

Appendix A7-10
Cultural Heritage Evaluation Report –
Part 1: 500 Howard Street, Oshawa



500 Howard Street, Oshawa

Cultural Heritage Evaluation Report – Part 1



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1 EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Evaluation Report (CHER) – Part 1 is to provide research and analysis of the property at 500 Howard Street as a basis for evaluating the site's potential heritage significance. The evaluation and subsequent recommendations, which are contained in Part 2 of this report, will assist with ongoing and future development projects.

The subject property is located north of the 401 Highway and is bounded by Howard Street to the east, 1st Avenue to the south, Front Street to the west, and the Canadian Pacific Railway (CPR) line to the north. It was initially developed and occupied by the former Ontario Malleable Iron Factory (OMIC) between c. 1873 and 1977 for its production of moulded iron products, and then subsequently adapted for use as a grocery store by Knob Hill Farms from c. 1981 until 2000. The site is not currently in use.

This former industrial site turned discount grocery store consists of two adjoining parts, herein referred to as Part 1 and Part 2. Although the history of these structures is interrelated, their heritage value differs. This CHER therefore distinguishes between them as follows:

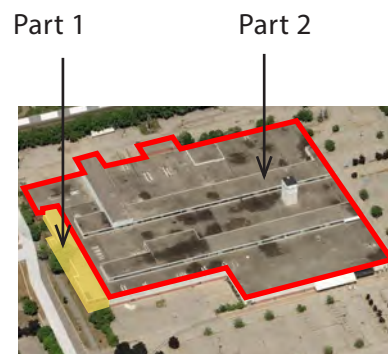
Part 1:

An industrial two-storey brick and wooden-beam structure facing Front Street with a façade characterized by regular repeating windows on both storeys divided into bays. This structure was built for use by the OMIC between c. 1897-1910.

Part 2:

An industrial one- and two-storey brick and aluminium structure with steel and concrete beams extending west into the property from the rear of Part 1. This building was originally the OMIC foundry. It has evolved since the 1900s culminating in a highly-modified post-war configuration adaptively reused by Knob Hill Farms when it converted the property into a grocery store c. 1981.

The subject property in its entirety is listed in Heritage Oshawa's Inventory of Heritage Properties as "Class A: Highest Potential for designation" but is not designated under the Ontario Heritage Act.



Aerial view showing Part 1 highlighted in yellow and Part 2 outlined in red. (Source: Bing Maps, annotated by ERA)

2 INTRODUCTION

2.1 Scope of the Report

With respect to the heritage evaluation of the property at 500 Howard Street, Metrolinx has retained ERA Architects Inc. as an Heritage Consultant.

ERA Architects has prepared this Cultural Heritage Evaluation Report (CHER) in accordance with Ontario Heritage Act Regulations 9/06 and 10/06, the Ministry of Tourism, Culture, and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties, and Parks Canada's Standards and Guidelines.

The purpose of a CHER is to assess built heritage and cultural heritage landscape resources, determine the level of significance, and develop an argument for or against identification as a provincial heritage property. This CHER was undertaken as part of a Metrolinx initiative to evaluate its properties in accordance with the Standards and Guidelines for the Conservation of Provincial Heritage Properties, and to establish a basis for guiding future capital projects.

