

To: Economic and Development Services Committee

From: Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-23-214

Date of Report: November 22, 2023

Date of Meeting: November 27, 2023

Subject: Update concerning Heritage Oshawa's Recommendation to
Designate 442 King Street East under the Ontario Heritage Act

Ward: Ward 4

File: 12-04-0256

1.0 Purpose

The purpose of this Report is to seek Council direction on whether or not to advance designation of the property located at 442 King Street East (the “Subject Property” – see Attachments 1 and 2) as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the “Ontario Heritage Act”).

On June 23, 2022, Heritage Oshawa recommended that the Subject Property be designated under Part IV of the Ontario Heritage Act.

On September 26, 2022, City Council referred the recommendation from Heritage Oshawa to staff for a report.

As part of preparing a report on this matter as directed by Council, City staff reached out to the property owners of the Subject Property in order to obtain their stance on the potential designation of their property. Staff were advised by the property owners of 442 King Street East that they were uncertain of their stance regarding designation (see Attachment 3).

On December 12, 2022, Council considered Report ED-22-214 dated November 23, 2022 and passed the following motion concerning 442 King Street East:

“That Drew House - 442 King Street East be referred to staff.”

Following Council’s direction, Economic and Development Services staff made various attempts to receive the property owners’ stance on designation. In total, four (4) e-mails and two (2) letters (one of which was sent by registered mail) were sent to the property owners (see Attachment 4). No response was heard from the property owners.

Attachment 1 is a map showing the location of 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 correspondence dated November 4, 2022 from the property owners of the Subject Property advising that they were uncertain regarding designation of their property under Part IV of the Ontario Heritage Act.

Attachment 4 is a copy of four (4) emails and two (2) letters sent by staff (one of which was sent by registered mail) to the property owners in an attempt to obtain their stance on the designation of the Subject Property under Part IV of the Ontario Heritage Act. The four (4) emails are dated December 14, 2022, April 21, 2023, June 8, 2023, and July 10, 2023, respectively and the two (2) letters are dated September 13, 2023 and November 13, 2023, respectively.

Attachment 5 is a copy of the Heritage Research Report completed by Melissa Cole dated September 2010 concerning the Subject Property.

Attachment 6 is a draft flow chart released by the Provincial government illustrating the process to designate a property under Section 29 (Part IV) of the Ontario Heritage Act.

2.0 Recommendation

That, pursuant to Report ED-23-214 dated November 22, 2023, the Economic and Development Services Committee select an appropriate option from Section 5.9 of said Report concerning the potential designation of 442 King Street East under Part IV of the Ontario Heritage Act.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

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

- Commissioner, Corporate and Finance Services
- City Solicitor

4.1 Attempted Consultation with Property Owners

Following Council's direction pursuant to Report ED-22-214 dated November 23, 2022, Economic and Development Services staff made various attempts to obtain the property owners' stance on designation. In total, four (4) emails and two (2) letters, one of which was sent by registered mail, were sent to the property owners (see Attachment 4).

No response has been received from the property owners.

5.0 Analysis

5.1 Site Characteristics

The following are the key site characteristics of the Subject Property:

- **Oshawa Official Plan Designation:** The Subject Property is designated Residential.
- **Zoning By-Law 60-94:** The Subject Property is zoned R1-C (Residential).
- **Current Use:** A single-detached residential dwelling.

5.2 Heritage Oshawa Inventory of City of Oshawa Heritage Properties

The Heritage Oshawa Inventory of City of Oshawa Heritage Properties (the “Inventory”) identifies properties of potential cultural heritage value or interest within the City of Oshawa. The Inventory includes all properties on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest as well as properties identified by Heritage Oshawa as ‘Class A’ or ‘Class B’.

‘Class A’ properties are properties that have been evaluated by Heritage Oshawa and are determined to have the highest potential for designation.

‘Class B’ properties are properties that have been evaluated by Heritage Oshawa and are determined to have good potential for designation.

442 King Street East is identified in the Inventory as a Class ‘A’ property.

5.3 The City of Oshawa Register of Properties of Cultural Heritage Value or Interest

The Register is the list of properties from the Inventory that have been formally recognized by Council, pursuant to Section 27 of the Ontario Heritage Act, as being properties within the City of Oshawa having cultural heritage value or interest.

The Register includes “designated” and “listed, non-designated” properties.

A property is automatically added to the Register as a designated property once it is designated in accordance with the process established in the Ontario Heritage Act.

A property is added to the Register as a “listed, non-designated property” by resolution of Council.

Any alteration to the identified heritage attributes, or demolition of a structure containing heritage attributes of a designated property, must be considered by Council in consultation with Heritage Oshawa. Only the owner of the property can appeal Council’s decision on a request to alter or demolish heritage attributes of a designated property.

The Subject Property is currently not listed in the City’s Register.

5.4 Supplemental Heritage Research Report

In 2010, a Heritage Research Report for the Subject Property was prepared by Melissa Cole dated September 2010 (see Attachment 5).

