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November 11, 2021

ONTARIO HERITAGE TRUST

File B-8600-0386

NOV 12 2021

RECEIVED

Re: Designation of 494 King Street East, 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 105-2021 on September 27, 2021 designating the property legally described as:

PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, CITY OF OSHAWA;
REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 105-2021 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 105-2021, 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 B
Policy, Planning Services

CL/k

Attachment

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

Properties

PIN 16324 - 0397 LT
Description PART BLOCK B, PLAN 306 BEING PART 4 ON 40R-31372; CITY OF OSHAWA
Address 494 KING STREET EAST
OSHAWA

☒ Affects Part of Prop**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF OSHAWA
Address for Service 50 Centre Street South
Oshawa, Ontario
L1H 3Z7

This document is being authorized by a municipal corporation Dan Carter, Mayor and Mary Medeiros, City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Marian Doreen O'Connor	50 Centre St. South Oshawa L1H 3Z7	acting for Applicant(s)	Signed 2021 10 01
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Tel 905-436-3856

Fax 905-436-5689

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF OSHAWA	50 Centre St. South Oshawa L1H 3Z7	2021 10 01
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Tel 905-436-3856

Fax 905-436-5689

Fees/Taxes/Payment

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

File Number

Applicant Client File Number : 494 KING STREET EAST



By-law 105-2021
of The Corporation of the City of Oshawa

being a by-law to designate the property located at 494 King Street East, specifically PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, 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:

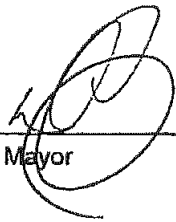
1. Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. Abbas Esufali and Sandra Milares are the registered owners of the property located at 494 King Street East, in the City of Oshawa. As per City Council's decision on June 24, 2019, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally described as PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, 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 a two-storey residence commonly referred to as the "White House", built c. 1920. The Property has design and physical value as the residence contains examples of Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling. 494 King Street East has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era. 494 King Street East has contextual value as it is important in defining, maintaining and supporting the area in which it stands given that it is one of the original homes constructed on King Street East. 494 King Street East also has contextual value as it forms part of a streetscape on King Street East between Ritson Road and Wilson Road in Oshawa, a historic residential area in Oshawa which contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.
3. On June 24, 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 June 24, 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 July 26, 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, located at 494 King Street East, and legally described as PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, 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* newspaper.

By-law passed this twenty-seventh day of September, 2021.



Mayor

City Clerk

**Schedule "A" to By-Law Number 105-2021
Passed This Twenty-Seventh Day of September, 2021**

Designation Statement and Description of Property

Location and Description of Property

494 King Street East is located on the north side of King Street East between Cadillac Avenue North and Wilson Road North. The property contains a two-storey residence commonly referred to as the "White House", built c. 1920. The property is bounded by a vacant residential lot fronting onto Rogers Street to the north, a vacant residential lot fronting onto Cadillac Avenue North to the west, King Street East to the south, beyond which are residential dwellings, and residential dwellings fronting onto Rogers Street and King Street East to the east.

Legal Description

The property at 494 King Street East is identified as:

PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, CITY OF OSHAWA;
REGIONAL MUNICIPALITY OF DURHAM.

Statement of Cultural Heritage Value or Interest

494 King Street East contains a two-storey residence commonly referred to as the "White House", built c. 1920. The property has design and physical value as the residence contains examples of Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling.

494 King Street East has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era.

494 King Street East has contextual value as it is important in defining, maintaining and supporting the area in which it stands given that it is one of the original homes constructed on King Street East.

494 King Street East also has contextual value as it forms part of a streetscape on King Street East between Ritson Road and Wilson Road in Oshawa, a historic residential area in Oshawa which contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.

Heritage Attributes

The key heritage attributes of 494 King Street East that reflect its value as an important link to the history of Oshawa consist of the following:

Design/Physical Value

- 494 King Street East has design and physical value as the residence contains Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling.

Associative Value

- 494 King Street East has associative value as the residence was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era.

Contextual Value

- 494 King Street East has contextual value as:
 - The residence is important in defining, maintaining and supporting the area in which it stands given that it is one of the original homes constructed on King Street East.

- The residence forms part of a streetscape on King Street East between Ritson Road and Wilson Road in Oshawa, a historic residential area in Oshawa which contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.
- The residence has a significant setback from King Street East, with an expansive front yard with mature vegetation.