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ONTARIO HERITAGE TRUST

April 15, 2021

APR 23 2021

File B-8600-0270

City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

RECEIVED

Re: Designation of Lakeview Park, Oshawa, Ontario under Section 29 of the *Ontario Heritage Act*

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 30-2021 on March 29, 2021 designating the property legally described as:

PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-8, 10-12 (save and except Part 2, 40R-8852), 15, 16, 19-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 30-2021 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 30-2021, 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 B
Policy, Planning Services

CL/k

Attachment

c. Sam Yoon, City Solicitor
Office of the Chief Administrative Officer

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



being a by-law to designate the property located at 1446, 1450, 1454 and 1500 Simcoe Street South and 55 and 60 Lakeview Park Avenue, specifically as PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-8, 10-12 (save and except Part 2, 40R-8852), 15, 16, 19-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM, as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:

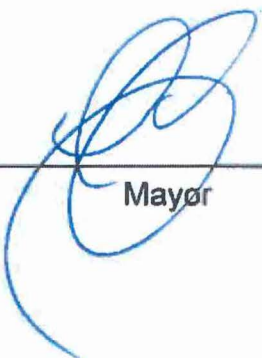
1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. The City of Oshawa is the registered owner of the property located at 1446, 1450, 1454 and 1500 Simcoe Street South and 55 and 60 Lakeview Park Avenue, in the City of Oshawa and per City Council's decision on February 18, 2020, has consented to Heritage Oshawa's request that the property, legally described as PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-8, 10-12 (save and except Part 2, 40R-8852), 15, 16, 19-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM (the "Property"), be designated under Section 29 of the Act. The property to be designated contains Lakeview Park. Lakeview Park is a large municipal park occupying approximately 28 hectares (69 acres) at the terminus of Simcoe Street South on the shores of Lake Ontario. Lakeview Park contains the following identifiable features: Lakeview Park Beach, Pioneer Cemetery, the Oshawa Museum and its three heritage houses known as the Guy, Robinson and Henry Houses, the Jubilee Pavilion, and expansive passive and active recreational grounds including Jim Lutton Legion Field, Ted Stone Field and Ted McComb Field.
3. On January 21, 2021, 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 Intent to Designate the Property was published on January 21, 2021 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intent to Designate the Property was February 20, 2021. 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 its features which are described in Schedule "A" to this By-law, located at 1446, 1450, 1454 and 1500 Simcoe Street South and 55 and 60 Lakeview Park Avenue, and legally described as PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-8, 10-12 (save and except Part 2, 40R-8852), 15, 16, 19-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM is hereby designated as being of cultural heritage value or 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* newspaper.
5. By-law 82-89 is repealed.

By-law passed this twenty-ninth day of March, 2021.



Mayor

City Clerk

**Schedule "A" to By-law Number 30-2021
Passed This Twenty-Ninth Day of March, 2021**

Designation Statement and Description of Property: Lakeview Park

Location and Description of Property:

Lakeview Park is a large municipal park occupying approximately 28 hectares (69 acres) at the terminus of Simcoe Street South on the shores of Lake Ontario, created in 1920. Lakeview Park contains the following identifiable features:

- Lakeview Park Beach;
- Pioneer Cemetery;
- The Oshawa Museum and its three heritage houses known as the Guy, Robinson and Henry Houses;
- The Jubilee Pavilion; and,
- Expansive passive and active recreational grounds including Jim Lutton Legion Field, Ted Stone Field and Ted McComb Field.

Legal Description:

The property constituting Lakeview Park is legally described as:

PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-8, 10-12 (save and except Part 2, 40R-8852), 15, 16, 19-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM

Statement of Cultural Heritage Value or Interest:

Lakeview Park is an excellent example of an early 20th century municipal park on Lake Ontario, a jewel in the City of Oshawa that comprises several historical buildings and structures, a cemetery, extensive landscaping and both active and passive recreational facilities.

More specifically, Lakeview Park is considered culturally significant for:

- Its relationship to the development of the adjacent harbour in the early 19th century;
- Its relationship to the Scugog Carrying Place portage;
- Its connection to General Motors of Canada, for many years the City's largest employer, as well as the McLaughlin family, which was a major benefactor to many institutions;
- Its relationship to the Oshawa Museum and the Oshawa Historical Society;
- Its association with prominent early settlers and city fathers, such as Benjamin Wilson, Oshawa's first settler of European descent;
- The Robinson, Guy and Henry Houses, three of the City's earliest dwellings in proximity to one another, and their unique architecture, incorporating the Dutch Colonial, Georgian, and Regency architectural styles, respectively;
- The use of local building materials in the construction of the three early dwellings;
- The Port Oshawa Pioneer Cemetery;
- The Jubilee Pavilion and its relationship to Canada's Diamond Jubilee, the 60th anniversary of the Confederation of Canada;
- Its lakefront setting, along with the views of Lake Ontario and viewpoints along the shoreline, to the harbour in the east, and to and from Bonnie Brae Point;
- Its mature trees, providing refuge within a busy city; and,
- Its location along the Great Lakes Waterfront Trail, and at the terminus of the Joseph Kolodzie Oshawa Creek Bike Path.

