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July 6, 2023

File 12-04

[REDACTED]
30 Connaught Street
Oshawa, ON L1G 2G9

Re: Designation of 30 Connaught Street, Oshawa, Ontario under Section 29, Part IV of the *Ontario Heritage Act*

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 79-2023 on June 26, 2023 designating the property legally described as:

PIN 16318-0036 (LT): LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; CITY OF OSHAWA, REGIONAL MUNICIPALITY OF DURHAM

as being of cultural heritage value or interest. Schedule "A" to By-law 79-2023 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(8) of the *Ontario Heritage Act* a copy of By-law 79-2023, including Schedule "A".

Any person may, on or before the 8th day of August, 2023, send by registered mail or deliver to the City Clerk, Notice of Objection to By-Law 79-2023, together with a statement of their reasons for the objection and the associated fee charged by the Ontario Land Tribunal. If a Notice of Objection is received, the Council of the City of Oshawa will, within 15 days of receipt of the objection, refer the objection to the Ontario Land Tribunal for a hearing and a decision.

If you require further information or clarification, please contact me 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, Planning Services

Attachments

- c. Sam Yoon, City Solicitor
Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3



**By-law 79-2023
of The Corporation of the City of Oshawa**

being a by-law to designate the property located at 30 Connaught Street, specifically PIN 16318-0036 (LT): LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; CITY OF OSHAWA, REGIONAL MUNICIPALITY OF DURHAM, as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:

1. Section 29, Part IV 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. [REDACTED] are the registered owners of the property located at 30 Connaught Street in the City of Oshawa. As per City Council's decision on February 27, 2023, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally described as PIN 16318-0036 (LT): LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; CITY OF OSHAWA, REGIONAL MUNICIPALITY OF DURHAM (the "Property"), be designated under Section 29, Part IV of the Act. The Property has design and physical value, and represents a good expression of architectural influences, materials and forms that characterized early twentieth-century residential design. The Property is also associated with significant individuals and families, including local politician William Chester Smith and the Pangman family. The Property defines and contributes to the character of the Simcoe Heights neighbourhood. It was featured in local newspapers in the late 1920s as an example of Oshawa's emergent 'beautiful homes' and it has been well preserved in the intervening decades. On the basis of the cultural heritage value or interest outlined above, 30 Connaught Street meets the criteria for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, in accordance with Ontario Regulation 9/06, specifically criteria 1, 2, 4, 7, and 8.
3. On March 30, 2023 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intention to Designate the Property.
4. Notice of Intention to Designate the Property was published on March 30, 2023 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 Intention to Designate the Property was May 1, 2023. 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 30 Connaught Street, and legally described as PIN 16318-0036 (LT): LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; CITY OF OSHAWA,

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**Schedule "A" to By-Law Number 79-2023
Passed this twenty-sixth day of June, 2023**

Designation Statement and Description of Property

Location and Description of Property:

The property municipally known as 30 Connaught Street features a two-and-a-half storey single detached dwelling, most likely constructed between 1923 and 1924. The dwelling occupies a lot that was created in 1912 as part of the Simcoe Heights Subdivision. The property is located at the northwest corner of Connaught Street and Masson Street, two thoroughfares established as part of this early twentieth-century subdivision.

Legal Description:

The property at 30 Connaught Street to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 is legally described as:

PIN 16318-0036 (LT); LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; CITY OF OSHAWA, REGIONAL MUNICIPALITY OF DURHAM.

Statement of Cultural Heritage Value or Interest:

The property at 30 Connaught Street has design and physical value, and represents a good expression of architectural influences, materials and forms that characterized early twentieth-century residential design, including the following physical heritage attributes:

- Two-and-half-story residence on a rectangular footprint with attached garage and asymmetrical façade;
- Combination of exterior cladding including red face brick and contrasting black brick at windows, foundations, and front entrance area and cedar shake shingles on shed-dormer and rear addition;
- Contrasting roof forms, including gable roof with elongated eaves on southern elevation, shed-roof dormer, and flat roof lines with broad projecting eaves;
- Original six over one double-hung windows on all elevations with concrete lug sills, including windows integrated as part of the shed-dormer and rear second-storey addition;
- Original two-over-two double-hung windows on the southern, western and northern elevations with concrete lug sills;
- Original 12-pane windows on the eastern elevation with concrete lug sills and original four-over-four window on the western elevation of the projecting front room;

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- Covered entrance and door on south elevation and porch;
- Projecting rooms and windows on southern and eastern elevations with flat roof lines with projecting eaves;
- Rear porch with louvered shutters and external and internal chimneys;
- Orientation of the building to Connaught Street and original vehicular access from Masson Street;
- Consistent setback with buildings located on Connaught Street; and
- Historic lot dimensions that correspond to the Simcoe Heights plan of subdivision.

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