

# EVOQ

## ARCHITECTURE

HERITAGE IMPACT ASSESSMENT

## Cedardale Public School

827 GORDON STREET  
OSHAWA, ONTARIO

PROJECT NO. EVOQ: 9551-22-00

ISSUE DATE: JULY 29, 2022



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# 1.0 Introduction

This Heritage Impact Assessment (HIA) has been prepared by EVOQ Architecture Inc. for 2835731 Ontario Inc. as part of a proposed infill development at 827 Gordon Street. The property is home to the former Cedardale Public School and is currently occupied by Melody Rehearsal Studios.

The 1.2 hectare site consists of a two storey brick structure with a one storey annex at rear. The proposed residential development, hereafter referred to as the Proposal, consists of 73 stacked townhouse units. The site, hereafter referred to as the Subject Property, is recognized by the City of Oshawa as a 'Class A' property.

The Proposal includes the conservation of the two storey Classical Revival inspired building and demolition of the rear annex. The purpose of this HIA is to evaluate the impact that the Proposal will have on the cultural heritage resources of the Subject Property and to recommend an overall approach to the conservation of these resources.

Our conclusions and recommendations are based on a review of the proposal, additional primary and secondary documentation listed in the Appendix, and a site visit conducted between May 3-6, 2022.



Figure 2: View of the Subject Property looking north, Image via Google Maps



Figure 1: View of southwest (main) elevation. EVOQ.

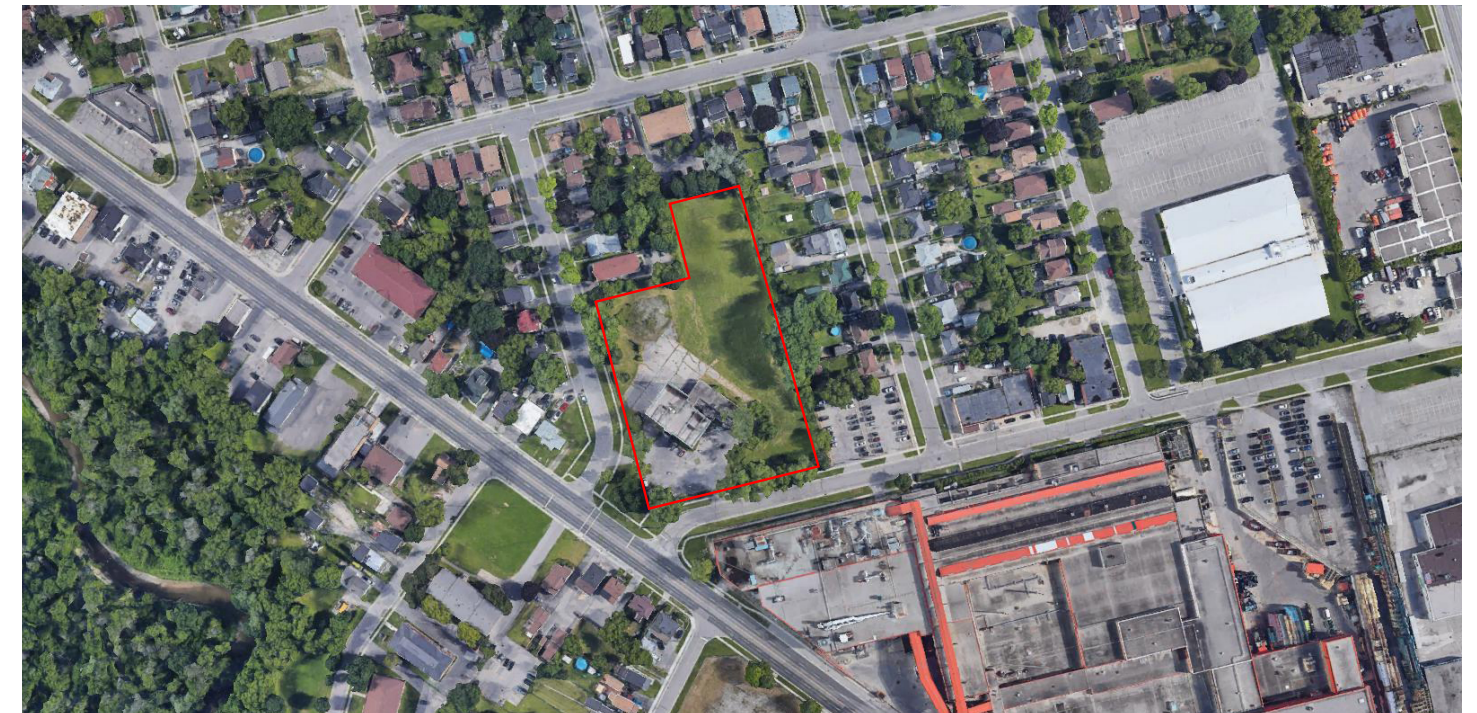


Figure 3: Aerial view of surrounding context with Subject Property indicated, image obtained via Google Maps.

## 1.1 Applicable Guidelines & Key Heritage Policies

This section outlines the relevant policies and guidelines used to inform the evaluation of the Proposal and the preparation of the HIA.

### Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* forms the basis of the approach to heritage conservation that was used to produce this HIA. The process defined by the document of understanding, planning, and intervening was closely adhered to when assessing the impact of the Proposal on the cultural heritage value of the Subject Property and its heritage attributes (character-defining elements). The primary treatment for the Proposal, as defined in the *Standards and Guidelines*, is rehabilitation. The following standards apply for the rehabilitation of a heritage property:

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*

8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*
10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

## Provincial Policy Statement

Section 2.6 of the Provincial Policy Statement (PPS) regarding Cultural Heritage and Archaeology provides guidance for the assessment of the impact of the Proposal on the existing cultural heritage resources. The following policies in the PPS are particularly relevant:

- 2.6.1: *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.3: *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

## Ontario Heritage Act

Section 33 of the *Ontario Heritage Act* further dictates the approach and process to assessing the impact of alterations to a heritage building, particularly as described in Sentence (1):

- 33 (1): *No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situated and receives consent in writing to the alteration.*

The preparation of the HIA was also guided by Regulation 9/06 of the *Ontario Heritage Act*, which lays out evaluation criteria to be used in order to determine whether a property merits designation under Part IV of the Act. In the case of the Subject Property and Proposal, which is listed but not designated under Part IV, these evaluation criteria were used to help guide and ensure the identification and preservation of the existing cultural heritage value and heritage attributes.

## Growth Plan for the Greater Golden Horseshoe

Section 4.2.7 of the *Growth Plan for the Greater Golden Horseshoe for Cultural Heritage Resources* notes:

- 4.2.7.1 *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
- 4.2.7.2 *Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
- 4.2.7.3 *Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.*

## City of Oshawa Official Plan

The HIA was prepared in accordance with the City of Oshawa's *Official Plan*, specifically with regards to the policies laid out in Section 5.15 – Cultural Heritage Resources and 8.7.10 – Heritage and Archaeological Features. Of particular relevance to the Subject Property and Proposal are the following policies:

- 5.15.1: *The City shall encourage and support the identification and preservation of heritage resources in Oshawa including listing or designating properties, buildings and other structures which are of cultural heritage value or interest in accordance with the Ontario Heritage Act.*
- 5.15.2: *The City has a municipal heritage committee known as Heritage Oshawa.*

*The City shall:*

*(a) Liaise with Heritage Oshawa when identifying, preserving and designating heritage resources in accordance with the Ontario Heritage Act.*

*(b) Encourage Heritage Oshawa to prepare and maintain a comprehensive inventory that lists properties, buildings and other structures which are considered to be of cultural heritage value or interest.*

## 2.0 Introduction to the Development Site

### 2.1 Description of the Subject Property

The development is located at 827 Gordon Street in a predominantly residential neighbourhood of the City of Oshawa, Ontario. The building stands prominently on a large three acre lot bounded by Simcoe Street to the west, Gordon and Conant Streets to the northwest, and Wolfe Street to the south.

The Subject Property has an approximate lot area of 12,050 square metres (1.2 ha) and lot frontages of 11.08 metres along Gordon Street and 91.3 metres along Wolfe Street. The Subject Property is currently occupied by the former Cedardale Public School, which includes a two storey heritage building, one storey annex and sports field at rear. The school opened in 1920 and is identified in the City of Oshawa's Heritage Inventory as a Class 'A' property. Durham's Regional Official Plan policies encourage the conservation, protection, and/or enhancement of built and heritage resources such as the Cedardale Public School.

