

Economic and Development Services Committee – April 17, 2023

Application for Demolition of 195 Simcoe Street North under Section 34, Part IV of the Ontario Heritage Act (File: 12-04-0319) (Ward 4)

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

Whereas, the dwelling located at 195 Simcoe Street North, known as the Robert McLaughlin House, is a “listed, non-designated” property on the City’s Register of Properties of Cultural Heritage Value or Interest under Section 27 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 (the “Heritage Act”) but is not currently designated; and,

Whereas, on February 2, 2021, Nantuck Investments Inc. (the “Owner”) submitted to City staff notice of their intention to demolish the Robert McLaughlin House; and,

Whereas, on March 15, 2021, the then Development Services Committee considered Heritage Oshawa’s recommendation to designate the Robert McLaughlin House, and recommended to City Council that the property be designated, and that staff be directed to investigate with the Owner any possible opportunities for the adaptive reuse of the property; and,

Whereas, on March 29, 2021, City Council directed staff to undertake, among other matters, the process to designate the Robert McLaughlin House as a property of cultural heritage value or interest under the Heritage Act; and,

Whereas, on April 1, 2021, staff issued notice of the City’s intention to designate the Robert McLaughlin House, advising that any person may, on or before May 3, 2021, file a Notice of Objection to the proposed designation; and,

Whereas, a Notice of Objection dated April 30, 2021 was received from the Owner with respect to the proposed designation, which was subsequently referred by City staff to the then Conservation Review Board for a hearing and recommendation to City Council concerning the designation; and,

Whereas, the Conservation Review Board has now been amalgamated with other various tribunals as the Ontario Land Tribunal; and,

Whereas, the appeal process remains ongoing, and a hearing date has not been scheduled by the Ontario Land Tribunal; and,

Whereas on March 16, 2023, the Owner submitted an application under Section 34 of the Heritage Act requesting to demolish a portion of the Robert McLaughlin House and construct an addition to the rear of the remaining portion of the dwelling, in order to facilitate the adaptive reuse of the building for two commercial units and six residential apartment units (see Attachment 1); and,

Whereas, under the Heritage Act, Council has until May 15, 2023 to deem the application either complete or incomplete and give notice to the Owner, and if Council fails to issue such a notice, the application is deemed complete; and,

Whereas, under the Heritage Act, after deeming the application complete, Council would have 90 days to deny, approve or approve with conditions the application to demolish; and,

Whereas, under the Heritage Act, Council must consult with Heritage Oshawa within the aforementioned 90 day period, prior to making a decision on the application; and,

Whereas, Economic and Development Services staff consider Attachment 1 to contain sufficient information for Council to make a decision under the Heritage Act; and,

Whereas, Council's decision on the application does not preclude Council's position on the designation of the property, a matter which remains under consideration at the Ontario Land Tribunal;

Therefore, be it resolved:

1. That, pursuant to Item ED-23-63, City Council deem the application submitted by Nantuck Investments Inc. under Section 34 of the Ontario Heritage Act concerning 195 Simcoe Street North, to be a complete application.
2. That, pursuant to Item ED-23-63, Economic and Development Services staff be authorized to provide Notice of Complete Application to Nantuck Investments Inc., owner of 195 Simcoe Street North, by no later than May 5, 2023, in accordance with the requirements of Section 34 of the Ontario Heritage Act.
3. That, pursuant to Item ED-23-63, Economic and Development Services staff be directed to consult with Heritage Oshawa on May 25, 2023 on the application under the Ontario Heritage Act received from Nantuck Investments Inc. with respect to 195 Simcoe Street North, and report back to the Economic and Development Services Committee on June 6, 2023.



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City of Oshawa
City Council
50 Centre Street South
Oshawa, Ontario
L1H 3Z7

RE: Application to Demolish under Section 34 of the Ontario Heritage Act

Good morning,

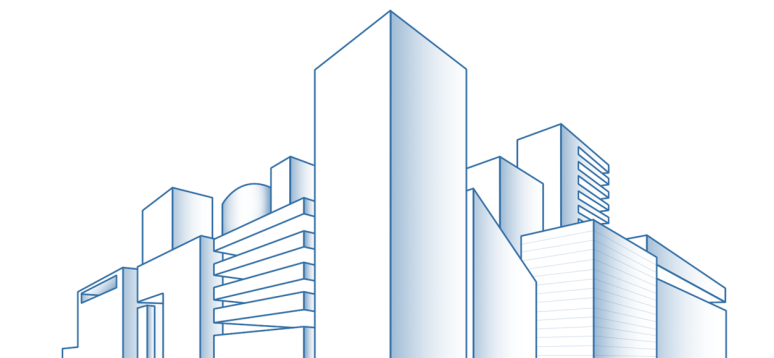
Please find attached the following materials in support of our Application to Demolish as outlined in section 34 of the Ontario Heritage Act, R.S.O 1990, c. O.18, as amended on 2022, c. 21, Sched. 6. for 195 Simcoe Street North, Oshawa, Ontario.

- Report and photos of current historic features describing the impact of the proposed plan.
- Proposed development plan, elevations, and site plan.
- Affidavit of Applicant, Nantuck Investments Inc.

Applicant
Nantuck Investments Inc.
schhangur@hotmail.com
416 417 0379
195 Simcoe St. N., Oshawa, Ontario, L1G 4T1.

Consultant, Architectural
StijlTree Architectural Designers
Contact@StijlTree.com
416 319 9336
1 Select Avenue, Scarborough, Ontario, M1V 5J3.

Consultant, Legal
Friedman Estate Litigation
mvernon@felitigation.com



StijlTree

An Appropriate Rebuilding of 195 Simcoe St. N

A proposal to rebuild and adapt the McLaughlin House after it was destroyed by fire.



Gagan Hajatri
2-17-2023

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

Introduction

This report describes the remediation and proposed rebuilding of 195 Simcoe Street North, Oshawa, Ontario, PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

This report is presented to the City of Oshawa as part of an Application to Demolish under Section 34 of the Ontario Heritage Act. It is provided as a supplement to the proposed plans to be read alongside the conservation plans shown. This application is made to address the significant damage and destruction of the building after a fire. This report comments on the project as far as StijlTree's involvement with the project in the respect of architectural characteristics and rebuilding design.

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Sources Consulted

This report comments on the design proposed for 195 Simcoe St. North as part of a Permit to Demolish under the Ontario Heritage Act.¹ In support of that application, this report considers the existing structure at 195 Simcoe Street North as an existing building of heritage importance. This is derived from the report from the Heritage Committee, the building's elaborate history, and the documentation of existing building conditions created by the design team at StijlTree in April of 2018. The Standards & Guidelines for Conservation of Provincial Heritage Properties is referenced in regard to the goals and methods of conservation.²

These sources are provided in the appendix, where appropriate.

¹ R.S.O. 1990, c. O.18, amended 2022 c. 21, Sched. 6, accessed Jan 23, 2023

² Published by the Ministry of Heritage, Sport, Tourism and Culture Industries

Summary of Building Events

These events are summarized to the best of StijlTree's knowledge of the project and the resulting process of their work. Events outside of StijlTree's scope are not included here. For all history prior to the commencement of the project, please see the detailed historical report in the appendix attached.

Apr 2018 | StijlTree contacted by the owner, Sherland Chhangur to obtain a Change of Use and Interior Renovations permit to legalize the existing building into four apartments after bylaw officer provided a notice of unlawful occupation.

Oct 2018 | StijlTree prepared drawings and application for the Committee of Adjustment in Oshawa for a Minor Variance for existing building conditions.

Nov 2018 | The Committee of Adjustment recommended the application be commented on by Heritage Oshawa.

Jan 2019 | Heritage Oshawa reviewed the application and the application was approved. It was sent back to the Committee of Adjustment for consideration at the next meeting.

Feb 2019 | The Committee of Adjustment approved the Application and the Site Plan Approval Process was initiated.

Apr 2019 | The building was unlawfully entered by an unknown person and was set on fire. The fire appeared to cause significant structural damage.

Oct 2019 | A Structural Engineer arrived on site to assess damage and concluded major structural damage had occurred and recommended demolition of the building after determining that the existing building was no longer structurally viable.

Recommendations for a new build

Methodology

A new construction of a heritage building may be necessary where to not intervene would subject the property to decay and ruin. Under the Standards & Guidelines for Conservation of Provincial Heritage Properties, the proposed changes are prepared upon advice from qualified engineers on the state of the building. Philosophically, a new build should reflect the past; however, it would be irresponsible to try to rebuild it to its original state and disconnect it from its role in Oshawa's history beyond its first use. The building has seen substantial alteration after it was no longer home to the McLaughlin family, where brick veneer has been painted over, loss of the original window sills and headers, and the loss of the large porch. The local area has since densified from the time of the McLaughlins as this location is part of the City of Oshawa's plan for commercial

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

buildings along Simcoe Street. The building needs to respond to this change and exist beyond a relic of historical retelling. Finally, the building needs to be viable for its owners. Maintenance of a building, property costs, mortgages, must all be covered to keep the building in good shape. It was the lack of viability that led to its decline in care over the years before the purchase from the current owner, and we seek to change that.

Goals and Solutions

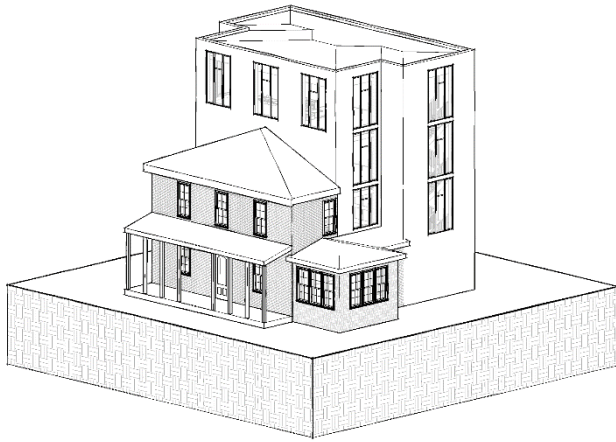


Figure 2: Overview of West and South facades, conceptual.

Our primary goal with this is to preserve the historical character while allowing for a continued use for the building. When considering historical character we focus on two aspects. First, the significance of the building as an ambassador for its architectural style, including elements identified in the heritage report attached. Alongside the physical importance, we want to preserve the local impact of Robert McLaughlin in the City of Oshawa. Our proposal incorporates these elements for a new development that keeps neoclassical stylings and aims to keep the front façade intact or rebuilt, as appropriate, while upgrading the internal framing of the building. The Classic Revival

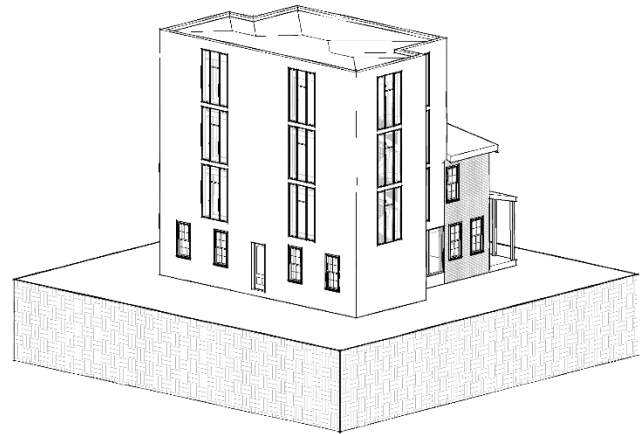


Figure 1: Overview of North and East facades, conceptual.

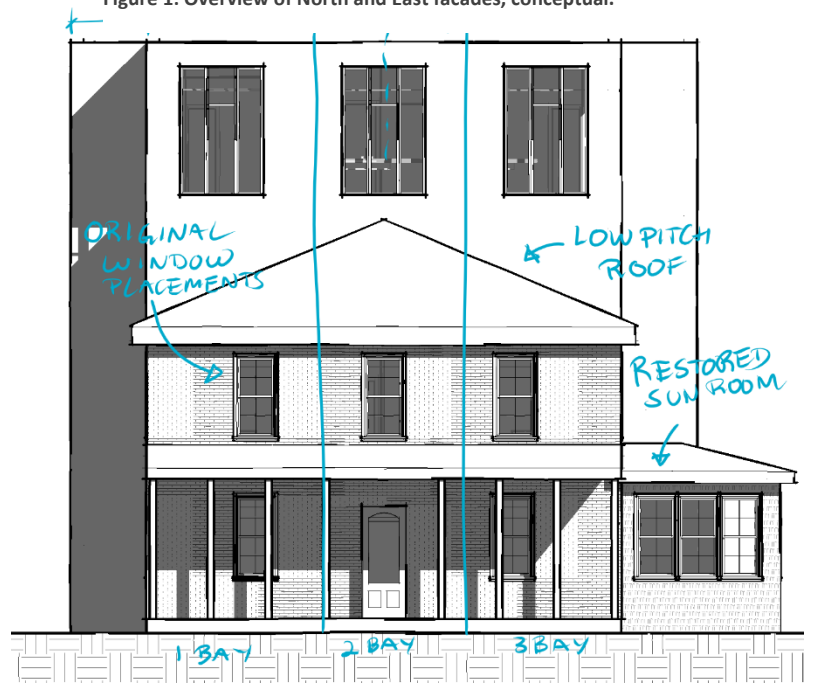


Figure 3: Proposed Western facade (facing Simcoe Street North).

