

To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,  
Economic and Development Services Department

Report Number: CNCL-23-19

Date of Report: January 25, 2023

Date of Meeting: January 30, 2023

Subject: Potential Camp X Building Relocation to the South Field  
Heritage Conservation District

Ward: Ward 2

File: 12-04

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## **1.0 Purpose**

On November 29, 2019, pursuant to Report DS-19-213, City Council endorsed the South Field Master Plan and, among other things, passed the following motion as it relates to the Camp X Building, which is owned by the Town of Whitby:

“8. That staff be authorized and directed to continue to investigate relocating the Camp X Building, at no cost to the City, from its current site in the Town of Whitby to a new location at the Airport South Field, in consultation with the Airport Manager, the Town of Whitby and the Ontario Regiment Museum, taking into consideration amongst other matters potential terms to be included in any future agreements, the potential future extension of Stevenson Road North through the Airport lands, the museum's plans for potential expansion and opportunities for designation of the Camp X Building under the Ontario Heritage Act, and report back to the Development Services Committee on the outcome of the investigation; and,”

The purpose of this Report is to provide an update to Council, and seek direction on next steps as it relates to the potential relocation of the Camp X Building from its current location in the Town of Whitby, to a new location at the South Field of the Oshawa Executive Airport (the “South Field”).

Attachment 1 is a letter dated February 18, 2020 sent to Roger Saunders, Commissioner of Planning and Development at the Town of Whitby, requesting confirmation for their support of the relocation of the Camp X Building to the South Field.

Attachment 2 is a copy of correspondence dated January 17, 2023 from Jeremy Blowers, Executive Director of the Ontario Regiment Museum (“O.R.M.”), advising that the O.R.M.

does not wish to contribute funding to the relocation of the Camp X Building to the South Field.

Attachment 3 is a copy of By-law 79-2021 passed by City Council on June 21, 2021 designating a portion of the South Field of the Oshawa Executive Airport as a Heritage Conservation District under Part V of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Ontario Heritage Act").

Attachment 4 is a copy of By-law 89-2022 passed by City Council on June 20, 2022 designating the Canteen building, under Part IV of the Ontario Heritage Act.

Attachment 5 is a copy of By-law 90-2022 passed by City Council on June 20, 2022 designating the Stores building under Part IV of the Ontario Heritage Act.

## **2.0 Recommendation**

It is recommended that, pursuant to Report CNCL-23-19 dated January 25, 2023, Council select an appropriate option as set out in Section 5.7 of Report CNCL-23-19 relating to the potential relocation of the Camp X Building to a new location at the South Field of the Oshawa Executive Airport.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

- City Solicitor
- Airport Manager
- O.R.M.
- Town of Whitby staff

## **5.0 Analysis**

### **5.1 The Camp X Building**

The Camp X Building, currently located at 4680 Thickson Road North in the Town of Whitby, is the only remaining building from 'Camp X', a World War II-era spy training center.

The Camp X Building is owned by the Town of Whitby, and was moved to its current location in 1972 in order to provide additional space for Whitby Animal Services, also located at 4680 Thickson Road North.

The Camp X Building is considered by the Town of Whitby to be an important historical structure, and if moved to the South Field would support the South Field Master Plan, which is based on a heritage, recreational and public use theme. At this time, the Town of Whitby has not designated the Camp X Building under Part IV of the Ontario Heritage Act.

## **5.2 Background**

On March 21, 2016, pursuant to Item DS-16-45, City Council directed staff to work with the O.R.M. and the Town of Whitby to develop a process to relocate the Camp X Building from its current location to the South Field at no additional cost to the City.

On June 29, 2016, City of Oshawa and Town of Whitby staff met to discuss the future of the Camp X Building. These discussions were considered preliminary as the South Field Master Plan was not yet complete. There were discussions on the responsibility of costs for the relocation process and costs for the restoration plan of the exterior of the building.

On August 16, 2017, City of Oshawa staff, Town of Whitby staff, a representative from the Camp X Society, and a representative from the O.R.M. met to discuss the future of the Camp X Building. The representative from the O.R.M. explained that the O.R.M. would consider taking on the responsibility of operating the Camp X Building if it is moved to the South Field and has been restored to a minimum standard by the City, following which it can be curated by the O.R.M.

