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July 30, 2020

AUG 04 2020

RECEIVED

File: B-8600-0099

Khanna Holdings Inc.
23 Princess Street
Markham, ON
L3P 1K4

**Re: Designation of 62 to 68 King Street West and 10 to 12A Centre Street North,
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 68-2020 on July 13, 2020 designating the property legally described as:

PIN (16314-0162 (LT)): PT LT 7 N/S KING ST PL H50002 OSHAWA; PT LT 7 S/S BOND ST PL H50002 OSHAWA AS IN D269527; City of Oshawa, Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 68-2020 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 68-2020, 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

Attachment

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

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



By-law 68-2020
of The Corporation of the City of Oshawa

being a by-law to designate the property located at 62 to 68 King Street West and 10 to 12A Centre Street North, specifically as PIN (16314-0162 (LT)): PT LT 7 N/S KING ST PL H50002 OSHAWA; PT LT 7 S/S BOND ST PL H50002 OSHAWA AS IN D269527; 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. Khanna Holdings Inc. is the registered owner of the property located at 62 to 68 King Street West and 10 to 12A Centre Street North, in the City of Oshawa and per City Council's decision on May 25, 2020, has consented to Heritage Oshawa's request that the property, legally described as PIN (16314-0162 (LT)): PT LT 7 N/S KING ST PL H50002 OSHAWA; PT LT 7 S/S BOND ST PL H50002 OSHAWA AS IN D269527; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains the former Oshawa House Hotel, built in c. 1838, which was constructed in the Italianate style, having decorative elements such as segmentally arched windows, quoining, decorative brick string course between the second and third storeys, and hood mouldings over the windows and doors. Although many of its original decorative elements have been replaced or removed over the course of many years, the building maintains its design and physical value as a modern interpretation of the Italianate style. The Property has associative value given that a number of early Oshawa citizens owned and/or operated the hotel, including the Woon family (headed by Richard Woon who immigrated from England and owned several Oshawa properties), the McElroy family, the Lockhart family, the Hobbs family, and Arthur Appleyard. The Property was also a well-known and respected hotel with many modern conveniences between the years 1838 and 1921 – and was once referred to as the 'best tavern between Kingston and Toronto', in 1844. The Property has contextual value as it continues to be a landmark historical property that serves as the western gateway to Oshawa's downtown core, bookending the Genosha Hotel as the eastern gateway. The Property also has contextual value as an apartment residence, particularly for single tradesmen post-1880, and home to many small retail and office businesses from the 1920s to present.
3. On June 10, 2020, 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 June 10, 2020 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 July 10, 2020. 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 62 to 68 King Street West and 10 to 12A Centre Street North, and legally described as PIN (16314-0162 (LT)): PT LT 7 N/S KING ST PL H50002 OSHAWA; PT LT 7 S/S BOND ST PL H50002 OSHAWA AS IN D269527; 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 thirteenth day of July, 2020.



Mayor

City Clerk

**Schedule "A" to By-Law Number 68-2020
Passed This Thirteenth Day of July, 2020**

Designation Statement and Description of Property

Location and Description of Property:

62 to 68 King Street West and 10 to 12A Centre Street North, also known as the former Oshawa House Hotel, is located on the northwest corner of King Street West and Centre Street North. The property is generally bounded by commercial uses at 74 King Street West to the west and 16 Centre Street North to the north, the Centre Street Parkade and 40 King Street West on the east side of Centre Street North to the east, and the Centre Street Parkette and Oshawa City Hall on the south side of King Street West to the south.

Legal Description:

The property at 62 to 68 King Street West and 10 to 12A Centre Street North is legally described as:

PIN (16314-0162 (LT)); PT LT 7 N/S KING ST PL H50002 OSHAWA; PT LT 7 S/S BOND ST PL H50002 OSHAWA AS IN D269527; OSHAWA.

Statement of Cultural Heritage Value or Interest:

The building at 62 to 68 King Street West and 10 to 12A Centre Street North, built in c. 1838, was constructed in the Italianate style, having decorative elements such as segmentally arched windows, quoining, decorative brick string course between the second and third storeys, and hood mouldings over the windows and doors. Although many of its original decorative elements have been replaced or removed over the course of many years, the building maintains its design and physical value as a modern interpretation of the Italianate style.