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

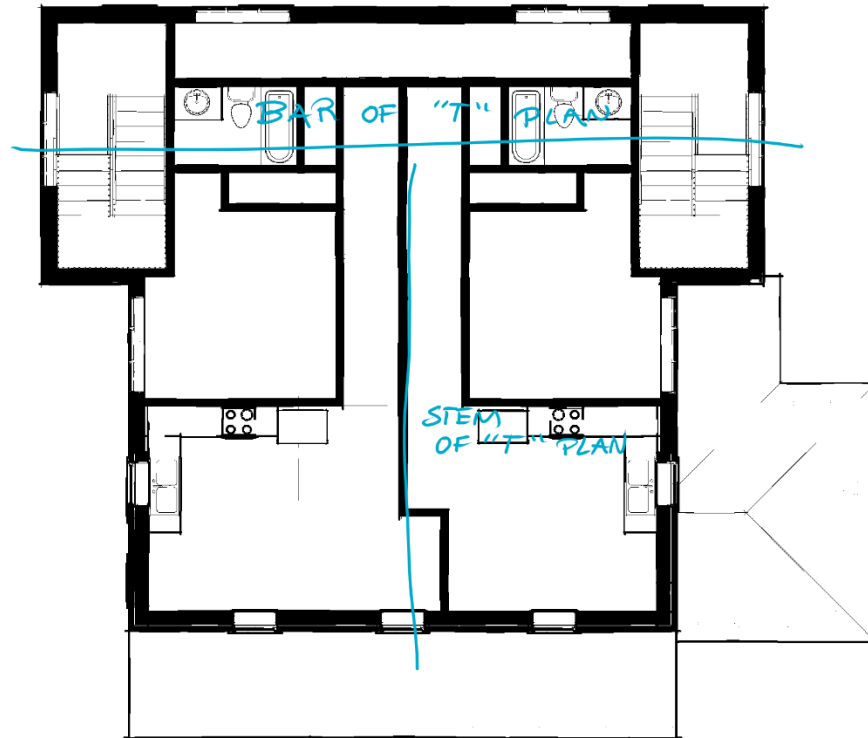


Figure 4: Conceptual Floor Plan showing T shape of the building footprint.

style is preserved in the symmetrical 3 bay plan from the front façade, shown here in Figure 3. The low sloping roof, the use of yellow brick, and older quions are all intended to be restored. Here, the delicacy of this particular example of the style is extended with a restored porch that extends the full width of the building, as it would have in its original construction. With this, we bring the building closer to its original stylistic intent than it was prior to the fire with restorations to soffits, frieze, and dental cornice, as identified in the report. The “T” shaped plan is modified in our rendition to allow for a modern addition to the rear, but overall the structure stays true to that concept, as shown here in Figure 4. The building’s orientation is kept the same, cornering Elgin and Simcoe. In our project, the roofing materials would be restored as much as feasible. The asphalt shingles are integral to the design, but restoring the copper roof of the sunroom is under considerations due to high material costs of copper roof. The main door and transom are kept in tact, with the door being restored using historical photographs. The decorative columns are kept and more are added to restore the symmetry and rhythm of the façade, as shown in Figure 3. The windows on the front are restored with the same size and type of windows as the original construction, but meeting modern thermal efficiency requirements. The brick lintels and cement sills are to be restored; they had been painted over entirely. Where they are damaged, repairs are to be completed to ensure the structural integrity of the windows. The full set of plans provides details for the restoration and concept proposal for this building.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

From the street, these design decisions, along with a commemorative plaque, show the building's colonialist style while still presenting itself as a modern building. To honour the local impact of Robert McLaughlin, we propose to keep the name of the building as The McLaughlin house and then incorporate McLaughlin Motors iconography into the gingerbreading and décor of the house's exterior, since the details of the original intricate woodwork have been lost. This may include some elements representing slipstreams, wheels, and engines. We are looking to highlight McLaughlin Motors more than the link to GM with this intervention. In addition to this, we would like a portion of the plaque to commemorate Robert McLaughlin himself, subject to final review from the Heritage Committee.

We would like to propose the use of the building as a home geared towards those in recovery from addiction or in financial recovery. With nearby resources, this would be a wonderful way to cater to people who would have a hard time obtaining those resources otherwise. The main floor will be commercial suites, with the veranda open for the public seating. The primary access will be through a central doorway that leads into a vestibule, with branching off rooms for accommodations and stairs leading to other levels. In this central space, we would like to reuse the bricks from the original McLaughlin home to create an accent wall, clearing them of the whitewash paint before hand. In each commercial suite, we would also like to provide a small section of brick to tie each unit in to the historical fabric of the building.

With these interventions, we hope to be able to connect the public with Robert McLaughlin and the Classical Revival style. The Georgian plan is still incorporated and heavily referenced in the modern building; as well as keeping the façade proportionate. Other consideration will be made as the design moves forward.

Conclusion

The existing building at 195 Simcoe St. North has been damaged beyond reasonable repair by a fire. Furthermore, prior to the fire, alterations to the building over the years had changed the cultural heritage value from the original intent. A modern structure can be rebuilt here incorporating and restoring original heritage characteristics of the building while better serving its immediate community's needs.

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AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

Appendix 1: Heritage Report



Research Report

McLaughlin House
195 Simcoe Street North
Oshawa, ON

Prepared for Heritage Oshawa
Melissa Cole, Local Heritage Consultant
November 2017

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Introduction

i. Purpose of Report

This report evaluates the cultural heritage significance of 195 Simcoe Street North in the City of Oshawa in accordance with Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The purpose of this undertaking is to more fully determine the heritage value of the property in accordance with the Ontario Heritage Act (the Act)

ii. Legislative Context

Ontario Regulation 9/06 under the Ontario Heritage Act sets out the criteria for determining cultural heritage value or interest, which is required in order to designate a property under the provisions of Part IV of the Act.

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

After analyzing the history of and heritage attributed to the subject property, it is concluded that the subject property merits designation under the Ontario Heritage Act in light of criteria 1 (i) 2 (i) and 3 (i, ii).

Description of Property

i. Location

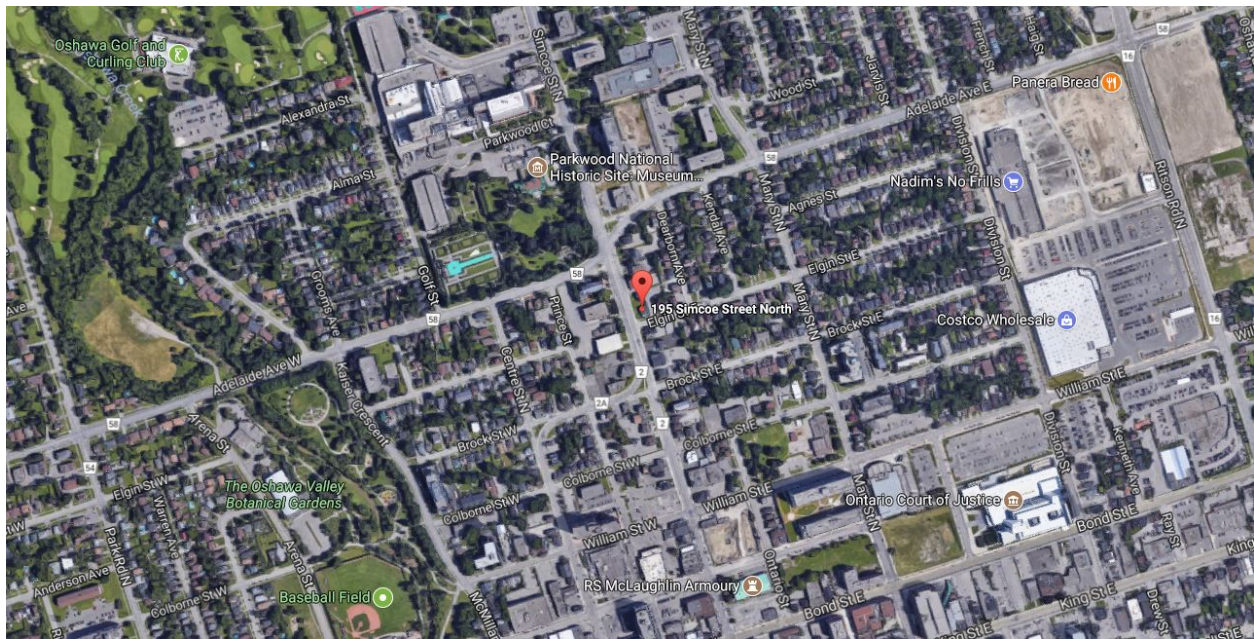
The house at 195 Simcoe Street North is located south of Adelaide Avenue East and north of Elgin Street East.

ii. Legal Description

The property at 195 Simcoe Street North is located on the northwest part of lot 10 in the 2nd concession East Whitby Township, now the City of Oshawa. It is part of the plan known as the Karr Plan on the east side of Simcoe Street North.

iii. Site Description

Built circa 1887, the dwelling at 195 Simcoe Street North sits on a medium size lot. Located in a residential neighbourhood of early 20th century buildings, this home stands on the northeast corner of Simcoe Street North and Elgin Street East in the City of Oshawa. It was 1 of 4 homes in Oshawa that Robert McLaughlin, founder of the McLaughlin Carriage Company, resided in. Currently the building stands vacant.



Location of 195 Simcoe Street North, Google Map August 2017

Historical Context

i. Summary

The house at 195 Simcoe Street North is designed in the Classical Revival Style (Neo-classical). This home is a fine example of early brick construction in Oshawa. Constructed circa 1887, prior to the construction boom in the 1920s when the McLaughlin automobile factory and other industries were profitable. It is known as the “McLaughlin Home”. It was home to Robert McLaughlin and his wife Eleanor and domestic servant Elizabeth Welles from approximately 1901 - 1919. Mr. R. McLaughlin had moved his flourishing carriage works business to Oshawa in 1879. Enniskillen, the town where the business was originally located, lacked the efficient shipping facilities and Oshawa had a railway.

After spending decades as a family home, it was converted into office space in the 1960s. The building currently sits vacant on a medium size lot with little landscaping. The property is located a short distance away from Parkwood Estate National Historic site, which was the home of Robert McLaughlin’s son, Robert Samuel McLaughlin. The lot is part of an area of Simcoe Street North that contains businesses and is adjacent to an established residential area. The home stands in a neighbourhood that forms part of the transition from the downtown commercial centre to the residential area of Oshawa.

ii. Early Lot History

Isabella Shaw received the patent for lot 10, concession 2 on May 16th, 1798. It was sold to Francis Leys in 1819 who in turn sold it to Norris Karr in 1832. It was during the ownership of the land by the Karr (Kerr) family that, beginning in 1834, the earliest subdivision into ¼ and ½ acre lots took place. Early directories indicate that, in 1837, occupants of this lot included both the actual owners and tenants. These individuals included Thomas Chatterson, William Karr (Kerr), James Ross and Sullivan Turner. (Walton 1837)

The 1877 Beers Map of the Village of Oshawa indicates that the southwest section of Concession 2, Lot 10 was subdivided by this time but there was no house on the property.

The home was purchased by Robert McLaughlin and his wife in 1901 and they sold the property in 1919 to a member the James Family. The home remained in the James family until the 1950s.

iii. Owners

Robert McLaughlin (1836-1921)

Robert McLaughlin was founder of the McLaughlin Carriage Company and father of Colonel Robert Samuel McLaughlin (General Motors of Canada). He was married to Mary Smith in 1864 with whom he had two daughters and three sons named Robert Samuel, George and John. He started the carriage business in Enniskillen. In 1877, after his wife, Mary, mother of his five children, passed away, Robert moved the company to Oshawa for the excellent available shipping facilities. His family occupied a home on the corner of Athol and Alberts Street. When in 1899 the carriage company was destroyed by fire, Robert relocated the company to Gananoque but returned to Oshawa within the following year. His second wife Sarah Jane died this same year.

In 1901 he was widowed and living with his 34 year old daughter Mary Jane on Colbourne Street in Oshawa with a domestic servant, Besse McKweon. In 1901 he married Eleanor McCulloch, who became his third wife.

According to the 1911 Oshawa Census, Robert McLaughlin was living with his third wife Eleanor and servant Elizabeth Welles at 195 Simcoe Street North, Oshawa, Ontario. Dorothy McLaughlin Henderson describes this home that her grandfather Robert lived in:

“They resided in a yellow brick house. The house originally had a back kitchen and driving shed. It had an old fashioned garden – English style.”

When Robert McLaughlin died in 1921, from colon cancer, he was residing at 337 Simcoe Street North, located across the road from Parkwood Estate. Today there is a condo there called “Robert McLaughlin Heights”. He resided at 195 Simcoe Street North for approximately 19 years.

In addition to his role in the McLaughlin Carriage Company, he was a member of the town’s first board of health (1884) and its first board of water commissioners (1904), a school trustee and municipal councillor, mayor in 1899, a supporter of the Salvation Army, first president of the local Young Men’s Christian Association, a Freemason and a Templar, and an elder in St Andrew’s Presbyterian Church.

List of Owners/Tenants 1921 – 1990s according to Vernon’s City Directories

Date	Name	Owner /Tenant *
1921	R H James (Mayor of Oshawa 1909)	Owner
1924 – 1952	Lorne C James	Owner
1954	Fredk. R., James D.A. Self	Owner Tenant
1960	Dr. J.P.G Maroois Fredk. R., James	Tenant Owner
1965	Pilot Insurance Co. Dr. H.H. Vollmer Dr. J. Maroois Dr. W. Langmaid	Tenants
1970	Pilot Insurance Co. Dr. H.H. Vollmer Dr. J. Maroois Dr. G.A. Kindree	Tenants
1987	Dr. Larry Hurren Dr. John P. Maroois Dr. John P. Parry Parnor Pharmaceutical Management Ltd.	Tenants
1995	Dr. Larry Hurren, Dentist Dr. John P. Maroois Dr. John P. Parry Parnor Pharmaceutical Management Ltd.	Tenants

Current Owner

The current owner is [REDACTED]. On April 27, 2017 [REDACTED] made a presentation to Heritage Oshawa regarding the property at 195 Simcoe Street North. He was requesting comment of the demolition application for 195 and 201 Simcoe Street North. It currently stands vacant.