2.2 Present Owner Contact

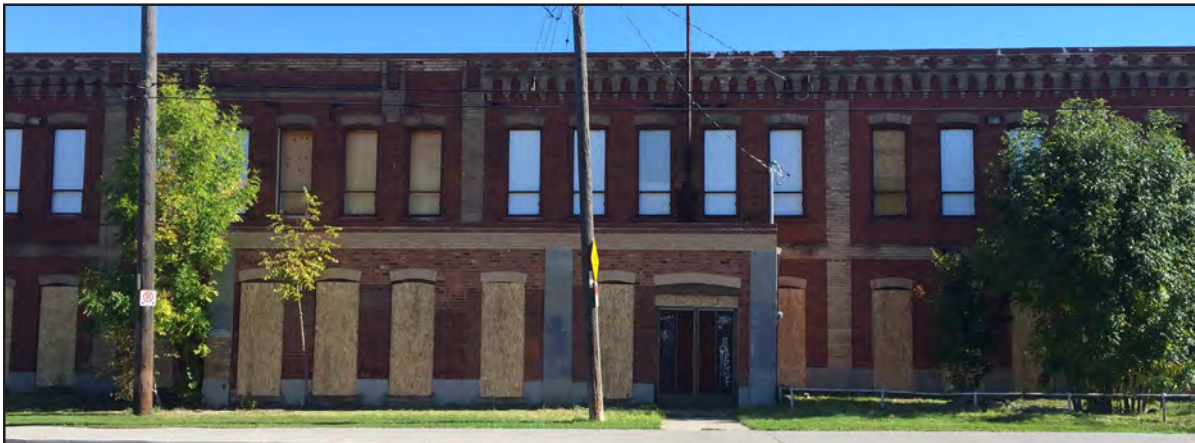
METROLINX
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3 DESCRIPTION OF PROPERTY

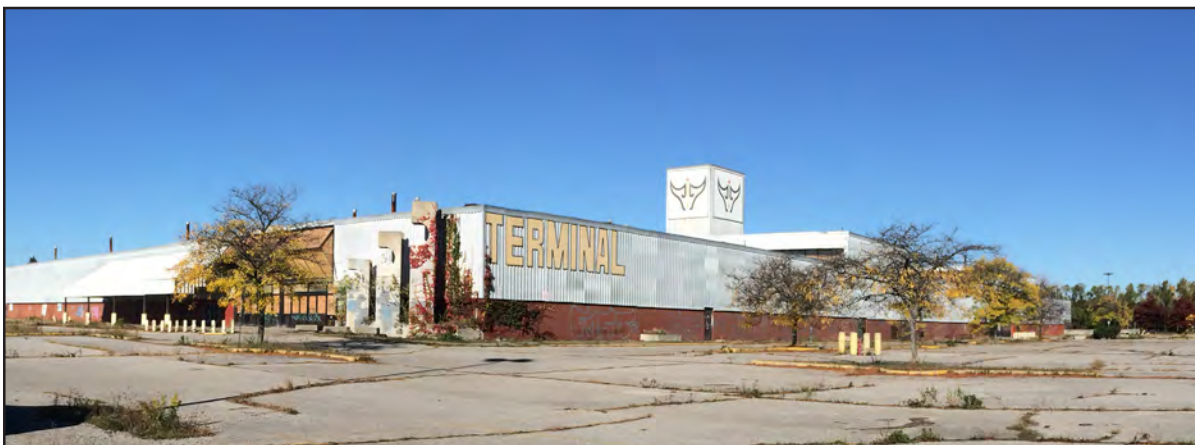
3.1 Site Location and Description

The subject property, municipally known as 500 Howard Street, is located in an industrial zone near major transportation infrastructure. The site is north of the 401 Highway and is bounded by Howard Street to the east, 1st Avenue to the south, Front Street to the west, and the Canadian Pacific Railway (CPR) line to the north.