As per the City of Oshawa Official Plan, the Subject Property is to be predominately used for residential dwellings. The City of Oshawa Zoning By-law 60-94 zones the subject property as Residential/Community Institutional Zones (R1-C/CIN) which permits single detached dwellings, assembly hall, children's shelter, church, and other uses.

The Subject Property is legally described as follows:

BLK A PL 198 EAST WHITBY; LT C27SHEET 28 PL 335 EAST WHITBY; OSHAWA



Figure 5: West (main) elevation. EVOQ.

The 1920 building is a two storey structure with a flat roof and symmetrical design. While classical decorative motifs are used, ornament is limited and therefore the building may be described as Stripped Classical inspired architecture.

The building faces southwest and sits prominently on a large block of land. The southwest (main) façade achieves symmetry through the central placement of the projecting frontispiece and main entrance, as well as balanced and regular placement of window groupings. The northwest and southeast facades have multiple slight arched recessing in the brick that contain small square window openings on each story.

The two storey building is constructed of red brick with stone detailing. The openings and corners of the main façade and recesses are defined with stone quoins. The flat roof contains a cement parapet at the roof line, which likely replaced a more decorative cornice.

The main entranceway is Stripped Classical in design contained in a prominent two storey bay projection on the southwest façade. The doorway features a simple four lite

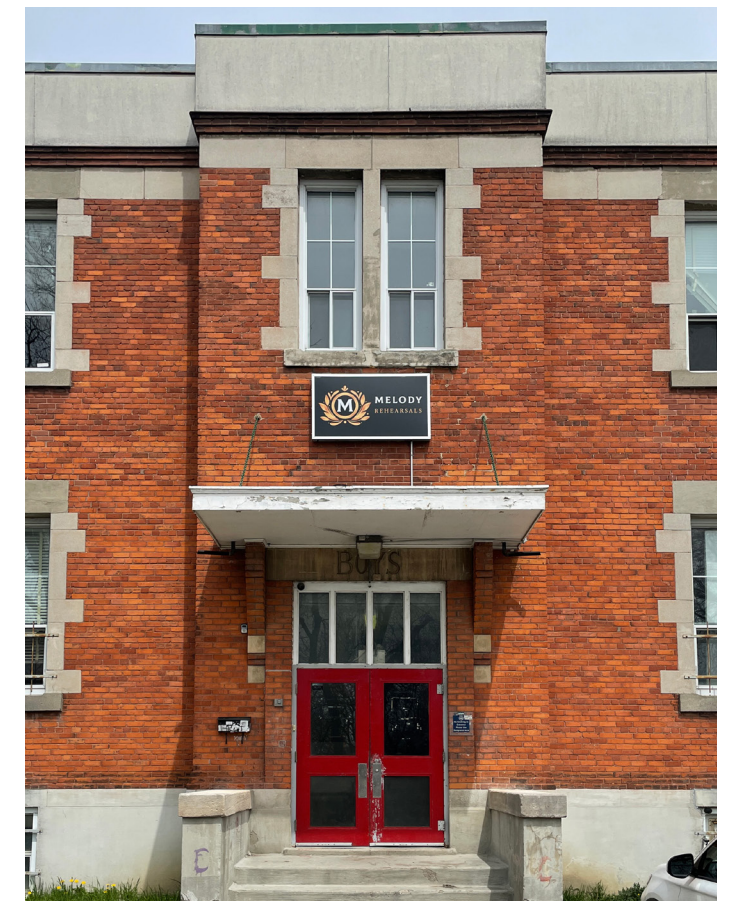


Figure 6: Main entrance. EVOQ.

(c) Encourage Heritage Oshawa to promote public awareness and stewardship in heritage conservation.

5.15.3: All development or redevelopment shall have regard for cultural heritage resources and shall, wherever feasible, incorporate these resources into any site plan or design that may be prepared for such development. Alternatively, arrangements may be made to preserve the resource in an appropriate manner off-site.

5.15.4: The City may designate areas of the municipality as heritage conservation districts in accordance with the Ontario Heritage Act.

5.15.5: An archaeological assessment shall be required through the development review process in areas identified as having archaeological potential or known archaeological sites. In the event that significant archaeological resources are located on the site of any proposed development, such resources may be required to be preserved, removed, catalogued and/or analyzed as part of developing the affected site, to the satisfaction of the City and the Province

8.7.10.4: A Heritage Impact Assessment, prepared by a qualified heritage professional, shall be submitted with any development application containing a built heritage resource documented in the Heritage Impact Study Report. It shall likewise be an expectation of the City that any application to demolish a built heritage resource documented in the Heritage Impact Study Report submitted in the absence of a development application will be accompanied by a Heritage Impact Assessment.

8.7.10.5: A Heritage Impact Assessment, as referenced in Policy 8.7.10.4 shall provide a detailed analysis and evaluation of the built heritage resource, identify options for conserving the resource – including preservation of the resource in conjunction with any related proposed development in accordance with Policy 8.7.10.2 – and recommend a preferred approach based on a balanced, detailed justification and rationale.



Figure 4: Brick and stone detailing around recessed window (boarded). EVOQ.

transom above double leaf doors and is accessed by a short flight of stairs. Above the entranceway is a flat roof portico that provided protection from the elements as students entered the building. Between the transom and portico reads 'Boys,' demarcating the original boys' entrance. The girls' entrance was originally located on northeast façade, indicated by the brick work that has been modified where there are currently two closed window openings.

The southwest (main) façade features large window openings arranged in a symmetrical pattern. The windows are single paned and have stone sills and lintels, some of which were replaced with concrete. The large bays of windows on the southwest and northeast façades are grouped in five and the sashes are four lites over two. Located beside each grouping of five on the front façade is a smaller window featuring a



Figure 7: Original boys entrance at the southwest facade. EVOQ.

single sash containing four lites over two. Each window opening is framed by decorative stone details with quoins on each façade.

The northwest and southeast façades feature small square window openings surrounded by light stone decorative details. These small window openings are contained within an arched recessed area of the red brick, creating a unique decorative element. Located in the centre of the northwest façade between the smaller recessed window openings is a larger window on each story.

Currently, all the windows on the building are boarded up except for the windows on the southwest façade and a few large windows on the northeast façade.



Figure 8: Original girls entrance at the northeast facade. EVOQ.

The building originally included six large classrooms on the first and second floors, in addition to administrative space. In 1927 a two-room addition was constructed, followed by additional renovations in 1928. In 1960, another two rooms were added to replace a portable in use since 1958. The rear additions extend from the northeast façade.

The original classrooms were subdivided into studio space when the building ceased to function as a public school. On the ground floor, the building currently contains 23 separate studios, including 16 in the 1920 building. The main entrance leads to a central common space and connects to corridors encircling interior load bearing walls.

The rear annex provides an additional seven studios, as well as washrooms, storage rooms, mechanical rooms and a garage. As its ground floor is at a lower level than the 1920 building, the annex is accessed via a flight of stairs where the original girls' entrance was located.

The second floor of the original building is accessed through stairways located at both the southwest and northeast sides of the 1920 building. The second floor was subdivided in a similar manner to the first, and also contains 16 studios. A storage room providing access to the roof is located adjacent to the northeast stairway.

The basement has seven studio spaces, five storage/mechanical rooms, and a suite for a live-in caretaker. This suite connects to studio 13 on the ground floor through a private staircase. A drawing set of the existing building can be found in Appendix C: Existing Condition Architectural Drawings.

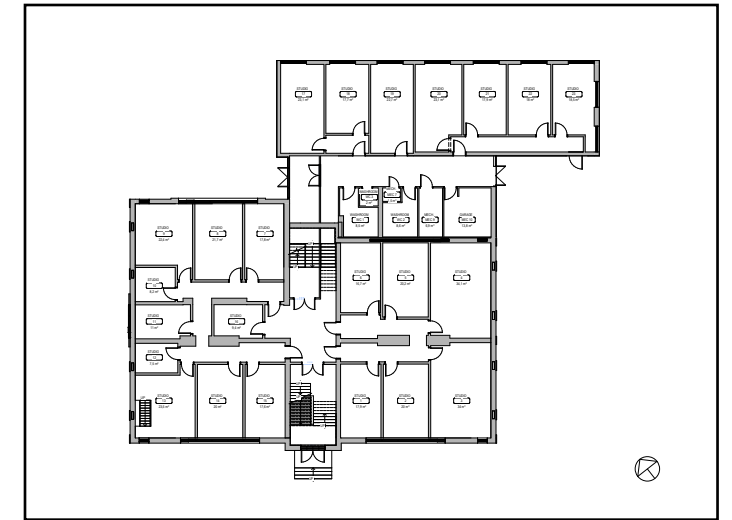


Figure 9: 827 Gordon Street ground floor plan. Prepared by EVOQ.