Structural Design and Architecture

i. Date of Construction

This home was built circa 1887.

ii. Form and Design

The house is a fine example of early brick construction in Oshawa. Typical of the Classical Revival style, the structure has a symmetrical 3-bay Georgian plan but with more refined, delicate features. The yellow brick has been covered in white paint. Quoins were present, on the corners of the home according to an image of the home from the collection of the Oshawa Archives. They have since been painted over.

This home is Classical Revival in style featuring, full two storey, 3-bay front façade (centre door, flanking windows), a T-shaped plan, hipped roof, quoining on the corners (currently covered in white paint), with three chimneys, one is located on the south side and two are located the east side of the building. The wide soffits are panelled and connected to the frieze by a decorative dental cornice.

A corner property, the house is oriented to the west onto Simcoe Street North. Elgin Street West is located to the south of the property. The builder or architect is not known.

The arrangement of all the features creates a formal, solid and sturdy building that was once a family home but has been converted to office use.

iii. Foundation

The foundation appears to be cement.

iv. Roof

Typical of the Classical Revival style, the hipped roof features a large overhang that is ornamented with dentil blocks along the cornice. The roof cladding is asphalt shingles. The one-storey side “sunroom” features a copper roof. There are two brick chimney stacks rising from the roof at the rear (east side) and another brick chimney rising from the roof on the south façade.

v. Entrances

The main door case features a portico that contains a single leaf (replacement) door with transom. The portico has a set of columns at the front, set on a stepped square plinth with simple square capitals at the top. The home once featured a Regency Style verandah but many don't survive because they were made from wood which is less durable than products such as stone. A south entry is located within the same area of where an original south entry was located. Some renovations have occurred on the south façade where the sunroom is located today. There is a third door opening on the rear (east façade) that may be a renovation.

vi. Window Openings

The fenestration (window placement) is balanced on the prominent (west) facade but irregular on the remaining sides. The windows on the prominent west façade feature three large multi panes over single panel double hung sash windows topped by brick lintels and set on cement lug sills. Multi-paned sashes are seen on other period examples but most of these sashes are believed to be replacements. Some are double hung, others are fixed. Most of the upper sashes still contain 6 panes and the lower sashes would most likely have contained 9 panes based on the longer length of the lower sashes. Today they are single panes.

The south and west façades feature window openings that have been covered over by brick. The brick lintels are still evidenced through the white paint.

Applicability of Ontario Regulation 9/06 of the *Ontario Heritage Act*

In light of the findings of this report, it is concluded that the house located at 195 Simcoe Street North meets the criteria outlined in Regulation 9/06. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of 1. design or physical value, 2. historical/associative value and 3. contextual value.

- 1 (i) This property has design and physical value because the building contains examples of Classical Revival design in the central front entranceway with transom, returned eaves, the front façade containing a 3-bay design (centre door, flanking windows).
- 2 (i) This property has associative value as it was the home of Robert McLaughlin, founder of the McLaughlin Carriage Company and his third wife Eleanor McLaughlin, a family that had tremendous economic impact on the growth of Oshawa.
- 3 (i) This property has contextual value because 195 Simcoe Street North is important in defining, maintaining and supporting the area in which it stands because it is one of the early homes constructed on Simcoe Street North which is reflective of Oshawa's early settlers and the beginnings of development in this part of the city.
- 3 (ii) This property is historically linked to its surroundings because it forms part of the Parkwood Estate story due to its location and previous owner, Robert McLaughlin, founder of the McLaughlin Carriage Company and father of Colonel R.S. McLaughlin.

Resources

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Toronto 1990

Bergey, Milton. *A Great Canadian Industry and Its Founder, 1921*

Durham Land Registry Office, Whitby ON.

East Whitby Township census, 1901, 1911, www.collectionscanada.ca

Genealogy File, Oshawa Archives

Henderson, Dorothy McLaughlin. *Robert McLaughlin - Carriage Builder*. Toronto 1972

Heritage Oshawa Minutes

Vernon's City of Oshawa Directory, 1921 -1995

Walton Directory,

www.ontarioarchitecture.com

Current Photographs of the Property



West Façade facing west onto Simcoe Street North



Location of the home on the northeast corner of Simcoe Street North and Elgin Street



West and North façade



West Façade



South and East Façades



East Façade, Rear of the Building

Historical Photographs/Illustrations



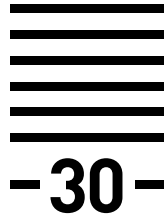
Robert McLaughlin House, Oshawa Archives Collection
West and South Façades

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2/2/23



AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

Appendix 2: Engineer's Report



-30- Forensic Engineering
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Suite 800
Toronto, ON
M5J 1T1

Office 416-368-1700
30fe.com

Mr. Sherland Chhangur
103 Radley Street
Woodbridge, ON
L4L 8K5

January 7, 2020

Dear Mr. Chhangur:

Re: Environmental Assessment after Fire Loss

Location: 195 Simcoe Street North, Oshawa, ON
Your File: Nantuck Investments
Our File: 191361CDM
Incident Date: April 22, 2019

1.0 BACKGROUND

We were contacted by Mr. Sherland Chhangur regarding a fire that occurred on April 22, 2019, at 195 Simcoe Street North in Oshawa, Ontario (the 'subject building'). The fire reportedly caused damage to the roof and floor structures, the exterior wall assemblies, and the interior finishes. We were asked to conduct an environmental assessment for combustion by-products and mould throughout the subject property.

Samples were collected and third-party results were obtained for designated substances throughout the property. A Designated Substances Survey report, and a Scope of Work document addressing the asbestos and lead containing materials and mould-impacted areas for demolition will be issued under separate cover. A Structural Assessment report has also been issued under separate cover

This report is based on our site examination, the reported information, and an independent engineering analysis. This report is a summary¹ overview of the circumstances surrounding this loss and should not be considered a complete technical document. Should you require a more detailed report, one can be prepared.

¹ This report has been kept brief as requested. Should litigation be contemplated, we recommend a full report be commissioned.



2.0 SITE EXAMINATION

Mr. Grant Elligsen, CRSP, P.Eng., and Ms. Claire Miller, B.E.Sc., P.Eng., of 30 Forensic Engineering, attended the site of the incident loss on October 1, 2019, to assess the building materials to identify and delineate potential designated substances, and to conduct a structural assessment of the subject building. The subject building was a multi-unit residential two-storey structure with a basement.

Mr. Elligsen revisited the site on January 2, 2020, to record our observations with respect to visible mould and moisture damage, to make intrusive cuts into interior and perimeter wall cavities to address combustion by-products contamination, and to provide recommendations for restoration and/or demolition of the impacted property.

3.0 METHODOLOGY

The following sections discuss the methodology of our mould and combustion by-products analysis.

3.1 Combustion By-Product Analysis

Carbon particles, soot, and other fire residuals, such as char, are products of incomplete combustion, which occurs when there is insufficient oxygen present to allow a fuel to react without producing by-products. When viewed under a microscope, surface samples containing soot are readily discernible from samples containing dust and other particulate matter due to the differences in particulate colour, morphology, and size. Other fire residuals, such as char or carbon particles from (non-fire) industrial sources, are more difficult to distinguish and require higher resolution microscopy offered by a third-party laboratory.

The analytical definitions from the third-party laboratory, EMSL Analytical Inc., for combustion by-product analyses include:

- Soot or black carbon – a randomly-formed particulate of carbon, commonly with a spherical to pseudo-spherical morphology, that is a by-product of uncontrolled combustion.
- Char or carbonized material – a solid decomposition product of natural or synthetic origin that maintains, at least in part, its original form.
- Ash – residue left after complete carbonization of the material which does not maintain its original form.
- Charcoal – char obtained from wood, peat, coal, or other organic material.
- Carbon black – an industrial manufactured spherical carbon material with sizes below 1 µm produced for varying uses, including paint pigment, copier toner, and automobile tires.



3.2 Visual Intrusive Mould Assessment

We completed our visual intrusive assessment along accessible surfaces within the subject building. We assessed the surfaces by visually identifying signs of water damage and/or suspect mould growth. In areas where we observed evident water damage, or where the presence of mould growth was suspected, we made a destructive test cut in the finishes to assess the condition of the cavities and other building materials present.

3.3 Moisture Content Assessment

We used a GE Protimeter BLD5360 Surveymaster Dual-Function Moisture Meter ('moisture meter') to obtain the moisture content (MC) along accessible surfaces that were suspected to have been impacted by water damage and/or mould growth.

This moisture meter was used to assess the moisture content (%MC) and/or wood moisture, equivalent (%WME) of porous building materials, which reportedly had been impacted by water. In search mode, the moisture meter is held at a 25° angle against the surface in question to detect relative %MC beneath the surface of the material in question. In measure mode, the moisture meter pin electrodes are inserted into the suspect substrate to obtain the %WME of various material(s) between the electrodes. The values obtained are compared against reference value(s) ('the control') of known "dry" building material(s).

The reported values have been summarized in the table below:

Less than 17% WME	"DRY"	Optimal state
17-20% WME	"AT RISK"	Moist conditions that may or may not support mould amplification*
Greater than 20% WME	"WET" or "SATURATED"	High water activity and the likelihood of mould amplification*

*Mould amplification is dependent upon current environmental conditions and the composition of the building materials.

4.0 RESULTS AND DISCUSSION

The following sections discuss our mould assessment observations and our combustion by-product analysis, as well as the combustion by-products lab results from EMSL Analytical Inc..

4.1 Visual Observations

During our site attendances, we visually reviewed the subject property by conducting a room-by-room walkthrough. Photographs from our site examination are included in Appendix A.



Based on our observations:

- The southwest elevation of the building was partially consumed by the fire.
- The roof of the building was partially consumed by the fire, extensively damaged, and open to the outdoors. The construction of the roof had deteriorated further during the time between our first and second site visits, and the hole in the roof had begun to collapse in on itself, nearly doubling in size.
- Snow melt was dripping from the outer roof onto the second level floor.
- The majority of the second level ceiling had collapsed, and asbestos containing vermiculite insulation and debris covered the entire second level floor.
- Debris on the second level was frozen in approximately 3 inches of ice.
- The southwest quarter of the building was structurally damaged, including the second level southwest bedrooms and Apartment 1 located on the south elevation of the main level.
- There was black stained and settled particulate in all rooms of the building. We found black water-suppression streaks on interior and perimeter walls and windows throughout the property.
- We also observed black stained and settled particulate in the ceiling cavities and inside the interior and perimeter wall cavities throughout the property.
- The main level ceiling materials were in various states of collapse and water was dripping to the main level floor.
- Water was trapped in an interior door header and a large water bubble had formed. Water was slowly dripping from the bubble.
- The moisture meter confirmed every perimeter and interior wall finish were wet from full height. The WME readings were greater than 40% from all measured finishes in all locations, indicating substantial mould impacts in the concealed wall cavities and ceiling voids were likely.
- Visually confirmed mould impacts were found throughout the subject building on numerous wall and ceiling finishes. Where exposed, we observed visually confirmed mould impacts in ceiling voids and interior and perimeter wall cavities.
- We inspected the perimeter wall cavities and observed that there was no exterior sheathing present. Brick was secured to the exterior structure of the home.
- There was a water stain at approximately 12 inches above the main level floor, indicating that at one point there would have been approximately 12 inches of standing water on the main level. Electrical sockets within this 12-inch range were plugged with debris from the water damage throughout the main level.
- The floor in the basement was an exposed dirt floor and was wetted to the point of mud.
- There was excessive wood rot and mould growth on the basement floor joists and framing members.
- There was a strong fire and smoke odour throughout the interior of the subject property.



4.2 Third-Party Combustion By-Product Results

We submitted six samples to EMSL Analytical Inc. A summary of the submitted samples and analytical results are presented in Appendix B.

EMSL Analytical Inc. analyzed the samples via Polarized Light Microscopy (PLM), Stereomicroscopy, epi-Reflected Light Microscopy (RLM), and by using standard ASTM D6602 to determine the presence of any combustion by-products from the fire. Results of these analyses are presented in Appendix C.

The results indicated that all samples had char and/or soot concentrations above the reportable detection limit of 1%. This included:

- Exterior wall cavities were found to have char concentrations between 30 and 70%;
- Interior wall cavities were found to have char concentrations up to 15% and soot concentrations up to 40%; and
- Surface samples taken from discoloured surfaces were found to have char and soot concentrations up to 80%.

There was no area to collect a control sample as all areas throughout the subject building were observed to have been impacted.

5.0 CONCLUSIONS

Our conclusions, based on the observations and the third party findings detailed above, are as follows:

- We observed extensive mould impacts throughout the subject building on finishes and within wall cavities and ceiling voids.
- We observed excessive wood rot on basement floor joists and framing members.
- Elevated moisture levels were obtained from all walls throughout the property.
- In several locations, water was dripping from the roof to the second level floor and from the main level ceiling to the main level floor.
- We observed signs of water suppression efforts in the form of dried water stains with smoke streaked drips on walls and windows throughout the property.
- We observed significant smoke discolouration on all surfaces and finishes throughout the property.
- Combustion by-product impacts were confirmed throughout the property on exposed surfaces and finishes and within interior and perimeter walls.
- Combustion by-products had impacted the interior side of the exterior brick at the perimeter walls.
- Strong fire and smoke odours were present throughout the property.



- Asbestos containing vermiculite insulation had collapsed from the attic and water had distributed this insulation debris throughout the property.
- Various asbestos and lead containing finishes were confirmed throughout the subject building.

