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October 23, 2019

Christine Nancekivell, Chief Facilities Officer
Durham District School Board
400 Taunton Road East
Whitby, Ontario
L1R 2K6

ONTARIO HERITAGE TRUST

File: B-8600 0391

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**RE: Designation of 300 Ritson Road South, Oshawa, Ontario
Section 29 of the *Ontario Heritage Act***

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 100-2019 on September 23, 2019 designating the property legally known as:

PIN: FIRSTLY: LOTS 311, 312, 313, 314, 321, 322, 323, 324, 331, 332, 333, 334, 341, 343, 344, 351, 353, 354, 361, 362, 363, 364, 371, 372, 373, 374, 381, 382, 383, 384, 391, 392, 393, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463 AND 464, PLAN 145 OSHAWA AND PART OF LOT 452 PLAN 145 OSHAWA AND PART ELDON AVE PLAN 145 OSHAWA CLOSED BY BYLAW OS58657 BEING BANTING AVE (FORMERLY ELDON AVE) AS IN OS58954; SUBJECT TO AN EASEMENT AS IN OS58954; SECONDLY: LOTS 342 AND 352 PLAN 145 OSHAWA; THIRDLY: LOT 394 PLAN 145 OSHAWA; FOURTHLY: PART CLARKE ST. PLAN 145 OSHAWA CLOSED BY BYLAW OS19737; FIFTHLY: PART ELDON AVE PLAN 145 OSHAWA LYING E OF THE NLY PRODUCTION OF THE W LIMIT OF LOT 465 PLAN 145 EXCEPT D28908 BEING BANTING AVE (FORMERLY ELDON AVE); SUBJECT TO AN EASEMENT AS IN D3847; SUBJECT TO AN EASEMENT AS IN D216; City of Oshawa, Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 100-2019 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Please find served upon you pursuant to subsection 29(6) of the *Ontario Heritage Act* a copy of By-law 100-2019, including Schedule "A".

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.



Connor Leherbauer, Planner A
Policy
Planning Services

CL

- c. Sam Yoon, City Solicitor
Office of the City Manager

Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3

being a by-law to designate the property located at 300 Ritson Road South, specifically as PIN: FIRSTLY: LOTS 311, 312, 313, 314, 321, 322, 323, 324, 331, 332, 333, 334, 341, 343, 344, 351, 353, 354, 361, 362, 363, 364, 371, 372, 373, 374, 381, 382, 383, 384, 391, 392, 393, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463 AND 464, PLAN 145 OSHAWA AND PART OF LOT 452 PLAN 145 OSHAWA AND PART ELDON AVE PLAN 145 OSHAWA CLOSED BY BYLAW OS58657 BEING BANTING AVE (FORMERLY ELDON AVE) AS IN OS58954; SUBJECT TO AN EASEMENT AS IN OS58954; SECONDLY: LOTS 342 AND 352 PLAN 145 OSHAWA; THIRDLY: LOT 394 PLAN 145 OSHAWA; FOURTHLY: PART CLARKE ST. PLAN 145 OSHAWA CLOSED BY BYLAW OS19737; FIFTHLY: PART ELDON AVE PLAN 145 OSHAWA LYING E OF THE NLY PRODUCTION OF THE W LIMIT OF LOT 465 PLAN 145 EXCEPT D28908 BEING BANTING AVE (FORMERLY ELDON AVE); SUBJECT TO AN EASEMENT AS IN D3847; SUBJECT TO AN EASEMENT AS IN D216; City of Oshawa, Regional Municipality of Durham, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

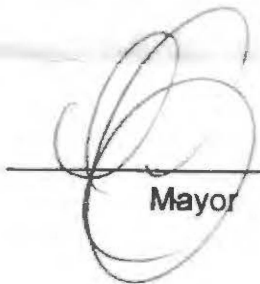
Recitals:

1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value and interest.
2. The Durham District School Board is the registered owner of the property located at 300 Ritson Road South in the City of Oshawa and has consented to Heritage Oshawa's request that the property, specifically as PIN: FIRSTLY: LOTS 311, 312, 313, 314, 321, 322, 323, 324, 331, 332, 333, 334, 341, 343, 344, 351, 353, 354, 361, 362, 363, 364, 371, 372, 373, 374, 381, 382, 383, 384, 391, 392, 393, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463 AND 464, PLAN 145 OSHAWA AND PART OF LOT 452 PLAN 145 OSHAWA AND PART ELDON AVE PLAN 145 OSHAWA CLOSED BY BYLAW OS58657 BEING BANTING AVE (FORMERLY ELDON AVE) AS IN OS58954; SUBJECT TO AN EASEMENT AS IN OS58954; SECONDLY: LOTS 342 AND 352 PLAN 145 OSHAWA; THIRDLY: LOT 394 PLAN 145 OSHAWA; FOURTHLY: PART CLARKE ST. PLAN 145 OSHAWA CLOSED BY BYLAW OS19737; FIFTHLY: PART ELDON AVE PLAN 145 OSHAWA LYING E OF THE NLY PRODUCTION OF THE W LIMIT OF LOT 465 PLAN 145 EXCEPT D28908 BEING BANTING AVE (FORMERLY ELDON AVE); SUBJECT TO AN EASEMENT AS IN D3847; SUBJECT TO AN EASEMENT AS IN D216; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains the former Ritson Public School, constructed in 1923, with additions added in 1928, 1948 and 1975. The original 1923 school building dates from an early period of education in Oshawa, and is important in the early development of the City of Oshawa. The former school building has architectural and design value, as it is comprised of the neo-Gothic and Modern Classicism styles. Both the original 1923 structure and the 1928 addition are representative of the architectural work of C.C. Stenhouse, and were built by W.J. Trick, contractor and the first Mayor of Oshawa, from 1924 to 1925. The school is named after John Ritson, an early settler, significant contributor, and Oshawa's first teacher. John Ritson owned the land upon which Ritson Public School currently stands. The school building is located on a prominent rise on Ritson Road South, and is a landmark in the community.
3. On June 5, 2019 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published on June 5, 2019 in the *Oshawa This Week* and *The Oshawa Express* newspapers having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was July 6, 2019. No Notice of Objection to the proposed designation was served on the City Clerk.


NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The Property, including the former Ritson Public School and its features which are described in Schedule "A" to this By-law, located at 300 Ritson Road South and legally described as PIN: FIRSTLY: LOTS 311, 312, 313, 314, 321, 322, 323, 324, 331, 332, 333, 334, 341, 343, 344, 351, 353, 354, 361, 362, 363, 364, 371, 372, 373, 374, 381, 382, 383, 384, 391, 392, 393, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463 AND 464, PLAN 145 OSHAWA AND PART OF LOT 452 PLAN 145 OSHAWA AND PART ELDON AVE PLAN 145 OSHAWA CLOSED BY BYLAW OS58657 BEING BANTING AVE (FORMERLY ELDON AVE) AS IN OS58954; SUBJECT TO AN EASEMENT AS IN OS58954; SECONDLY: LOTS 342 AND 352 PLAN 145 OSHAWA; THIRDLY: LOT 394 PLAN 145 OSHAWA; FOURTHLY: PART CLARKE ST. PLAN 145 OSHAWA CLOSED BY BYLAW OS19737; FIFTHLY: PART ELDON AVE PLAN 145 OSHAWA LYING E OF THE NLY PRODUCTION OF THE W LIMIT OF LOT 465 PLAN 145 EXCEPT D28908 BEING BANTING AVE (FORMERLY ELDON AVE); SUBJECT TO AN EASEMENT AS IN D3847; SUBJECT TO AN EASEMENT AS IN D216; City of Oshawa, Regional Municipality of Durham is hereby designated as being of cultural heritage value and interest.
2. The reasons for designation of this Property under the Act are set out in Schedule "A" to this by-law. Schedule "A" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against the Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
4. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owner of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* and *The Oshawa Express* newspapers.

By-law passed this twenty-third day of September, 2019.



Mayor



Interim City Clerk

Schedule "A" to By-Law Number 100-2019

Passed This Twenty-Third Day of September, 2019

300 Ritson Road South

Designation Statement and Description:

Location and Description of Property:

300 Ritson Road South, commonly known as the former Ritson Public School, is located on the west side of Ritson Road South, north of Olive Avenue and south of Stacey Avenue. The property is generally bounded by residential lots fronting onto Clarke Street, Huron Street and Ritson Road South to the north, Huron Street to the west, residential lots fronting onto Olive Avenue to the south, and Ritson Road South to the east.

The history of the Ritson Public School spans almost a century. The 2.1 hectare (5.2 ac.) property is owned by the Durham District School Board (D.D.S.B.) and was in use as a school from 1923 until 2011. When Oshawa became a city in 1924 there were eight elementary schools, one of which was Ritson Public School.

