

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,  
Economic and Development Services Department

Report Number: ED-24-14

Date of Report: January 31, 2024

Date of Meeting: February 5, 2024

Subject: Update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act

Ward: Ward 4

File: 12-04-2116

---

## **1.0 Purpose**

The purpose of this Report is to obtain Council's direction on whether or not to consent to the property owner's requested revisions to the draft Designation Statement and Description prior to proceeding with the designation of 117 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").

On December 12, 2022, Council considered Report ED-22-214 dated November 23, 2022 and adopted the following as part of a multi-part recommendation:

- "1. 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.”

Pursuant to Council’s direction in this regard, Economic and Development Services staff retained the services of Archeological Research Associates Ltd. (“A.R.A. Ltd.”) for the preparation of a heritage research report for 117 King Street East (see Attachment 5). The findings of said heritage research report were used by City staff to inform the contents of the draft Designation Statement and Description.

Economic and Development Services staff subsequently consulted with Heritage Oshawa and the property owner on the draft Designation Statement and Description. On October 30, 2023, the property owner provided to City staff a version of the draft Designation Statement and Description with their requested revisions.

Attachment 1 is a map showing the Subject Property and the existing zoning in the area.

Attachment 2 is an aerial photo of the Subject Property showing key site features.

Attachment 3 is a copy of the draft Designation Statement and Description with the property owner’s requested revisions shown in track changes.

Attachment 4 is correspondence from the Heritage Operations Manager at Archaeological Research Associates Ltd. confirming that they have no issue with the property owner’s requested revisions.

Attachment 5 is a copy of the Heritage Research Report for the Subject Property procured from Archaeological Research Associates Ltd. Owing to its length, this updated Heritage Research Report is not attached but can be found at the following link:  
[https://www.oshawa.ca/en/parks-recreation-and-culture/resources/Documents/Heritage-Research-Rpt\\_King-St-E-117\\_2023.pdf](https://www.oshawa.ca/en/parks-recreation-and-culture/resources/Documents/Heritage-Research-Rpt_King-St-E-117_2023.pdf).

## **2.0 Recommendation**

That, pursuant to Report ED-24-14 dated January 31, 2024, the Economic and Development Services Committee select an appropriate option under Section 5.3 of said Report, concerning the property owner’s requested revisions to the draft Designation Statement and Description for 117 King Street East which is to be designated under Part IV of the Ontario Heritage Act.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

### **4.1 Input from City staff**

The following have been consulted in the preparation of this Report:

- Chief Administrative Officer
- Commissioner, Community and Operations Services
- Commissioner, Safety and Facilities Services
- City Solicitor

### **4.2 Consultation with the Property Owner**

On October 23, 2023, the owner of the Subject Property, Atria Development Corp. (“Atria”), was sent a copy of the draft Designation Statement and Description prepared by staff and asked for their input.

On October 30, 2023, Atria provided to City staff a version of the draft Designation Statement and Description with their requested revisions (see Attachment 3).

### **4.3 Consultation with Archaeological Research Associates Ltd.**

On November 6, 2023, staff requested the Heritage Operations Manager at A.R.A. Ltd. to review Atria’s requested revisions, and advise whether they had any concerns. A.R.A. Ltd. subsequently advised that they had no issue with Atria’s requested revisions as they do not change the intent of the listed heritage attributes (see Attachment 4).

### **4.4 Consultation with Heritage Oshawa**

On September 28, 2023, Heritage Oshawa indicated they had no comments on the draft Designation Statement and Description as originally drafted.

On November 23, 2023, Heritage Oshawa was consulted on Atria’s requested revisions, as well as A.R.A. Ltd.’s response to the requested revisions, and made the following motion:

“That, pursuant to Report HTG-23-67 dated November 17, 2023, Heritage Oshawa supports the revisions to the Draft Designation Statement of 117 King Street East, as presented.”

## **5.0 Analysis**

### **5.1 Background**

As noted in Section 1.0 of this Report, on December 12, 2022, Council considered Report ED-22-214 dated November 23, 2022 and adopted a motion to, among other matters, authorize staff 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

various actions. Among these actions was the procurement of an updated Heritage Research Report for the Subject Property.

Pursuant to Council's direction in this regard, Economic and Development Services staff retained the services of A.R.A. Ltd. for the preparation of a heritage research report for the Subject Property (see Attachment 5). Once completed, the heritage research report was used by City staff to prepare a draft Designation Statement and Description for the Subject Property.