6.0 RECOMMENDATIONS

The following sections outline our previous recommendations issued in our Structural Assessment report:

- *“The roof structure and the damaged portion of the second level floor structure will need to be demolished and reconstructed. Further, the fire-damaged brick on the front elevation of the house will likely need to be replaced with bricks closely matching the originals.”*
- *“In addition to the above, the original construction of the subject house will require work unrelated to the fire incident. The stone foundation walls and main level framing will likely need to be repaired or replaced to ensure that these aspects of the house are structurally sound and meet the requirements of the Ontario Building Code (OBC).”*
- *“Further, since it is likely that all of the interior finishes will need to be removed and replaced as part of the remediation, the vertical and horizontal fire separations between the residential units must be upgraded to meet the requirements of the current 2012 OBC.”*

As a result of these previous recommendations, combined with the observations from our environmental and designated substances site assessments, and the third-party lab results, we recommend two possible options for your consideration:

6.1 Option 1: Demolition (Recommended)

- Demolish the entire structure, including the foundation.
- Prior to any work being performed:
 - 1) A Designated Substance Survey report will be required for the protection of workers and disposal of hazardous materials.
 - 2) A Scope of Work document will be required to provide direction for the demolition in accordance with the Ontario Occupational Health & Safety Act (OHSA) and Ontario Regulation 213/91 – *Construction Projects* (O. Reg. 213/91).

6.2 Option 2: Restoration

- Demolish the roof and the southwest portion of the second and main levels of the property, while ensuring the remainder of the property is structurally supported per the direction of our structural engineers.



- Demolition will have to be completed by hand to protect the structural integrity of building.
- Since we have observed excessive water damage, and combustion by-products have been confirmed throughout the property, remove all smoke- and mould-impacted building materials, including subfloors, following Level III remediation procedures, as outlined in the Canadian Construction Association Standard construction document CCA 82 2004 *"Mould Guidelines for the Canadian Construction Industry."*
- Given the presence of asbestos-containing materials, asbestos-contaminated materials, and lead-containing materials confirmed on various building materials throughout the property, remove all damaged and contaminated building materials following Type 3 abatement procedures as per Ontario Regulation 278/05 and Type 2a lead abatement procedures as per the Ontario Ministry of Labour, *"Load on Construction Projects."*
- Once the abatement and remediation procedures have been completed, successful clearance air sampling as per Ontario Regulation 278/05 and successful post-remediation air sampling for airborne mould elements as per the Canadian Construction Association Standard, CCA 82 2004 document, *"Mould Guidelines for the Canadian Construction Industry"* would be required before the enclosures can be dismantled.
- Once all brick and structural wood have been exposed, the remaining structural components and interior surface of the brick will have to be media-blasted, treated with an anti-microbial agent, and smoke-sealed.
- After the smoke sealing has been completed, restoration can begin according to the permit and design provided by our structural engineers, meeting the requirements of the current 2012 OBC.

Given these considerations, it is our opinion that Option 1 will require less time and resources, making the project more efficient and significantly more cost-effective.

We recommend demolition for this property.

Option 2 comes with several challenges, including meeting the requirements of the current 2012 OBC and multiple additional engineering assessments.

- Once exposed, an engineering assessment of the main level framing will be required to ensure that these aspects of the building are structurally sound.
- The excessive rot on the basement structural components will require the majority of the basement structural components to be replaced, which will also require engineered shoring.
- An engineering assessment of the stone foundation walls will be required to ensure they are structurally sound.
- Since the basement is comprised of an exposed dirt floor, it will be difficult to obtain acceptable post-remediation air samples for airborne mould elements given the Level III mould remediation procedures.



This completes our assessment to date. If you have any questions, please do not hesitate to contact us.

Sincerely,

Grant Elligsen, CRSP, P.Eng.
January 7, 2020

Christopher Ciasnocha, B.A.Sc. (for general review only)
January 7, 2020

The above signature has been electronically applied by Stephanie Jorgensen with the express written permission of Grant Elligsen.

- Enclosures:**
- APPENDIX A: Site Examination Photo Log**
 - APPENDIX B: Summary of Wipe and Bulk Sample Analysis Results**
 - APPENDIX C: ESML Analytical Inc. Test Results & Certificate of Analysis**



APPENDIX A: SITE EXAMINATION PHOTO LOG

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 1: View of front exterior of subject house and roof consumed by fire

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 2: View of deteriorated roof and collapsed second level ceiling

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 3: View of dripping snow melt and debris frozen in ice on second level

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 4: View of collapsing main level ceiling and water and mould damage in ceiling void

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Ellisen



Figure 5: View of water bubble trapped in door header

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 6: View of moisture meter confirming elevated moisture readings from wall finishes

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 7: View of visually confirmed mould impacts on main level ceiling

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 8: View of water staining line throughout main level and smoke impacted wall finishes in northeast bedroom (Sample S-4)

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 9: View of electrical socket plugged with debris

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 10: View of wood rot and mould impacts on basement structural members

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 11: View of structurally damaged main level southwest bedroom wall (Sample S-1)

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 12: View of smoke impacted perimeter wall cavity in main level northeast bedroom (Sample B-2)

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 13: View of smoke impacted vanity in main level east washroom (Sample S-3)

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 14: View of smoke impacted perimeter wall cavity in northeast bedroom (Sample S-5) on second level

SITE EXAMINATION PHOTO LOG

Project Name: Environmental Assessment after a Fire Loss, 195 Simcoe Street North, Oshawa, Ontario

Our File: 190818GTE

Date of Visit: January 2, 2020

Visit No.: 2

Reason for Visit: Smoke and Mould Impacts Assessment

Taken by: Grant Elligsen



Figure 15: View of smoke impacted interior wall cavity in southeast bedroom (Sample B-6) on second level



APPENDIX B: SUMMARY OF WIPE AND BULK SAMPLE ANALYSIS RESULTS

**Summary of Wipe & Bulk Sample Analysis Results for the Presence of Combustion
By-Products by Polarized Light Microscopy (PLM), Stereomicroscopy, and epi-
Reflected Light Microscopy (RLM)
Samples Collected January 2, 2020**

Sample Number	Sample Location/Description	Analysis Results (Concentration and Analyte) *Only those analytes with detected concentrations are presented
S-1	Main level, Southwest perimeter bedroom wall, point of loss	10% - 15%, Char
B-2	Main level, Northeast bedroom, North perimeter wall cavity	60% - 70%, Char
S-3	Main level, East washroom, vanity	70% - 80%, Char 1% - 2%, Soot
S-4	Main level, Northeast bedroom, East interior wall	10% - 15%, Char 30% - 40%, Soot
S-5	Second level, Northeast bedroom, East perimeter wall cavity	30% - 40%, Char
B-6	Second level, Southeast bedroom, North interior wall cavity	40% - 50%, Char 5% - 10%, Soot



APPENDIX C: ESML ANALYTICAL INC. TEST RESULTS & CERTIFICATE OF ANALYSIS



EMSL Analytical, Inc.
 200 Route 130 North Cinnaminson, NJ 08077
 Phone: Toll Free: 800-220-3675 | Fax: 856-786-5971
www.emsl.com info@emsl.com

EMSL Order: 552000004
 Customer ID: GKFE78
 Customer PO: -

Attn: *Grant Elligsen*
 30 Forensic Engineering
 40 University Avenue
 Suite 800
 Toronto, ON M5J 1T1
 Project: 190818GTE

Phone: 416-368-1700
 Fax: -
 Collected: 1/2/2020
 Received: 1/3/2020
 Analyzed: 1/6/2020

- Laboratory Report - Combustion By-Products -Screening-

EMSL Sample ID	Sample ID	Description	Analyte	Qualifier	Comments (Sample Specific)
552000004-0001	S1	Lv 1, SW bedroom POL	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Not Present*	The amount of char in this sample is 10-15%.
552000004-0002	B2	Lv 1, NE perimeter wall cavity	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Not Present*	The amount of char in this sample is 60-70%.
552000004-0003	S3	Lv 1, E washroom vanity	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Present*	The amount of char in this sample is 70-80%. The amount of presumptive soot in this sample is 1-2%.
552000004-0004	S4	Lv 1, NE bedroom interior wall	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Present*	The amount of char in this sample is 10-15%. The amount of presumptive soot in this sample is 30-40%.
552000004-0005	S5	Lv 2, NE bedroom perimeter wall cavity	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Not Present*	The amount of char in this sample is 30-40%.

* Black Carbon/Soot analysis is limited to presumptive analysis only. In order to resolve the submicron size and the aciniform morphology of the particles confirmatory analysis by Transmission Electron Microscopy (TEM) is needed.

Methods and instrumentation: Polarized Light Microscopy (PLM), Stereomicroscopy, epi-Reflected Light Microscopy (RLM).





EMSL Analytical, Inc.
 200 Route 130 North Cinnaminson, NJ 08077
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Attn: *Grant Elligsen*
 30 Forensic Engineering
 40 University Avenue
 Suite 800
 Toronto, ON M5J 1T1
 Project: 190818GTE

Phone: 416-368-1700
 Fax: -
 Collected: 1/2/2020
 Received: 1/3/2020
 Analyzed: 1/6/2020

- Laboratory Report - Combustion By-Products -Screening-

EMSL Sample ID	Sample ID	Description	Analyte	Qualifier	Comments (Sample Specific)
552000004-0006	B6	Lv 2, SE bedroom interior wall cavity	Carbonized Material (Char) Carbonized Material (Ash) Black Carbon (Soot)*	Present Not Present Present*	The amount of char in this sample is 40-50%. The amount of presumptive soot in this sample is 5-10%.

* Black Carbon/Soot analysis is limited to presumptive analysis only. In order to resolve the submicron size and the aciniform morphology of the particles confirmatory analysis by Transmission Electron Microscopy (TEM) is needed.

Methods and instrumentation: Polarized Light Microscopy (PLM), Stereomicroscopy, epi-Reflected Light Microscopy (RLM).

Christen Helou
 Materials Analyst

Eugenia Mirica, Ph.D.
 Laboratory Manager

Sample received in acceptable condition unless otherwise noted. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc.. EMSL Analytical, Inc. bears no responsibility for sample collection activities. **Sample Retention:** Samples analyzed by EMSL Analytical, Inc. will be retained for 60 days after analysis date. Storage beyond this period is available for a fee with written request prior to the initial 30 day period. Samples containing hazardous/toxic substances which require special handling may be returned to the client immediately. EMSL Analytical, Inc. reserves the right to charge a sample disposal fee or return samples to the client. **Change Orders and Cancellation:** All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL Analytical, Inc.. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL Analytical, Inc. will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL Analytical, Inc. is not responsible for holding times that are exceeded due to such changes. **Warranty:** EMSL Analytical, Inc. warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL Analytical, Inc. disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability. **Limits of Liability:** In no event shall EMSL Analytical, Inc. be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL Analytical, Inc. and whether EMSL Analytical, Inc. has been informed of the possibility of such damages, arising out of or in connection with EMSL Analytical, Inc.'s services there under or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL Analytical, Inc. will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL Analytical, Inc., the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall EMSL Analytical, Inc. be liable to a client or any third party, whether based upon theories of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL Analytical, Inc. by client there under.

GAGAN HAJATRI
GAGAN@STIJLTREE.COM
(416) 319-9336
2/2/23



AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

Appendix 3: Notice of Designation

April 1, 2021

File: B-8600-0319

REVISED ON CONSENT ON NOVEMBER 30, 2021

Nantuck Investments Inc
103 Radley Street
Woodbridge, Ontario
L4L 8K4

**Re: Notice of Intention to Designate
Robert McLaughlin House**

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:

A portion of 195-201 Simcoe Street North, 12-16 Elgin Street East, described as: PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

1. Location and Description of Property

The property municipally known as 195-201 Simcoe Street North, 12-16 Elgin Street East is a 0.2 hectare (0.5 ac.) parcel legally described as Part of Lots 3 and 4 of Plan H50003 containing the house commonly known as the "Robert McLaughlin House" at 195 Simcoe Street North. The property also contains three other houses which go by the addresses 201 Simcoe Street North, and 12 and 16 Elgin Street East.

The lands to be designated do not include Lot 4 of Plan H50003, which contains the house addressed as 201 Simcoe Street North. The houses municipally addressed as 12 and 16 Elgin Street East are also located on Lot 3 of Plan H50003 and form part of the lands to be designated, but do not possess cultural heritage value or contain heritage attributes.

The Robert McLaughlin House is situated on the west half of Lot 3, Plan H50003, located at the northeast corner of Simcoe Street North and Elgin Street East. The Robert McLaughlin House is two storeys in height, of brick construction, and currently is vacant. It was converted from residential to office uses in the 1960s.

2. Legal Description

The portion of the property at 195-201 Simcoe Street North, 12-16 Elgin Street East to be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 is legally described as:

PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY;
CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

3. Statement of Cultural Heritage Value or Interest

The Robert McLaughlin House is the former home of Robert McLaughlin, founder of the McLaughlin Carriage Company, and his third wife Eleanor McLaughlin. The McLaughlin family had a significant economic and cultural impact on Oshawa. The Robert McLaughlin House was one of four homes in Oshawa that Robert McLaughlin resided in, and is the only residence of his in Oshawa still in existence. Built in 1887, the Robert McLaughlin House is representative of the Classical Revival design, and is an early example of this style in Oshawa.

The Robert McLaughlin House, situated at a prominent corner location, has contextual value as it importantly defines, maintains and supports the area in which it stands as one of the early homes constructed on Simcoe Street North. It is reflective of Oshawa's early development in this part of the City and is historically linked to its surroundings.

The Robert McLaughlin House forms a key part of the story of nearby National Historic Site Parkwood Estate due to its proximity to the Parkwood Estate, which was commissioned by Colonel Robert Samuel (R.S.) McLaughlin, the son of Robert McLaughlin. R.S. McLaughlin served as President of General Motors of Canada from 1918 to 1945, and was one of Canada's leading twentieth century industrialists and philanthropists.