Ritson Public School sits prominently on a rise on Ritson Road South. The property consists of the school building and surrounding open space, which includes 2 baseball backstops, a soccer field, paved parking and play area, and a school playground. A bus loop is located to the east of the school building, off of Ritson Road South.

Legal Description:

The property at 300 Ritson Road South is identified as:

FIRSTLY: LOTS 311-314, 321-324, 331-334, 341, 343, 344, 351, 353, 354, 361-364, 371-374, 381-384, 391-393, 413-425, and 453-464, PLAN 145 OSHAWA AND PART OF LOT 452 PLAN 145 OSHAWA AND PART ELDON AVE PLAN 145 OSHAWA CLOSED BY BYLAW OS58657 BEING BANTING AVE (FORMERLY ELDON AVE) AS IN OS58954; SUBJECT TO AN EASEMENT AS IN OS58954; SECONDLY: LOTS 342 AND 352 PLAN 145 OSHAWA; THIRDLY: LOT 394 PLAN 145 OSHAWA; FOURTHLY: PART CLARKE ST. PLAN 145 OSHAWA CLOSED BY BYLAW OS19737; FIFTHLY: PART ELDON AVE PLAN 145 OSHAWA LYING E OF THE NLY PRODUCTION OF THE W LIMIT OF LOT 465 PLAN 145 EXCEPT D28908 BEING BANTING AVE (FORMERLY ELDON AVE); SUBJECT TO AN EASEMENT AS IN D3847; SUBJECT TO AN EASEMENT AS IN D216; CITY OF OSHAWA)

Statement of Cultural Heritage Value or Interest:

The property's cultural heritage value results from its historical significance and importance as a cultural heritage educational institution, built in the 1920s during a period of growth in the City of Oshawa. There were eight schools when Oshawa became a city in 1924, and Ritson Public School was one of them. The school is named after and built on land that was once owned by John Ritson, Oshawa's first school teacher.

The cultural heritage value of Ritson Public School is related to its architectural and design value, as it is comprised of the neo-Gothic and Modern Classicism styles. The original school building was built in 1923. An addition of six rooms to the school was added in 1928, on the north side of the original school building. The plans for this addition were prepared by architect C.C. Stenhouse, who was also the architect of the original structure. This two-storey six-room addition increased the accommodation of the school by fifty percent at the time. The Board of Education awarded the contract to W.J. Trick, a local contractor, to build the addition. W.J. Trick was the first Mayor of the City of Oshawa from 1922-1925.

Another addition was added in 1948, which included five rooms and facilities for a kindergarten classroom. This made Ritson Public School the second school in Oshawa to add a kindergarten class, the first being located at the former Centre Street School (now E.A. Lovell Continuing Education Centre). Prior to this time kindergarten was regarded as a waste of money, according to Olive French in *The Story of Oshawa Schools: 1800 – 1967*.

The last addition was made to Ritson Public School in 1975 on the southern side of the building. Although complementary in architectural style to the original school building, neither the 1948 nor the 1975 additions merit inclusion as heritage attributes for their design and

physical value. Only the 1923 and 1928 structures display the neo-Gothic/Modern Classicism style which merits designation.

Heritage Attributes:

The key heritage attributes of 300 Ritson Road South that reflect its value as an important link to the history of Oshawa consist of the following:

- The original 1923 school building dates from an early period of education in Oshawa, and is important in the early development of the City of Oshawa.
- Both the original 1923 structure and the 1928 addition are representative of the architectural work of C.C. Stenhouse, and were built by W.J. Trick, contractor and the first Mayor of the City of Oshawa, from 1924 to 1925.
- The school is named after John Ritson, an early settler, significant contributor, and Oshawa's first teacher. John Ritson owned the land upon which Ritson Public School currently stands.
- The architecture of the original 1923 school building and 1928 addition are an example of the neo-Gothic/Modern Classicism style, representative of early schools/educational institutions in the 1920s. Typical of the neo-Gothic style, the main entrance is a decorated frontispiece that is accessed by a stairway to the first level doorway. This example features a double leaf door with glazing. Over the door is a gothic inspired window opening that is multi-paned, with an oversized arched transom. The entranceway and window are crowned with a hood-like moulding around the archway.
- The school building is located on a prominent rise on Ritson Road South, and is a landmark in the community.