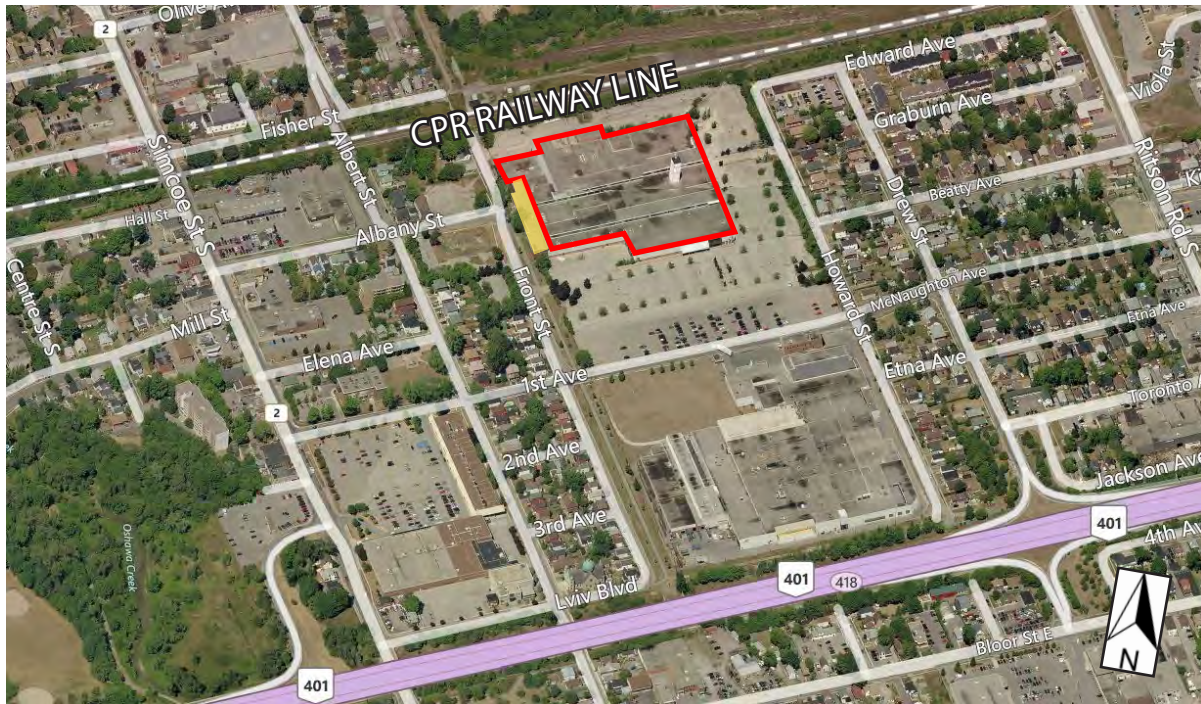
The property is situated near former industrial lots (such as the now vacant Pittsburgh Glass Works at 144/155 1st Ave) and adjacent residential subdivisions that served as industrial worker-housing around the turn of the twentieth century. Some commercial buildings are grouped around nearby intersections, particularly along Ritson Rd S.



1. Part 1, c. 1897-1910. The structure is not currently in use. (Source: ERA Architects)



2. Part 2, converted into a grocery store by Knob Hill Farms c. 1981. The structure is not currently in use. (Source: ERA Architects)



3. Subject site location with Part 1 highlighted in yellow and Part 2 outlined in red. (Source: Bing Maps, annotated by ERA Architects)



4. Detail of subject site with Part 1 highlighted in yellow and the c.1910 addition to the c.1897 brick building outlined in black. (Source: Bing Maps, annotated by ERA Architects)

3.2 Structure Description

The subject property was initially developed and occupied by the former Ontario Malleable Iron Factory (OMIC) between c. 1873 and 1977 for its production of moulded iron products, and then subsequently adapted for use as a grocery store by Knob Hill Farms from c. 1981 until 2000.

This former industrial site turned discount grocery store consists of two adjoining parts.

Part 1:

The building's frontage on Front Street consists of a two-storey clay brick and wooden beam structure. The first floor has poured slab on grade concrete flooring and the second floor is wood. The façade is characterized by regular repeating windows on both storeys divided into bays. Buff brick is used to ornament the façade in various ways: to articulate the bays, the segmental window arches, and as corbeling to create a cornice.

Part 2:

The industrial one- and two-storey brick and aluminum structure extends west into the property from the rear of Part 1. This building was originally the OMIC foundry. It has evolved since the 1900s culminating in a highly-modified post-war configuration adaptively reused by Knob Hill Farms when it converted the property into a grocery store c. 1981. Its main floor is also poured slab on grade concrete. The open interior has one- and two-storey sections and is supported by thin steel and concrete beams.

See Appendix 3 for a Survey identifying Part 1 and Part 2 of the property.