Due to its age and subsequent changes made to the Ontario Heritage Act, the Heritage Research Report completed by Melissa Cole does not provide the requisite information in order to inform the designation by-law and Designation Statement and Description for the Subject Property. Therefore, in the event Council chooses Option 2 under Section 5.9.2 of this Report to designate the Subject Property, staff recommend that a supplemental Heritage Research Report be completed in order to provide the following requisite information:

- Evidence that the Subject Property meets two or more of the criteria for designation under the Ontario Heritage Act in relation to the following three categories:
 - Design or physical value;
 - Historical/associative value;
 - Contextual value;
- A Statement of Cultural Heritage Interest or Value; and,
- A listing of heritage attributes at a level of detail which identifies individual features of the Subject Property.

Staff estimate that a supplemental Heritage Research Report would cost between \$5,000 and \$7,500.

5.5 The Provincial Policy Statement

The Provincial Policy Statement (“P.P.S.”) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act.

Section 2.6 of the P.P.S. addresses Cultural Heritage and Archaeology and in particular states that (among other things):

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

This Section of the P.P.S. does not currently apply to the properties adjacent to the Subject Property since it is not currently a designated property. It would apply if it was designated.

5.6 Heritage Designation Process

On July 1, 2021, the Provincial government implemented changes to the Ontario Heritage Act proposed under Bill 108, the “More Homes, More Choice Act, 2019, S.O. 2019, c. 9”. As a result, some procedures have changed with respect to the designation process, including the appeal process for heritage designation.

The Ontario Heritage Act provides the framework for identification, conservation and protection of cultural heritage resources, and empowers a municipality to designate, by by-law, a property to be of cultural heritage value or interest in order to protect the property’s cultural heritage value.

The designation of the Subject Property would be governed by Part IV, Section 29 of the Ontario Heritage Act for individual property designation.

Attachment 6 illustrates the process to designate a property under Section 29 (Part IV) of the Ontario Heritage Act.

Where a municipal Council chooses to initiate the process to designate and issues a Notice of Intention to Designate for a property, the property will be subject to certain interim protections. Any existing permit that allowed for the alteration or demolition of the property, including a building permit or a demolition permit, becomes void. Proposed activities that would require Council’s consent during the period of interim protection include any:

- Alteration affecting the property’s heritage attributes;
- Demolition or removal of heritage attributes; or,
- Demolition or removal of a building or structure.

The property owners’ consent is not required for a designation to proceed under the Ontario Heritage Act. The property owners’ objections, if any, can be considered by following the objection procedure illustrated in Attachment 6.

5.7 Property Standards By-law 1-2002 and Heritage Properties

On October 26, 2020, City Council considered Report CORP-20-29 and adopted the following recommendation:

“The Council approve a by-law to amend Property Standards By-law 1-2002, as amended, in a final form and content acceptable to Legal Services and the Commissioner of Corporate Services to establish standards specific to heritage properties.”

The City’s Property Standards By-law 1-2002, as amended, (“Property Standards By-law”) prescribes minimum standards for the maintenance and occupancy of buildings, structures, and surrounding lands. It is intended to:

- Address the City’s strategic goal of “Social Equity: Ensure an inclusive, healthy and safe community”;

- Provide a mechanism to maintain properties and buildings to a minimum standard;
- Provide tools to maintain and enhance the character/image of the City;
- Sustain property values;
- Preserve the tax base; and,
- Protect the safety and the quality of life of residents and businesses.

The Ontario Heritage Act is prescriptive in what a Property Standards By-law can address from a heritage perspective. In that regard, as it relates to heritage, a municipal property standards by-law may only establish minimum standards for maintenance of heritage attributes of properties that are designated by municipal by-law (Section 29) or designated by the Minister (Section 34.5).

Section 35.3 of the Ontario Heritage Act states:

“If a by-law passed under Section 15.1 [Property Standards By-law] of the Building Code Act setting out standards for the maintenance of property in the municipality is in effect in a municipality, the council of the municipality may, by by-law,

- (a) Prescribe minimum standards for the maintenance of the heritage attributes of property in the municipality that has been designated by the municipality under Section 29 or by the Minister under Section 34.5; and,
- (b) Require property that has been designated under Section 29 or 34.5 and that does not comply with the standards to be repaired and maintained to conform with the standards.”

The Building Code Act, 1992, S.O. 1992, c.23 (the “Building Code Act”) is the enabling legislation that permits municipalities to establish property standards by-laws. The Building Code Act, not only grants the authority to pass a property standards by-law, but also legislates administrative requirements related to the inspection process, order contents and issuance processes, order appeal processes, emergency orders, etc.

Repair is defined in Section 15.1 of the Building Code Act as:

“...the provision of facilities, the making of additions or alterations or the taking of any other action that may be required to ensure that a property conforms with the standards established in a by-law passed under this section.”

Through the Building Code Act, municipalities may prescribe standards for the maintenance and occupancy of property and for prohibiting the occupancy or use of property that does not conform to the standards. Furthermore, municipalities can require that non-conforming property be repaired and maintained to conform to the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition.

By-law 90-2020, passed by Council on October 26, 2020, further amended the Property Standards By-law 1-2002 to provide for the protection of properties with cultural heritage value or interest. The Property Standards By-law 1-2002 can be found at the following link: <https://www.oshawa.ca/en/Document-Feeds/General-By-Laws/PropertyStandardsBy-law1-2002.pdf>.

