



Economic and Development Services Department

Date: June 16, 2023

File: 12-03

To: Heritage Oshawa

From: Harrison Whilsmith, Planner A
Economic and Development Services Department

Re: Heritage Oshawa Comments on Demolition and Alteration of Heritage Oshawa Inventory Properties, including 154 Bruce Street

1. Purpose

It has been a standard practice of Economic and Development Services staff to present Heritage Oshawa with applications and/or proposals involving the demolition or alteration of properties on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (the "Inventory"), as appropriate. The purpose of this memo is to provide Heritage Oshawa with background on the procedure for commenting on Inventory properties, as well as highlight this procedure as it relates to Heritage Oshawa's current consideration of a request to demolish 154 Bruce Street (the "Subject Property").

2. Demolition and Alteration of Inventory Properties

Properties listed on the Inventory do not have protection or status under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 (the "Heritage Act").

Given the absence of legislative controls, it is consistently staff's position that Heritage Oshawa's consideration of applications and/or proposals involving demolition or alteration of properties on the Inventory should be as expeditious as is feasible. In the event Economic and Development Services staff receive a building permit to alter, or a formal demolition application, the permit/application would be subject to the timelines prescribed under the Building Code Act, 1992, S.O. 1992, c.23 (the "Building Code Act").

Economic and Development Services staff do not have the authority to defer this process under the Building Code Act in order to receive Heritage Oshawa's comments on properties listed on the Inventory. Such a deferral would only be feasible for properties listed on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest (the "Register"), in accordance with the relevant legislation in Sections 27 and 29, Part IV of the Heritage Act.

3. 154 Bruce Street

On May 25, 2023, Heritage Oshawa received a presentation from staff concerning a request from the University of Ontario Institute of Technology ("OnTechU") for the demolition of 154 Bruce Street. In response to the presentation, Heritage Oshawa passed a motion that a 154 Bruce Street Working Group be created, in order to provide comments.

It is staff's understanding that the 154 Bruce Street Working Group intends to provide only a verbal report to the June 22, 2023 Heritage Oshawa meeting, advising they require additional time to consider the item and formulate comments.

In consideration of the above, staff would advise as follows:

- It is staff's understanding that the proposal from OnTechU to demolish the Subject Property is time-sensitive in nature;
- There is no existing cultural heritage research completed for the Subject Property; and,
- The full \$25,000 within the Professional & Technical account of the 2023 Heritage Oshawa Budget has been dedicated to the procurement of the five Heritage Research Reports recommended through Reports ED-23-55 and ED-22-214 – no further funding is available to procure a Heritage Research Report for the Subject Property.

In consideration of the standard practice and legislative framework outlined under Section 2 of this memo, staff would be unable to withhold a demolition permit for the Subject Property until the next meeting of Heritage Oshawa on September 28, 2023, in the event a demolition permit application were submitted and it met all the requirements of the Building Code Act.

4. Recommendation

That Report HTG-23-48 dated June 16, 2023 concerning Heritage Oshawa comments on demolition and alteration of Inventory properties be received for information.

If you have any questions please contact Harrison Whilsmith at 905-436-3311, extension 2697 or hwhilsmith@oshawa.ca.



Harrison Whilsmith, Planner A
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