62 to 68 King Street West and 10 to 12A Centre Street North has associative value given that a number of early Oshawa citizens owned and/or operated the hotel, including the Woon family (headed by Richard Woon who immigrated from England and owned several Oshawa properties), the McElroy family, the Lockhart family, the Hobbs family, and Arthur Appleyard. The property was also a well-known and respected hotel with many modern conveniences between the years 1838 and 1921 – and was once referred to as the 'best tavern between Kingston and Toronto', in 1844.

62 to 68 King Street West and 10 to 12A Centre Street North has contextual value as it continues to be a landmark historical property that serves as the western gateway to Oshawa's downtown core, bookending the Genosha Hotel as the eastern gateway.

62 to 68 King Street West and 10 to 12A Centre Street North also has contextual value as an apartment residence, particularly for single tradesmen post-1880, and home to many small retail and office businesses from the 1920s to present.

Heritage Attributes:

The key heritage attributes of 62 to 68 King Street West and 10 to 12A Centre Street North that reflect its value as an important link to the history of Oshawa consist of the following:

Design/Physical Value:

- 62 to 68 King Street West and 10 to 12A Centre Street North has design and physical value in the general built form of the building, representing a modern interpretation of the Italianate style; the building is rectangular, the roof is flat, the windows are 2X2 paned and are arranged slightly offset to the storefront bays below.
- The Italianate style detailing, which, while not original, closely replicates the original Italianate features including a string course separating the second and third storey, the six storefront bays along the Centre Street North and King Street West frontages (including the residential entrance facing King Street West framed with decorative trim), and the decorative moulding above and below the second and third storey windows.

- The design/physical heritage attributes generally pertain to the original structure which does not include later one-storey additions municipally addressed as 70 King Street West and 12B Centre Street North. It also does not include the third storey of the north wing of the building, which is not original and which replaced a moderately-pitched gable roof on the second floor of the north wing in the 2000s.

Associative Value:

- The Oshawa House Hotel at 62 to 68 King Street West and 10 to 12A Centre Street North is reported to have been built c.1838. Richard Woon, a local merchant, was the original owner until his death in 1858 at which time ownership was transferred to A. Lockhart. Richard Woon served as hotelkeeper from 1838 until 1850. Mr. Woon was a native of Cornwall, England who settled in Oshawa in 1834.
- John McElroy took a turn as hotelkeeper in 1853. He was born in Ireland c. 1810. Although identified as "proprietor", John McElroy was never owner of the Oshawa House.
- Mr. A. Lockhart of Bowmanville took over ownership of the Oshawa House Hotel in 1858. John McElroy continued to serve as hotelkeeper, being joined by his son William in 1863, who served as hotel clerk. William is listed in the militia roll in 1865 under First Class Service.
- John Hobbs of Oshawa was owner in the 1870s and 1880s. John Hobbs was born in England c. 1806. His wife Jane was sixteen years younger. James and Mary Jane Miller assisted the Hobbs at the hotel. By 1881, Jane Hobbs was operating the hotel with the help of the Millers and John and Eliza Cooper.
- John H. Cooper worked as a bartender at the hotel in the mid-1870s. A carpenter of Scottish origin, John Cooper later became innkeeper of the Oshawa House Hotel. During Cooper's time operating the Oshawa House Hotel, a number of single men called the hotel home, ranging from woodworkers and machinists, to marble cutters, blacksmiths and moulders. The Oshawa House Hotel catered to commercial men and anyone making a short or long stop in Oshawa.
- In 1911, Arthur Appleyard was the proprietor of the hotel. He came to Oshawa from Toronto with ten years' experience in the hotel trade. Mr. Appleyard was a member of the Oddfellows and was described as genial and well-liked.
- In the early 1900s, the hotel business gradually declined, and by the 1920s the Oshawa House Hotel was converted into apartments with stores on the street level.
- In 1921, the tenants included the Dominion Express Company, a grocer, an insurance and real estate agent, a lawyer, an eye specialist, a tailor, a clothing company, and two high school teachers. Fuel and builders suppliers and a taxi company were also in residence by 1928.