Under the amended By-law, standards are now provided for the maintenance of designated heritage properties to ensure that no heritage attribute is altered, demolished, removed or relocated.

5.8 Heritage Property Tax Reduction Program

On March 21, 2011, Council adopted a Heritage Property Tax Reduction program which provides annual tax reductions for eligible heritage properties as an incentive to encourage property owners to restore and maintain heritage properties within the City.

The amount of the Heritage Property Tax Reduction is 40% of the City and education portions of the property taxes. At this time, the Region of Durham does not participate in the program and therefore there is currently no reduction of the Region's portion of the taxes.

In order to qualify for the Heritage Property Tax Reduction Program, a property must meet the following criteria:

- a) Be located in the City;
- b) Be designated under Part IV or Part V of the Ontario Heritage Act;
- c) Be subject to a Heritage Easement Agreement with the City; and,
- d) Comply with additional eligibility criteria as set out in By-law 106-2011.

Additional eligibility criteria set out in By-law 106-2011 include, but are not limited to:

- a) The property is not subject to any by-law contravention, work order or outstanding municipal requirements or liens; and,
- b) The property is in good and habitable condition and meets all of the City's requirements related to the heritage property.

In 2023, the total City and education portions of the property taxes for the Subject Property will be \$2,267.70 and \$584.46, respectively. If the entirety of the Subject Property were granted the 40% reduction to the City and education portions of the property taxes, it would result in a reduction of approximately \$907.08 and \$233.78, respectively, in the amount of property taxes paid annually to the City and School Boards by the property owners.

5.9 Options

The options that follow in this section provide certain avenues for a go-forward strategy for consideration by Council.

5.9.1 Option 1: Status Quo

Should the Economic and Development Services Committee wish for Council to maintain the status quo and have 442 King Street East remain as a 'Class A' property on the Heritage Oshawa Inventory, then the following recommendation should be adopted:

"That the Economic and Development Services Committee recommend to City Council that, pursuant to Report ED-23-214 dated November 22, 2023, 442 King Street East not be designated under the Ontario Heritage Act but rather remain as a 'Class A' property on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties."

Staff note that in the event Council chooses this option to keep 442 King Street East as a Class 'A' property on the Heritage Oshawa Inventory, the City would be unable to designate the property in the event of a "prescribed event" (i.e. receipt of complete development application).

5.9.2 Option 2: Heritage Designation

Should the Economic and Development Services Committee wish for Council to initiate the process to designate 442 King Street East as a property having cultural heritage value or interest pursuant to Section 29 under Part IV of the Ontario Heritage Act, in which case it would be added as a designated property to the City's Register, then the following recommendation should be adopted:

"That the Economic and Development Services Committee recommend to City Council that, pursuant to Report ED-23-214 dated November 22, 2023, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property located at 442 King Street East as a property of cultural heritage value or interest under the Ontario Heritage Act by undertaking actions such as the following:

- Obtaining an updated Heritage Research Report to provide evidence that the property located at 442 King Street East specifically addresses the requirements of the Ontario Heritage Act;
- Preparing a Notice of Intention to Designate the property located at 442 King Street East under the Ontario Heritage Act which will generally include the Designation Statement and Description;
- Publishing the Notice in accordance with the Ontario Heritage Act;
- Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and,
- Preparing the necessary by-law which will generally include the Designation Statement and Description for subsequent consideration by Council."

6.0 Financial Implications

There are no costs related to Option 1 under Section 5.9.1 of this Report, which is to maintain the status quo.

In the event Council selects Option 2 under Section 5.9.2 of this Report, which is to designate the Subject Property, the additional associated costs are related to the completion of a supplemental Heritage Research Report for the Subject Property. Staff estimate a supplemental Heritage Research Report to cost between \$5,000 and \$7,500. Staff note that the cost for heritage-related research is currently higher than average given the recent changes to the Ontario Heritage Act and resultant significant need for heritage research across Ontario.

Accordingly, staff anticipate sufficient funds to be available in the Professional and Technical account of the 2024 Heritage Oshawa Budget to accommodate the preparation of a supplemental Heritage Research Report for the Subject Property.

Other costs under Option 2 are generally related to notice requirements, which can be accommodated within the appropriate Departmental budget.

If the Subject Property was to be designated under the Ontario Heritage Act and the eligibility criteria for the City's Heritage Property Tax Reduction Program satisfied, the property owners would be eligible for a reduction of 40% of the taxes paid annually to the City and school boards.

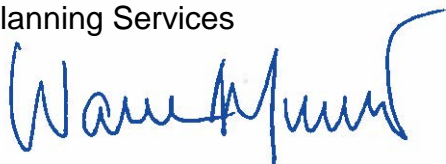
Finance Services has advised that 40% of the City and education portions of the taxes for 442 King Street East in 2023 amounts to approximately \$907.08 and \$233.78, respectively.