On November 29, 2019, pursuant to Report DS-19-213, City Council endorsed the South Field Master Plan and, among other things, authorized staff to continue the investigation into the relocation of the Camp X Building. The Report included the following recommendation:

- “8. That staff be authorized and directed to continue to investigate relocating the Camp X Building, at no cost to the City, from its current site in the Town of Whitby to a new location at the Airport South Field, in consultation with the Airport Manager, the Town of Whitby and the Ontario Regiment Museum, taking into consideration amongst other matters potential terms to be included in any future agreements, the potential future extension of Stevenson Road North through the Airport lands, the museum's plans for potential expansion and opportunities for designation of the Camp X Building under the Ontario Heritage Act, and report back to the Development Services Committee on the outcome of the investigation; and,”

On February 18, 2020, a letter was sent to Roger Saunders, Commissioner of Planning and Development at the Town of Whitby, requesting confirmation of their support of the relocation of the Camp X Building to the South Field (see Attachment 1). Following subsequent conversations with Town of Whitby staff and an e-mail sent on January 18, 2023, it has been confirmed that the Town of Whitby has not yet made any budgetary commitments or other decision(s) with respect to the potential relocation of the Camp X Building to the South Field.

Through e-mail correspondence dated January 17, 2023, Jeremy Blowers, Executive Director of the O.R.M., confirmed that the O.R.M. maintains their 2016 position that they do not wish to contribute funding to the relocation of the Camp X Building, but are willing to curate the building as a display in the event it was relocated to the Airport South Field (see Attachment 2).

### **5.3 Heritage Designation**

#### **5.3.1 South Field Heritage Conservation District**

On December 14, 2020, City Council endorsed the South Field Heritage Conservation District Study and authorized staff to prepare a draft South Field Heritage Conservation District Plan.

On June 21, 2021, pursuant to Report DS-21-115, City Council endorsed the final South Field Heritage Conservation District Plan and approved the designation of a portion of the South Field as a Heritage Conservation District (H.C.D.) under Part V of the Ontario Heritage Act (see Attachment 3).

The location of the South Field H.C.D. is where the last remaining buildings dating back to World War II are located. This area formed the central core of the former No. 20 Elementary Flying Training School and still contains the No. 10 Building, the former Canteen and the former Stores Building. It also includes what is now Airmen's Park, but what previously was the site of the training school's water tanks, pump house, sump and sewage pumps, and guard house/post office.

On June 20, 2022, pursuant to Report DS-21-199, Council approved the designation of the former Canteen and Stores Buildings under Part IV of the Ontario Heritage Act (see Attachments 4 and 5).

Any relocation of the Camp X Building would need to consider the placement of the Camp X Building in the South Field and its impact on the South Field Heritage Conservation District Plan and designation by-law.

In the event Council selects Option 2 under Section 5.7.2 of this Report, which is to fund the full cost of the Camp X Building relocation, Economic and Development Services staff would evaluate potential locations for the Camp X Building in the South Field, including in relation to the South Field Heritage Conservation District. Staff would then put forward an appropriate recommended location or locations to Council in a subsequent staff report, and include any potential amendments to the South Field Heritage Conservation District Plan and/or designation by-law as a result of each recommended location.

It is noted that even in the event that Council selects Option 2, there is no guarantee it can be advanced. Option 2 requires the consent of the Town of Whitby who have not responded to City staff's request for a position.

#### **5.3.2 Individual Designation**

As noted under Section 5.1 above, the Camp X Building is the only remaining building from 'Camp X', a World War II-era spy training center, and is considered by the Town of Whitby to be an important historical structure. On this basis, it may merit designation individually under Part IV of the Ontario Heritage Act. The Camp X Building is currently located in the Town of Whitby at 4680 Thickson Road North.



In the event Council selects Option 2 under Section 5.7.2 of this Report, Economic and Development Services staff would evaluate the potential designation of the Camp X Building under Part IV of the Ontario Heritage Act upon its relocation. Staff would then put forward an appropriate recommendation on the potential designation of the Camp X Building to Council in a subsequent staff report.

#### **5.4 O.R.M. Proposed Expansion Plans**

On November 29, 2019, pursuant to Report DS-19-213, Council directed staff to:

- “9. ...engage the Ontario Regiment Museum and the Airport Manager to investigate potential revisions to the current licence arrangement between the Ontario Regiment Museum and the City, including both a term extension in view of the museum’s proposed expansion plans as well as appropriate revisions to address activities and the use of City-owned lands at the Airport South Field which exceed the scope of the current licence agreement but have nonetheless occurred, and report back to the Development Services Committee on the outcome of these discussions; and,”

On December 8, 2021, an amending lease agreement was executed by the O.R.M. and the City of Oshawa to reflect the areas of the South Field the O.R.M. is currently using.

