

Economic and Development Services Department

Date: January 19, 2024

File: HTG-24-02

To: Heritage Oshawa

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

Re: Potential Designation of 291 King Street East

The purpose of this memo is to seek input from Heritage Oshawa on whether to initiate investigations into the cultural heritage value and interest of the property municipally known as 291 King Street East (the "Subject Property") under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "Ontario Heritage Act").

Background

On May 6, 2019, a public meeting was held concerning an application to amend Zoning By-law 60-94 for the Subject Property. At the aforementioned public meeting, the applicant expressed willingness to have the existing building designated following the approval of their application.

On October 16, 2019, Miller Planning Services, on behalf of the property owner, clarified that the owner would support the designation "in principle" following the approval of their rezoning and site plan applications, the issuance of required building permits, and the agreement on the wording of the subsequent designation bylaw which would include the heritage attributes to be protected.

In June 2021, site plan approval was granted and associated building permits were issued in June 2021 to permit the construction of a two-storey addition to the rear of the existing building.

On November 13, 2023, Miller Planning Services confirmed that the property owner remains open to the designation of the Subject Property on the condition that they agree with the contents of the designation bylaw including the Statement of Cultural Value or Interest and the list of heritage attributes to be protected.

Analysis

A heritage research report must be procured in order to inform the contents of the designation bylaw and confirm that the Subject Property meets the requirements to be designated under Part IV of the Ontario Heritage Act. City staff estimate a heritage research report to cost between \$6,000 and \$8,000.

Staff note that, on December 11, 2023, as a result of Heritage Oshawa's previous recommendation, City Council carried a motion to initiate the process to designate 442 King Street East under Part IV of the Ontario Heritage Act. The first step of which is to procure an updated heritage research report using funds from the Professional & Technical account of the 2024 Heritage Oshawa Budget. At this time, staff have begun reaching out to heritage consultants for quotes in pursuit of a heritage research report for 442 King Street East.

Heritage Oshawa's 2024 Budget for Professional & Technical services, including heritage research reports, is \$15,000. Staff wish to advise that, depending on the quotes received from heritage consultants, it is likely there will remain sufficient funds in Heritage Oshawa's budget for only one (1) additional heritage research report.

Recommendation

In the event Heritage Oshawa wishes for a research report to be procured for the property municipally known as 291 King Street East, staff suggest the following recommendation be made for consideration by the Economic and Development Services Committee and Council:

- “1. That, pursuant to Report HTG-24-02 dated January 19, 2024, City staff be authorized to procure a heritage research report for the property known municipally as 291 King Street East, using funds from the Professional & Technical account of the 2024 Heritage Oshawa Budget, to investigate the possibility of designating the aforementioned property under Part IV of the Ontario Heritage Act; and,
2. That, pursuant to Report HTG-24-02 dated January 19, 2024, City staff be directed to report back to the Economic and Development Services Committee and Council with the findings of the heritage research report for the property known municipally as 291 King Street East.”

In the event Heritage Oshawa does **not** wish for a research report to be procured for the property municipally known as 291 King Street East, staff suggest the following motion be carried:

“That Report HTG-24-02 dated January 19, 2024 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
Policy