

Report of Heritage Oshawa

Heritage Oshawa respectfully reports and recommends to the Economic and Development Services Committee.

1. Request for a Heritage Conservation District Study in the Maxwell Heights Community (HTG-23-08)

Recommendation

That Correspondence HTG-23-08, dated December 28, 2023, concerning the request for a Heritage Conservation District Study in the Maxwell Heights Community be received for information.

Dec. 28, 2022

To: Heritage Oshawa

Re: Request for Heritage Conservation District Study

Dear Committee Members:

For some time, the neighbours in the Maxwell Heights community, which includes the properties on Pinecrest Road and Swiss Height Road (Plans 584 ,739, and 795) have discussed a possible Heritage Conservation District for our neighbourhood. As the *More Homes Built Faster Act* is scheduled to come into effect on January 1, 2023, we feel that this is the time to act on these discussions.

Ours was one of the first post–World War II mid-century subdivisions to be created on the outskirts of Oshawa. In fact, it was not originally part of the City at all, but was within East Whitby Township, with an RR (Rural Route) postal designation. The homes on Pinecrest and Swiss Heights Roads were custom, built in the 1950s and 60s by renowned local master builders, including Walter Schleiss (4 June 1926 – 10 October 2011). The Prairie and rare Swiss Chalet styles are represented, as well as the aspirational post-war ideal of large private lots and incorporated garages. Several of these important properties are already represented as Class As and Bs in the Oshawa Heritage Inventory. Our intact neighbourhood is even older than the similar Briarcliffe HCD in Ottawa, the first HCD in Ontario designated for its value as a mid-20th century neighbourhood.

Before the subdivision, most of the area was farmland and woods, part of which was known to the pre-war locals as “Tall Pines.” Before that, the southern limit of the neighbourhood formed the Lake Iroquois shoreline, which overlooks Harmony Creek.

The collection of distinctive, custom-built mid-century homes, nestled into the Tall Pines hilltop, and the evolution of the neighbourhood in the post-war era tells an important story of the development of post-industrial Oshawa and the growth of its car-friendly residential options away from the downtown core. Nearly seventy years later, it remains a peaceful and green enclave, largely unchanged and with a distinctive setting and sense of place.

We believe this story deserves to be recognized and protected. Therefore we are requesting that Heritage Oshawa recommend to the City that a Heritage Conservation Study be commenced as soon as possible.

Regards,

The Maxwell Village Neighbourhood Association

Marc Purcell

<M.F.I.P.P.A Sec. 14(1)>