On May 9, 2022, the O.R.M. presented their proposed expansion plans at a non-statutory public meeting held to obtain community input.

On September 26, 2022, Council passed the following motion which will allow the ORM to perform the necessary studies:

“That based on Closed Item DS-22-180:

1. The request from the Ontario Regiment R.C.A.C. Regimental Museum to enter specific City-owned lands be approved; and,
2. That the Commissioner, Development Services Department be authorized to execute any required documents to give effect to Part 1; and,
3. That City Council support, in principle, the expansion proposal formally submitted by the Ontario Regiment R.C.A.C. Regimental Museum at the South Field of the Oshawa Executive Airport, subject to, but not limited to, such matters as the submission of an application for Site Plan Approval, all appropriate studies in support of the Site Plan Approval application, an assessment of any and all improvements to existing services in the South Field necessary to appropriately accommodate the expansion, and the negotiation of an appropriate lease/licence, all to the satisfaction of the City.”

City staff are continuing to work with the O.R.M. as they advance their proposed expansion plans. In the event staff are directed to advance the relocation of the Camp X Building to the South Field, staff would work with the O.R.M. to ensure any expansion plans proposed by the O.R.M. include consideration for the siting of the Camp X Building at the South Field

as well as a potential lease of the Camp X Building to be operated and curated by the O.R.M. as an extension of their museum space.

## **5.5 Extension of Stevenson Road North**

The potential extensions of Stevenson Road North and Beatrice Street West across the Oshawa Executive Airport are not currently shown on Schedule “B”, Road Network, of the Oshawa Official Plan. However, Policy 3.2.22 of the Oshawa Official Plan has bearing in this regard, stating as follows:

“3.2.22 In consideration of the City’s commitment to operate the Oshawa Executive Airport until at least 2033, potential extensions of Stevenson Road North and Beatrice Street East across the Oshawa Executive Airport are not shown on Schedule “B”. Modifications to Schedule “B” to show these extensions may be undertaken without amendment to this Plan at such time as a new airport in the City of Pickering is operating and in the event the City considers it appropriate to redevelop the Oshawa Executive Airport for alternative land uses. Any redevelopment of the Oshawa Executive Airport for alternative land uses shall be guided by a comprehensive Master Land Use and Urban Design Plan prepared by the City.”

Staff note that Stevenson Road North is identified in the Durham Regional Official Plan as extending north from Fairglen Avenue to Taunton Road West. This is to protect for a future right-of-way if the Oshawa Executive Airport ceases operations.

Any relocation of the Camp X Building would need to consider the placement of the Building in the South Field and its impact on any potential future extension of Stevenson Road North. In the event Council selects Option 2 under Section 5.7.2 of this Report, Economic and Development Services staff would evaluate potential locations for the Building in the South Field, including in relation to a potential extension of Stevenson Road North. Staff would then put forward an appropriate recommended location or locations to Council in a subsequent staff report.

## **5.6 Estimated Cost to Relocate the Camp X Building**

Neither the Town of Whitby nor the O.R.M. have indicated a willingness to cover any percentage of the cost associated with the potential relocation of the Camp X Building at this time. If Council wishes to advance the relocation of the Camp X Building to the South Field, the City will need to bear the full cost.

Following an inquiry with McCulloch Movers, a local building relocation company, a preliminary high-level estimate of \$30,000 – \$35,000 was provided to staff encompassing the physical relocation of the Camp X Building from its current location in the Town of Whitby to a new location at the South Field.

However, this value did not reflect the work that would need to be undertaken by the City including, but not limited to, building a new foundation, tree removal and surveying.

Following an inquiry with Facilities Management Services staff, a preliminary high-level estimate of \$100,000 was provided for the City's scope of work.

Therefore, with both values combined, it is estimated that the total cost to relocate the Camp X Building would range from \$130,000 to \$135,000.

## **5.7 Options**

### **5.7.1 Option 1: Do Not Proceed with Relocation of the Camp X Building**

Should City Council wish for City staff to conclude their investigation into the relocation of the Camp X Building at this time, and not advance the relocation of the Camp X Building to the South Field, then the following recommendation should be passed:

"It is recommended to City Council that, pursuant to Report CNCL-23-19 dated January 25, 2023, Item 8 of Report DS-19-213 regarding an investigation into the relocation of the Camp X Building to the South Field at the Oshawa Executive Airport be removed from the Outstanding Items List of the Economic and Development Services Department."