7.0 Relationship to the Oshawa Strategic Plan

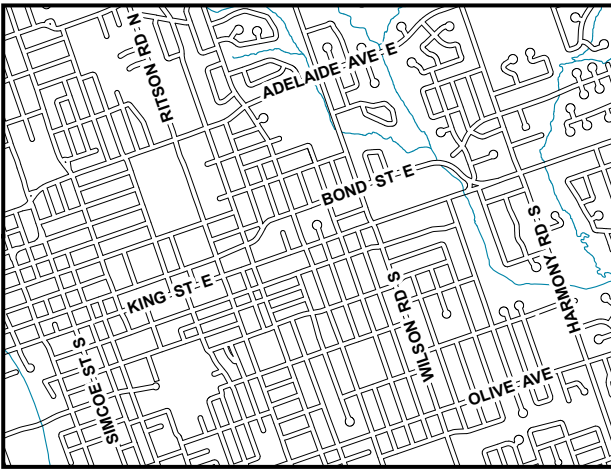
The recommendation in this Report advances the Cultural Vitality goal of the Oshawa Strategic Plan.



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



Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department



Item: ED-23-214
Attachment 1

Development Services Department

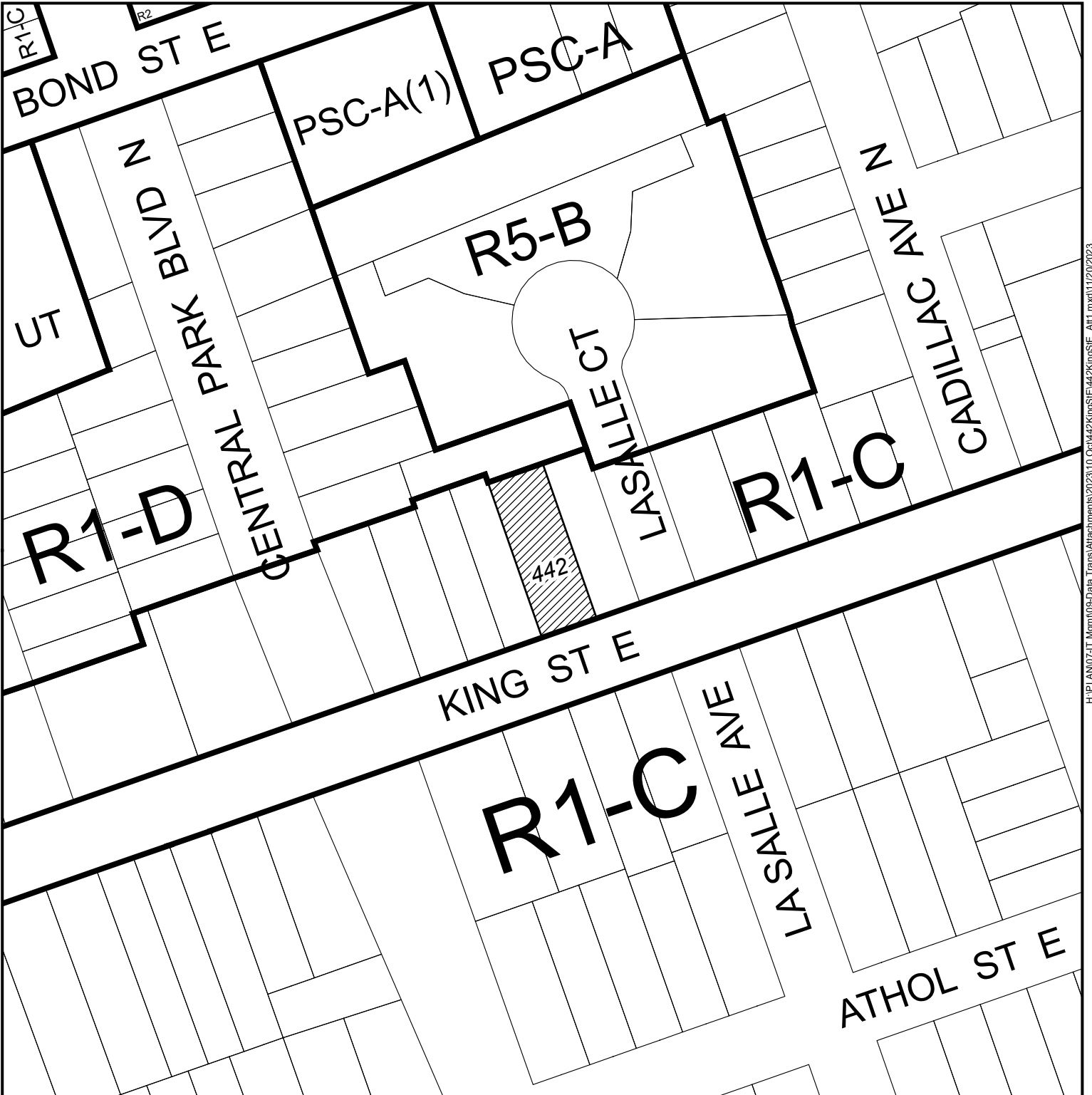
Subject: Update concerning Heritage Oshawa's
Recommendation to Designate
442 King Street East under the Ontario Heritage Act

Ward: Ward 4

File: 12-04-0256



Subject Property 




Subject: Update concerning Heritage Oshawa's Recommendation to Designate
442 King Street East under the Ontario Heritage Act

Item: ED-23-214
Attachment 2

Ward: Ward 4
File: 12-04-0256



 Subject Property

City of Oshawa
Economic and Development Services 



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From: M.F.I.P.P.A. Sec. 14(1)
To: Harrison Whilsmith
Subject: Heritage Committee Proposal Re: 442 King Street East, Oshawa
Date: Friday, November 4, 2022 1:56:29 PM

[You don't often get email from M.F.I.P.P.A. Sec. 14(1). Learn why this is important at
M.F.I.P.P.A. Sec. 14(1)]

Hello and good day to all.

