

Guide to Heritage Designations



Heritage is the common ground that sustains our communities in times of change.

Oshawa's built heritage resources make a significant contribution to the unique character of the city, reflecting its history and the cultural diversity of its residents

The preservation of our built heritage is important for many reasons. It is economically beneficial, environmentally responsible and it recognizes the uniqueness of our community.



What is Heritage Designation?

Designation is the process described in the Ontario Heritage Act that recognizes and protects architecturally and historically significant resources. Designation is a change management tool. Changes to a designated property are permitted thru a process of consultation. Demolition of a designated building requires specific approval from City Council.

What are the advantages of designation?

Designation:

- ❖ Strengthens community identity
- ❖ Acknowledges our past while providing a link to the future
- ❖ Contributes to the local quality of life
- ❖ Conserves irreplaceable, highly visible resources
- ❖ Benefits the community economically
- ❖ Leads the way to area renewal
- ❖ Promotes sound conservation practices
- ❖ Communicates pride in our heritage
- ❖ Provides owners with a handsome slate plaque
- ❖ Is generally advantageous in the real estate market.

Owners of designated properties are not required to restore their buildings to original condition.

Owners are not required to open their property to the public.

Owners of designated properties are not expected to incur expenses beyond those of any other property owner.



Alterations to Designated Buildings

Designation is a co-operative process that ensures changes respect the heritage values of the existing building.

Designation does not prohibit alterations that do not affect heritage features but alterations that restore the heritage features of a property are highly encouraged.

There are key elements or attributes of the building that reflect the Statement of Cultural Heritage Value found in the designation by-law. It is these elements or attributes that are to be preserved or retained to conserve the Heritage Value. When these key elements or attributes are affected by an alteration then the owner **is required** to seek City Council approval and Council decides whether the alteration can proceed.

An application to alter a designated building can be obtained at the Department of Development and Planning Services, City of Oshawa.

Planning staff will review the intended alteration and assist the owner in assessing whether the Heritage Attributes are affected by the proposed alteration.

Minor alterations and regular maintenance do not need an alteration application. Unless specifically listed as a key element, paint colour is considered to be a minor alteration and does not need City Council approval. Heritage Oshawa encourages all owners to repair and maintain their buildings.

The alteration application process does not replace the building permit when alterations require such permits. City staff will assist the owner in this determination.

If an owner disagrees with a council decision regarding proposed alterations, the owner may appeal to the Conservation Review Board.

Owners of designated properties **are required** to seek approval of City Council, through Heritage Oshawa, to demolish a designated structure. In the event that request is denied, an owner can appeal Council's decision to the Ontario Municipal Board.

Is funding available to Owners of Designated Properties?

Oshawa City Council has approved a Heritage Grant program for designated buildings. The grants will be available to maintain or restore the key elements or attributes of a designated can be made along with the application to alter a designated building when the program is in place.



Alterations Guidelines

Alterations should respect and be consistent to the original design of the building. Alterations to designated properties should follow the alterations guidelines:

Conservation: Maintenance and ongoing repairs should be primary goal to maintain to integrity of the structure.

Proportion: Original proportions of the structure should be conserved or replicated to original specifications.

Style: Alterations to existing buildings should respect the original style of the building.

Balance: Existing openings should be conserved to maintain the balance of solids and voids on the building façade.

Roof: Original roof form, material, and details should be conserved or replicated. When replacing roofing, the materials should be compatible with the building style.

Materials: Original materials should be conserved. When renovating, use of materials typical of the original period should be used. Materials should be sympathetic in colour, texture, scale, and detail.

Massing: Additions should not significantly change the apparent mass of the building. Existing heights and setbacks should be maintained.

Windows: Original windows should be conserved. If not available, windows should be rebuilt to replicate the original design, materials and proportion.

Facades: Original facades should be conserved. New facades should be a historical replication