Option 1 is the staff-recommended option given the absence of a financial commitment at this time from either the O.R.M. or the Town of Whitby to advance the relocation of the Camp X Building to the South Field, despite City staff having engaged both parties multiple times since 2016 on this matter.

### **5.7.2 Option 2: City to Fund the Relocation of the Camp X Building**

Should City Council choose to bear the full cost associated with the relocation of the Camp X Building and advance the relocation, then the following recommendation should be passed:

"It is recommended to City Council:

1. That, pursuant to Report CNCL-23-19 dated January 25, 2023, Economic and Development Services staff be authorized to advance the relocation of the Camp X building from its current location in the Town of Whitby to a new location at the Airport South Field by undertaking actions such as the following:
  - (a) Investigating the appropriate agreements to be entered into with the Town of Whitby in order to facilitate the relocation;
  - (b) Determining an appropriate location for the Camp X Building within the South Field area, to the satisfaction of the Commissioner of Economic and Development Services;
  - (c) Evaluating any potential amendments to the South Field Heritage Conservation District Plan and designation by-law as a result of the relocation, assuming a location within the district boundary is selected;

- (d) Evaluating the potential designation of the Camp X Building under Part IV of the Ontario Heritage Act upon its relocation;
  - (e) Advancing a Request for Quotation bidding process to collect quotations for City Council's consideration in selecting a contractor; and,
  - (f) Reporting back to City Council on the five items listed above, prior to 2024 budget deliberations.
2. That, pursuant to Report CNCL-23-19 dated January 25, 2023, Economic and Development Services staff be authorized to notify Town of Whitby staff and the Ontario Regiment Museum informing them of the City's decision to undertake the relocation of the Camp X Building.
3. That, pursuant to Report CNCL-23-19 dated January 25, 2023, discussion of costs associated with the Camp X Building relocation be referred to the 2024 Budget deliberations, including the outcome of staff's report to the Economic and Development Services Committee and Council on the full cost estimates as described under 1.(f) above."

## **6.0 Financial Implications**

There are no costs associated with Option 1 under Section 5.7.1 of this Report.

Following inquiries with McCulloch Movers and Facilities Management Services staff, a preliminary high-level estimate of \$130,000 – \$135,000 was derived for the potential relocation of the Camp X Building from its current location in the Town of Whitby to a new location at the South Field.

In the event that Council chooses Option 2 under Section 5.7.2 of this Report, Economic and Development Services staff will continue to engage the Town of Whitby and obtain formal quotations for relocation costs through a Request for Quotation bidding process, and report back to City Council with the results of this process, prior to 2024 budget deliberations.

## 7.0 Relationship to the Oshawa Strategic Plan

The recommendation in this Report advances the Accountable Leadership goal of the Oshawa Strategic Plan.

A handwritten signature in blue ink, appearing to read "Tom Goodeve".

Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services

A handwritten signature in blue ink, appearing to read "Warren Munro".

Warren Munro, HBA, RPP, Commissioner,  
Economic and Development Services Department



February 18, 2020

File: B-8600-0300

Roger Saunders  
Commissioner of Planning and Development  
Town of Whitby  
575 Rossland Road East  
Whitby, ON L1N 2M8

**Re: Confirmation of Support for the Relocation of the Camp X Building to the Oshawa Executive Airport South Field and Request to Advance Discussions**

On November 29, 2019, Oshawa City Council endorsed Report DS-19-213, "South Field Master Plan Study at the Oshawa Executive Airport", including the following recommendation:

"That staff be authorized and directed to continue to investigate relocating the Camp X Building, at no cost to the City, from its current site in the Town of Whitby to a new location at the Airport South Field, in consultation with the Airport Manager, the Town of Whitby and the Ontario Regiment Museum, taking into consideration amongst other matters potential terms to be included in any future agreements, the potential future extension of Stevenson Road North through the Airport lands, the museum's plans for potential expansion and opportunities for designation of the Camp X Building under the Ontario Heritage Act, and report back to the Development Services Committee on the outcome of the investigation."

Report DS-19-213 dated November 29, 2019 notes that:

"The Camp X Building, which is owned by the Town of Whitby, is considered an important historical structure that supports the preferred land use option for the South Field which is based on a heritage, recreational, and public use theme. On March 21, 2016, pursuant to Item DS-16-45, Oshawa City Council directed staff to work with the Ontario Regiment Museum and Town of Whitby staff on a process to relocate the Camp X Building from its current location on Thickson Road in Whitby to the Airport South Field at no additional cost to the City."

