2022/06/02
(YYYY/MM/DD)
Ontario Heritage Trust

File B-8600-0403

Re: Designation of 304 Simcoe Street and 9 and 17 Quebec Street, 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 3-2022 on January 24, 2022 designating the property legally 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

as being of cultural heritage value or interest. Schedule "A" to By-law 3-2022 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 3-2022, including Schedule "A".

Any person may, on or before the 21st day of March, 2022, send by registered mail or deliver to the City Clerk, Notice of Objection to By-Law 3-2022, together with a statement of their reasons for the objection and the associated fee charged by the Ontario Land Tribunal. If a Notice of Objection is received, the Council of the City of Oshawa will, within 15 days of receipt of the objection, refer the objection to the Ontario Land Tribunal for a hearing and a decision.

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 B
Policy, Planning Services

CL/k

Attachment

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

being a by-law to designate the property municipally known as 304 Simcoe Street South and 9 and 17 Quebec Street, specifically 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, as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:


1. 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.
2. 304 Simcoe Inc. is the registered owner of the property municipally known as 304 Simcoe Street South and 9 and 17 Quebec Street, in the City of Oshawa. As per City Council's decision on September 27, 2021, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally 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 (the "Property"), be designated under Section 29, Part IV of the Act. The property to be designated contains three (3) apartment buildings known as "The George" (304 Simcoe Street South), "The Amelyne" (9 Quebec Street) and "The Edward" (17 Quebec Street), constructed c. 1928. The Property has design and physical value given that the three buildings are representative of 20th century apartment houses, with Period Revival architectural features. The Property has historical and associative value given that the three buildings were commissioned by Llewellyn Victor Disney, a prominent Oshawa citizen and business owner. The Property has contextual value as it is important in defining, maintaining and supporting the area in which the three buildings stand as one of the original apartment complexes constructed on Simcoe Street South in Central Oshawa in the late 1920s. On the basis of the cultural heritage value or interest outlined above, the Property 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), and 3(i).
3. On November 11, 2021, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.
4. Notice of Intention to Designate the Property was published on November 11, 2021 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was December 13, 2021. 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 its features which are described in Schedule "A" to this By-law, municipally known as 304 Simcoe Street South and 9 and 17 Quebec Street, and legally 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 is hereby designated as being of cultural heritage value or interest.
2. In accordance with the Act, an adequate description of the Property, a statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the 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 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* newspaper.

By-law passed this twenty-fourth day of January, 2022.



Mayor

City Clerk

Schedule "A" to By-Law Number 3-2022
Passed This Twenty-Fourth Day of January, 2022

Designation Statement and Description of Property

Location and Description of Property:

304 Simcoe Street South and 9 and 17 Quebec Street form a 0.18 hectare (0.44 ac.) property containing three (3) apartment buildings, each three (3) storeys in height, and a small accessory paved parking/loading area that serves all three (3) buildings. The property is situated on the southwest corner of Simcoe Street South and Quebec Street. The building at 304 Simcoe Street South, named "The George", faces east towards Simcoe Street South. The buildings at 9 and 17 Quebec Street, named "The Amylene", and "The Edward", respectively, both face north towards Quebec Street. The property municipally known as 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.

Legal Description:

The property municipally known as 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.

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 20th 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 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.

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 the property's 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 20th 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.