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November 1, 2023

File 12-04

2835731 Ontario Inc.
30 Norfinch Drive
Toronto, ON M3N 1X1

**Re: Designation of the former Cedardale School at 827 Gordon 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 126-2023 on October 30, 2023 to designate the property municipally known as 827 Gordon Street, containing the former Cedardale School, specifically:

PIN 16382-0110 (LT) BLK A PL 198 EAST WHITBY; LT C27 SHEET 28 PL 335 EAST WHITBY;
OSHAWA

as being of cultural heritage value or interest. Schedule "A" to By-law 126-2023 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 126-2023, including Schedule "A" thereto.

Any person may, on or before the 1st day of December, 2023, send by registered mail or deliver to the City Clerk, notice of appeal setting out their objection to By-Law 126-2023, together with a statement of their reasons in support of their objection and the associated fee charged by the Ontario Land Tribunal. If a notice of appeal is received by the City Clerk, the Council of the City of Oshawa will, within 15 days of receipt, refer the notice of appeal to the Ontario Land Tribunal for a hearing and a decision.

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If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2697 or by email to hwhilsmith@oshawa.ca.

A handwritten signature in blue ink, appearing to read 'H Whilsmith'.

Harrison Whilsmith, Planner A
Policy, Planning Services

HW/

Attachment

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



**By-law 126-2023
of The Corporation of the City of Oshawa**

Being a by-law to designate the property municipally known as 827 Gordon Street, specifically PIN 16382-0110 (LT) BLK A PL 198 East Whitby; LT C27 Sheet 28 PL 335 East Whitby; Oshawa, as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

Whereas 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; and,

Whereas 2835731 Ontario Inc. is the registered owner of the property municipally known as 827 Gordon Street in the City of Oshawa, legally described as PIN 16382-0110 (LT) BLK A PL 198 East Whitby; LT C27 Sheet 28 PL 335 East Whitby; Oshawa (the "Subject Property"); and,

Whereas City Council adopted the recommendation contained in Item CNCL-23-47 on May 1, 2023, to advance the designation of the Subject Property under Part IV of the Act; and,

Whereas the Subject Property contains the former school at 827 Gordon Street commonly known as the former Cedardale Public School; and,

Whereas the Subject Property contains additions dated 1927, 1928, and 1960 located on the north side of the original school building, but they do not possess cultural heritage value or contain heritage attributes; and,

Whereas, the cultural heritage value or interest of the former Cedardale Public School can be described as follows:

- The property at 827 Gordon Street has design value as a representative example of a school building constructed in a refined Beaux-Arts architectural style. The original two-storey red brick school building with its flat roof, small masonry cornice, rectangular envelope and large but plain parapet is representative of typical Beaux-Arts design applied to public buildings. The school building exhibits muted decorative elements suggesting Classical architectural influences, a common feature of Beaux Arts public buildings in Ontario. The overall formal symmetry between all elevations, centered frontispiece, and highly visible entranceway are all additional features associated with the style.
- The property at 827 Gordon Street is directly associated with Gordon Daniel Conant, a prominent Oshawa lawyer and former Premier of Ontario. Conant donated the lands at 827 Gordon Street for a school to be built for the Cedardale (then Cedar Dale) community. 827 Gordon Street has associative value as the only educational institution which served the community of Cedardale for over 75 years. 827 Gordon Street also has historical associations with Cedar Dale United Church. Cedar Dale United Church formerly served as the community's educational institution and together the buildings represent the continuity of educational instruction in the community.
- The property at 827 Gordon Street is prominently situated at an important intersection in the local community. Coupled with its relatively large size and Classical architectural influences, the property is memorable and easily discernible to the public. Its value as a landmark has been expressed by the community.

Whereas on the basis of the cultural heritage value or interest outlined above, the former Cedardale Public School 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, 4, and 9; and,

Whereas on August 24, 2023, the City forwarded to the Ontario Heritage Trust and the registered owner of the Subject Property a Notice of Intention to Designate the Property; and,

Whereas Notice of Intention to Designate the Subject Property was published on August 24, 2023 in the Oshawa This Week newspaper having general circulation in the City of Oshawa; and,

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Whereas the last day for serving a Notice of Objection to the Notice of Intention to Designate the Subject Property was September 25, 2023; and,

Whereas the City did not receive any objections to the designation of the Subject Property within the aforementioned timeframe.