Given that Oshawa City Council has endorsed Report DS-19-213 and the recommendations within, at this time City of Oshawa Development Services staff request confirmation that the Town of Whitby continues to support the relocation of the Camp X building to the Oshawa Executive Airport South Field.

Development Services staff note that on June 29, 2016, City of Oshawa and Town of Whitby staff met to discuss the future of the Camp X building. At that time, the South Field Master Plan was not yet complete, so discussions were considered preliminary. There were discussions on the responsibility of costs for the relocation process and costs for the restoration plan of the exterior.




Development Services staff note that on August 16, 2017, City of Oshawa staff, Town of Whitby staff, a representative from the Camp X society, and a representative from the Ontario Regiment Museum met to discuss the future of the Camp X building. There was discussion that Laurie McCulloch Building Moving had offered to relocate the building at no cost. This offer to provide services at no cost will be investigated further given the time that has lapsed.

At the same August 16, 2017 meeting, the representative from the Ontario Regiment RCAC Museum explained that the Museum could take on the responsibility of the Camp X building once it is moved to the Museum's space at the South Field and has been restored to a minimum standard following which it can be curated.

Now that the South Field Master Plan has been endorsed by Council, and in accordance with Council's direction to staff at their November 29, 2019 meeting, Development Services staff wish to proceed with discussions with the Town of Whitby regarding the relocation of the Camp X building. Please confirm the Town of Whitby's support for the relocation of the Camp X building to the Oshawa Executive Airport South Field, and its willingness to meet with City of Oshawa staff to further discussion associated with costs and logistics related to its relocation.

Development Services staff will also be reaching out to the Ontario Regiment Museum to confirm their willingness to share costs associated with the restoration and relocation of the Camp X building, and their willingness to assume responsibility of the Camp X building as a curated museum space. It is our intent to report back to the Development Services Committee at an upcoming Development Services Committee meeting to provide the outcome of our discussions with the Town of Whitby and the Ontario Regiment Museum and the plan moving forward for the relocation of the Camp X building to the South Field.

If you require further information or clarification, please contact Connor Leherbauer at the address shown or by telephone at (905) 436-3311, extension 2402 or by email to [cleherbauer@oshawa.ca](mailto:cleherbauer@oshawa.ca).



Warren Munro, HBA, RPP, Commissioner  
Development Services Department

CL/k

**Harrison Whilsmith**

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**From:** Ontario Regiment Museum Executive Director <jeremy@ontrmuseum.ca>  
**Sent:** Tuesday, January 17, 2023 10:29 AM  
**To:** Harrison Whilsmith  
**Cc:** Meaghan Harrington; Connor Leherbauer  
**Subject:** Re: Camp X Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Harrison,

Thanks for reaching out. Yes, our position has not changed. Our focus is currently on the Canteen building and it's needs to eventually be made accessible to the public. We do not have any funding for the Camp X building and all Grant applications / donor funding will be going towards the Canteen.

Let me know if you have any further questions,

**Jeremy Neal Blowers**  
*Executive Director*

**THE ONTARIO REGIMENT RCAC MUSEUM**

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1000 Stevenson Rd N

Oshawa ON Canada, L1J 5P5

Oshawa Municipal Airport - South Field

[jeremy@ontrmuseum.ca](mailto:jeremy@ontrmuseum.ca)

Telephone / Téléphone (905) 728-6199 Ext 256

[www.ontrmuseum.ca](http://www.ontrmuseum.ca)

On Mon, Jan 16, 2023 at 12:29 PM Harrison Whilsmith <[HWhilsmith@oshawa.ca](mailto:HWhilsmith@oshawa.ca)> wrote:

Hi Jeremy,

Hope you're doing well.

Further to your below email, I just wanted to reach out to see if anything had changed with respect to the ORM's stance on the Camp X Building? You previously stated that the ORM was willing to maintain and curate the building, but was unable to provide funding. Could you please confirm if this is still the case.

We are preparing a Report to give to Council at the end of the month so we were just hoping to have a recent response from you. Could you please provide an answer **no later than Friday, January 20, 2023**.



Much appreciated,



Harrison Whilsmith, Planner A | City of Oshawa  
905-436-3311 ext. 2945 | 1-800-667-4292

[HWhilsmith@oshawa.ca](mailto:HWhilsmith@oshawa.ca) | [www.oshawa.ca](http://www.oshawa.ca)

"Dedicated to serving our community."