On September 28, 2023, Heritage Oshawa was consulted on the draft Designation Statement and Description for the Subject Property, as originally drafted by staff. Staff were advised that they had no comments.

On October 23, 2023, Atria was consulted on the draft Designation Statement and Description, as prepared by staff and accepted by Heritage Oshawa, and asked for their input.

On October 30, 2023, Atria responded back to City staff with a modified version of the draft Designation Statement and Description containing requested revisions (see Attachment 3).

On November 6, 2023, the Heritage Operations Manager from A.R.A. Ltd. was asked to review Atria's requested revisions and advise whether they had any concerns. A.R.A. Ltd. stated that they had no issue with Atria's requested revisions as they do not change the intent of the listed heritage attributes (see Attachment 4).

On November 23, 2023, Heritage Oshawa was consulted on Atria's requested revisions, as well as A.R.A. Ltd.'s response to the requested revisions. As noted in Section 4.4 of this Report, Heritage Oshawa supported the proposed revisions to the Draft Designation Statement and Description.

## **5.2 Effect of Requested Revisions**

The only requested revision that would have the potential to limit the heritage attributes of the property is the revision relating to the rectangular window openings.

This requested revision from the property owner will result in only those window openings on the north and east elevations of the building to be listed as heritage attributes (i.e. those street-facing elevations visible from King Street East and Charles Street), omitting any other openings on the remaining interior-facing elevations. It is staff's understanding that this revision was requested in light of the property owner's plans to redevelop the Subject Property, incorporating the original 1948 building into the design, with alterations to the south and west elevations of the building facing the interior of the property.

City staff have no issue with the aforementioned revision as the windows facing the public realm at the corner of King Street East and Charles Street will remain listed as heritage attributes.

### **5.3 Options**

#### **5.3.1 Option 1: Consent to the Property Owner's Requested Revisions**

Should the Economic and Development Services Committee wish to consent to the property owner's requested revisions to the draft Designation Statement and Description regarding 117 King Street East, the following recommendation should be adopted:

"That the Economic and Development Services Committee recommend to Council that, pursuant to Report ED-24-14 dated January 31, 2024, Economic and Development Services staff be authorized to continue the designation process for 117 King Street East, as directed by Council on December 12, 2022, and incorporate the property owner's requested revisions into the draft Designation Statement and Description to be included in a Notice of Intention to Designate."

#### **5.3.2 Option 2: Refuse the Property Owner's Requested Revisions**

Should the Economic and Development Services Committee wish to refuse the property owner's requested revisions to the draft Designation Statement and Description regarding 117 King Street East, the following recommendation should be adopted:

"That the Economic and Development Services Committee recommend to Council that, pursuant to Report ED-24-14 dated January 31, 2024, Economic and Development Services staff be authorized to continue the designation process for 117 King Street East, as directed by Council on December 12, 2022, without incorporating the property owner's requested revisions into the draft Designation Statement and Description to be included in a Notice of Intention to Designate."

### **6.0 Financial Implications**

There are no financial implications associated with this Report.

### **7.0 Relationship to the Oshawa Strategic Plan**

The recommendation in the Report advances the Cultural Vitality goal of the Oshawa Strategic Plan.



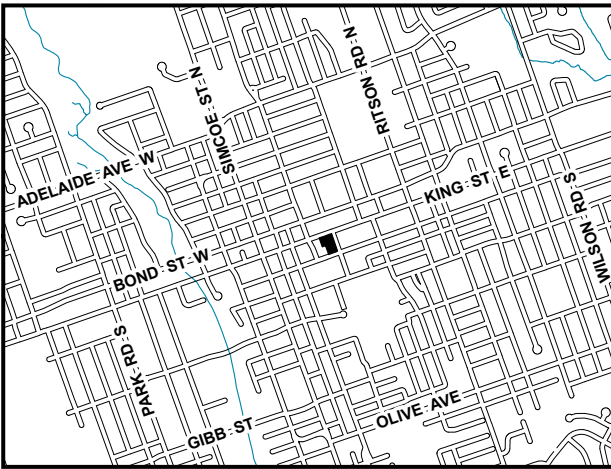
Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