In addition to its connection to Parkwood Estate, the Robert McLaughlin House is also linked to the McLaughlin Carriage Company through its proximity to downtown Oshawa where the McLaughlin Carriage Company offices were located at 50-54 Simcoe Street North from 1878 to 1890. The building at 50-54 Simcoe Street North was commissioned by Robert McLaughlin in 1878, and continues to serve as an office building today.

On the basis of the cultural heritage value or interest outlined above, the Robert McLaughlin House 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).

4. Heritage Attributes

Design/Physical Value

The following design/physical heritage attributes of the Robert McLaughlin House are representative of Classical Revival design, and make it an early example of this style in Oshawa:

- The arrangement of the front (west) façade in a 3-bay design or "Georgian plan", but with more refined and delicate features, represented by:

- The central positioning of the front entranceway;
- The five (5) adjacent windows in a symmetrical 3 by 2 arrangement, with three (3) second storey windows positioned above, and one (1) window flanking each side of the entranceway;
- The scale of the house, being two (2) storeys in height and possessing a “T” shaped floor plan;
- The original brick cladding on the entirety of the house, including the “sun room”, all of which has been painted white (the brick was originally yellow and featured quoins on the street-facing corners of the house, typical of Classical Revival styling);
- The existing window openings on the entirety of the house, save and except for the sun room, all exist in their original locations (symmetrically arranged on the west façade but irregular on all others), and are topped by brick lintels and are set on cement lugsills. The north façade features a bricked-in window opening which can be identified by the remnant brick lintel and concrete lugsill;
- The original “sun room” with copper roof to the south of the main house, containing generally the original arrangement of large windows, as well as a second entrance generally in its original location;
- The hipped main roof, featuring a large overhang around the entirety of the house, ornamented along the entirety of the west, south and north facades with dentil blocks along the cornice, as well as three chimneys, two centered above the east façade and one centered above the copper roof on the south façade;
- The returned eaves along the entirety of the main roof, copper roof, as well as on the front portico; and,
- The front (west) central entranceway, typical of a “Georgian plan”, featuring a portico with two columns set on a square plinth topped with simple square capitals.

Contextual Value

The contextual heritage attributes of the Robert McLaughlin House that contribute to the story of the Parkwood Estate, the McLaughlin Carriage Company and the McLaughlin family, and which are reflective of Oshawa’s early development in this part of the City, are as follows:

- The location of the house one (1) City block south of Parkwood Estate at 270 Simcoe Street North and four (4) City blocks north of the former McLaughlin Carriage Company offices at 50-54 Simcoe Street North, all of which are situated facing onto Simcoe Street North, reinforcing its role as one of Oshawa’s most historically important corridors; and,

- The age of the house, being built in 1887 and representing one of the early homes built in the late 1800s and early 1900s on Simcoe Street North that still exist between the downtown (King Street) and Adelaide Avenue, including 118 Simcoe Street North (c. 1900), 185 Simcoe Street North (c. 1910) and 201 Simcoe Street North (c. 1890).

While the full particulars of the Reasons for Designation for the Robert McLaughlin House are normally 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, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email the City Contact identified below as our business operations are subject to change as the Province of Ontario reopens.

Any person may, on or before the 3rd day of May, 2021, 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 refer the matter to the Conservation Review Board for a hearing and a report.

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402.



Connor Leherbauer, Planner B
Development Services Department

CL/k

- c. Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

GAGAN HAJATRI
GAGAN@STIJLTREE.COM
(416) 319-9336
2/17/23



AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

Appendix 4: Photographs

All photos taken Feb 1, 2023.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 5 - Rear of building, showing damaged brick, replaced or removed original windows.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 6 - Rear and South Side of building, showing deterioration of brick, replaced and removed windows, and a portion of the fire damaged section of the building. The enclosed sunroom and door was a later modification.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 7 - Fire damage shown around the sunroom

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 8 - Deteriorating chimney with potential for restoration

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 9 - Front of the building showing extreme fire damage and paint burning off the front.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 10 - Front of the building showing window treatments, fire damage, and structurally failing porch.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 11 - North West corner of building showing removed or replaced windows.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 12 - Interior, showing damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 13 - Staircase showing significant damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 14 - Showing significant damage

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 15 - Showing significant damage

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 16 - Showing significant damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 17 - Showing significant damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 18 - Showing Significant Damage

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 19 - Showing significant damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 20 - Showing significant damage.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 21 - Showing significant damage and staircase damaged by fire.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 22 - Showing significant damage where fire spread through wall.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 23 - Showing significant damage where fire caused structural failing of roof.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 24 - Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 25- Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 26- Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 27 - Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 28 - Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 29- Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 30 - Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



Figure 31 - Showing extent of fire damage, interior black from fire and burn.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N

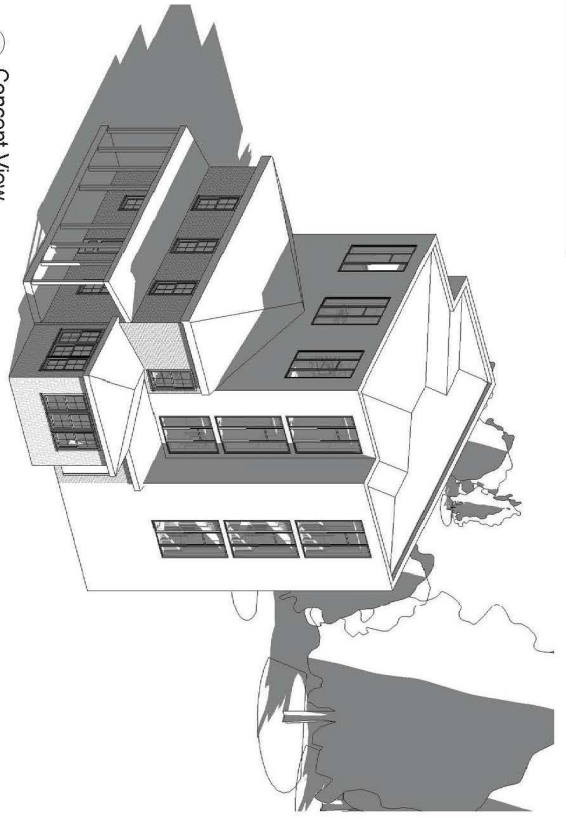


Figure 32 - Basement water system, showing damage and vandalism from arsonist.

AN APPROPRIATE REBUILDING OF 195 SIMCOE ST. N



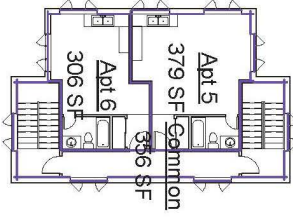
Figure 33 - Existing building foundation, with original wood beams, damaged from fire.



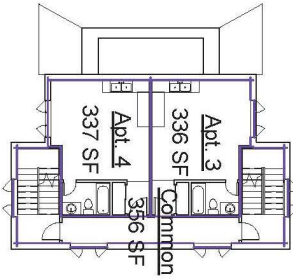
1 Concept View

- PROPOSED USE:
- 2 COMMERCIAL UNITS FIRST STOREY
 - 2 RESIDENTIAL UNITS SECOND STOREY
 - 2 RESIDENTIAL UNITS THIRD STOREY
 - 2 RESIDENTIAL UNITS FOURTH STOREY

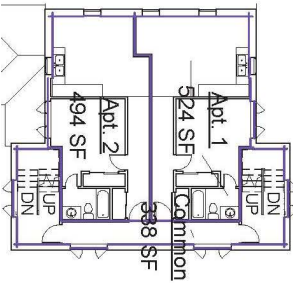
FUTURE ASSEMBLY HALL IN BASEMENT (NOT WITHIN THE SCOPE OF THIS PERM)



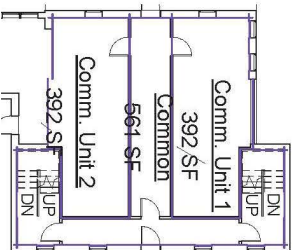
5 Fourth Floor
1" = 20'-0"



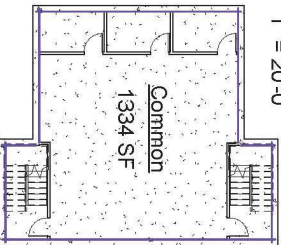
4 Third Floor
1" = 20'-0"



3 Second Floor
1" = 20'-0"

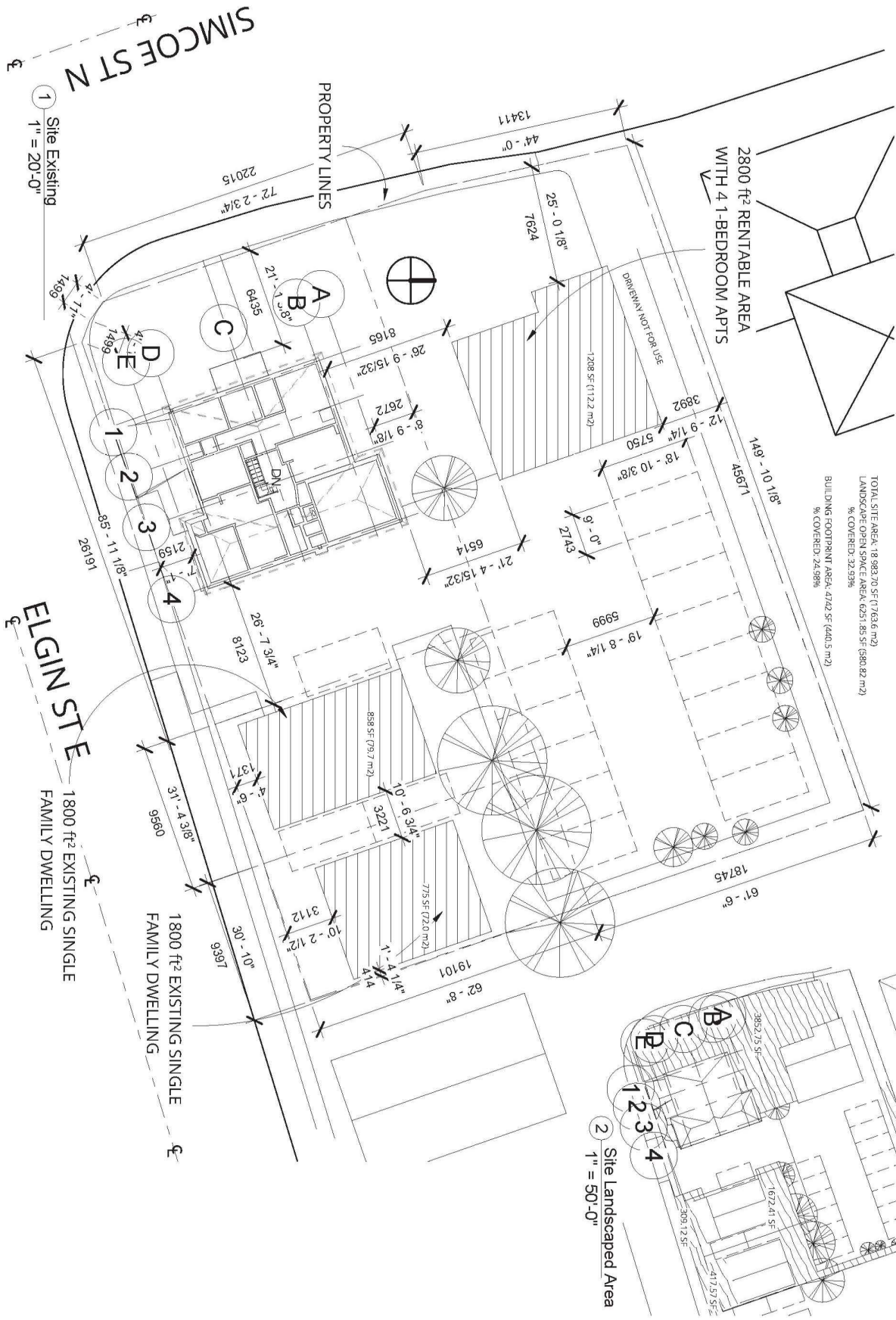


2 Main Floor
1" = 20'-0"



6 Basement
1" = 20'-0"

Sheet List		
Sheet Number	Sheet Name	C/R
A000	Cover	1
A001	Proposed Change on Site	1
A002	Existing Site Plan	1
A003	Site Reference Map	1
A101	First Floor	1
A102	Second Floor	1
A103	Third Floor	1
A104	Fourth Floor	1
A105	Basement	1
A106	Ceiling Plans	1
A201	Elevations	1
A301	Sections	1
A302	Sections	1
A401	Assemblies	1
A501	Schedules	1



Existing Site Plan	
Project	XXXX
Issue Date	November 25, 2022
Drawn By	Gagan Hajatri
Checked By	Chris
Revision	A002
Author	11.21