**From:** Ontario Regiment Museum Executive Director <[jeremy@ontrmuseum.ca](mailto:jeremy@ontrmuseum.ca)>

**Sent:** Thursday, August 5, 2021 8:54 AM

**To:** Connor Leherbauer <[CLEherbauer@oshawa.ca](mailto:CLEherbauer@oshawa.ca)>

**Subject:** Re: Camp X Building

Conner,

That is correct. The building is on our radar but is low priority after the Canteen building, the Tank Hanger and our next building expansion.

We are willing to maintain and curate the building as a display; but have not found any donors interested in funding the movement of the building.

Hope this clears it up for you,

**Jeremy Neal Blowers**

*Executive Director*

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Oshawa Municipal Airport - South Field

[jeremy@ontrmuseum.ca](mailto:jeremy@ontrmuseum.ca)

Telephone / Téléphone (905) 728-6199 Ext 256

[www.ontrmuseum.ca](http://www.ontrmuseum.ca)

On Wed, Aug 4, 2021 at 4:54 PM Connor Leherbauer <[CLeherbauer@oshawa.ca](mailto:CLeherbauer@oshawa.ca)> wrote:

Hi Jeremy,

Hope you are doing well.

Staff are looking to report in the Fall concerning some outstanding items from the approved South Field Master Plan report ([DS-19-213](#)), and among those items is a directive to investigate the relocation of the Camp X building, at no cost to the City.

I believe when we last spoke, you had mentioned that while the O.R.M. may be interested in funding the programming of the Camp X Building if relocated, the O.R.M. did not wish to contribute to the funding of the relocation of the building. Could you please confirm that this continues to be the case?

Thank you Jeremy.

Best regards,



Connor Leherbauer, Planner B | City of Oshawa  
905-436-3311 ext. 2402 | 1-800-667-4292

[CLeherbauer@oshawa.ca](mailto:CLeherbauer@oshawa.ca) | [www.oshawa.ca](http://www.oshawa.ca)

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**By-law 79-2021**  
**of The Corporation of the City of Oshawa**

being a by-law to designate a portion of the South Field of the Oshawa Executive Airport as a Heritage Conservation District, the boundaries of which are defined on the attached Schedule "A" forming part of this by-law, and to adopt the Heritage Conservation District Plan for a portion of the South Field of the Oshawa Executive Airport, attached as Schedule "B" forming part of this by-law, pursuant to Part V of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

**Recitals:**


1. Part V 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 defined area, including all buildings and structures thereon, as a Heritage Conservation District.
2. The Corporation of the City of Oshawa is the registered owner of the South Field of the Oshawa Executive Airport, the boundaries of which are defined on the attached Schedule "A" forming part of this by-law (the "District Area"), in the City of Oshawa.
3. On December 14, 2020 City Council endorsed the Heritage Conservation District Study for the South Field of the Oshawa Executive Airport, and authorized staff to prepare a Draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport.
4. On April 15, 2021 the City published a Notice of Public Meeting under the Act to consider the Draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.
5. On May 10, 2021 the public meeting under the Act to consider the Draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport was held. No submissions were received in objection to the draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport.
6. On May 27, 2021 Heritage Oshawa, the City's Municipal Heritage Committee established under Section 28 of the Act, provided comments on the draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport. Comments from Heritage Oshawa were incorporated into the draft Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport as appropriate.
7. On June 21, 2021 City Council endorsed the Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport, attached as Schedule "B" forming part of this by-law, and endorsed the designation of a portion of the South Field of the Oshawa Executive Airport as a Heritage Conservation District, the boundaries of which are defined on the attached Schedule "A" forming part of this by-law, pursuant to Part V of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

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 District Area, including its buildings, structures and landscape features which are described in Schedule "B" to this By-law, is hereby designated pursuant to Part V of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.
2. The Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport, attached hereto as Schedule "B", is hereby adopted as the Heritage Conservation District Plan under Part V, Section 41.1(1) of the Act. Schedule "B" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against all properties within the District Area 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 all properties within the District Area, and to publish notice of the passing of this by-law in the *Oshawa This Week* newspaper.

By-law passed this twenty-first day of June, 2021.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**Schedule "A" to By-law Number 79-2021  
Passed This Twenty-First Day of June, 2021**

**Aerial Map Forming Exhibit "I"**

An aerial map of the District Area comprises Exhibit "I", a copy of which is on file with the City.