My name is M.F.I.P.P.A. Sec. 14(1) My Husband, M.F.I.P.P.A. Sec. 14(1) and myself are the current home owners of 442 King Street, Oshawa. We took possession of the said property on December 13, 2013. We received a letter in the mail around October 17, 2022 advising that the Municipal Heritage Committee of the Corporation of the City of Oshawa also known as Heritage Oshawa has passed a motion recommending that the Committee supports the designation of our home under Part IV of the Ontario Heritage Act as a property of Cultural Heritage value or interest.

My Husband, M.F.I.P.P.A. Sec. 14(1) and myself understand the importance of preserving our Cities Cultural History and Deeming certain properties is a way of doing so. We understand that if we were to agree we would receive a plaque for the property and that we would receive a 40% reduction in City Property Taxes and School Board Taxes. This we must admit is definitely an appealing benefit. Our only concern would be that in the future (definitely far future) if we were to list the house for sale, that the property being deemed Heritage would possibly deter potential buyers from purchasing the property. What happens then?

It is also our understanding that deeming the property as a Heritage Home that we are restricted from changing the outside of the home which, is something we would never do. We also understand that being deemed Heritage doesn't dictate what we can do on the inside. For example we can paint the walls any colour of our choice. Put in hardwood floors etc.

We have actually fixed many issues. The previous owners didn't advise us of nor could they been seen by a house inspection which we did have done prior to purchase. They didn't do the best work DIY work. Unfortunately for us, even though we had a reputable and proper home inspection completed, some of the hidden damages couldn't be seen and when they did become known to us, it cost us just under M.F.I.P.P.A. Sec. 14(1) to correct.e

As I said above, we aren't necessarily opposed but, our biggest concern and question that we need answered first is how will being deemed Heritage affect the sale of the property in later years if we chose to sell and what options are there for us then?

M.F.I.P.P.A. Sec. 14(1). If anyone from the Heritage Committee or anyone else wishes to speak with me I can be reached on my cell phone at: M.F.I.P.P.A. Sec. 14(1).

We look forward to hearing back with regards to this matter.

Kindest regards.

M.F.I.P.P.A. Sec. 14(1)

M.F.I.P.P.A. Sec. 14(1)



November 13, 2023

File: 12-04

M.F.I.P.P.A. Sec. 14(1)

442 King Street East
Oshawa, ON L1H 1E6

Re: Heritage Oshawa's Recommendation to Designate 442 King Street East under Part IV of the Ontario Heritage Act

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different properties. This report included discussion of your property at 442 King Street East. Given it was unclear whether you were in favour or in opposition to the designation, City Council passed the following motion regarding your property:

"That Drew House - 442 King Street East be referred to staff."

As we have not received your stance on the potential designation, City staff have been unable to report back and the item remains on our list of outstanding items. Therefore, we kindly request that you provide us with your stance **no later than November 20, 2023**.

In the event that we do not hear from you, staff will be reporting back to the Economic and Development Services Committee at their November 27, 2023 meeting at which time they will consider the potential of designating 442 King Street East without your input.

If you require further information or clarification, please contact Harrison Whilsmith at the address shown or by telephone at (905) 436-3311, extension 2697 or by email to hwhilsmith@oshawa.ca.

A handwritten signature in blue ink that reads "H Whilsmith".

Harrison Whilsmith, Planner A
Policy

September 8, 2023

File: 12-04

M.F.I.P.A. Sec. 14(1)442 King Street East
Oshawa, ON L1H 1E6**Re: Heritage Oshawa's Recommendation to Designate 442 King Street East under Part IV of the Ontario Heritage Act**

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different properties. This report included discussion of your property at 442 King Street East. Given it was unclear whether you were in favour or in opposition to the designation, City Council passed the following motion regarding your property:

"That Drew House - 442 King Street East be referred to staff."

As we have not received your stance on the potential designation, City staff have been unable to report back and the item remains on our list of outstanding items. Therefore, we kindly request that you provide us with your stance **no later than November 1, 2023**.

In the event that we do not hear from you, staff will be reporting back to the Economic and Development Services Committee at their November 27, 2023 meeting at which time they will consider the potential of designating 442 King Street East without your input.

If you require further information or clarification, please contact Harrison Whilsmith at the address shown or by telephone at (905) 436-3311, extension 2697 or by email to hwhilsmith@oshawa.ca.

Harrison Whilsmith, Planner A
Policy

HW/k

Harrison Whilsmith

From: Harrison Whilsmith
Sent: Monday, July 10, 2023 4:16 PM
To: M.F.I.P.P.A. Sec. 14(1)
Subject: RE: Outstanding Item

Good afternoon,

Further to my previous emails, I would request a response at your earliest convenience.

