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November 20, 2019

File: B-8600-0410

[REDACTED]
425 Simcoe Street North
Oshawa, Ontario
L1G 4T7

ONTARIO HERITAGE TRUST

NOV 26 2019

**Re: Notice of Intent to Designate
425 Simcoe Street North**

RECEIVED

Pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, please be advised that the Council of the Corporation of the City of Oshawa intends to designate the following property as a property of cultural heritage value or interest:

425 Simcoe Street North (described as LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; CITY OF OSHAWA)

Reasons for the Proposed Designation

1. Location and Description of Property

425 Simcoe Street North is a property containing a single detached dwelling located on the east side of Simcoe Street North, south of Connaught Street and north of Aberdeen Street. The property is bounded by residential lots fronting onto Masson Street to the east, a residential fiveplex at 415 Simcoe Street North to the south, a residential single-detached dwelling at 431 Simcoe Street North to the north, and Simcoe Street North to the west, beyond which are residential lots. In addition to the single detached dwelling, the subject property contains a detached garage in the rear yard as well as a number of mature trees.

2. Legal Description

The property at 425 Simcoe Street North is identified as:

LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; CITY OF OSHAWA.

3. Statement of Cultural Heritage Value or Interest

The cultural heritage value of 425 Simcoe Street North derives from the single detached dwelling situated on the property. Built in 1919, this dwelling has design and physical value as a highly unusual example of a Georgian Revival with an asymmetrical front

entrance with columned portico and preserved original pebbledash exterior, windows including several leadlight and other windows, and a pressed cement walkway.

425 Simcoe Street North has associative value as the former home of several prominent Oshawa families that played a significant role in the economic development of Oshawa, such as executives from General Motors Canada and the Canadian Bank of Commerce (now the Canadian Imperial Bank of Commerce).

425 Simcoe Street North also has contextual value as one of the first homes built as part of a streetscape on Simcoe Street North that consists of many well-maintained homes built circa 1920 and whose origins reflect not only a time of prosperity and economic expansion in Oshawa, but also a pride and prosperity that has continued into present day.

4. Heritage Attributes

The key heritage attributes of 425 Simcoe Street North that reflect its value as an important link to the history of Oshawa consist of the following:

- The design / physical heritage value of the single detached dwelling, being an example of the Georgian Revival style of architecture. The dwelling features:
 - A highly unusual example of a Georgian Revival style;
 - An asymmetrical front entrance with columned portico; and,
 - The preserved original pebbledash exterior, windows, including several leadlight and other windows, and a pressed cement walkway.
- The associative value of the property, given that it was the home of several prominent Oshawa families that played a significant role in the economic development of Oshawa, such as executives from General Motors Canada and the Canadian Bank of Commerce.
- The contextual value of the property as one of the first homes built as part of a streetscape on Simcoe Street North that consists of many well-maintained homes built circa 1920 and whose origins reflect not only a time of prosperity and economic expansion in Oshawa, but also a pride and prosperity that has continued into present day.

The full particulars of the Reasons for Designation for 425 Simcoe Street North are available for inspection in the Planning Services Branch, 8th Floor, City Hall, 50 Centre Street South, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Any person may, on or before the 20th day of December, 2019, send by registered mail or deliver to the City Clerk, Notice of Objection to the proposed designation, together with a statement of their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the City of Oshawa will refer the matter to the Conservation Review Board for a hearing and a report.

If you require further information or clarification, please contact Connor Leherbauer, Planner A, at the address shown or by telephone at (905) 436-3311, extension 2402.



Connor Leherbauer, Planner A
Development Services Department

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