

## Attachment #4



# Town of Whitby

## By-law # Insert Number

### Designation of the Ontario County House of Refuge, 300 High Street as being of Cultural Heritage Value and Interest

Being a By-law to Being a By-law to designate the Ontario County House of Refuge on the property municipally known as 300 High Street, and legally described as CON 2 PT **PART \_\_ PLAN 40R \_\_\_\_**; Town of Whitby as being of cultural heritage value and interest.

Whereas, in accordance with the provisions of Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended, the Council of The Corporation of the Town of Whitby considers it desirable to designate the building known as the Ontario County House of Refuge on the property hereinafter described to be of cultural heritage value and interest;

And whereas, the Council of the said Corporation has caused to be served on the owners of the property municipally known as 300 High Street, Whitby, Ontario, and upon the Ontario Heritage Trust, notice of its intention to designate the Ontario County House of Refuge and the associated property at the aforesaid address to be of cultural heritage value and interest and has caused such notice to be published in a newspaper having general circulation in the Town of Whitby;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

#### 1. General

The building known as the Ontario County House of Refuge and its associated property, municipally known as 300 High Street, PART \_\_ PLAN 40R \_\_\_\_, west side of High Street, and more particularly described in Schedule 'A' attached to and forming part of this by-law as a property of cultural heritage value and interest in the Town of Whitby, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended.

This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building provided that any changes shall be in keeping with the current character of the building and shall be carried out in accordance with the applicable Heritage Permit processes at the Town of Whitby.

By-law Name: Designation of the Ontario County House of Refuge, 300 High Street, as being of Cultural Heritage Value and Interest

#### 2. Schedule(s)

Schedule 'A' – Legal Description

Schedule 'B' – Statement of Significance for 300 High Street

### **3. Effective Date**

The provisions of this by-law shall come into force and take effect on the day of the final passing thereof.

By-law read and passed this Select date day of Insert Month, Year.

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Elizabeth Roy, Mayor

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Christopher Harris, Town Clerk

**SCHEDULE "A"**  
**TO**  
**BY-LAW NO. XXXX-24**

**LEGAL DESCRIPTION**

**PART \_\_ PLAN 40R \_\_**

**SCHEDULE 'B'**  
**TO**  
**BY-LAW NO. XXXX-24**

**DESCRIPTION OF PROPERTY – 300 High Street**

The subject property at 300 High St. is a roughly rectangular parcel of land situated on part of Lot 28, Concession 2, Town of Whitby, Municipality of Durham. It is located on the west side of High St., south of Walnut St. W., and north of Dundas St. W. Observed land-use in the vicinity of the property is primarily residential with institutional and commercial use lands along Dundas St., to the south.

The key resource is the four-storey apartment building constructed in 1903. The former 11-bay, red brick structure was built in 1903 and functioned as a poor house for the Town of Whitby. The structure has been in continual use since 1903 and today is an apartment complex.

**STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST**

The cultural heritage value or interest of the property at 300 High St. lies in its design and physical, associative, and contextual value.

The four-storey, multi-unit dwelling was constructed in a Georgian Revival style between 1901 and 1903 as the County of Ontario's House of Refuge to house the poor and elderly. The 11-bay brick structure, with stone foundations, was designed by a Mr. Miller and was constructed by Thomas Deverell Sr. and Thomas Deverell Jr.

The House of Refuge opened on February 11, 1903. Its first residents were Mr. and Mrs. LeBear. By the mid-20th century, demand to house the elderly had increased dramatically and the larger Fairview Lodge was constructed south of the House of Refuge. The property passed into private ownership, to Helen Chatterson, in 1951, only to be expropriated in 1967.

In 1973, Steve Agh purchased and renovated 300 High St., converting the structure – through a minimal intervention and material re-use approach - into 24 luxury apartments and renaming the property Heritage Estates.

As an early-20th century institutional building, the former House of Refuge is a local landmark, the presence of which has influenced the development of its surrounding neighbourhood.

**DESCRIPTION OF HERITAGE ATTRIBUTES**

Heritage attributes that express the cultural heritage value of 300 Hight St., lie in the four-storey 1903 brick multi-unit residential building and are expressed through:

- Its location, orientation, scale and massing;
- Its four-storey height;
- Its eleven-bay south façade;
- Its multiple medium front-gable roof;
- The dormers located above the third-storey;
- The symmetrical composition and location of openings when viewed from the south;
- Three single stacked chimneys;
- The location and configuration of the balconies, located along the east, south, and west elevations.