Therefore it is enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. The Subject Property, including its features which are described in Schedule "A" to this By-law, constituting the property municipally known as 827 Gordon Street, legally described as PIN 16382-0110 (LT) BLK A PL 198 East Whitby; LT C27 Sheet 28 PL 335 East Whitby; Oshawa is hereby designated as being of cultural heritage value or interest.
2. In accordance with the Act, an adequate description, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes of the Subject Property are set out in Schedule "A" to this by-law.
3. Schedule "A" forms an integral part of this by-law.
4. A copy of this by-law shall be registered against the Subject Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
5. 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 Subject Property, and to publish notice of the passing of this by-law.

By-law passed this thirtieth day of October, 2023.



Mayor

City Clerk

Schedule "A" to By-Law Number 126-2023

Passed This Thirtieth Day of October, 2023

Designation Statement and Description of Property

Location and Description of Property:

The property municipally known as 827 Gordon Street, site of the former Cedardale Public School, is located on the north side of Wolfe Street, east of Gordon Street. The property features the original two-storey former Cedardale Public School building with a one-storey addition to the northeast, paved parking areas primarily to the south of the school building, and the former schoolyard primarily to the north of the school building. The former school building is currently used as a music club.

The property contains additions dated 1927, 1928, and 1960 located on the north side of the original school building. These additions do not possess cultural heritage value or contain heritage attributes.

Legal Description:

The property at 827 Gordon Street to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 is legally described as:

PIN 16382-0110 (LT) BLK A PL 198 East Whitby; LT C27 Sheet 28 PL 335 East Whitby; Oshawa.

Statement of Cultural Heritage Value or Interest:

The property at 827 Gordon Street has design value as a representative example of a school building constructed in a refined Beaux-Arts architectural style. The original two-storey red brick school building with its flat roof, small masonry cornice, rectangular envelope and large but plain parapet is representative of typical Beaux-Arts design applied to public buildings. The school building exhibits muted decorative elements suggesting Classical architectural influences, a common feature of Beaux Arts public buildings in Ontario. The overall formal symmetry between all elevations, centered frontispiece, and highly visible entranceway are all additional features associated with the style.

The property at 827 Gordon Street is directly associated with Gordon Daniel Conant, a prominent Oshawa lawyer and former Premier of Ontario. Conant donated the lands at 827 Gordon Street for a school to be built for the Cedardale (then Cedar Dale) community. 827 Gordon Street has associative value as the only educational institution which served the community of Cedardale for over 75 years. 827 Gordon Street also has historical associations with Cedar Dale United Church. Cedar Dale United Church formerly served as the community's educational institution and together the buildings represent the continuity of educational instruction in the community.

The property at 827 Gordon Street is prominently situated at an important intersection in the local community. Coupled with its relatively large size and Classical architectural influences, the property is memorable and easily discernible to the public. Its value as a landmark has been expressed by the community.

On the basis of the cultural heritage value or interest outlined above, the property at 827 Gordon Street 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, 4, and 9.

Heritage Attributes:

Design/Physical Value:

- Original two-storey Beaux Arts building;
- Flat roof;
- Plain parapet;
- Masonry cornice;
- Symmetrical façade;
- Centered frontispiece;
- American bond red brick cladding;

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- Flat roof portico and entranceway opening;
- Rectangular window openings on façade with stone quoin detailing;
- Elongated and recessed bays on side elevations;
- Arched and rectangular window openings on side elevations with stone quoin detailing;
- Stone or concrete lintels and sills on window openings;
- Engaged brick columns with squared white stone capitals;

Contextual Value:

- Location at the intersection of Simcoe Street South, Gordon Street and Wolfe Street; and,
- Orientation, massing and visibility from Simcoe Street South.