

Economic and Development Services Department

Date: January 24, 2025

File: HTG-25-01

To: Heritage Oshawa**From:** Harrison Whilsmith, Planner A
Economic and Development Services Department**Re: Application to Alter made under Section 33 of the Ontario Heritage Act
827 Gordon Street – Former Cedardale Public School**

On January 30, 2025, Heritage Oshawa is scheduled to be provided with a presentation by the applicant regarding an application to alter made under Section 33 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the “Ontario Heritage Act”) for 827 Gordon Street, the former Cedardale Public School.

The Section 33 application was submitted concurrently with a development application to amend Zoning By-law 60-94, and included a Heritage Impact Assessment prepared by EVOQ Architecture that was sent via email to the members of Heritage Oshawa on January 24, 2025.

The aforementioned Heritage Impact Assessment provides, among other things, a description of the proposed development, an analysis of the proposed development’s impact on the heritage resource, and offers a brief conservation strategy.

Next Steps

Under Section 33 of the Ontario Heritage Act, a Council must consult with its municipal heritage committee (Heritage Oshawa) prior to making a decision on the alteration of a designated property. Council has the option to consent to the application, consent to the application with conditions, or refuse the application.

Accordingly, consistent with Section 33 under the Ontario Heritage Act, staff require comment from Heritage Oshawa in this regard. The purpose of this memo is to provide Heritage Oshawa with appropriate wording in order to provide formal comments to the Economic and Development Services Committee and Council under Section 33 of the Ontario Heritage Act.

Heritage Oshawa may wish to proceed in one of two ways:

- Strike a working group to review the application; or,
- Move a recommendation to approve, approve with conditions, or refuse the application.

In the event Heritage Oshawa wishes to strike a working group to review the application, the working group should return with a recommendation at their next meeting on February 27, 2024.

Recommendation

In the event that Heritage Oshawa wishes to strike a working group to review the application, the following would be appropriate wording to provide in their motion:

“That, pursuant to HTG-25-01 dated January 24, 2025, an 827 Gordon Street Heritage Application Working Group be struck to review the submitted Section 33 application and provide a recommendation at their subsequent meeting on February 27, 2025.”

In the event that Heritage Oshawa recommends that Council unconditionally approve the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-25-01 dated January 24, 2025, the Section 33 application to alter, consistent with the application to amend Zoning By-law 60-94 for 827 Gordon Street, be recommended for approval under Section 33 of the Ontario Heritage Act.”

In the event that Heritage Oshawa recommends that Council approve the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act with conditions, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-25-01 dated January 24, 2025, the Section 33 application to alter, consistent with the application to amend Zoning By-law 60-94 for 827 Gordon Street, be recommended for approval under Section 33 of the Ontario Heritage Act, subject to the following condition(s):

1. _____”

In the event that Heritage Oshawa recommends that Council deny the Section 33 application for alteration to a designated property under Part IV of the Ontario Heritage Act, the following would be the appropriate wording to provide in their recommendation to the Economic and Development Services Committee and Council:

“That, pursuant to HTG-25-01 dated January 24, 2025, the Section 33 application to alter, consistent with the application to amend Zoning By-law 60-94 for 827 Gordon Street, be recommended for refusal under Section 33 of the Ontario Heritage Act.”

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



Harrison Whilsmith, Planner A
Planning Services