



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

February 28, 2024

File: 12-04

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3**Re: Notice of Intention to Designate
117 King Street East (the Oshawa Clinic)**

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:

117 King Street East, legally described as LOTS 3 – 5 PLAN 115, LOTS 1 & 5 PART LOTS 2 & 6 PLAN 46, EAST WHITBY; OSHAWA

1. Location and Description of Property:

The property at 117 King Street East, commonly known as the Oshawa Clinic, is located in the downtown core of the City of Oshawa, bounded by King Street East to the north, Charles Street to the east, Mary Street South to the west, and Athol Street East to the south. The original east wing of the Oshawa Clinic, built in 1948, is located at the corner of King Street East and Charles Street. It consists of a two-storey structure clad in red brick.

2. Legal Description:

The property at 117 King Street East to be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 is legally described as:

LOTS 3 – 5 PLAN 115, LOTS 1 & 5 PART LOTS 2 & 6 PLAN 46, EAST WHITBY; OSHAWA.

3. Statement of Cultural Heritage Value or Interest:

The original 1948 east wing of 117 King Street East (the "Subject Building") has design value as a representative example of a purpose-built public structure, constructed with refined classical features in the Beaux-Arts architectural style. The two-storey wood frame brick clad building features a parapet, symmetrical massing, moulded stone banding, and formal entranceway typical of Beaux-Arts design applied to public buildings. The Subject Building exhibits muted decorative Classical elements exhibited in the overall symmetry and rhythm of the window openings which are treated with classical finishes.

The Subject Building has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest operating medical clinic in Oshawa. The Oshawa Clinic started in 1927 as a partnership between Dr. Grant L. Bird and Dr. Oscar G. Mills. This type of clinic is one where the private practitioners come together to form a corporation of medical services. The

The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7
Phone 905-436-3853 1-800-667-4292 Fax 905-436-5699
www.oshawa.ca/planning

Received

FEB 29 2024

Ontario Heritage Trust

doctors own the building and equipment, and invest in the expansion of the facilities. To accommodate the growth of their practice through the 1930s and to continue to serve the health care needs of the citizens of Oshawa, they opened the Oshawa Clinic on the corner of King Street East and Charles Street on December 1, 1948.

The Subject Building has associative value as the first corporate style clinic to operate in Ontario. This operational approach to health care was based on the Mayo Clinic located in Rochester, Minnesota. The Subject Building has operated as a medical facility in its current location for over 80 years. The Oshawa Clinic expanded in 1961, 1971, and 1987, and is well known for serving the Durham Region and being one of the oldest and largest medical clinics in Canada.

The Oshawa Clinic is prominently situated on the corner of Charles Street and King Street East, a major street in Oshawa. The classical influences of the Subject Building combined with its use as a clinic for over 80 years is memorable and easily discernible for the public.

On the basis of the cultural heritage value or interest outlined above, the Subject Building at 117 King Street East meets the criteria for designation under Part IV of the Heritage Act, in accordance with Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 9.

4. Heritage Attributes:

The following heritage attributes of the Subject Building reflect the property's design and physical value as described in the Statement of Cultural Heritage Value or Interest:

- Simple, rectilinear form and orientation of the Subject Building;
- Flat roof with plain red brick parapet;
- Raised rectangular brick panels which span the parapet;
- Flemish bond red brick cladding;
- Stone banding;
- Series of rectangular window openings with red brick flat arch with keystone, steel lintel and stone sills visible from the public realm on the principal (north) and east elevations;
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic"; and,
- Recessed entrance with transom.

The following heritage attributes of the Subject Building reflect the property's historical and associative value as described in the Statement of Cultural Heritage Value or Interest:

- Location on the corner of Charles Street and King Street East within the community of Oshawa; and,
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic".

The following heritage attributes of the Subject Building reflect the property's contextual value as described in the Statement of Cultural Heritage Value or Interest:

2021-01-01

- Location on the corner of Charles Street and King Street East within the community of Oshawa;
- Simple, rectilinear form and orientation of the Subject Building; and,
- Narrow set back at the corner of King Street East and Charles Street.

The full particulars for the subject property, including heritage attributes to be protected, are available for inspection in Planning Services, 8th Floor, City Hall, 50 Centre Street South, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. If you would like to obtain further details, please contact Harrison Whilsmith, Planner A, at (905) 436-3311 ex. 2697 or by email at hwhilsmith@oshawa.ca.

Any person may, on or before the 2nd day of April, 2024, 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 the 27th day of June, 2024.

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.



Harrison Whilsmith, Planner A
Policy

HW/

Received

FEB 29 2024

Ontario Heritage Trust