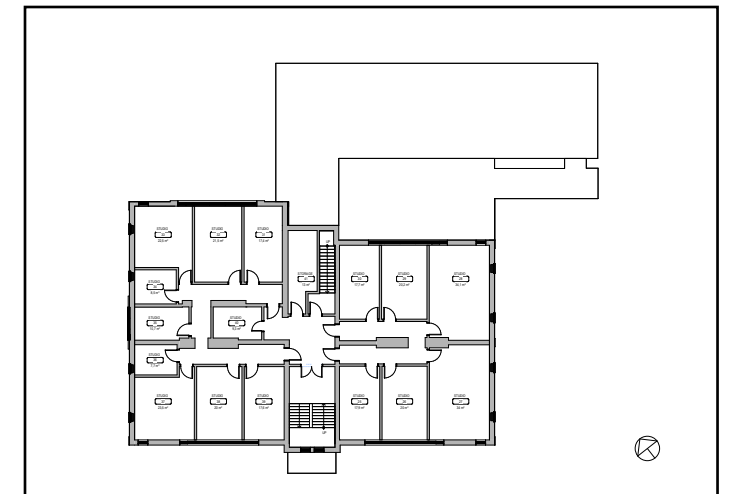


Figure 10: 827 Gordon Street second floor plan. Prepared by EVOQ.

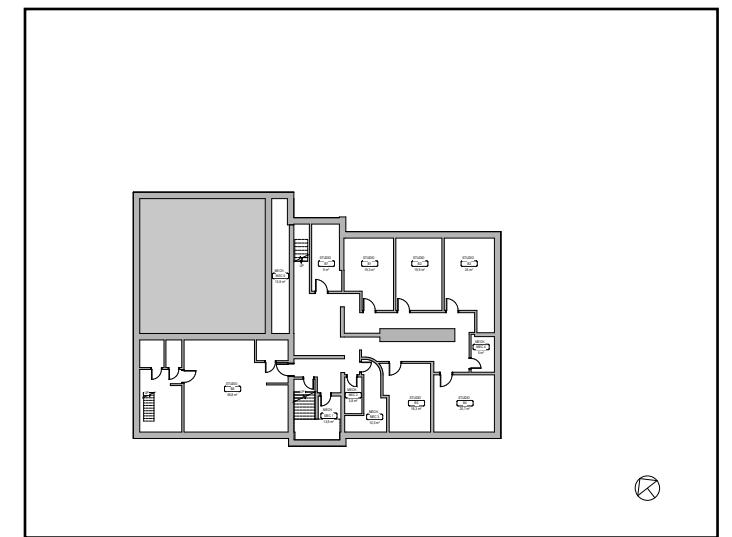


Figure 11: 827 Gordon Street basement plan. Prepared by EVOQ.

## 2.2 Description of the surrounding context

The Subject Property is located in the community of Lakeview. Situated at the south end of the City of Oshawa, the neighbourhood is bordered by Provincial Highway 401 to the north, Lake Ontario to the south, the General Motors plant to the west and the Oshawa Harbour to the east. Lakeview is one of Oshawa's oldest neighbourhoods.

The building located at 827 Gordon Street stands prominently on a large three acre lot bounded by Simcoe Street South to the west, Gordon Street and Conant Street to the northwest and Wolfe Street to the south. Simcoe Street is designated a Type 'C' arterial road, while Gordon and Wolfe are local roads. Highway 401 lies less than one kilometre to the north, along with Bloor St, which is considered a regional transit spine.

The Subject Property is adjacent to existing residential, commercial, and industrial uses. The immediate neighbourhood does not have a consistent character. Residential lots about the property to the north and east, and various commercial and residential properties are located to the west of the property. While one and two storey residential dwellings are most prevalent, a number of apartment buildings are located within the area, including one directly abutting the northern lot line of the Subject Property.

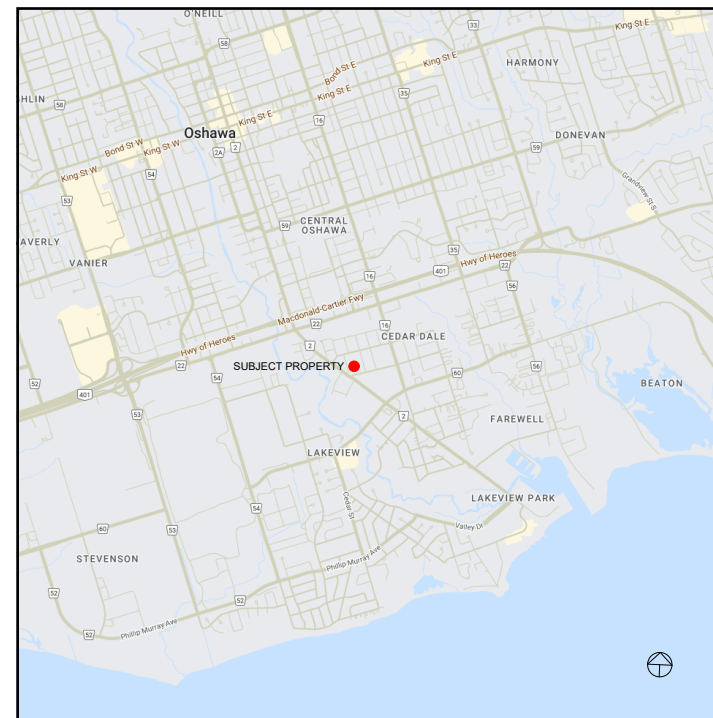


Figure 12: Map of Subject Property. Google Maps.

Several notable sites are found in the immediate context. First, a large industrial building operated by AGS Automotive Systems is located across Wolfe Street to the south. On the opposite side of Simcoe Street, two large brownfield properties sit vacant. Further, to the southeast of the Subject Property, Oshawa Creek flows through Cordova Valley Park, offering trails and greenspace. The City of Oshawa considers Oshawa Creek a key natural heritage and hydrological feature. Lastly, Cedardale United Church is located to the west of the Subject Property and is the closest Class A listed property in the City of Oshawa's Heritage Inventory. A number of Class B listed private residential dwellings are also located nearby.

The Subject Property is designated as "Living Areas" in the Regional Official Plan (ROP). Living Areas are intended to be developed for a range and mix of housing types, sizes, and tenure to serve the diverse housing needs of the residents of Durham region.

The Subject Property is located within the Community Improvement Area Sub-Area I, which is described as in need of various improvements regarding land use conflicts, building rehabilitations, and deficient infrastructure. Along Simcoe Street, a number of strip mall-like developments exist along Simcoe Street. While the offerings are relatively sparse, the area is recognized as a commercial strip zone to be enhanced in the future.

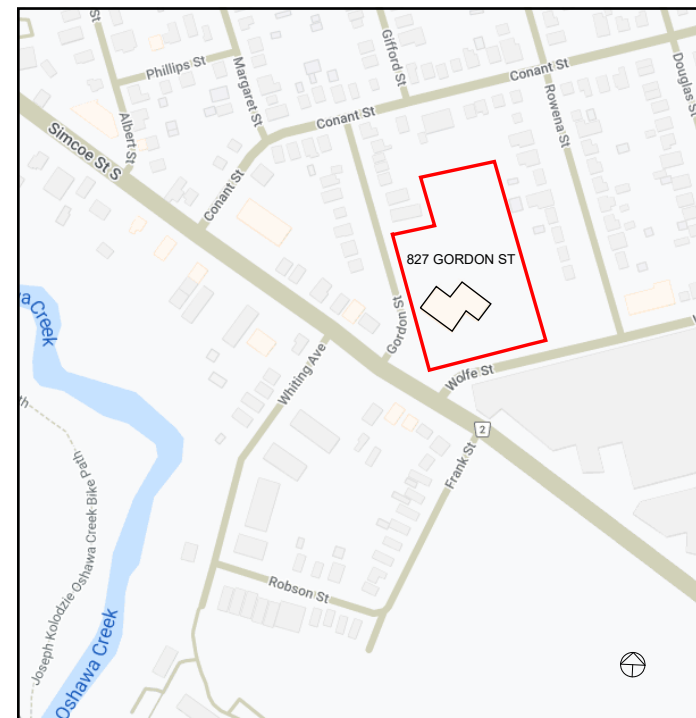


Figure 13: Map of Subject Property. Google Maps.