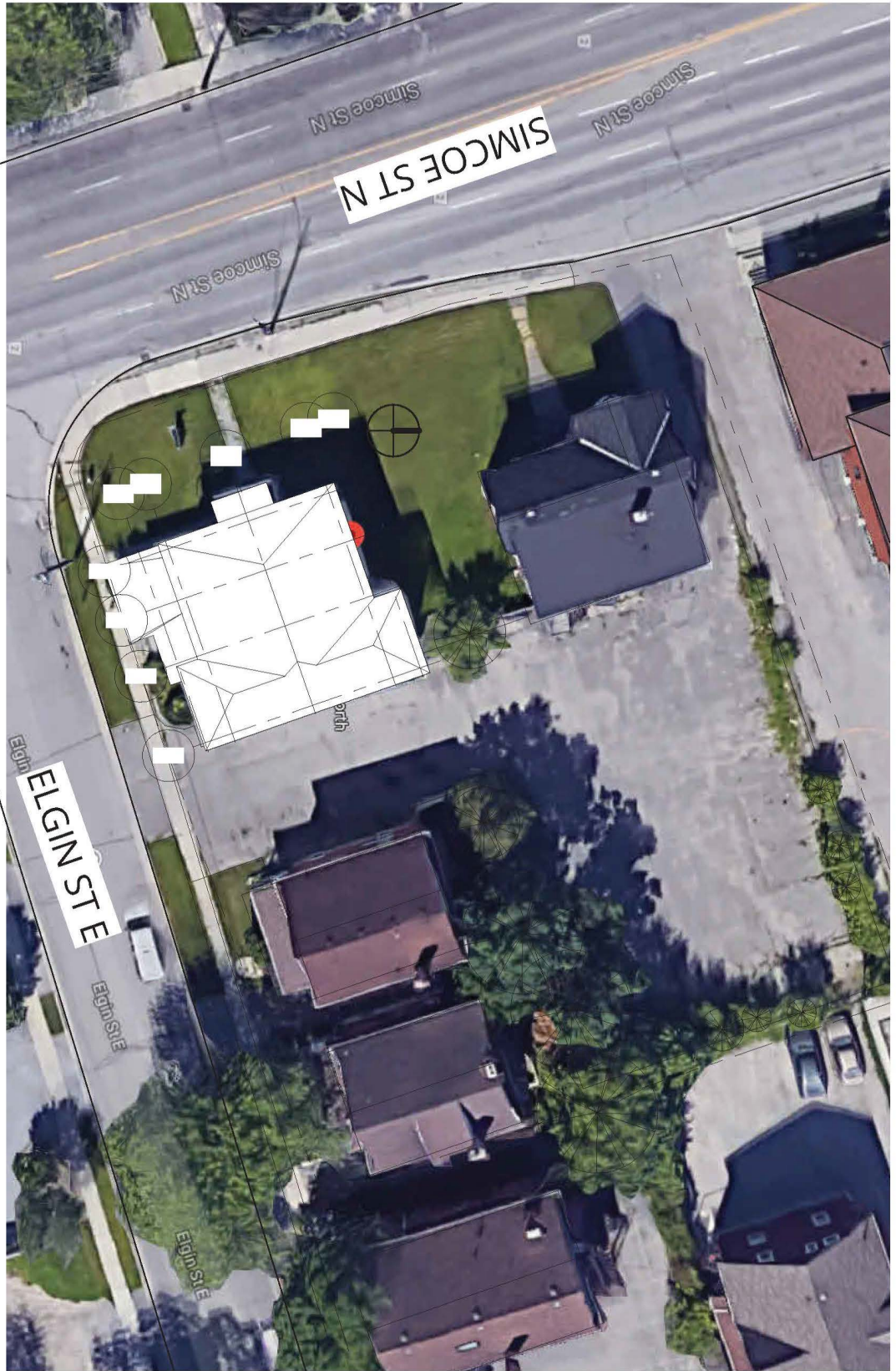
No.	Description	Date
1	Issued for City Review	Jan 30

StillTree
 106636

Gagan Hajatri
 106160

Nantuck Dev.
 Heritage Restoration
 195 Simcoe St. N.
 Oshawa, ON
 Canada

STILTREE
 796 Sandfield Rd.
 Unit 2, Scarborough, ON



1 Site Existing - Reference
1" = 20'-0"

Nantuck Dev.

Heritage Restoration

195 Simcoe St. N.
Oshawa, ON
Canada

STILTREE
785 Midland Rd.
Unit 2, Scarborough, ON



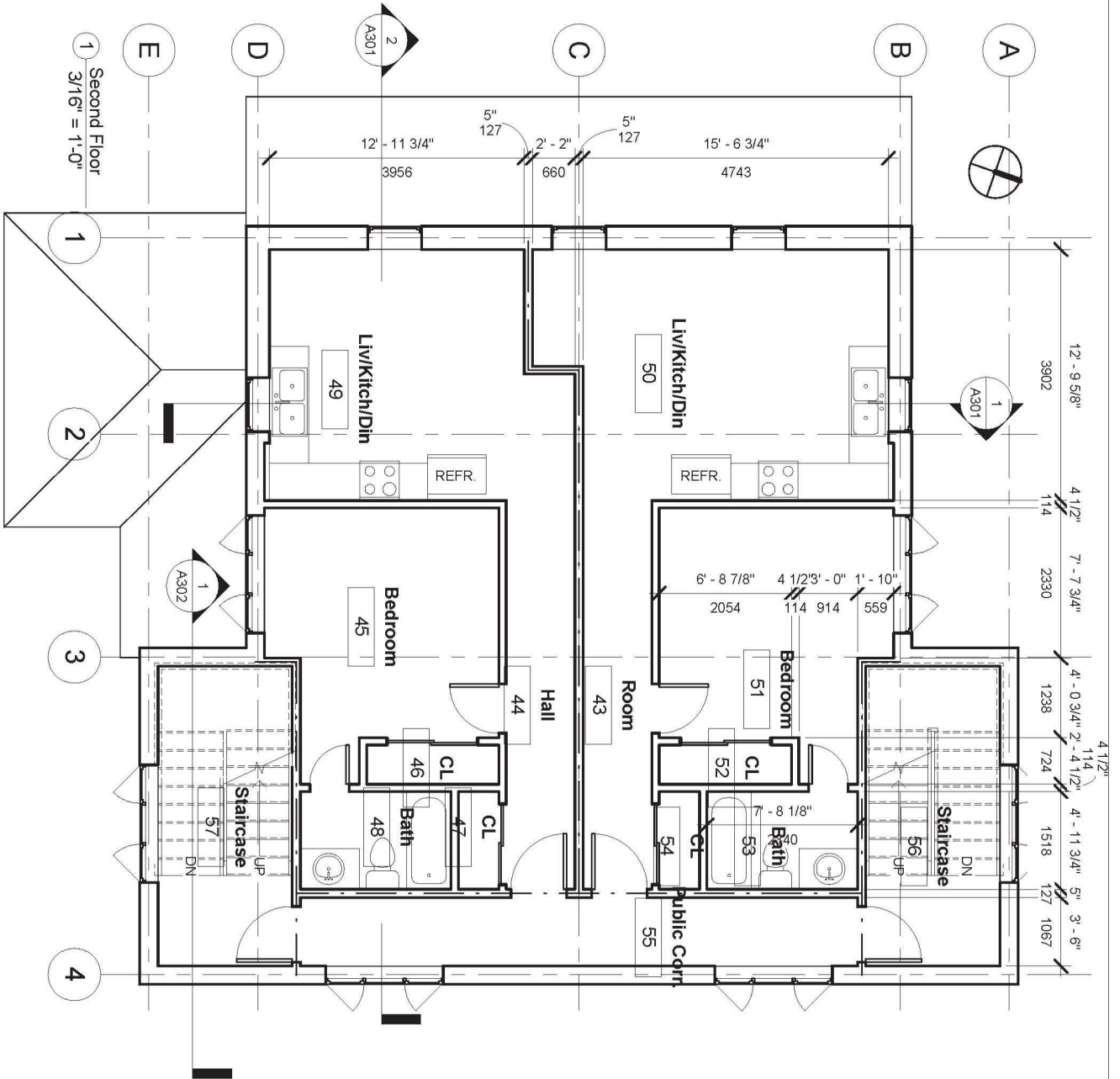
No.	Description	Date
1	Issued for City Review	Jan 30

Project: XXXX
 Issue Date: November 25, 2022
 Prepared By: Gagan Hajatri
 Checked By: Gagan Hajatri
 Scale: 1" = 20'-0"
 File No: A003
 Project No: A003-11-17

Site Reference Map
 Project: XXXX
 Issue Date: November 25, 2022
 Prepared By: Gagan Hajatri
 Checked By: Gagan Hajatri
 Scale: 1" = 20'-0"
 File No: A003
 Project No: A003-11-17

Heritage Restoration - Second Floor

- NOTES**
1. ALL CONSTRUCTION TO FOLLOW OBC 2012, AS AMENDED.
 2. COMMERCIAL UNITS SHELL ONLY, TENANTS TO APPLY FOR PERMITS BEFORE OPERATING AND UPGRADE ASSEMBLIES AS NEEDED.
 3. WALL ASSEMBLIES ON SHEET A401.
 4. ROOM SCHEDULE AND WINDOW SCHEDULE ON SHEET A501.
 5. SEE REFLECTED CEILING PLANS FOR SMOKE AND CARBON MONOXIDE ALARM PLACEMENT.



Second Floor	
Project	XXXX
Issue Date	November 25, 2022
Revision	A/01/22
Scale	3/16" = 1'-0"
Drawn By	CRITCHER
Checked By	

No.	Description	Date
1	Issued for City Review	Jan 30

StillTree
106636

Gagan Hajatri 106160

195 Simcoe Street N.
Oshawa, ON
Canada

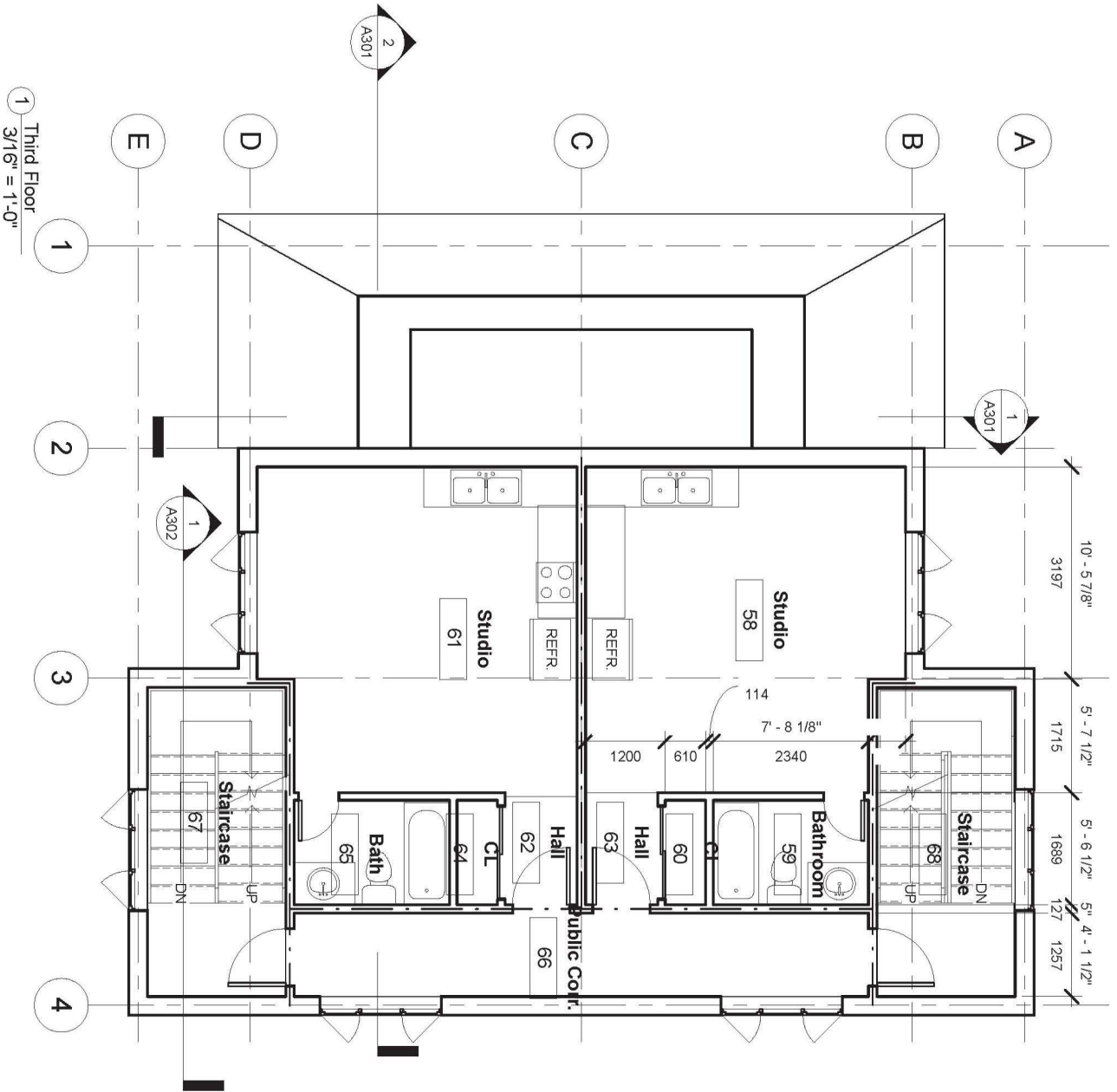
Nantuck Dev.

Heritage Restoration

195 Simcoe St. N.
Oshawa, ON
Canada

STILTREE
786 Midland Rd.
Unit 2, Scarborough, ON

- NOTES**
1. ALL CONSTRUCTION TO FOLLOW OBC 2012, AS AMENDED.
 2. COMMERCIAL UNITS SHELL ONLY, TENANTS TO APPLY FOR PERMITS BEFORE OPERATING AND UPGRADE ASSEMBLIES AS NEEDED.
 3. WALL ASSEMBLIES ON SHEET A401.
 4. ROOM SCHEDULE AND WINDOW SCHEDULE ON SHEET A501.
 5. SEE REFLECTED CEILING PLANS FOR SMOKE AND CARBON MONOXIDE ALARM PLACEMENT.