3.3 Current Heritage Recognition

The subject property has been identified on the City of Oshawa's Inventory of Heritage Properties as a "Class A" building, indicating it has the highest potential for designation. The subject property is not currently designated under Part IV or V of the Ontario Heritage Act. As of January 2015, Oshawa City Council has not given notice of intention to designate the property under the Ontario Heritage Act.

Building/Structure	500 Howard Street
PIN	Not available
Transit Corridor	North of Lakeshore East Line
Street Address	500 Howard Street
Community/Municipality	Oshawa
Realty Status	Owned by Metrolinx
Construction Date(s)	Part 1: c. 1873; rebuilt c. 1897-98 following 1894 fire; addition to OMIC Building c. 1910. Part 2: structure has evolved since the 1900s; highly-modified in the post-war period; c.1981 conversion into Knob Hill Farms Store.
Dates of additions/major change	Part 2: c.1981 conversion into Knob Hill Farms Store
Architect/engineer/builder	unknown

4 HISTORICAL RESEARCH

The following summarizes the supporting research and analysis of the site completed in the preparation of this report. A full list of sources is included in Section 7 and a Timeline is attached as Appendix A.

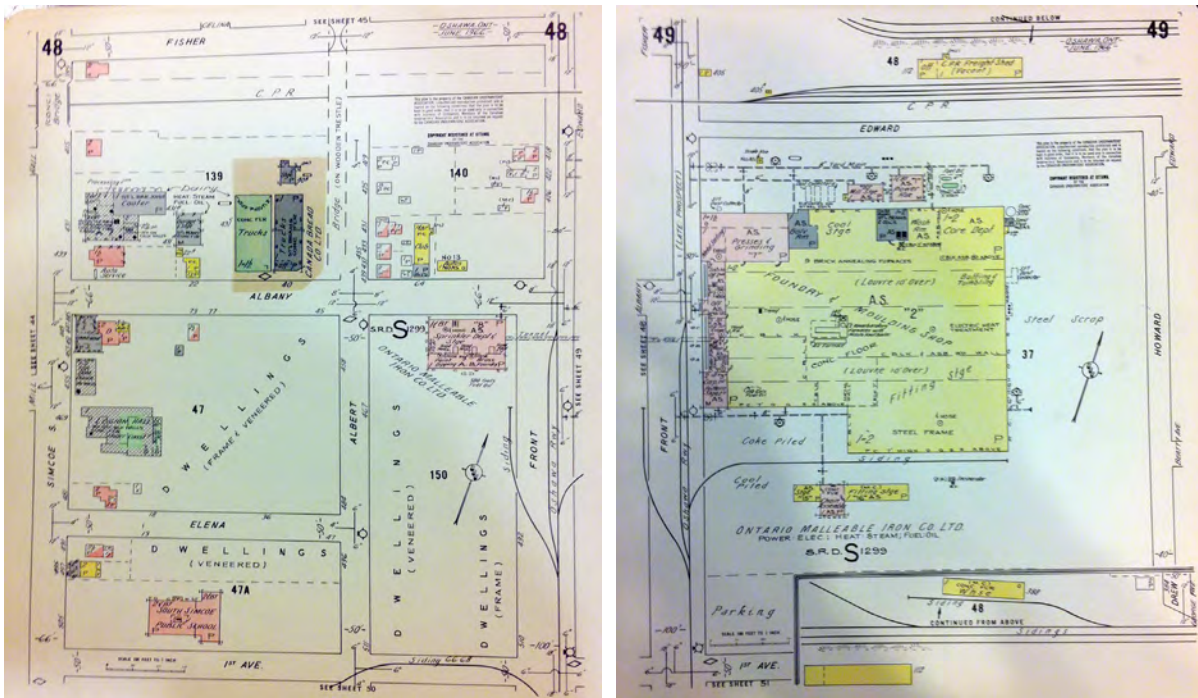
4.1 Overview

The property at 500 Howard Street was the former site of the OMIC factory which, following its decommissioning in the late 1970s, was purchased by Knob Hill Farms and subsequently adapted for reuse as one of the chain's grocery stores.