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different sites. This report included discussion of your property at 442 King Street East. Seeing as we did not receive a clear answer on whether you and your husband were in favour or opposition to the designation, Council decided to refer it back to staff so that we could reach out to you again.

This item is still outstanding as we have not been made aware of your stance on the potential designation. If you have been able to come up with a stance, we would appreciate hearing back from you at your earliest convenience.

Best,



Harrison Whilsmith, Planner A | City of Oshawa
905-436-3311 ext. 2697 | 1-800-667-4292
HWhilsmith@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."



From: Harrison Whilsmith
Sent: Thursday, June 8, 2023 11:31 AM
To: M.F.I.P.P.A. Sec. 14(1) M.F.I.P.P.A. Sec. 14(1)
Subject: RE: Outstanding Item

Hi M.F.I.P.P.A. Sec. 14(1),

Further to my previous email, I would request a response at your earliest convenience.

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different sites. This report included discussion of your property at 442 King Street East. Seeing as we did not receive a clear answer on whether you and your husband were in favour or opposition to the designation, Council decided to refer it back to staff so that we could reach out to you again.

This item is still outstanding as we have not been made aware of your stance on the potential designation. If you have been able to come up with a stance, we would appreciate hearing back from you at your earliest convenience.

Best,



Harrison Whilsmith, Planner A | City of Oshawa
905-436-3311 ext. 2697 | 1-800-667-4292
HWhilsmith@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."



From: Harrison Whilsmith
Sent: Friday, April 21, 2023 2:26 PM
To: M.F.I.P.A. Sec. 14(1)
Subject: Outstanding Item

Hi M.F.I.P.A. Sec. 14(1),

Hope you're doing well.

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different sites. This report included discussion of your property at 442 King Street East. Seeing as we did not receive a clear answer on whether you and your husband were in favour or opposition to the designation, Council decided to refer it back to staff so that we could reach out to you again.

This item is still outstanding as we have not been made aware of your stance on the potential designation. If you have been able to come up with a stance, we would appreciate hearing back from you at your earliest convenience.

Best,



Harrison Whilsmith, Planner A | City of Oshawa
905-436-3311 ext. 2697 | 1-800-667-4292
HWhilsmith@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."



Harrison Whilsmith

From: Harrison Whilsmith
Sent: Wednesday, December 14, 2022 10:06 AM
To: M.F.I.P.A. Sec. 14(1)
Cc: Heritage@oshawa.ca
Subject: RE: Heritage Committee Proposal Re: 442 King Street East, Oshawa

Hi M.F.I.P.A. Sec. 14(1),

Hope you're doing well.

On December 12, 2022, City Council considered Report ED-22-214 regarding the potential heritage designation of 10 different sites. This report included discussion of your property at 442 King Street East. Seeing as we did not receive a clear answer on whether you and your husband were in favour or opposition to the designation, Council decided to refer it back to staff so that we could reach out to you again.

Therefore, I was just wondering if you've had time to think it over? When you and your husband are comfortable with a stance, we would appreciate a response stating whether you are in favour or opposed to the designation.

Please feel free to reach out to me anytime.

All the best,

Harrison Whilsmith, Planner A - Interim | City of Oshawa
905-436-3311 ext. 2945 | 1-800-667-4292
HWhilsmith@oshawa.ca | www.oshawa.ca
"Dedicated to serving our community."

RESEARCH REPORT



442 King Street East
Oshawa

Prepared by Melissa Cole
Melissadave.cole@gmail.com
September 2010

Historical Attributes

Summary

The dwelling at 442 King Street East was most likely built in the mid nineteenth century. A dwelling in this location has been a landmark since the mid nineteenth century. This home is a fine example of an early Upper Canada rural home representative of the Classic Revival style. The house survives on a medium sized lot with mature vegetation.

Early Lot History

The subject property is on the South west part of Lot 7, Concession 2, East Whitby Township, now within the City of Oshawa. It is currently located within Plan number 335, D423709. The dwelling at 442 King Street East is on the north side of King Street East, east of Oshawa Boulevard North and west of Wilson Road.

The 200 acres of Lot 7, Concession 2, East Whitby township were patented on April 21, 1809, by the Honourable John McGill. He sold all 200 acres to Benjamin Stone on May 3, 1817.

Abraham Coryell farmed the land on Lot 7 in Concession 2 beginning in the year 1816. The 1836 East Whitby Directory indicates that Abraham Coryell Sr., A.C. Jr., Daniel Coryell were freeholders of Concession 2 Lot 7. The directory does not indicate if there was a dwelling located on the lot at this time.

Drew Family

The owners of the home were the Drew Family.¹ The 1860 Tremain Map of Ontario County indicates that lot 7, concession 2 was owned by the Drew Family, unfortunately the first initials of Drew are not legible on the map viewed. There is no dwelling present on the property at that time. The portion owned by the Drew family in 1860 would have been approximately 40 acres which most likely included a farm. A barn can be seen in the photograph from c.1880. It was located behind the family home in the photograph. There is a possibility that this home may have been originally owned by L.G Drew who was a prominent Lawyer in Oshawa. He was also a member of the Thirty Club that was in Oshawa. Further research on the Drew family may be required to confirm if he was the original owner of the home.