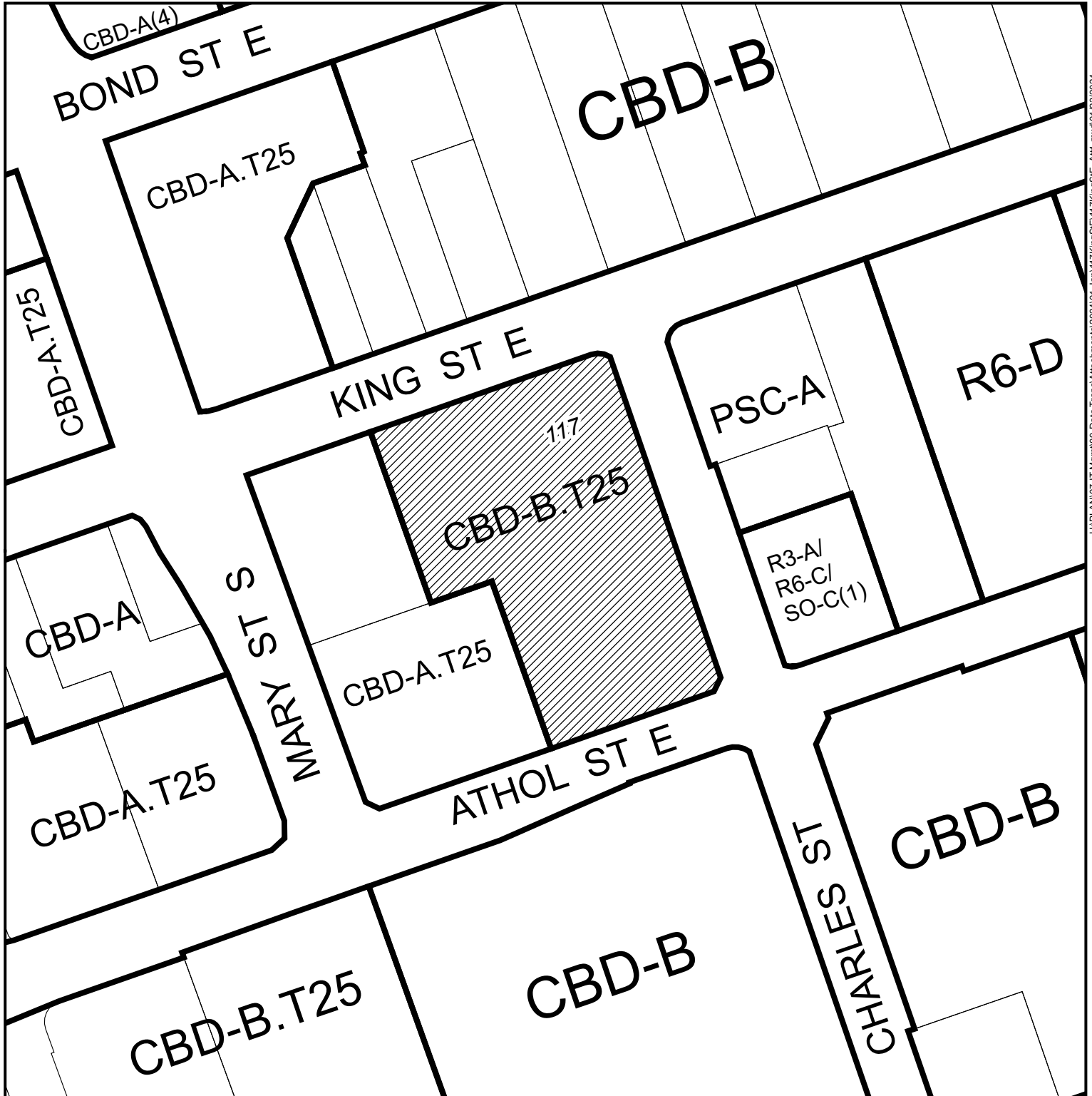
Anthony Ambra, P.Eng., Commissioner,  
Economic and Development Services Department

Subject: Update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act

Ward: Ward 4  
File: 12-04-2116



Subject Site 






Subject: Update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act

Item: ED-24-14  
Attachment 2

Ward: Ward 4  
File: 12-04-2116



 Subject Site

City of Oshawa  
Economic and Development Services 



HIPLAN07-IT Mgmt09-Data Trans\Attachments\2024\01 Jan\117\KingStE\117KingStE\_A1E.mxd 1/23/2024

**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:**

### **Design/Physical Value:**

- [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 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

### **Contextual Value:**

- 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

Kitchener Office: 465 Maple Ave- Unit 9, Kitchener, ON N2H 6N5

P 519.804.2291 x120

E [kayla.jonasgalvin@araheritage.ca](mailto: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

905-436-3311 ext. 2697 | 1-800-667-4292

[HWhilsmith@oshawa.ca](mailto:HWhilsmith@oshawa.ca) | [www.oshawa.ca](http://www.oshawa.ca)

"Dedicated to serving our community."