## 2.3 Photographic Survey

### Surrounding Context

Cedardale Public School / Oshawa, ON

Photos by EVOQ



## Exterior

Cedardale Public School / Oshawa, ON

Photos by EVOQ



## Annex Exterior

Cedardale Public School / Oshawa, ON

Photos by EVOQ

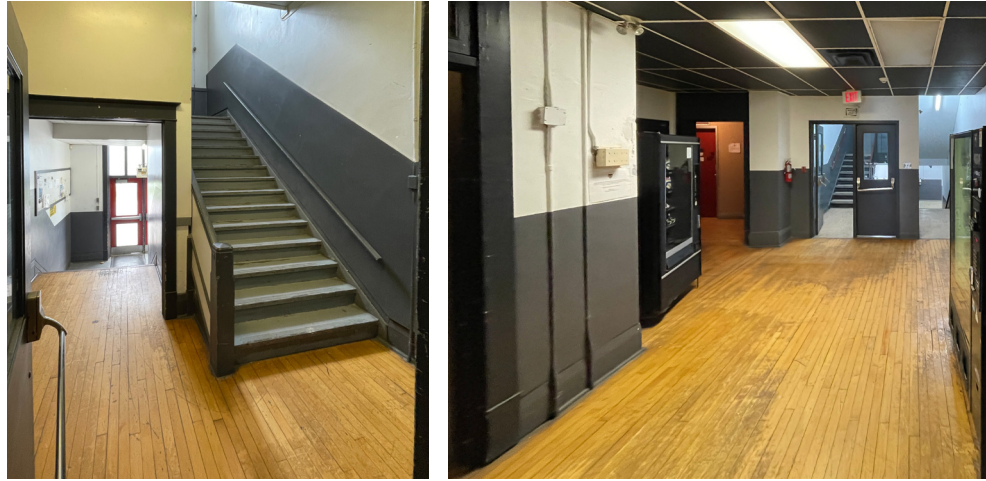




## Interior Common Space

Cedardale Public School / Oshawa, ON

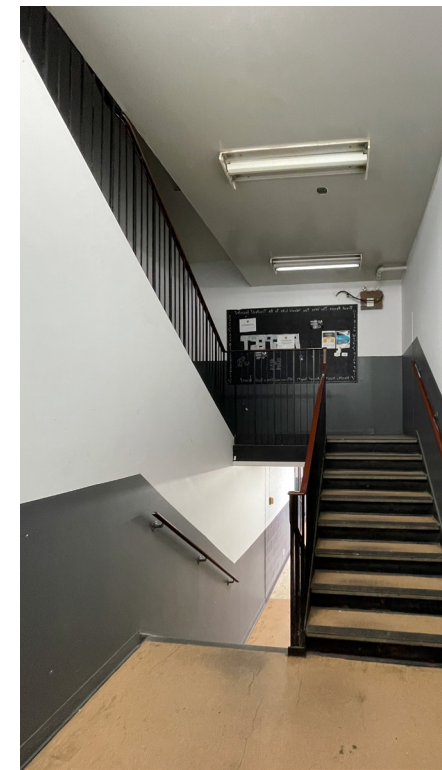
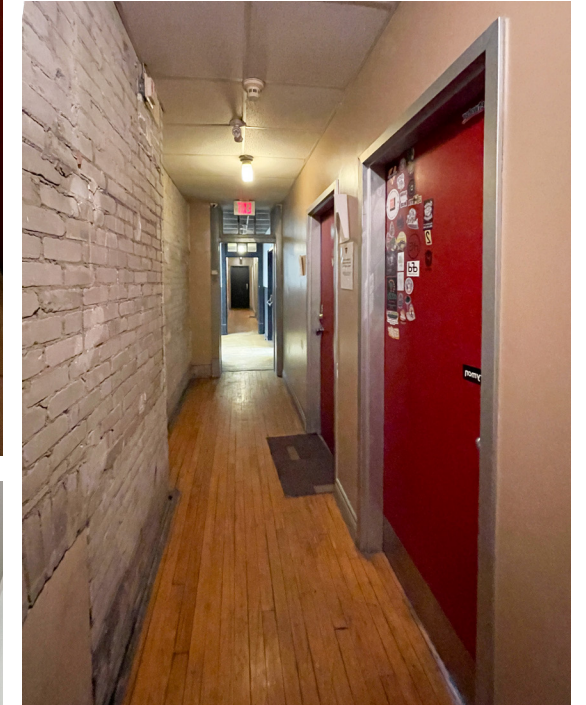
Photos by EVOQ



## Interior Circulation

Cedardale Public School / Oshawa, ON

Photos by EVOQ



## Studios

Cedardale Public School / Oshawa, ON

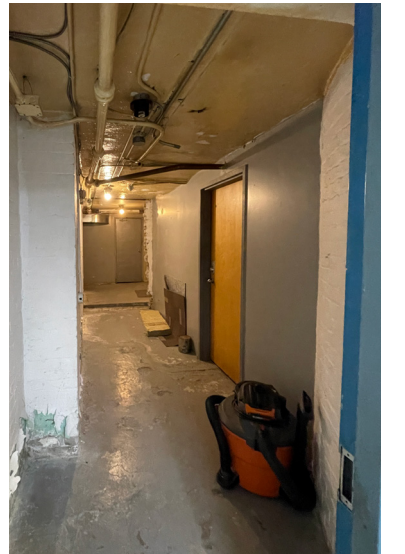
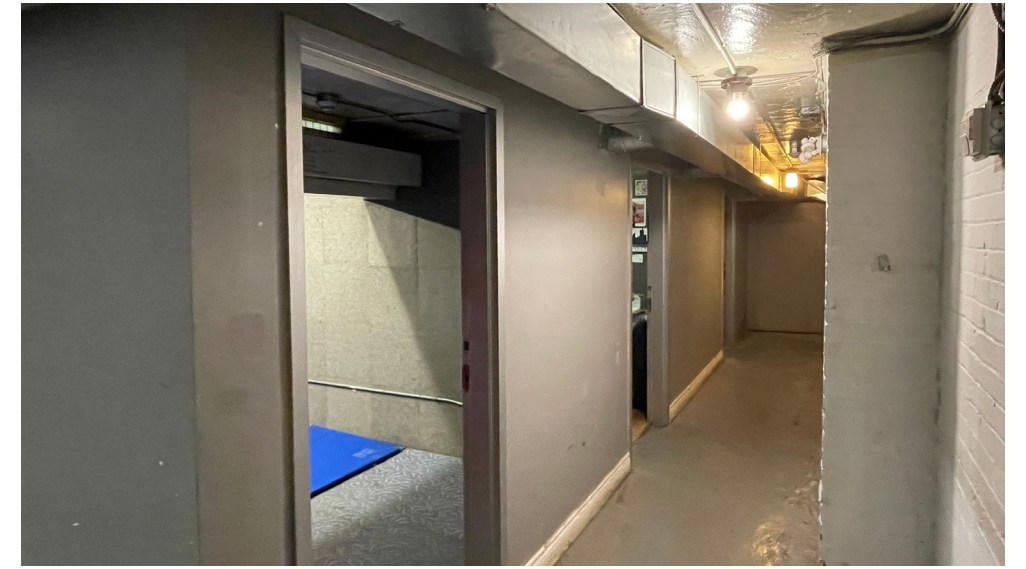
Photos by EVOQ



## Basement

Cedardale Public School / Oshawa, ON

Photos by EVOQ



## Roof

Cedardale Public School / Oshawa, ON

Photos by EVOQ



## 2.4 Present owner

2835731 Ontario Inc.

## 2.5 Planning representative

Weston Consulting

Steven Pham  
268 Berkeley Street  
Toronto, Ontario  
M5A 2X5  
T. 416 640 9917  
spham@westonconsulting.com

# 3.0 Background Research and Analysis

## 3.1 Development History of the Subject Property

The community of Cedar Dale was located just south of what today is known as Bloor Street and was bounded by Park Road and Wilson Road with frontage to Lake Ontario. It was not a part of Oshawa until the early 1920s. Prior to this date, Cedar Dale was designated a 'Police Village.'