The *1921 City of Oshawa Directory* indicates an A.V. Drew living at 442 King Street East.

The *1952 Dominion of Canada, List of Electors for Oshawa Urban Polling Division No. 34* lists George Drew, a General Motors Employee, residing with his wife Mrs. George Drew also living

¹ Interview, Roy Simpson, September 2010

in the household were A.V. Drew who was a widow and Miss Nellie Scorgie who was a stenographer.

The Drew family lived at 442 King Street East until approximately 1960.

M.F.I.P.P.A. Sec. 14(1)

[REDACTED]

Architectural Attributes

Architectural Background/Date of Construction

The exact date of construction is not known. The home was most likely built in the mid nineteenth century between 1860 and 1880. Its gable roof, three bay design/façade, central doorway and symmetrical elevations are typical of the classic revival style. A building appears in the correct location on the 1877 township map. The Drew family owned the lot during that time and were most likely living in the dwelling.

Style and Form

This stately two storey home has the symmetrical façade of the Georgian style, the low pitched roof of the neo-classical, the dichromatic brick drip mouldings around the windows and doors similar to those that would be found on an Italianate style home. A medium gabled roof has returned eaves. The building rests on its original fieldstone foundation.

The main façade faces south onto King Street East and features a three bay design with a central entranceway.

A one storey extension built off the north facade may have originated as a summer kitchen or living area. This extension is covered in board and batten. It now contains the kitchen and a covered porch area.

Architectural Details

Foundation

The foundation is fieldstone.

Wall Cladding

The two storey portion of the dwelling is covered in red and buff brick. The rear extension or one storey addition on the north façade is clad in board and batten. The dichromatic brick work is featured in the drip mouldings over all the windows and front entranceway. Decorative buff crosses were created in bands along the front façade as well as on the gabled ends of the east and west façades where there are decorative bands of crosses that form a triangular pattern.

Roof

The medium gabled roof with returned eaves is clad in asphalt. At one time there would have been two internal chimneys that peaked the east and west facades of the roofline.

Chimneys

The original chimneys have been removed. At one time there would have been two internal chimneys, with decorative corbelling around the tops, that peaked the east and west facades.² This is evident in the photo of the Drew Family taken in front of 442 King Street East in circa 1880. On the north façade there is evidence of what would have been a third external chimney that has since been removed. The different shade of red brick work on the chimney would indicate that it would not have been original to the home.

Window Openings

All window openings are flat with arched heads. The frames are flat with lugsills. The ground level openings feature 2 over 2 double hung sashes. The upper window openings also feature 2 over 2 double hung sashes. All the windows contain brick soldier courses. All sashes have been replaced but are sympathetic to resemble the design of the original sashes.

Entranceways

One of the many outstanding features of this house is the verandah (gallery) that runs the length of the front façade. Its roof is gabled and covered in asphalt similar to the rest of the house. Simple wooden posts give support while gingerbread trim hangs from a plain architrave.

The restored regency style verandah leads to the entranceway containing a simple front door that is restrained and elegant with a simple arched transom that contains stained glass of varying colours. It was placed there by the previous owners of the home and is not original.

There is a second entranceway located on the rear extension on the north façade.

The current owner found a newspaper from 1946 in the north extension, it was found under the kitchen sink – that is most likely around the time when a modern kitchen was placed in the home.

Condition

The current owner has been conscientious in the repair and maintenance of this dwelling. All modifications are in keeping with the original style and incorporate historic materials. Original elements have been retained, where possible, and infilled or replaced only as needed. Care was taken to introduce custom made reproductions such as mouldings, and other elements. In some instances, it is difficult to separate the original from recent workmanship.

² Photograph circa 1880 of the residence shows the chimneys that peaked the house on the east and west ends. See appendix A.

Summary of Significant Heritage Attributes

Historical Significance

A dwelling in this location has been a landmark since the mid nineteenth century. This home is a fine example of an early Upper Canada rural home representative of the Classic Revival style. The house survives on a medium sized lot with mature vegetation. This homes current location was at one time the boundary of a small community that was called the Village of Harmony. It was located east of the Village of Oshawa which was located west of where this home was built circa 1870.

Significant Architectural Attributes

- Two storey classic revival design, 3-bay design with centrally positioned main entrance.
- Brick construction with original fieldstone foundation
- Dichromatic buff brick drip moldings featured above the windows and front entranceway
- Decorative dichromatic buff brick patterned crosses on the east and west facades
- Uniform fenestration of 2 over 2 windows
- Flat window openings with arched heads reflective of the original window design
- Existing door case reflective of the classic revival style

Contextual Attributes

This pleasant vernacular farmhouse is safely tucked away from highway # 2 (King Street East). It remains to be one of the oldest homes located between Ritson Road and Wilson Road. Further research on the homes in the area may confirm this. It is known to many Oshawa citizens as the “old farm house”.³ Its most outstanding features are the dichromatic buff brick drip mouldings around the window and door openings and the restored regency verandah which is reflective of the porch that stood on the home in 1880 when it was owned by the Drew family. The interior of the home features the original staircase and wide baseboard trim.

³ Discussions between M. Cole and various individuals that have lived in the Oshawa area for a number of years.