**Schedule "B" to By-law Number 79-2021  
Passed This Twenty-First Day of June, 2021**

**Heritage Conservation District Plan Forming Exhibit "J"**

The Heritage Conservation District Plan for the South Field of the Oshawa Executive Airport comprises Exhibit "J", a copy of which is on file with the City.





**By-law 89-2022**  
**of The Corporation of the City of Oshawa**

being a by-law to designate the City-owned property municipally known as the Canteen Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 1, PL 40R-31681; 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:**

WHEREAS 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.

AND WHEREAS The Corporation of the City of Oshawa is the registered owner of the property municipally known as the Canteen Building located at 1000 Stevenson Road North in the City of Oshawa. Per City Council's decision on November 22, 2021, the property, legally described as PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 1, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM (the "Property"), shall be designated under Section 29 of the Act. The Canteen Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Canteen Building is defined by its representation of wartime construction and materials, specifically the cedar shingle siding (replaced in 2021) and the original 6 over 6 pane windows. It demonstrates the quick construction and temporary nature intended for "war-time construction". The Property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Canteen Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort. The Canteen Building is physically and visually linked to its surroundings due its location in relation to the Stores Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Canteen Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

AND WHEREAS on May 5, 2022, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.

AND WHEREAS the City's Notice of Intention to Designate the Property was published on May 5, 2022 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.

AND WHEREAS the last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was June 6, 2022.


AND WHEREAS no Notice of Objection to the proposed designation was served on the City Clerk during the allotted time period.

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, municipally known as the Canteen Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 1, PL 40R-31681; 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* newspaper.

By-law passed this twentieth day of June, 2022.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk



**Schedule “A” to By-Law Number 89-2022  
Passed This Twentieth Day of June, 2022**

**Designation Statement and Description of Property**

**Location and Description of Property:**

The City-owned property municipally known as the Canteen Building at 1000 Stevenson Road North is 0.03 hectares (0.74 ac.) in size and contains the Canteen Building, once part of the No. 20 Elementary Flight Training School during the Second World War. The property is situated within the South Field of the Oshawa Executive Airport, northeast of the terminus of Stevenson Road North and southeast of Chick Hewitt Drive. The property is bounded to the north and west by the landscaped and paved portions of the South Field containing the Airmen's Park soccer field and the No. 10 Building. To the east the property is bounded by a landscaped portion of the South Field, beyond which are residential properties fronting onto Jane Avenue. To the south the property is bounded by a landscaped portion of the South Field, containing the Stores Building and Airmen's Park, beyond which are residential properties fronting onto Ferndale Street.

**Legal Description:**

The Canteen Building at 1000 Stevenson Road North, to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, is legally described as:  
PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 1, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

**Statement of Cultural Heritage Value or Interest:**

The Canteen Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Canteen Building is defined by its representation of wartime construction and materials, specifically the cedar shingle siding (replaced in 2021) and the original 6 over 6 pane windows. It demonstrates the quick construction and temporary nature intended for “war-time construction”.

The property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Canteen Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort.

The Canteen Building is physically and visually linked to its surroundings due its location in relation to the Stores Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Canteen Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

On the basis of the cultural heritage value or interest outlined above, the Canteen Building 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(i), 2(i), 3(i) and 3(ii).

**Heritage Attributes:**

**Design/Physical Value**

The following design/physical heritage attributes of the Canteen Building at 1000 Stevenson Road North are representative of “war-time” construction during World War Two:

- The long, rectangular, single storey wood frame construction with a medium pitched gable roof, with the exterior painted in a dark green colour;
- The cedar shingle cladding (replaced in 2021);
- The modest entryway;
- The asphalt shingled roof;
- The cement block and post foundation with wood floor;
- The window openings, with large six-over-six pane windows on the southwest, southeast and northeast facing façades; and,
- Su Murdoch Historical Consulting wrote in their 2002 heritage research report on the No. 10 Building that “the buildings [including the Canteen and Stores Buildings] were intended

to serve a specific purpose for a life span of not more than twenty years."

### **Contextual Value**

The following are the contextual heritage attributes of the Canteen Building at 1000 Stevenson Road North:

- The Canteen Building is physically and visually linked to its surroundings due its location in relation to the Stores Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Canteen Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.





**By-law 90-2022**  
**of The Corporation of the City of Oshawa**

being a by-law to designate the City-owned property municipally known as the Stores Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; 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:**

WHEREAS 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.