The creation of Cedar Dale may be credited to A.S. Whiting, as he built a new manufacturing business south of the other industries found in the Oshawa area. According to the Ontario Reformer (May 7, 1873), it was "through the establishment and enterprise of the Cedar Dale Works" that Cedar Dale now exists. The plant not only provided employment, but also encouraged an influx of residents and the development of residential dwellings. Whiting Avenue was home to many of the employees who came to the area to work for Mr. Whiting.

On June 9, 1911, the plan known as Gordon D. Conant's Plan was registered in East Whitby Township. In 1919, G.D. Conant provided three acres of this plan, located on the east side of Simcoe Street below what is known today as the Canadian National Railway Tracks. Prior to hosting a school, the property was farmed by Mr. E. J. Phillip for over four years.

Gordon Street—where Cedardale School is located—is named after Gordon Daniel Conant. Gordon Conant was a member of a prominent Oshawa family who lived in Cedar Dale. In 1913 he married Verna Smith, daughter of E. D. Smith. Together they had three children. In 1916-1917, G.D. Conant was the Mayor of Oshawa. He practiced law in the

city and was elected premier of Ontario. Outside politics, Conant served as president of Oshawa General Hospital, Oshawa Chamber of Commerce and the Rotary Club.

In the early 1800s, the area's first common school was School Section No. 2, a log structure built between the settlement of Oshawa and the lake shore. It was located on the west side of the 'main highway,' which is known today as Simcoe Street South.

In 1867, plans for a new school were completed by architect H. R. Barber. The building was made of greyish brick that would replace the log structure. This building originally contained one room, with a cloak room and dual entry, one for boys and one for girls. A belfry was constructed at the front on the east façade that faced the road.

As the community grew, an addition was needed to accommodate the growing class size and so the one room schoolhouse expanded to a two room structure. Today this building is the Cedar Dale United Church, which is located nearby the Subject Property across Simcoe Street South.

The population of Cedar Dale continued to rise during the first World War. Oshawa's annexation of Cedar Dale and the enforcement of the Adolescent School Attendance Act contributed to the increase. In 1919, the trustees of School Section No. 2 proposed to build a six roomed school across the street on the east side of Simcoe Street South.



Figure 14: Cedar Dale School, circa 1876. Today Cedar Dale United Church. Oshawa Archives.



Figure 15: Cedar Dale School, circa 1910. Today Cedar Dale United Church. Oshawa Archives.

According to J. Douglas Ross, the proposed design of Cedardale Public School was described in 1919 as follows:

"The school is to be a six-room structure so modelled that further rooms may be added at any time. This seat of learning as at present planned will seat about 300 pupils and is supposed to be modern in every respect. It is constructed of red brick with ornamental stone trimmings and will have a frontage on Simcoe Street of approximately ninety-three feet by corresponding width and will cost in the neighbourhood of \$30,000."

The architect is reported to be a Mr. Paul, and no further information regarding them was found. The contractors were W.J Trick and Company, who completed the construction of the school and its partly paved four-acre playground. Two unique features of the school were the teacher's consultation room on the second floor and heated girls' and boys' playrooms in the basement. The final construction cost was \$42,000.

The building opened in 1920 and in January 1923, when Cedar Dale was annexed with Oshawa, there were 1449 student names on the assessment roll. In 1927 a two room addition was added, followed by additional renovations in 1928. In 1960, another two rooms were added to replace a portable that had been in use since 1958.

Beginning in the 1970s, Cedardale School struggled and according to local newspapers, the Board of Education proposed closures due low enrollment and upkeep costs. In 1983, the Board wanted to close the school due to repair costs for a new roof. In the winter classroom ceilings

were propped up by wooden columns to counter sagging caused by heavy snow accumulation. Community pressure, however, kept the school open.

In 1995 Cedar Dale School celebrated its 75th anniversary and held a reunion on June 23 and 24. Events included a tree planting ceremony, choir performances, a dance, and the placing of a time capsule. It is unknown where this time capsule is currently located.

Cedardale School closed in 2002. In the fall of that year, Cedar Dale Public School and Conant Public School were combined and renamed Bobby Orr Public School. Previously, Cedar Dale housed students from kindergarten to grade 4 and Conant housed students from grades 5 to 8. A new school replaced both structures in 2003 and is located nearby at Ritson Road South and Simcoe Street South.



Figure 16: Cedar Dale School, West Façade, 1995. Oshawa Archives.



Figure 17: Cedar Dale United Church, 2000. Oshawa Archives.

## 4.0 Statement of Significance

An analysis of the cultural heritage value of the Subject Property was carried out based on the information presented in this Heritage Impact Assessment. As the Subject Property at 827 Gordon Street is recognized by the City of Oshawa as a Class A Heritage Building, EVOQ has prepared the following statement of significance:

### 4.1 Description of Heritage Resource

The former Cedardale School is located on the northwest corner of Simcoe Street South and Gordon Street in Oshawa's southern neighbourhood of Lakeview. Completed in 1920, the two storey building was designed in a Stripped Classical inspired style.

### 4.2 Heritage Value

The property has cultural heritage value based on its design and physical values displaying craftsmanship in the Stripped Classical style; for its association with the development of Cedar Dale and Gordon Daniel Conant; and its contextual value as a landmark and historically significant educational institution for the community.

Its design and physical values are based on its Stripped Classical inspired style. It is composed of a two storey volume defined by symmetrical massing, classical architectural detailing, regular bays of windows with stone sills and lintels and stone quoining, and pedimented central entrance.

The historical values are tied to the associations the property has as an educational institution. Further, it has direct associations with the Conant family, who first settled the area and donated the land on which the building stands. The Stripped Classical inspired building is the primary volume fronting Simcoe Street South and yields information about the development of Cedar Dale. The subject property has contextual value in that it is a local landmark and served as an educational institution for over 75 years.

### 4.3 Heritage Attributes

The following features of the Subject Property have been identified as heritage attributes that contribute to its overall cultural heritage value:

- The setbacks, placement, and orientation of the building on the north side of Simcoe Street South
- The scale, form and massing of the 1920 Stripped Classical inspired building with its two storey volume defined by symmetrical massing and regular bays
- The red brick American bond cladding and use of stone accents and brick detailing
- The central, pedimented entrance
- The flat window bays with stone quoining
- The small window opening contained within arched recessed areas of brick
- The flat roof profile
- The mature trees along Gordon Street and Wolfe Street

The rear additions dating to 1927 and 1960 are not considered heritage attributes.



Figure 18: Cedar Dale School, East Façade, 1996. Oshawa Archives.

## 5.0 Assessment of Existing Condition

The Subject Property was developed in three phases: the 1920 Stripped Classical two-storey building, and two rear additions dating to 1927 and 1960. The exterior of the Stripped Classical inspired building has remained largely intact since its completion. The interior of the building was extensively renovated following the closure of the school when it was turned into studio space.

The following outlines the existing conditions of key features. This list is not exhaustive and exploratory work is recommended to further assess the condition of these elements.

### Foundations

The poured concrete foundation is in fair condition with localized areas of cracking and atmospheric soiling. The concrete parging is in fair to poor condition with localized areas of atmospheric soiling, cracking, spalling, and a number of failing repairs.

### Main Entrance Stairs

The poured concrete stairs at the main entrance are in poor condition and in need of replacement as they are eroding and cracking.

### Brick & Stone Masonry

The brick cladding is original to the building's construction and is in fair condition. There are a number of areas with eroding joints, atmospheric soiling, and staining. Brick spalling can be found throughout the exterior facades.

The stone masonry is generally in fair condition. Sills and lintels—some of which were replaced with cement—exhibit cracking, erosion and atmospheric soiling. Stone quoining is in fair to good condition.

Cables and piping can be found on the surface of each façade, which is often inappropriately mounted to the brick cladding.

### Windows

The single glazed windows are in fair condition and generally operable, with the exception of the boarded up windows. None of the windows appear to be original, however during the site visit it was not possible to assess those boarded up.

### Doors

Several of the painted solid core wood doors found in the building's interior common space at the second floor are original and in fair condition. While these doors exhibit cosmetic wear and are missing hardware, they are operable.

Most of the doors throughout the building have been replaced with metal doors, are typically functional and in fair condition while exhibiting cosmetic wear.

### Cornice

A more decorative cornice was likely replaced by cementitious panels, which are in poor condition. Atmospheric soiling is prevalent throughout and erosion and cracking are occurring most notably at seams.