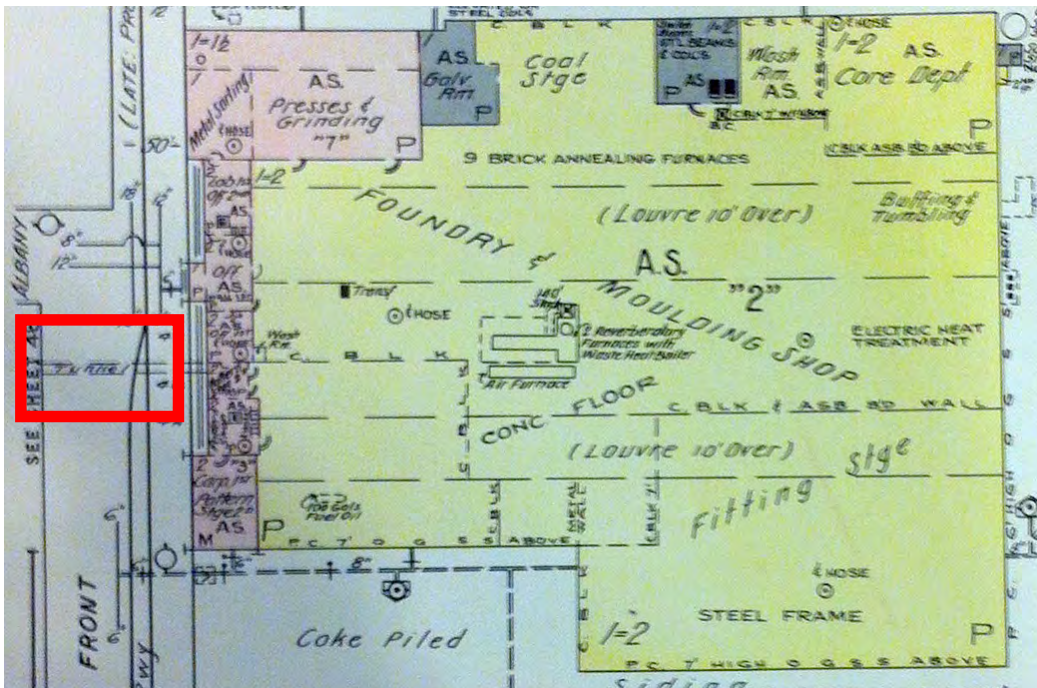
The current two-part structure reflects the original organization of the site which consisted of the two-storey brick building on Front Street (Part 1) and an adjoining one- and two-storey steel-framed wood building extending west on the property towards Howard Street (Part 2). During its use by the OMIC, the brick frontage served the company's clerical and storage needs with the expansive wood-and-steel extension housing the actual foundry and moulding shop. Knob Hill Farms converted the foundry structure (Part 2) for use as a retail outlet instead of constructing a new building. Knob Hill Farms maintained the brick structure (Part 1), apparently using it for storage.



5. Part 1. Ontario Malleable Iron Factory, Front Street, n.d. (Source: industryinoshawa.wordpress.com)



6. Goads Fire Insurance Maps, 1966. Part 1, the brick building on Front Street, is represented in red on the right-hand map with the yellow indicating the footprint of Part 2, the former foundry. (Source: Toronto Public Library, Ballie Special Collections)



7. Detail, Goads Fire Insurance Maps, 1966. Note the tunnel extending from Part 1 to a company building across the street. This map clearly illustrates the distinction between Part 1 and Part 2. Goads uses red to illustrate brick structures and yellow to illustrate wooden structures. The map also indicates that in the 1960s Part 2 had steel framing and concrete floor. (Source: Toronto Public Library, Ballie Special Collections, annotated by ERA)