AND WHEREAS The Corporation of the City of Oshawa is the registered owner of the property municipally known as the Stores Building located at 1000 Stevenson Road North in the City of Oshawa. Per City Council's decision on November 22, 2021, the property, legally described as PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM (the "Property"), shall be designated under Section 29 of the Act. The Stores Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Stores Building is defined by its representation of wartime construction and materials, including the original 6 over 6 pane windows and the use of wood clapboard siding. It demonstrates the quick construction and temporary nature intended for "war-time construction". The Property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Stores Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort. The Stores Building is physically and visually linked to its surroundings due to its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

AND WHEREAS on May 5, 2022, the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.

AND WHEREAS the City's Notice of Intention to Designate the Property was published on May 5, 2022 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.

AND WHEREAS the last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was June 6, 2022.


AND WHEREAS no Notice of Objection to the proposed designation was served on the City Clerk during the allotted time period.

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, municipally known as the Stores Building located at 1000 Stevenson Road North, specifically PT PIN 16293-1301; PT LT 4, PL H-50001, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; 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* newspaper.

By-law passed this twentieth day of June, 2022.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



**Schedule "A" to By-Law Number 90-2022  
Passed This Twentieth Day of June, 2022**

**Designation Statement and Description of Property**

**Location and Description of Property:**

The City-owned property municipally known as the Stores Building at 1000 Stevenson Road North is 0.04 hectares (1.00 ac.) in size and contains the former Stores Building, once part of the No. 20 Elementary Flight Training School during the Second World War. The property is situated within the South Field of the Oshawa Executive Airport, northeast of the terminus of Stevenson Road North and southeast of Chick Hewitt Drive. The property is bounded to the north and west by the landscaped and paved portions of the South Field, containing the Canteen Building, the Airmen's Park soccer field and the No. 10 Building. To the east the property is bounded by a landscaped portion of the South Field, beyond which are residential properties fronting onto Jane Avenue. To the south the property is bounded by a landscaped portion of the South Field, containing Airmen's Park, beyond which are residential properties fronting onto Ferndale Street.

**Legal Description:**

The Stores Building at 1000 Stevenson Road North, to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, is legally described as:  
PT PIN 16293-1301; PT LT 4, PL H-50001, PT ROAD ALLOWANCE BTW LT 14 AND 15,  
CON 3, TOWNSHIP OF EAST WHITBY; NOW PART 2, PL 40R-31681; CITY OF OSHAWA;  
REGIONAL MUNICIPALITY OF DURHAM.

**Statement of Cultural Heritage Value or Interest:**

The Stores Building is a long, rectangular, single-storey wood frame construction structure with a medium pitched gable roof, with the exterior painted in a dark green colour. The design/physical value of the Stores Building is defined by its representation of wartime construction and materials, including the original 6 over 6 pane windows and the use of wood clapboard siding. It demonstrates the quick construction and temporary nature intended for "war-time construction".

The property has direct association with the Oshawa Executive Airport, and with the British Commonwealth Air Training Plan known as the No. 20 Elementary Flying School. The Stores Building is important in defining, maintaining and supporting the area in which it stands as it reflects the important role Oshawa played during the war effort.

The Stores Building is physically and visually linked to its surroundings due its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.

On the basis of the cultural heritage value or interest outlined above, the Stores Building 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(i), 2(i), 3(i) and 3(ii).

**Heritage Attributes:**

**Design/Physical Value**

The following design/physical heritage attributes of the Stores Building at 1000 Stevenson Road North are representative of "war-time" construction during World War Two:

- The long, rectangular, single storey wood frame construction with a medium pitched gable roof, with the exterior painted in a dark green colour;
- The wood clapboard cladding (originally cedar shingles);
- The modest entryway;
- The asphalt shingled roof;
- The cement slab foundation;
- The window openings, mostly small one-by-one pane windows, with only two larger six-over-six pane windows on the southeast and southwest facing façades;

- The large door on the west elevation where tanks enter and exit the building (a later addition); and,
- Su Murdoch Historical Consulting wrote in their 2002 heritage research report on the No. 10 Building that "the buildings [including the Canteen and Stores Buildings] were intended to serve a specific purpose for a life span of not more than twenty years."

### **Contextual Value**

The following are the contextual heritage attributes of the Stores Building at 1000 Stevenson Road North:

- The Stores Building is physically and visually linked to its surroundings due its location in relation to the Canteen Building, No. 10 Building (currently used by the No. 420 Wing R.C.A.F. Association) and Airmen's Park, which together with the Stores Building form the South Field Heritage Conservation District designated in June 2021 under Part V of the Ontario Heritage Act.