

Economic and Development Services Department

Date: November 17, 2023

File: 12-03

To: Heritage Oshawa

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

**Re: Requested Revisions to Draft Designation Statement and Description
117 King Street East**

The purpose of this memo is to give Heritage Oshawa the opportunity to provide input on the property owner's requested revisions to the draft Designation Statement and Description for 117 King Street East.

Background

On December 12, 2022, Council considered ED-22-214 dated November 23, 2023 and adopted the following recommendation:

1. That the Economic and Development Services Committee recommend to City Council:
That, pursuant to Report ED-22-214 dated November 23, 2022, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property located at 117 King Street East as a property of cultural heritage value or interest under the Ontario Heritage Act by undertaking actions such as the following:
 - (a) Obtaining an updated Heritage Research Reports to provide evidence that the subject property specifically addresses the requirements of the Ontario Heritage Act;
 - (b) Preparing a Notice of Intention to Designate the property located at 117 King Street East under the Ontario Heritage Act which will generally include the Designation Statement and Description with input from Heritage Oshawa and the owner;
 - (c) Publishing the Notice in the Oshawa This Week newspaper;
 - (d) Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and,
 - (e) Preparing the necessary by-law which will generally include the Designation Statement and Description with input from Heritage Oshawa and the owner for subsequent consideration by Council.

On September 28, 2023, Heritage Oshawa considered Report HTG-23-58 dated September 22, 2023 and had no comments on the draft Designation Statement and Description as presented.

Analysis

Pursuant to Council direction, staff also circulated the draft Designation Statement and Description to the property owner of 117 King Street East for their input.

A copy of the draft Designation Statement and Description with the property owner's requested revisions has been affixed to this memo as Attachment 1.

Subsequently, staff contacted the heritage consultant that wrote the Heritage Research Report for 117 King Street East ("A.R.A.") and asked for their input on the property owner's requested revisions. In their response, A.R.A. noted that they have no issue with the changes requested by the property owner, as they would not change the intent of the heritage attributes.

A copy of A.R.A.'s response dated November 6, 2023 has been affixed to this memo as Attachment 2.

Staff respectfully request that Heritage Oshawa review the property owner's requested changes to the draft Designation Statement and Description, together with A.R.A.'s response, and advise whether they too support the revised changes.

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

A handwritten signature in blue ink that reads "H Whilsmith". The signature is cursive and stylized.

Harrison Whilsmith, Planner A
Policy

**Schedule “A” to By-Law Number __-2023
Passed This __Day of __, 2023**

Designation Statement and Description of Property

Location and Description of Property:

The property at 117 King Street East, commonly known as the Oshawa Clinic, is located in the downtown core of the City of Oshawa, bounded by King Street East to the north, Charles Street to the east, Mary Street South to the west, and Athol Street East to the south. The original east wing of the Oshawa Clinic, built in 1948, is located at the corner of King Street East and Charles Street. It consists of a two-storey structure clad in red brick.

Legal Description:

The property at 117 King Street East to be designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 is legally described as:

LOTS 3 – 5 PLAN 115, LOTS 1 & 5 PART LOTS 2 & 6 PLAN 46, EAST WHITBY;
OSHAWA.

Statement of Cultural Heritage Value or Interest:

The original 1948 east wing of 117 King Street East (the “Subject Building”) has design value as a representative example of a purpose-built public structure, constructed with refined classical features in the Beaux-Arts architectural style. The two-storey wood frame brick clad building features a parapet, symmetrical massing, moulded stone banding, and formal entranceway typical of Beaux-Arts design applied to public buildings. The Subject Building exhibits muted decorative Classical elements exhibited in the overall symmetry and rhythm window openings which are treated with classical finishes.

The Subject Building has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest operating medical clinic in Oshawa. The Oshawa Clinic started in 1927 as a partnership between Dr. Grant L. Bird and Dr. Oscar G. Mills. This type of clinic is one where the private practitioners come together to form a corporation of medical services. The doctors own the building, the equipment and invest in the expansion of the facilities. To accommodate the growth of their practice through the 1930s and to continue to serve the health care needs of the citizens of Oshawa, they opened the Oshawa Clinic on the corner of King Street East and Charles Street on December 1, 1948.

The Subject Building has associative value as the first corporate style clinic to operate in Ontario. This operational approach to health care was based on the Mayo Clinic located in Rochester, Minnesota. The Subject Building has operated as a medical facility in its current location for over 80 years. The Oshawa Clinic expanded in 1961, 1971, and 1987, and is well known for serving the Durham Region and as one of the oldest and largest medical clinics in Canada.

The Oshawa Clinic is prominently situated on the corner of Charles Street and King Street East, a major street in Oshawa. The classical influences of the Subject Building combined with its use as a clinic for over 80 years is memorable and easily discernible for the public.

On the basis of the cultural heritage value or interest outlined above, the Subject Building at 117 King Street East meets the criteria for designation under Part IV of the Heritage Act, in accordance with Ontario Regulation 9/06, specifically criteria 1, 4, and 9.

Heritage Attributes:

The following list of heritage attributes reflects the values described in the Statement of Cultural Heritage Value or Interest:

- ~~Overall~~ [Simple, rectilinear massing form](#) and orientation of the Subject Building
- Flat roof with plain red brick parapet
- Raised rectangular brick panels which span the parapet.
- Flemish bond red brick cladding
- Stone banding
- [Series of rectangular window openings with red brick flat arch with keystone, steel lintel and stone sills visible from the public realm on the principal \(north\) and east elevations](#)
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic"
- Recessed [entranceway](#) with transom
- Location on the corner of Charles Street and King Street East within the community of Oshawa
- Narrow set back at the corner of King Street East and Charles Street

Harrison Whilsmith

From: kayla.jonasgalvin@araheritage.ca
Sent: Monday, November 6, 2023 2:12 PM
To: Harrison Whilsmith
Cc: amy.barnes@araheritage.ca; Meaghan Harrington
Subject: RE: 117 King Street East Oshawa Clinic

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Harrison,

These changes do not change the intent of our heritage attributes, so we do not have an issue with the changes.

Thanks!

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
Hamilton Office: 205 Cannon St East, Hamilton, ON L8L 2A9
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P 519.804.2291 x120
E kayla.jonasgalvin@araheritage.ca

From: Harrison Whilsmith <HWhilsmith@oshawa.ca>
Sent: Monday, November 6, 2023 11:31 AM
To: 'kayla.jonasgalvin@araheritage.ca' <kayla.jonasgalvin@araheritage.ca>
Cc: amy.barnes@araheritage.ca; Meaghan Harrington <MHarrington@oshawa.ca>
Subject: RE: 117 King Street East Oshawa Clinic

Hi Kayla,

Prior to the issuance of Notice of Intent to Designate for 117 King Street East, our Council gave us direction to receive input on the draft Designation Statement and Description from our municipal heritage committee and the property owner. Our heritage committee had no comments, but the owner came back to us with requested revisions to the identified heritage attributes – see attached. Their changes were done in ‘Track Changes’ and are shown in red.

I’ve been asked to reach out to see if you / your team had any thoughts on these revisions. Do you / your team have any issues with the revisions as requested by the property owner?

Thank you,



Harrison Whilsmith, Planner A | City of Oshawa
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"Dedicated to serving our community."