1 Third Floor
3/16" = 1'-0"

No.	Description	Date
1	Issued for City Review	Jan 30

This drawing has been prepared and issued for the City of Oshawa. It is the responsibility of the client to ensure that all necessary permits and approvals are obtained before construction begins. The client is responsible for any changes or updates to this drawing.

Gagan Halatni 106160
StillTree 106636

Nantuck Dev.

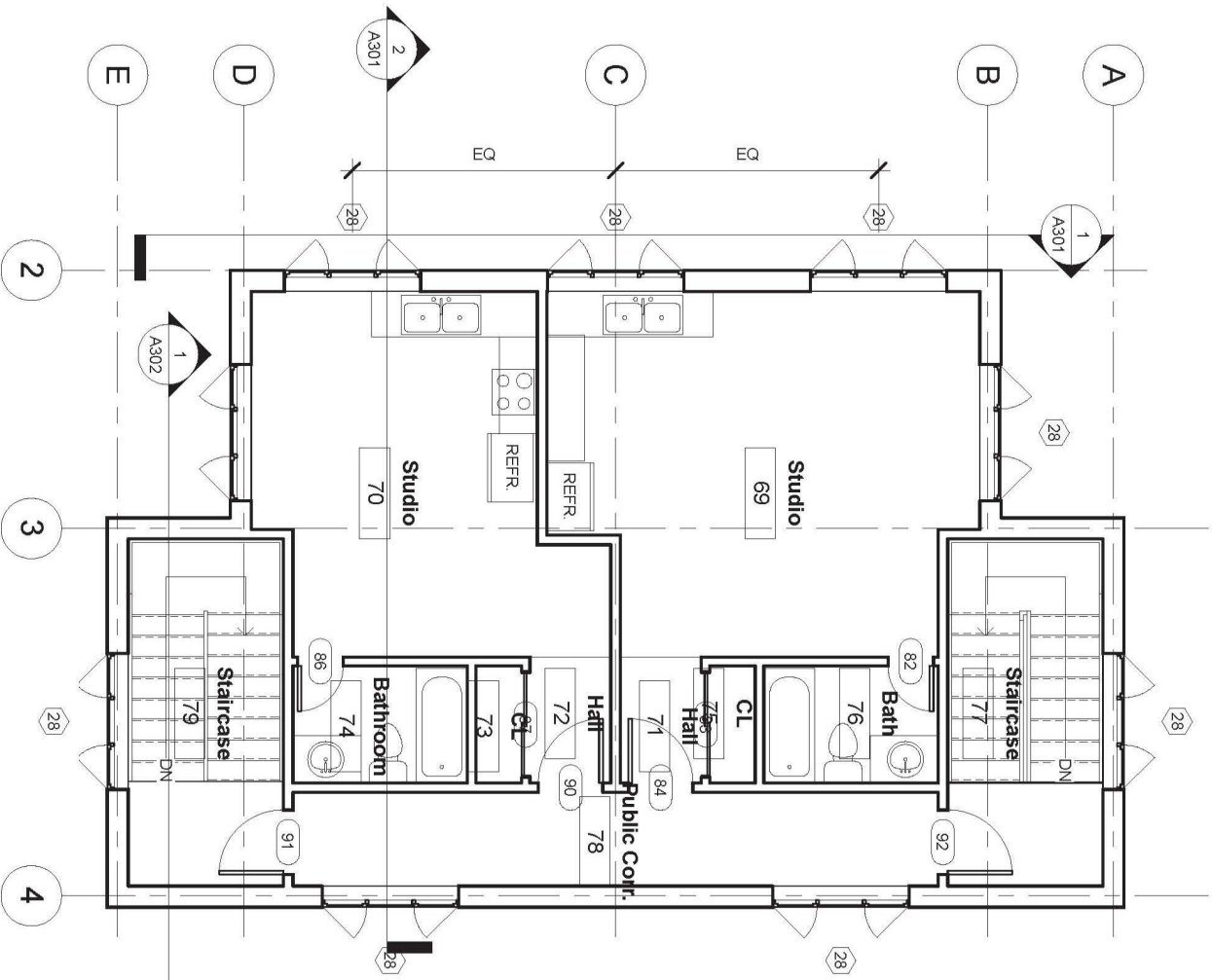
Heritage Restoration

195 Simcoe St. N.
 Oshawa, ON
 Canada



Project No.	XXXX
Issue Date	November 25, 2022
Revision	A/01/01
Drawn By	CR/CH/CR
Checked By	CR/CH/CR
Scale	3/16" = 1'-0"
Sheet No.	A103
Total Sheets	11 of 17

- NOTES**
1. ALL CONSTRUCTION TO FOLLOW OBC 2012, AS AMENDED.
 2. COMMERCIAL UNITS SHELL ONLY, TENANTS TO APPLY FOR PERMITS BEFORE OPERATING AND UPGRADE ASSEMBLIES AS NEEDED.
 3. WALL ASSEMBLIES ON SHEET A401.
 4. ROOM SCHEDULE AND WINDOW SCHEDULE ON SHEET A501.
 5. SEE REFLECTED CEILING PLANS FOR SMOKE AND CARBON MONOXIDE ALARM PLACEMENT.



1 Fourth Floor
3/16" = 1'-0"

Nantuck Dev.

Heritage Restoration

195 Simcoe St. N.
Oshawa, ON
Canada

STJLITREE
796 Midland Rd.
Unit 2, Scarborough, ON

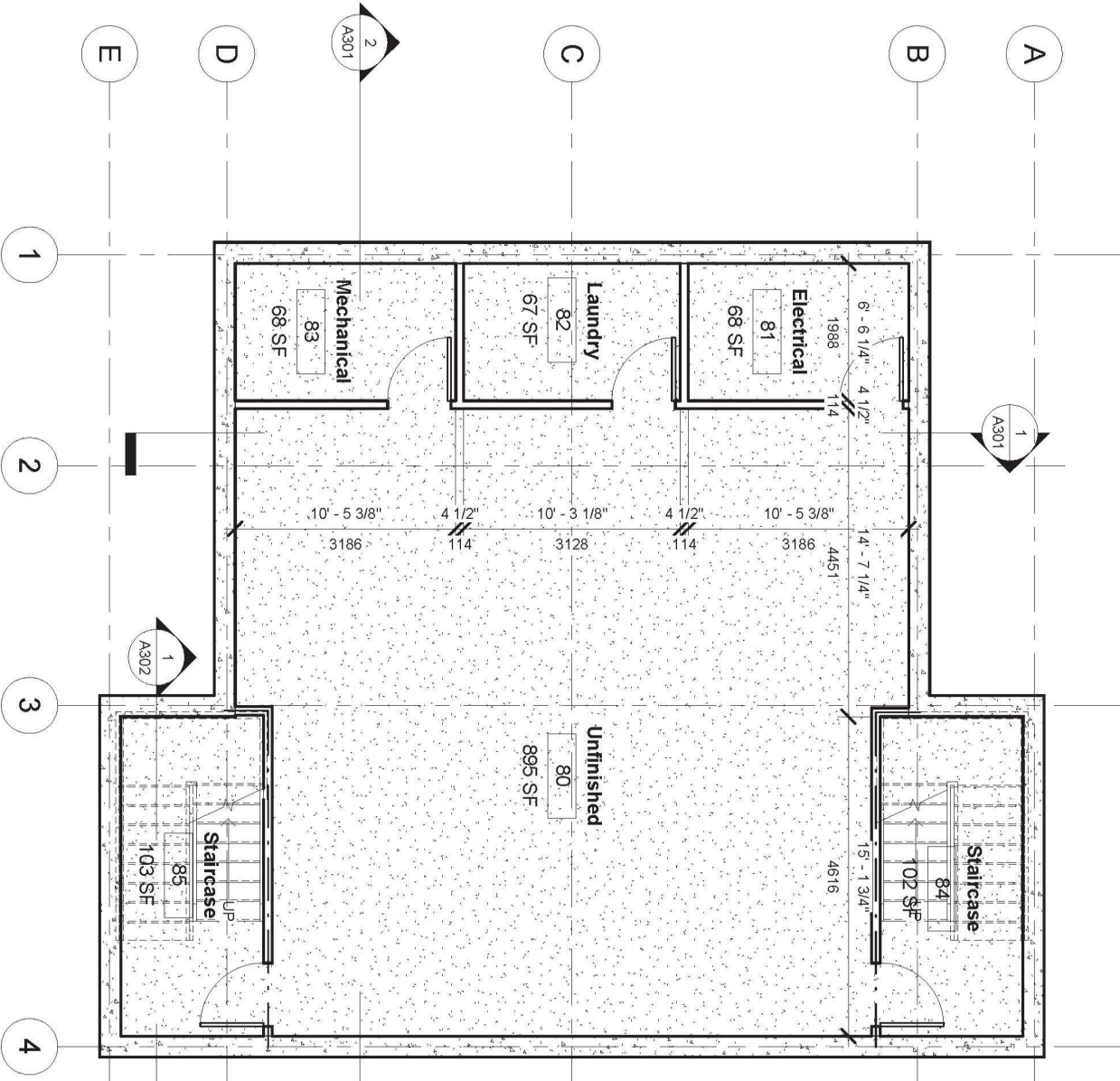


No.	Description	Date
1	Issued for City Review	Jan 30

This drawing has been prepared and checked by the Designer and the Designer warrants that it complies with the requirements of the Ontario Building Code.
Gagan Hajatni 106160
Stjlitree 106636

Fourth Floor
 Project: XXXX
 Issue Date: November 25, 2022
 Sheet: A104
 Scale: 3/16" = 1'-0"
 Drawn By: CR/CKR
 Checked By: CR/CKR

- NOTES**
1. ALL CONSTRUCTION TO FOLLOW OBC 2012, AS AMENDED.
 2. COMMERCIAL UNITS SHELL ONLY, TENANTS TO APPLY FOR PERMITS BEFORE OPERATING AND UPGRADE ASSEMBLIES AS NEEDED.
 3. WALL ASSEMBLIES ON SHEET A401.
 4. ROOM SCHEDULE AND WINDOW SCHEDULE ON SHEET A501.
 5. SEE REFLECTED CEILING PLANS FOR SMOKE AND CARBON MONOXIDE ALARM PLACEMENT.
 6. MECHANICAL TO BE SUBMITTED AS SEPARATE PERMIT.



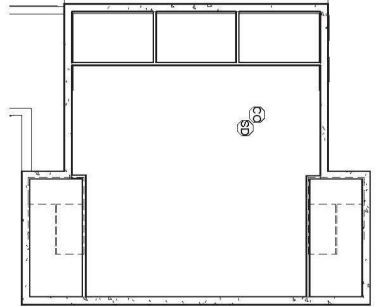
Basement	
Project	XXXX
Issue Date	November 25, 2022
Author	AJ/UX
Checked By	CR/CKR
Sheet No.	A105
Scale	3/16" = 1'-0"
Revision	AM08-11-21

No.	Description	Date
1	Issued for City Review	Jan 30

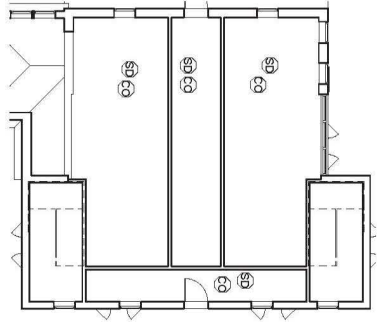
StiltTree
 106636
 Gagan Hajatri 106160
 195 Simcoe Street, N.
 Oshawa, ON
 Canada

Nantuck Dev.
 Heritage Restoration
 195 Simcoe St. N.
 Oshawa, ON
 Canada

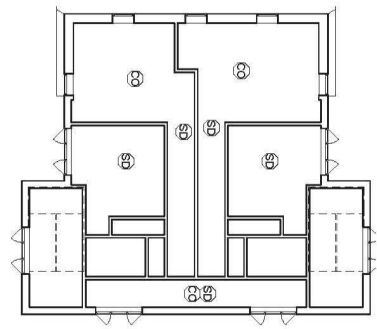




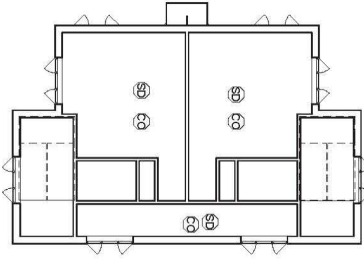
1 Basement
1/16" = 1'-0"



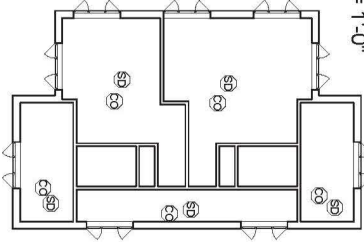
2 Main Floor
1/16" = 1'-0"



3 Second Floor
1/16" = 1'-0"



4 Third Floor
1/16" = 1'-0"



5 Fourth Floor
1/16" = 1'-0"

- CM CARBON MONOXIDE DETECTOR
- SM SMOKE DETECTOR
- Ceiling Plan Legend
1/4" = 1'-0"

NOTES:
1. ALL CONSTRUCTION TO FOLLOW OBC
2012, AS AMENDED.
2. LIGHTING PLAN NOT SHOWN.

