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May 13, 2024

File 12-04

Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3**Re: Designation of the Oshawa Clinic at 117 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 56-2024 on April 29, 2024 to designate the property municipally known as 117 King Street East, containing the Oshawa Clinic, specifically:

PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF OSHAWA

as being of cultural heritage value or interest. Schedule "A" to By-law 56-2024 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 56-2024, including Schedule "A" thereto, and a notice of the passing of by-law.

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, Planning Services

Attachment

c. Sam Yoon, City Solicitor

Received

MAY 14 2024

Ontario Heritage Trust

Notice of the Passing of a By-law Under the Ontario Heritage Act

Take notice that the Council of The Corporation of the City of Oshawa passed By-law 56-2024 on the 29th day of April, 2024, under Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

By-law 56-2024 designates the property municipally known as 117 King Street East, containing the Oshawa Clinic, specifically:

PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF OSHAWA

as being of cultural heritage value or interest pursuant to the provisions of Section 29, Part IV of the Ontario Heritage Act.

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 12th day of June, 2024, send notice of appeal to the Ontario Land Tribunal and the City Clerk by setting out their objection to By-law 56-2024, together with a statement of their reasons in support of their objection and the associated fee charged by the Ontario Land Tribunal. Notice of appeal must be received by registered mail or delivered to the City Clerk of the City of Oshawa.

Dated this 13th Day of May, 2024.

Mary Medeiros, City Clerk
50 Centre Street South
Oshawa, ON L1H 3Z7

Received

MAY 14 2024

Ontario Heritage Trust



**By-law 56-2024
of The Corporation of the City of Oshawa**

Being a by-law to designate the property municipally known as 117 King Street East, specifically PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF 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 2856355 Ontario Corp. is the registered owner of the property municipally known as 117 King Street East in the City of Oshawa, legally described as PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF OSHAWA (the "Subject Property"); and,

Whereas on December 12, 2022, pursuant to Report ED-22-214, City Council directed staff to initiate the process to designate the Subject Property under Part IV of the Act; and,

Whereas on February 26, 2024, pursuant to Report ED-24-14, City Council directed staff to continue the process to designate the Subject Property under Part IV of the Act, while incorporating the registered owner's requested revisions to the draft Designation Statement and Description; and,

Whereas the Subject Property contains the Oshawa Clinic at 117 King Street East; and,

Whereas the statement of cultural heritage value or interest of the Subject Property has been described in Schedule "A" affixed to this by-law; and,

Whereas the Subject Property contains an addition, a center tower, and a west wing dated 1960, c. 1971, and 1987, respectively, but they do not possess cultural heritage value or contain heritage attributes; and,

Whereas on the basis of the cultural heritage value or interest outlined in Schedule "A" affixed hereto, the Oshawa Clinic meets the criteria for designation under Part IV of the Act, in accordance with Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 9; and,

Whereas on February 28, 2024, 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 posted on February 28, 2024 on the City of Oshawa website and appropriate bulletin boards in accordance with the City of Oshawa's Public Notice Policy; and,


Whereas the last day for filing a Notice of Objection to the Notice of Intention to Designate the Subject Property was April 2, 2024; 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 117 King Street East, legally described as PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF 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 twenty-ninth day of April, 2024.



Mayor



City Clerk

Schedule "A" to By-Law Number 56-2024

Passed This Twenty-ninth Day of April, 2024

Designation Statement and Description of Property

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.

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:

PIN 16352-0223 (LT) LT 3 PL 115 OSHAWA; LT 4 PL 115 OSHAWA; LT 5 PL 115 OSHAWA; LT 1 PL 46 OSHAWA; LT 5 PL 46 OSHAWA; LT 2 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 126; LT 6 PL 46 OSHAWA EXCEPT PT 1 EXPROP PL 284, SAVE AND EXCEPT PTS 2, 3 & 7 ON PLAN 40R24452; T/W ROW OVER PT LT 5 PL 115 & PT LT 6 PL 46 OSHAWA PT 2 ON PL 40R24452, PT LTS 2, 5 & 6 PL 46 OSHAWA PTS 3 & 7 ON PL 40R24452 UNTIL SUCH TIME AS THE SAID LANDS ARE DEDICATED AS PUBLIC HIGHWAY AS IN DR602345; CITY OF OSHAWA.

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 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.

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:

- 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.