Heritage Attributes:

The key heritage attributes of Lakeview Park that reflect its value as an important link to the history of Oshawa consist of the following:

1.0 Design/Physical Value

The design / physical heritage value of each of the following three (3) buildings comprising the Oshawa Museum:

1.1 Henry House (c. 1840):

- The house was originally a single-storey brick Regency Cottage; it retains its three-bay façade, surmounted by a smaller second storey;
- It has a Kingston limestone-clad hipped-roof first storey and a clapboard-clad second storey;
- The foundation also appears to be limestone;
- There are twin brick chimneys and a front gable;
- It has a substantial front door surround with entablature, decorative pilasters, and side lights;
- There are two tall symmetrical 12-over-12 "French" divided light windows on the façade; three smaller 12-over-12 double-hung windows with slender wooden muntins on the north and south elevations, all with decorative stone hoods, and two still smaller 6-over-6 double-hung windows on each side of the second storey;
- The main house has decorative cornice bracketing and a plain cornice;
- The kitchen "tail" features a simplified version of the decorative brackets in the eaves of the main house, and a plainly decorated porch on the north elevation;
- The summer kitchen addition to the west is also finished in clapboard, with double-hung windows and a screen door; and,
- The interior features deep baseboards and door casings, and has been restored to represent a typical period family home of the mid-1800s.

1.2 Robinson House (c. 1854):

- The house is two-and-a-half-storeys, yellow brick, rectangular plan and features Dutch Colonial design with a full-width two-storey porch on the south elevation;
- It has a gambrel roof with deep returns;
- The foundation is likely fieldstone;
- The bricks were likely locally made;
- There are seven windows on the front (east) façade:
 - Two large 16 pane windows on either side of the front door;
 - Three 6-over-6 double-hung windows on the second floor which include decorative brick hoods and substantial sills; and,
 - Two smaller 6-over-6 double-hung windows on the top floor which include decorative brick hoods and substantial sills;
- The north elevation includes six smaller double-hung 6-over-6 windows, four on the second floor and two on the west end of the first floor. The second floor has a door opening onto the porch located directly above the first floor door;
- The main feature of the south elevation is the double-height porch extending the full width of the house. Slender carved pillars on the ground floor and square versions on the second support the upper level and porch roof. Graceful arches on the front and sides of the porch link the pillars on the second floor. There appears to have been another window on the west end of the ground floor of this elevation; it is now bricked up;
- The double front door features a transom that has 15 divided lights of varying sizes; a deck with railings has been added to the façade to resemble the porch railings on the south elevation; and,
- The space is now mainly used for rotating exhibitions for the Oshawa Museum.

1.3 Guy House (c. mid-1846):

- The eldest of the three Museum properties, Guy House is a Georgian style frame end-gabled farmhouse in an "L"-shaped plan with shallow eaves, clapboard siding and twin brick chimneys, that has retained most of its original exterior design, including the deep roof returns;
- The east (front) façade includes a small porch with railings, a shed roof, slender turned columns, and two symmetrical 2-over-2 double-hung windows with small hood moulds on either side of the front door; the door casing has decorative pilasters and a small transom window with eight divided lights;
- There is a small square off-centre 2-over-2 window above the porch roof;
- The north façade features a small porch with railings and a gabled roof to match the main roof, and four 2-over-2 double-hung windows with divided lights and wooden muntins; the first floor windows are taller; the upstairs windows are more square;
- The south elevation has four symmetrically positioned 2-over-2 double-hung windows - two taller ones on the ground floor and two smaller ones on the second floor;
- The "tail" of the "L"-shaped plan to the west has two 2-over-2 double-hung windows spaced far apart and of a medium size; and,
- The interior has been configured to serve as the Museum's administrative centre, including office and archival space as well as a public programming area.

1.4 Other Elements of Design/Physical Value

- The design/physical value of the Jubilee Pavilion, built in 1927 to celebrate the 60th anniversary of the Confederation of Canada. Its dance floor, with its broad, 4.5-metre walkways flanking the restored "gleaming maple dance floor" surmounted by wide archways is a key element of its design/physical value;
- The design/physical value of Lakeview Park's various historical monuments, including:
 - The Gordon Conant plaque;
 - The Little Lady of the Lake fountain;
 - The bandstand; and,
 - The Pioneer Cemetery, which contains a gravestone cairn, various gravestones of early settlers, and a commemorative plaque for Benjamin Wilson, Oshawa's first European settler, also buried in the cemetery.

2.0 Historical/Associative Value

- The historical/associative value in representing an important part of the early history of Oshawa and is associated with a number of prominent families, as well as General Motors of Canada; and,
- The historical/associative value in representing one hundred years of active and passive recreation space for Oshawa residents and visitors, as well as a venue for various memorable events, both in the Jubilee Pavilion and on the park grounds themselves.

3.0 Contextual Value

- The contextual value in defining the character of Oshawa; it is physically, functionally, visually and historically linked to its surroundings as a landmark, particularly the Lake Ontario shoreline and the north-south orientation of the city along the Simcoe Street corridor.