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425 Simcoe Street North  
Oshawa, Ontario  
L1G 4T7

ONTARIO HERITAGE TRUST

File: B-8600-0410

February 12, 2020

THU FEB 12 2020

**RE: Designation of 425 Simcoe Street North, 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 8-2020 on January 27, 2020 designating the property legally described as:

PIN: LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; City of Oshawa, Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 8-2020 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 8-2020, 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](mailto:cleherbauer@oshawa.ca).

Connor Leherbauer, Planner A  
Policy  
Planning Services

CL/k

Attachments

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

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



7-1-11  
 RECEIVED  
 of The Corporation of the City of Oshawa

By-law 8-2020

being a by-law to designate the property located at 425 Simcoe Street North, specifically as PIN (16318-0008 (LT): LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; 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:**

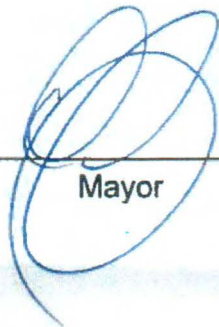
1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. [REDACTED] are the registered owners of the property located at 425 Simcoe Street North in the City of Oshawa and have consented to Heritage Oshawa's request that the property, specifically as PIN (16318-0008 (LT): LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The Property to be designated contains a single detached dwelling, built in 1919. Its design and physical value is 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. The dwelling 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). The dwelling 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.
3. On November 20, 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 Intent to Designate the Property was published on November 20, 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 Intent to Designate the Property was December 20, 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 single detached dwelling and its features which are described in Schedule "A" to this By-law, located at 425 Simcoe Street North and legally described as PIN (16318-0008 (LT): LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; 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* and *The Oshawa Express* newspapers.

By-law passed this twenty-seventh day of January, 2020.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**Schedule "A" to By-Law Number 8-2020**  
**Passed this Twenty-Seventh Day of January, 2020**

**Designation Statement and Description**

**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'). 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 Property contains a detached garage in the rear yard as well as a number of mature trees.

**Legal Description:**

The Property at 425 Simcoe Street North is legally described as:

16318-0008 (LT); LT 11 PL 146 OSHAWA; PT LT 12 PL 146 OSHAWA AS IN OS83831; City of Oshawa, Regional Municipality of Durham.

**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.

**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.