Contextual Value:

- The Oshawa House Hotel at 62 to 68 King Street West and 10 to 12A Centre Street North was described in 1844 as the best tavern between Toronto and Kingston. It also served as a meeting place for many groups and religions.
- Richard Woon, the hotel's first owner, was a popular and successful Oshawa merchant in the early 1800s owning several properties in the downtown core.
- The Oshawa House Hotel boasts in the Canadian Souvenir Publishing Company's booklet "Oshawa...The Manchester of Canada" (1898) of having "forty well-furnished bedrooms, tasty sitting rooms and parlors, a large, well-lit reading room, and an excellent bar."
- The Ontario Reformer's special souvenir edition of 1911 describes the Oshawa House Hotel at 62 to 68 King Street West and 10 to 12A Centre Street North as a "modern hotel in every respect" with 25 large and airy guest rooms, a well fitted office, comfortable sitting, lounging and writing rooms, a large dining room, and a thoroughly stocked bar (all popular and advertised brands) in addition to good yards and stable.

- 62 to 68 King Street West and 10 to 12A Centre Street North continues to be a landmark historical property that serves as the western gateway to Oshawa's downtown core, bookending the Genosha Hotel as the eastern gateway.

**NOTICE OF INTENTION
TO DESIGNATE A BUILDING OF
CULTURAL HERITAGE VALUE OR INTEREST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended. A brief statement of reasons is included.

15074 Yonge Street
Poplar Villia (Chateau)
Lots 1, 2 and 3, Plan 39, Town of Aurora, Regional Municipality of York

Description of Property

The property known municipally as 15074 Yonge Street contains a three storey residential building located on the west side of Yonge Street and north of Reuben Street.

Statement of Cultural Heritage Value or Interest

The building at 15074 Yonge Street, at one time known as "Poplar Villa" and then later as Chateau," was constructed in 1912. The building has cultural heritage design value as a fine example of the Queen Ann Revival Style. The traits that are exemplified in this house are its asymmetrical massing with multiple surfaces, its multiple rooflines, its windows of varying types, and its wrap-around verandah with round columns. The building is three storeys in height with a cottage roof punctuated by gable end dormers and a turret. The one storey wrap-around porch has a gable over the front entry stairs and a dome roof structure at the corner.

The building has physical value as a showcase for the use of concrete and in particular molded concrete blocks that were prevalent between 1890 and 1930 in a residential construction. There are at minimum five different types of molded concrete block used in the building as well as various cast and poured in place concrete elements. The North American Concrete Block and Tile Company was located in nearby Gormley, Ontario, and as a result there are other examples of molded concrete blocks used for residential construction in the area; however the use of molded concrete blocks in an elegantly designed house for an affluent individual or family is very rare.

The building has contextual value in supporting the character of the "Old Town" of Aurora, and in particular the historical neighborhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander if not the grandest heritage building of the neighborhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

Description of Heritage Attributes

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

- The scale, form, height and massing of the building, including the rounded section on the southeast corner, on a rectangular-shaped lot;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, cinder blocks, low roofing bands, and stucco;

- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete coping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with doomed roof;
- The medium pitched, hip roof with a conical roof in the southeast corner, all clad in asphalt singles and having with projecting eaves, wood soffits with paired dentils; the wide, gable roofed projection with its Palladian window on the east elevation and the narrower gable roofed dormers with their Palladian windows and soffits with dentils matching the rest of the roof on the north and south elevations;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof;
- All window openings, on the south, east and north elevations, with concrete lintels, slip sills and single glazed sash, horizontally aligned as one to four sash per opening;
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2);
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semicircular path of concrete pavers connecting the stairs to the front entry; and,
- The placement of the building footprint at the centre of the lot.

DETAILED REASONS FOR THE PROPOSED DESIGNATION CAN BE OBTAINED BY CONTACTING THE UNDERSIGNED.

Pursuant to Section 29(5) of the *Ontario Heritage Act*, any person may, before 4:30 p.m. on the **August 29th, 2020**, (within 30 days of the publication of the notice in the newspaper) send by registered mail or deliver to the Town Clerk, Notice of Objection to the proposed designation, together with a statement setting out the reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the Town of Aurora will refer the matter to the Local Planning Appeal Tribunal for a hearing.

Further information respecting the proposed designation(s) is available from the Town Clerk's Office upon request.

DATED at Aurora this July 30, 2020

Michael De Rond, Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1