Resources

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Beers, J.H. & Co. Illustrated Historical Atlas of County of Ontario. Toronto: 1877

Conveyances Abstract. Durham Regional Land Registrar's Office, Whitby.

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Harmony Village: Remembering the Settlers and a lost cemetery. Oshawa Historical Society and Oshawa Community Museum, 2010

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Appendix



South Façade, 442 King Street East, Oshawa. Circa 1880



South Façade, 442 King Street East. 1989



East Façade, 442 King Street East, 1998



South Façade, 442 King Street East, September 2010



Basement Window, 442 King Street East, September 2010



Drip Moulding



East Façade



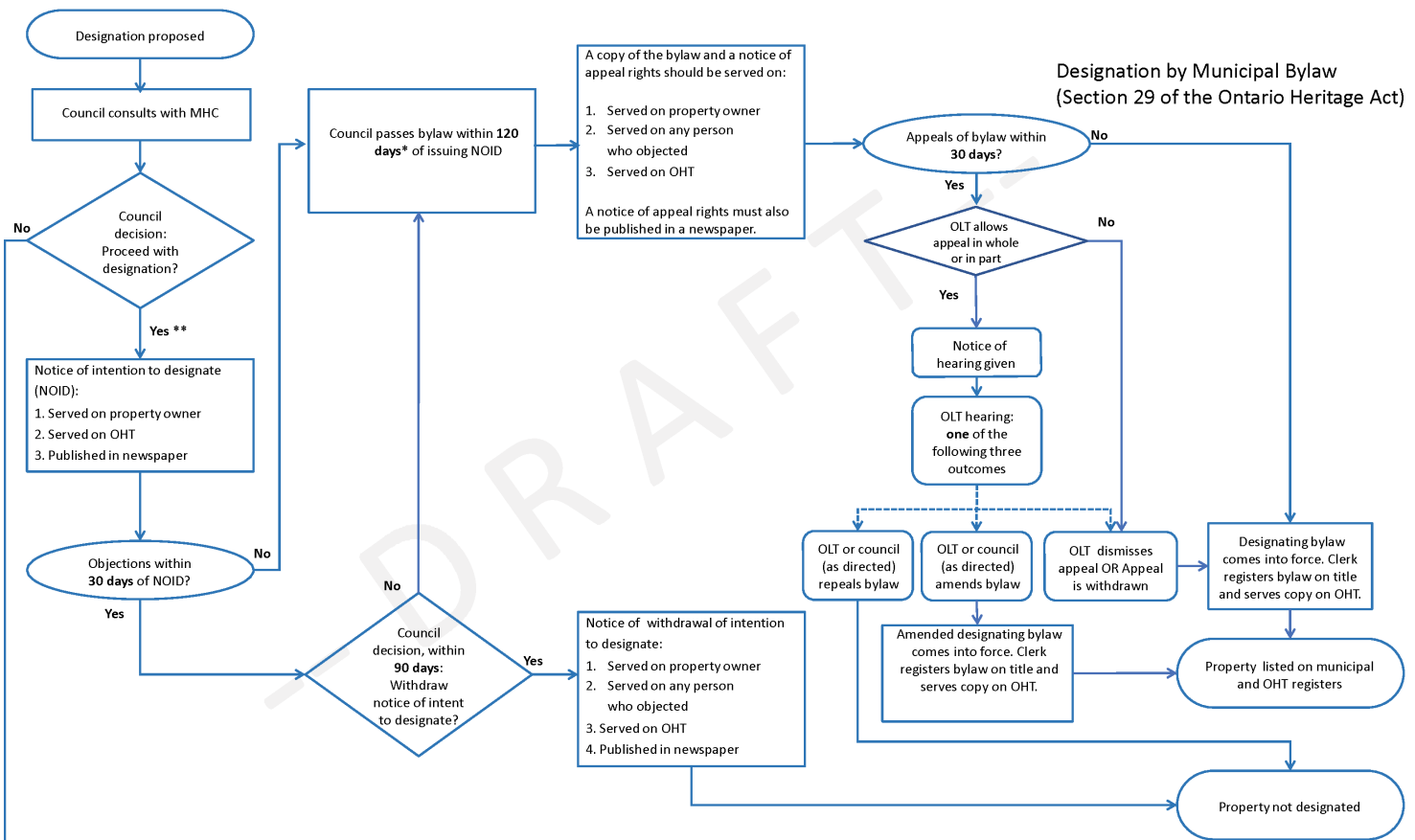
North West Façade, 442 King Street East, September 2010

Title: Flow Chart Prepared by the Provincial Government Illustrating the Process to Designate a Property Under Section 29, Part IV of the Ontario Heritage Act

Subject: Update concerning Heritage Oshawa's Recommendation to Designate 442 King Street East under the Ontario Heritage Act

Ward: Ward 4

File: 12-04-0256



*If council fails to meet these timelines, the NOID will be deemed withdrawn, and council must issue a notice of withdrawal. For exceptions to the 120-day timelines, please consult the guidance text.

** Council has a limited 90 day period to give its notice of intention to designate a property when the property is subject to an official plan amendment, a zoning bylaw amendment, or plan of subdivision.

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