### Roof

The roof is in fair to poor condition. Some areas appear to be sagging and the membrane may be failing. Biological growth is occurring on portions of the roof. Steel I beams were likely added as part of repair work completed in the past. These beams are weathering and their connection points to the roof will require structural assessment.

The roof of the annex is waterlogged and contains biological growth. It is likely beyond its useful life.

### Joint Sealants

Sealants on exterior walls include those at building expansion/contraction joints, masonry control joints, joints between dissimilar materials, and around doors and windows. Sealants are generally in fair to poor condition, showing some signs of failure.

### Flashing

Flashing is generally in fair to poor condition. The painted metal sheet flashing at the parapet is peeling and locally separating from the building.

### Flooring

Original wood flooring can be found throughout the interior of the 1920 building. The wood flooring is generally in poor condition and shows signs of significant wear and gapping.

# 6.0 Description of the Proposed Development

The Proposal is for the development of 73 stacked townhouse units and the conservation of the existing Class A building. The total GFA is 7,235.80 m2 with a FSI of 0.60.

Existing zoning is R1-C/CIN (Residential/Community Institutional). A zoning change to an appropriate R5-A (Residential) zone to permit the development of stacked townhouses. Existing Official Plan Designation is residential and meets the locational criteria to be considered as Medium Density I Residential and Medium Density II.

The townhouse units are arranged in five groups, ranging from 12 to 18 units per grouping. The buildings are placed orthogonally in relation to Gordon and Wolfe Streets, which serves to strengthen the urban streetwall. The townhouses are four storeys, including an accessible rooftop terrace. The height is 9.45m to the roof of the third floor and 12.3m to the high point of the fourth floor rooftop access. Considering the flat roof profile and fourth floor setback, the overall massing is similar in scale to the existing building, which is 11.1m high from ground level.

Along Wolfe and Gordon Streets, the townhouses are setback 3m. At the north corner of the existing building, the distance to the nearest townhouse is 6.7m. The spacing elsewhere is more generous, which maintains sight lines and permits adequate access to the 1920 building for maintenance.

The development will be served by a condominium road, and as per city policy will be constructed at least 6m wide with 3m setbacks from any portion of a building. The Proposal includes an associated amenity area and visitor parking. The parking plan includes 152 spots, including 8 accessible spots, and utilizes the existing lot in front of the former school building, in addition to new spaces located between the townhouse groupings and along the northern and western lot boundaries.

The architectural language, including the material palette, of the proposed townhouse units will be further developed as the project proceeds.

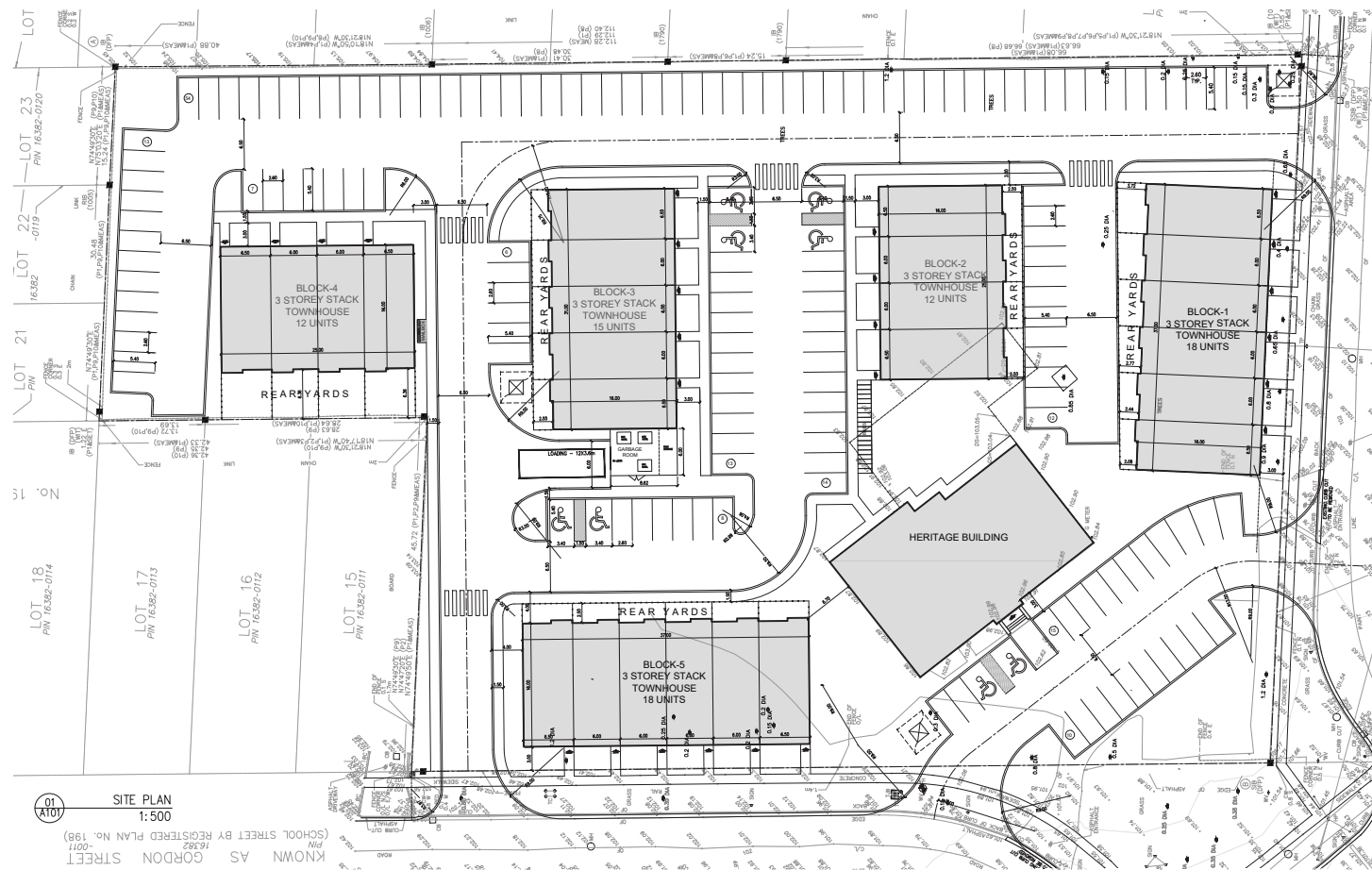


Figure 19: Proposed development site plan. ICON Architects.

## 6.1 Proposed alterations to Heritage Building

Figures 21-23 illustrate the proposed scope of work pertaining to the demolition of the rear additions to the existing building. The rear additions dating to 1927 and 1960 are not considered heritage attributes. Demolition work will require special attention to seal the junction and reestablish the exterior facade.

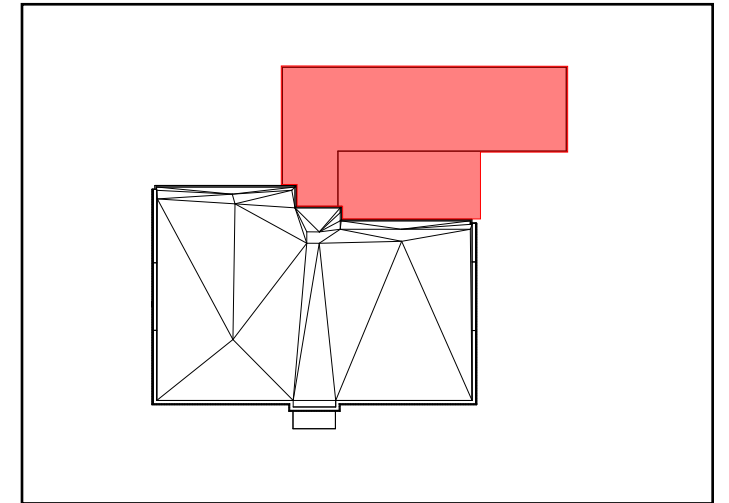


Figure 21: Roof plan of proposed demolition of rear annex. EVOQ.