Nantuck Dev.
Heritage Restoration
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Oshawa, ON
Canada

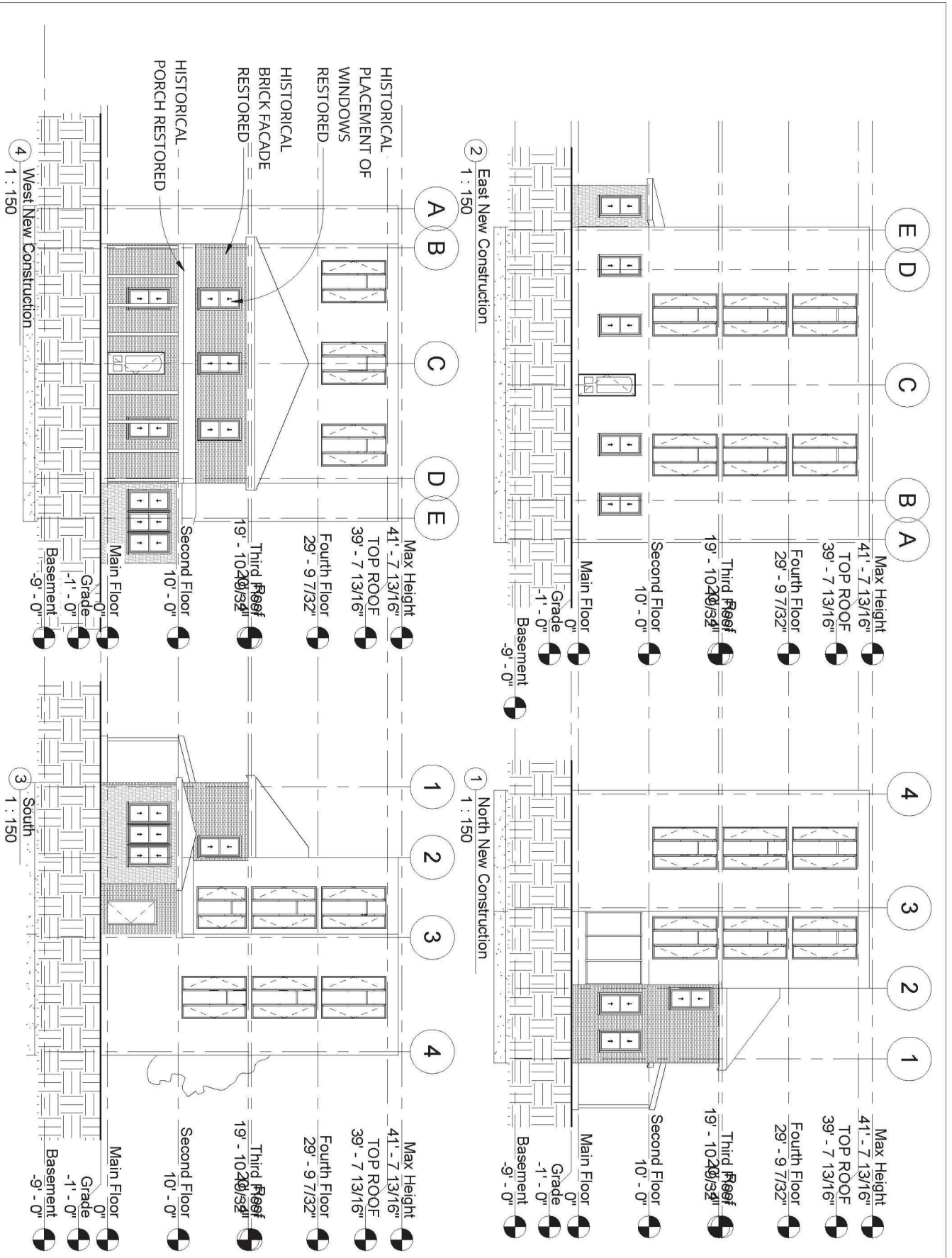


No.	Description	Date
1	Issued for City Review	Jan 30

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Gagan Hajdari 1061160
Stiltree 1066336

Ceiling Plans	
Project No.	XXXX
Issue Date	November 25, 2022
Author	AST/DEK/SLD
Checked By	CR/CHK
Project No.	A106
Issue Date	April 11, 21



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 Heritage Restoration
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 Oshawa, ON
 Canada



No.	Description	Date
1	Issued for City Review	Jan 30

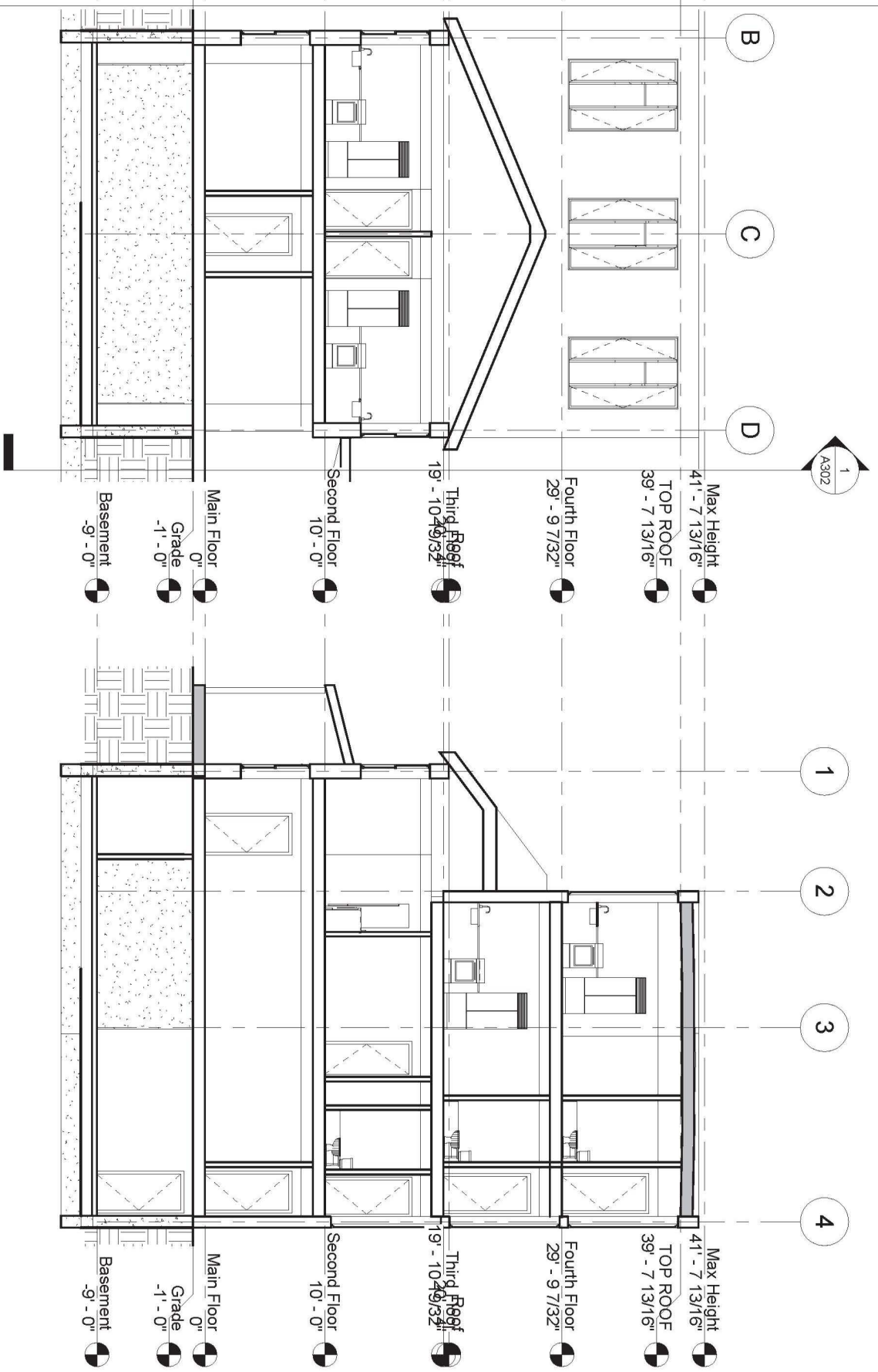
This drawing has been prepared and checked by the design team for the project. It is intended for use as a guide only. It is not to be used for construction without the approval of the design team.

Gagan Halatri 106160
 StillTree 106636

Elevations	
Project No.	XXXX
Issue Date	November 25, 2022
Scale	1 : 150
Drawn By	ARCH
Checked By	ARCH
Project No.	A201
Scale	1 : 150
Drawn By	ARCH
Checked By	ARCH

1 Section 1
1/8" = 1'-0"

2 Section 2
1/8" = 1'-0"



Nantuck Dev.
Heritage Restoration
195 Simcoe St. N.
Oshawa, ON
Canada

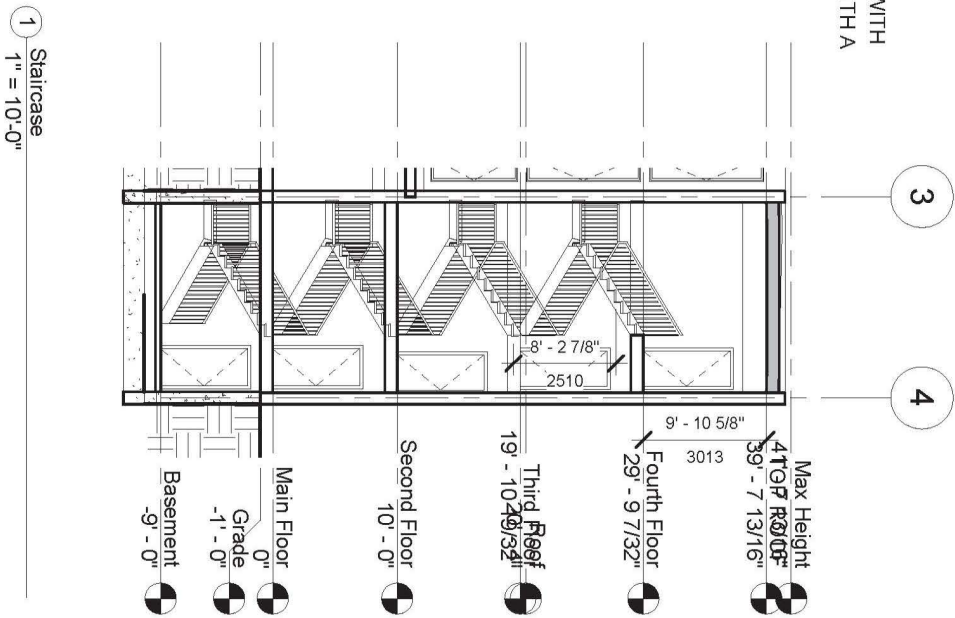
No.	Description	Date
1	Issued for City Review	Jan 30

This drawing has been prepared and issued in accordance with the Ontario Building Code and the National Building Code of Canada. It is intended for use as a guide only and does not constitute a contract. The user of this drawing is responsible for ensuring that it is used in accordance with the applicable laws and regulations.

Gagan Halatni 106160
106636
106636
106636

Sections	
Project	XXXX
Issue Date	November 25, 2022
Drawn By	AJ/UTW
Checked By	CR/CKR
Section No.	A301
Scale	1/8" = 1'-0"
Sheet No.	A301-B-11-A-17

- NOTES:
1. ALL CONSTRUCTION TO FOLLOW OBC 2012, AS AMENDED.
 2. GUARDS TO PREVENT CLIMBING.
 3. RAILINGS AND GUARDS TO FOLLOW DIV. B. 9.8. WITH NO OPENINGS THAT WOULD ALLOW A SPHERE WITH A DIAMETER OF 100mm TO PASS THROUGH.



Nantuck Dev.

Heritage Restoration

195 Simcoe St. N.
Oshawa, ON
Canada

STILTREE
705 Midland Rd.
Unit 2, Scarborough, ON



No.	Description	Date
1	Issued for City Review	Jan 30

This drawing has been prepared and issued electronically by the Engineer and is the property of StiltTree. It is not to be used for any other project without the written consent of StiltTree. Check the drawing before use.

Gagan Hajatri 106160
DATE: 106636
STILTREE

Sections

Project	XXXX	Sheet No.	A302
Issue Date	November 25, 2022	Scale	T = 1/8" = 1'-0"
Drawn By	AJULIYA	Checked By	CHUCKER


IN THE MATTER OF an application by Nantuck Investments Inc. to the City of Oshawa Council for consent under s. 34 of the *Ontario Heritage Act*, RSO 1990, c O.18 to demolish the building on the southwest corner of the property known municipally as 195-201 Simcoe Street North, 12-16 Elgin Street East, legally described as PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

I, SHERLAND R. CHHANGUR, of the City of Kawartha Lakes, in the Province of Ontario, SOLEMNLY DECLARE that:

1. I am a director and officer of the corporation Nantuck Investments Inc., which is the registered owner of the property known municipally as 195-201 Simcoe Street North, 12-16 Elgin Street East, legally described as PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.
2. The City of Oshawa has served notice of its intention to designate a portion of the property at 195-201 Simcoe Street North, 12-16- Elgin Street, including a building on the southwest corner of the lot, legally described as PT PIN 16316-0008 (LT), PT LT 3 PLAN H50003 E/S SIMCOE STREET, EAST WHITBY; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.
3. Nantuck Investments Inc. is making an application to Oshawa Council under section 34 of the *Ontario Heritage Act* for consent to demolish the existing structure.
4. Pursuant to s. 6 of O. Reg. 385/21 made under the *Ontario Heritage Act*, RSO 1990, c O.18 I solemnly declare that the information required under s. 6 of O. Reg. 385/21 and provided with Nantuck Investments Inc’s application is accurate.

Affirmed before me: in person OR by video conference

AFFIRMED remotely by Sherland R. Chhangur of)
 the City of Kawartha Lakes, in the Province of)
 Ontario, before me at the City of Barrie, in the)
 County of Simcoe, in the Province of Ontario)
 on March 3rd, 2023 in accordance with)
 O. Reg. 431/20, *Administering Oath or)
 Declaration Remotely.*)
 _____)
 Mark Vernon)
 D17C979DE4E449A)
 A COMMISSIONER ETC.)
 Mark Vernon LSO# 65918P)

DocuSigned by:

 1E2B3CC98E774CA...

Sherland R. Chhangur