

Economic and Development Services Committee – November 28, 2022

Heritage Designation of 47 Simcoe Street South

(Ward 4)

That the Economic and Development Services Committee recommend to City Council:

Whereas, on June 23, 2022, Heritage Oshawa made a recommendation (HTG-22-43) to designate 47 Simcoe Street South, also known as the Oshawa Federal Building and Post Office (the “Subject Property”), under Part IV of the Ontario Heritage Act; and,

Whereas, on September 12, 2022, the Development Services Committee referred the recommendation from Heritage Oshawa to staff for a report; and,

Whereas, the Subject Property is owned by Atria Development Corporation; and,

Whereas, in June of 2021, Atria Development Corporation applied to amend the zoning by-law to permit a new 8-storey 143 unit apartment building; and,

Whereas, on September 13, 2021, the Development Services Committee held a public meeting to provide background information on the application submitted by Atria Development Corporation; and,

Whereas, as part of the due diligence process, Atria Development Corporation delegated to Heritage Oshawa on September 23, 2021 at which time Heritage Oshawa did not pass a motion to designate the site but rather received the presentation for information; and,

Whereas, on June 20, 2022, City Council considered DS-22-130, a report of the Commissioner of Development Services recommending that City Council approve the rezoning application and adopted the recommendation; and,

Whereas, Atria Development Corporation has advised (see Attachment 1) that they relied on the Heritage Oshawa September 23, 2021 decision to proceed to finalize their development proposal at significant financial cost;

Therefore be it resolved that pursuant to Item ED-22-213 regarding the heritage designation of 47 Simcoe Street South, also known as the Oshawa Federal Building and Post Office, under Part IV of the Ontario Heritage Act, Item ED-22-213 be received for information.

November 4, 2022

Harrison Whilsmith
Planner A - Interim, Policy
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**Re: Response to Notice of Heritage Oshawa Support for Heritage Designation
Oshawa Federal Building and Post Office
47 Simcoe Street South**

Atria Development Corp. ('Atria') is pleased to respond to the letter dated October 13, 2022, regarding *Notice of Heritage Oshawa Support for Heritage Designation* for 47 Simcoe Street South (herein referred to as the 'subject lands').

Atria is in opposition to the designation of the subject lands under the Ontario Heritage Act. While we do not intend to fully demolish the existing former Oshawa Federal Building and Post Office, several alterations to the heritage attributes may be required, which would require obtaining Council approval. We understand that this additional step would *not necessarily* add time to the permit process, but we are of the opinion that the approximately additional six-weeks (and associated expenses) would have a significant impact on our vision for the subject lands, which will ultimately become a community benefit to Downtown Oshawa and the entire city.

Atria Development Corp.

As you may be aware, we are the developer and builder of the existing residential condominium at 44 Bond Street West, the rental residential tower at 100 Bond Street East, and residential tower at 80 Bond Street East. Atria is also currently in the process of planning future developments located at 73 Richmond Street, 117 King Street East, and 35 Division Street. In short, we have constructed more than 750 residential units in Oshawa and maintain a development pipeline of approximately 6,500 units across Southern Ontario, with over 2,000 units in Downtown Oshawa alone.

Background and Applicable Timeline

Atria acquired the subject lands in 2020 as part of our continuing investment in the future of the downtown. During due diligence, we corresponded with City of Oshawa staff regarding the development potential of the subject lands. We are in receipt of an email from Tom Goodeve, Director of Planning Services, dated March 5, 2020, explaining that the subject lands are considered a *Class A* heritage property. He further clarified that *"it is appropriate that the design of a larger building preserve and incorporate the existing 2-storey building facades along Simcoe Street South and Athol Street East, as well as the partial façade return along Celina Street."*

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DEVELOPMENT

With the above in mind, Atria submitted a Rezoning application to the City of Oshawa in June 2021, to facilitate redevelop the subject lands including the adaptive reuse of the existing two (2) storey Oshawa Federal Building and Post Office and an overhead addition to create an eight (8) storey, 143-unit residential building (the 'proposal').

Following a successful Public Meeting on September 13, 2021, a delegation was made to the Municipal Heritage Committee ('Heritage Oshawa') on September 23, 2021, regarding the proposal, and Heritage Oshawa did not pass a motion to designate the site but received the presentation for information. Atria relied on this decision to proceed with finalizing the proposal, which you must understand, came at a significant financial cost. On June 20, 2022, Council considered a report recommending the approval of the rezoning application and adopted the recommendation.

Heritage Oshawa Support for Designation

We note that Heritage Oshawa passed a motion on June 23, 2022, recommending that Development Services Committee ('Committee') support the designation of the subject lands under part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

Further to Committees' September 12, 2022, direction to staff for a report, and to consult with Atria to obtain our stance on the designation, we have reviewed the November 2019 *Research Report* prepared by Melissa Cole and are in general agreement with the rationale and findings.

Conclusion

From a redevelopment perspective, it is important to understand that due to the structural elements of this existing building, it is not possible to construct underground parking onsite for the proposed development. In addition, the footprint of the existing building covers almost the entire subject lands, significantly limiting the ability to provide any on-site parking.

As previously stated, and for the above reasons, Atria is strongly opposed to the designation of the subject lands under the Ontario Heritage Act.

I trust that the foregoing is in order. Please contact the undersigned if you have any questions or require further information. Thank you.

Yours truly,
Atria Development



Hans Jain
President