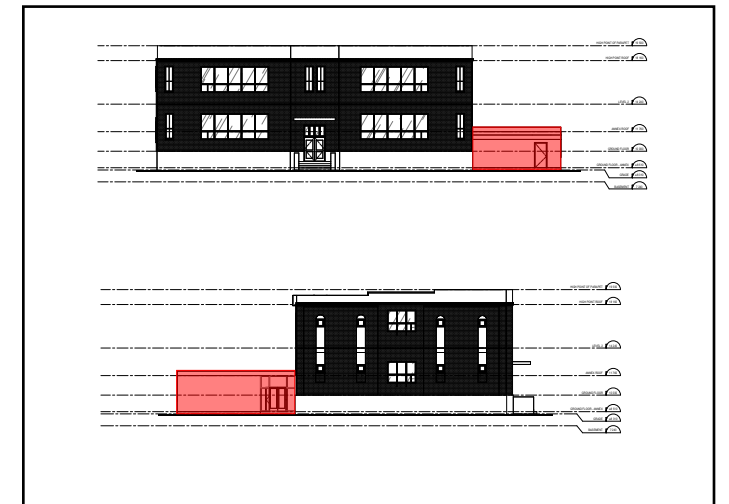


Figure 22: Southwest and northeast elevations of proposed demolition. EVOQ.

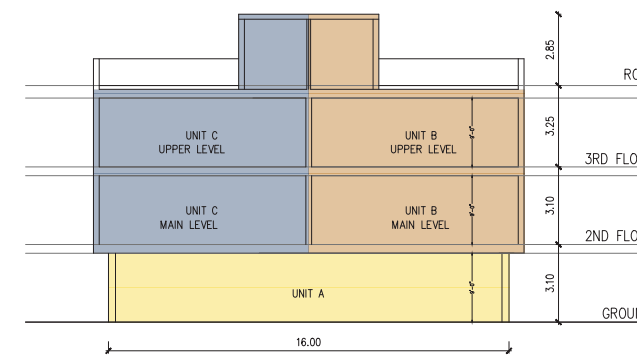


Figure 20: Proposed development townhouse section diagram. ICON Architects.

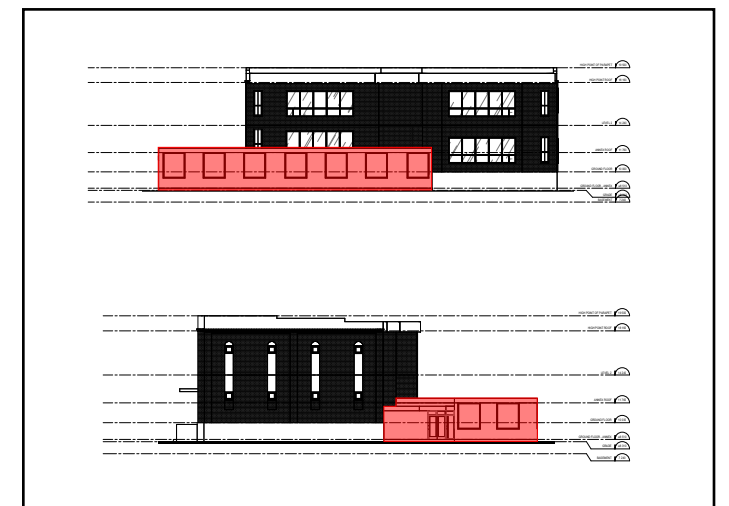


Figure 23: Northwest and southeast elevations of proposed demolition. EVOQ.

## 7.0 Impact of Development & Mitigation Strategies

There are three classifications for the impacts that a proposed development may have on an identified cultural heritage resource: positive, neutral, or negative. Positive impacts may include retaining a property or element of cultural heritage value; protecting it from loss or removal; maintaining or restoring heritage attributes; or constructing sympathetic alterations and additions. Negative impacts may include the demolition or removal of heritage attributes; alterations that are unsympathetic or incompatible; the isolation of a cultural heritage resource from its setting or context; or the obstruction of heritage attributes. Neutral impacts have neither positive nor negative effects on the cultural heritage resource.

These impacts may in turn be direct, when a development physically or aesthetically alters a cultural heritage resource, or indirect, when a development affects the character and expression of an adjacent or nearby cultural heritage resource. These classifications are determined through analysis based on the integrity and conservation of the cultural heritage resources as stipulated in the Official Plan and PPS policies, and as per the evaluation criteria laid out in Regulation 9/06 of the Ontario Heritage Act.

This section discusses the impacts of the proposed development and explores the mitigation strategies taken to limit the negative impacts on the cultural heritage resources. As well, mitigation strategies being employed on interventions with neutral impacts are discussed. The impacts on the existing building must be considered.

Generally, the proposed development is respectful of the existing topography and site. The existing 1920 Classical Revival inspired building fronting Simcoe Street South will be conserved. The proposal seeks to demolish the rear additions. The rear additions do not have heritage value, and therefore their demolition will not have an impact on the cultural heritage values of the property.

The 1920 building presents the primary volume and massing that is visible from the street. The proposed development should not detract from this vantage point. The flat roof profile and fourth floor setback of the townhouses establish an overall massing similar in scale to the existing building. In addition, the proposed driveways, parking, and public areas will require separation between the new townhouses of the proposed development and the heritage structure. The setbacks will ensure that the heritage building will remain clearly legible as a 3-dimensional structure. These strategies serve to protect the public view of the heritage building and ensure the proposed development has little to no impact on the neighbouring heritage resources.

The proposed development maintains the 1920 Stripped Classical building with its two storey volume. The building will be conserved, and it is recommended that future work consider envelope upgrades such as masonry repairs, reinstating boarded up windows and removing surface mounted cables.

Numerous mature trees are located in front of the Subject Property along Gordon Street, Simcoe Street South and Wolfe Street. These substantial trees help frame the school building and speak to its original function as a school yard. It is recommended that these trees be preserved, following the outcome of an inventory and assessment of existing trees on site.

As the design of the townhouse blocks are further developed, it is recommended that the architectural language be compatible with the existing building. Using masonry, for example, would establish a harmonious relationship with the site.

The cultural heritage values and heritage attributes of the Subject Property, as described in section 4.3, will be preserved. The proposed development will therefore have a positive impact on the cultural heritage values of the property by conserving the Classical Revival inspired building.



Figure 24: Window details, southwest facade. EVOQ.

## 8.0 Conservation Strategy

The recommended Conservation Strategy for the Subject Property follows the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The primary conservation treatment has been identified as **Preservation: protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value**. Preservation can include both short-term and interim measures to protect or stabilize the place, as well as long-term actions to stave off deterioration or prevent damage.

Using the Standards and Guidelines, the conservation strategy makes particular reference to the appropriate project-specific guideline.

### General Guidelines for Preservation, Rehabilitation and Restoration - Exterior Form

Standards and Guidelines for the Conservation of Historic Places in Canada – 2010		
1	Understanding the exterior form and how it contributes to the heritage value of the historic building.	The simple form and volume of the 1920 building reflects its Stripped Classical inspiration. The project maintains that volume and the building is read independently from the development.
2	Understanding the design principles used by the original designer or builder, and any changes made to the exterior from over time.	Archival research was conducted to understand the Subject Property's evolving massing and uses.
3	Documenting the building's exterior form before undertaking an intervention, including the form and massing, and viewsapes, sunlight and natural ventilation.	Site visits included thorough photographic surveys of all building elements. Laser scanning was conducted to document the buildings organization and condition.
4	Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.	Refer to Section 5 Assessment of Existing Condition, based on site survey from May 3-6, 2022.
5	Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work.	This should be addressed in the regular maintenance of the building. The proposed design allows full access to the masonry walls for maintenance and repairs.
6	Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationship with adjacent buildings.	The proposed development maintains the existing proportions, colour and massing of the 1920 Stripped Classical inspired building.
7	Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken	It is recommended this work be undertaken as part of the conservation process.
8	Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.	It is recommended proper protection details be submitted with the construction document set to ensure protection of character-defining elements during construction work. Protective measures should be put in place as required.
9	Documenting all interventions that affect the exterior form and ensuring that the documentation is available to those responsible for future interventions.	A set of construction documents including drawings and specifications should outline the proposed interventions.

Standards and Guidelines for the Conservation of Historic Places in Canada – 2010		
10	Reinstating the exterior form by recreating missing or revealing obscured parts to re-establish character-defining proportions and massing.	It is recommended that surface mounted cables be removed and original window openings be reinstated. The exterior envelope at the junction between the original building and annex will be reestablished and will require particular attention.
11	Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition.	Not applicable
12	Selecting a new use that suits the existing building form.	Converting the structure into residential units is compatible with the existing building's form.
13	Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Not applicable
14	Designing a new addition in a manner that draws a clear distinction between what is historic and what is new	As the design language of the proposed development is refined, attention should be paid to creating a clear distinction between existing and new.
15	Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	The proposed development features compatible massing with the historic building. As the design of the proposed development is furthered, materials selected should be compatible with the existing 1920 building.
16	Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.	Not applicable
17	Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Not applicable
18	Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Not applicable
19	Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	Not applicable

Standards and Guidelines for the Conservation of Historic Places in Canada – 2010		
20	Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on character-defining elements.	A roof replacement to enhance environmental performance of the building envelope is recommended.
21	Working with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Not applicable
22	Complying with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.	Not applicable

Based on the of Standards and Guidelines, the following is a proposed conservation strategy for the protection and treatment of the heritage attributes of the building to be considered with the proposal:

1. The new development must be compatible with, distinguishable from, and subordinate to the 1920 Stripped Classical inspired building.
2. The 3-dimensional legibility of the 1920 Stripped Classical inspired building must be conserved.
3. Prior to demolition work and dismantling of any heritage materials, all existing conditions are to be thoroughly photographed and documented in order to establish a historic record of the building prior to construction.
4. Care is to be taken for the proper handling and storage of all salvaged heritage materials to be reinstalled on the building so as not to inadvertently damage these materials during the construction process.
5. The restoration of all brick surfaces and manufactured stone elements is recommended as part of the conservation of the 1920 building. Proper research, testing, and mock-ups must be conducted to determine the appropriate treatments and methods for the cleaning, repair, and consolidation of all brick surfaces and manufactured stone elements. Inappropriate cleaning or repair treatments can result in permanent damage to and loss of heritage materials and elements.

This potentially includes:

- Removing surface mounted cables from façades.
- Repointing: Includes the raking, repointing and tooling of a masonry joint. Raking: the removal of loose/deteriorated mortar until sound mortar is reached. Repointing: filling and finishing of masonry joints from which mortar is missing or has been raked out, and includes grouting, backpointing and finish pointing. Tooling: finishing of masonry joints using tool to provide final contour.
- Cleaning: Several types of cleaning will be required: general cleaning and specialized cleaning (biological growth, paint removal, ferrous staining removal).
- Rubbing back: Rubbing friable stone to remove loose detail with wooden tools blocks to prevent marking of stone.
- Dressing back: Dress scaled stone surfaces down to a sound stone face. Maintain rock face tooling using hand tools or hand-held low impact pneumatic stone-carving chisel only. Strict caution must be used to avoid aggressive removal of material from the surface. Bevel the edge of any edges of surface plates to ensure water shedding.
- Tooling back: Tool back scaled or loose stone surfaced down to solid stone. Recreate certain original tooling details such as margins.
- Stone pinning - removed stone: Remove stone to be repaired by first removing mortar around perimeter and



removing stone from wall and parapet without damaging arrises. Maintain support to surrounding masonry as necessary. Clean surfaces to be repaired. Drill holes for dowels to re-anchor stone together. Set dowels with repair mortar. Apply lime putty mortar to entire faces of stone to be bonded. Clamp stone using softwood shims to protect arrises. Allow mortar to set. Cut back mortar upon initial set and fill to surface with lime shelter coat. Promptly remove excess mortar from crack to prevent staining. Re-lay repaired stone. Pin back loose and friable stone to sound stone substrates. Mask off surrounding areas to prevent the spread of dust. Re-lay repaired stone.

- Stone pinning- in situ: Pin back loose and friable stone to sound stone substrates. Mask off surrounding areas to prevent the spread of dust. Drill holes 50 percent larger in diameter than dowels. Use dowels sized to suit application. Clean dust from holes using acetone and cotton swabs. Size dowel length to provide sufficient depth for mortar plug at surface. Place sufficient mortar into hole to set ends of dowel. Use fine tools or hypodermic syringes. Spread repair mortar on dowel and place in hole, plug ends with cotton swabbing as necessary to retain resin in hole. Fill deep and large diameter holes with repair mortar. Fill shallow and small diameter holes with the lime shelter coat.
- Crack injections – Fissure in stone: Flush crack with clean water until all dirt and loose material are removed. Carry out final flushing with 10% ethyl alcohol solution. Prepare lime injection mortar by diluting with de-mineralized water up to 30 %. Inject mortar full into cracks. Repeat applications as necessary. Dam deep cracks to ensure complete filling. Clean surface of stone free of mortar as work progresses. Do not allow grout to be absorbed into surface. Where appropriate, use mortar undiluted to fill outer parts of crack or where width of crack warrants. Allow mortar to harden. Inject shelter coat over mortar to mask white colour. Fill crack flush with adjacent surface. Immediately clean up spills or runs.
- Composite/mortar repairs: Prepare surfaces to receive repair mortar: remove previous repair materials and clean out loose debris from host stone. Wet host stone

surface prior to application. Place repair mortars in maximum 15 mm layers. Allow mortar to harden before applying successive layers (lifts). Slightly overfill at surface and cover with damp absorbent towel. At the appropriate time, finish mortar flush with adjacent stone. Texture surface of mortar to match adjacent surface. Maintain mortar damp for minimum seven days. Repair faces of stone where proprietary grout anchors have been installed.

- Dutchman repair: Select new stone for dutchman to match colour and characteristics of host stone, free from defects and with same direction of bedding as adjacent work. Cut piece of sufficient surface area to cover area of damage. Cut to rectangular or square frame, minimum 50 mm deep. Finely rub and finish bed faces true with uniform arrises, with maximum 1 mm joint between host stone and dutchman. Transfer outline onto damaged area by scribing. Hand chisel cut-out accurately to lines free of rough edges and spalled surfaces. Slightly undercut bed joints for tight fit of dutchman insert. Drill out host stone to receive dowels. Dutchman will be blind-pinned only. Grout holes with mortar. Prepare repair mortar and butter cavity to receive stone. Carefully insert stone into cavity with dowels properly located in holes. Clean off mortar from face. Leave face of stone piece with slight projection. Finish to match host stone by rubbing back or tooling. Rubbing back or tooling marks on existing stone are not permitted.
- Replacement: Provide temporary supports. Cut open joints and loosen stone with hardwood wedges. Free large stones using Lewis pins on top bed and lift out with nylon belts. Remove in one piece without placing stress at fracture points. Prepare wall to receive new stone. Lay heavy stones and projecting stones after mortar in courses below has hardened sufficiently to support weight. Set large stones on water-soaked softwood wedges to support stone in proper alignment until mortar has set. Inject grout around the stone. Remove wedges when dry, do not break off. Remove mortar dropping from face of stone before mortar is set. Sponge stone free of mortar along joints as work progresses. Fill all voids around connectors with mortar.

- Dismantling and rebuilding: Marking and identifying the stones and bricks being dismantled. Shoring temporarily as required to ensure the overall stability of the area being dismantled. Loosening the bricks and stones by removing the surrounding mortar, installing shims as required. Using wood wedges, hoisting belts and other materials to lift stones. Cleaning stones and bricks and removing all excess mortar. Identifying all stones and bricks to be salvaged for reuse. Installing anchors. Relaying bricks and stones (in original locations – refer to Replacement above), installing bedding and finish pointing.
- 6. The original window design should be maintained. New windows and window frames should reproduce as close as possible the appearance of the original windows.

## 9.0 Conclusion

The analysis of the heritage impact of the proposed design is based on an understanding of the cultural heritage values of the building and on the application of the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*, in particular Standard 11 which states:

Conserve the *heritage value and character-defining elements* when creating any new additions to an historic place or any related new construction. Make the new work physically and visually *compatible with, subordinate to and distinguishable from* the historic place.

The proposed design meets the test of Standard 11 of *compatibility, distinguishability and subordination*: its volume and massing are set back from the 1840s and 1940s structures, and allow the three-dimensional reading of the heritage building to be maintained. The design is compatible with and distinguishable from the heritage building.

This Heritage Impact Assessment finds that the proposed development conforms to the policies outlines in the heritage framework (section 1.1) by conserving the integrity of the cultural heritage resource and its heritage attributes. The project will have a positive impact on the Stripped Classical inspired building by conserving it and reinforcing its prominence as a neighbourhood landmark.

The proposed residential use contributes to mix of housing options for residents of Durham Region. The proposal also supports cultural heritage resources, and the densities proposed promote a pedestrian-friendly and transit-oriented urban environment. Subject to supporting Land Use Compatibility Study, the proposed development conforms with the Regional Official Plan.

## Appendices

- A. BIBLIOGRAPHY
- B. DESIGN DEVELOPMENT DRAWINGS
- C. EXISTING CONDITION ARCHITECTURAL DRAWINGS

## A. Bibliography

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