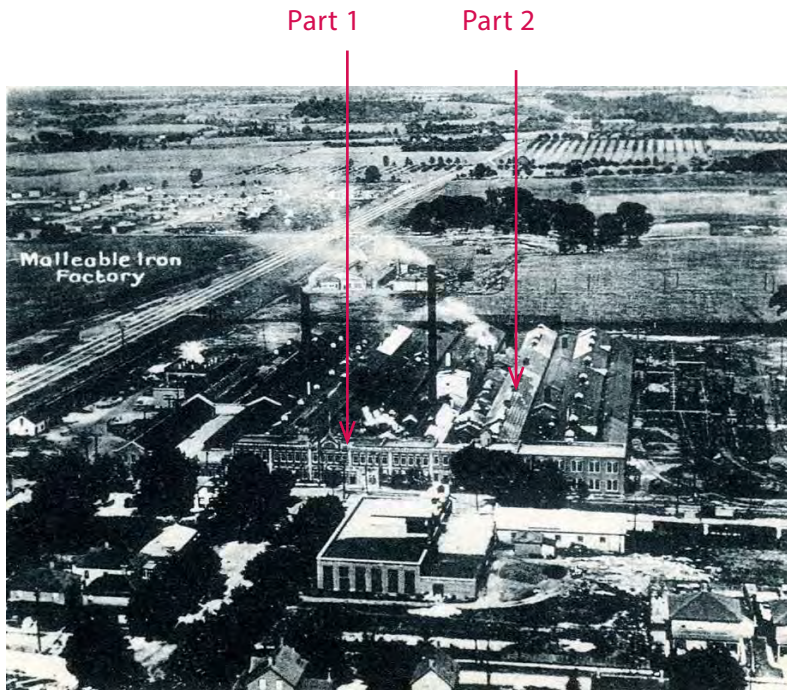


8. Part 1. Ontario Malleable Iron Factory, Front Street, n.d. (Source: industryinoshawa.wordpress.com)

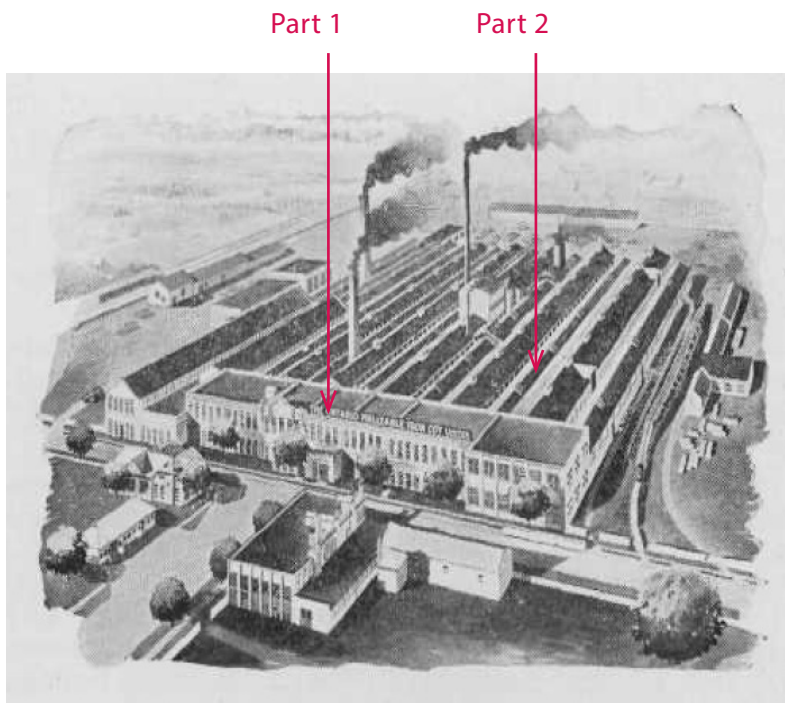
4.2 History: 1870s-1970s

The site was originally home to the Oshawa Malleable Iron Company, renamed the Ontario Malleable Iron Company in 1892. Founded c.1871 by the brothers, John and William Cowan, the factory was the first Canadian enterprise to locally produce malleable iron, the trade name given to iron that can be shaped by force. The Company's foundry manufactured a range of products including agricultural instruments, auto parts, and even components of weaponry made during the two World Wars.

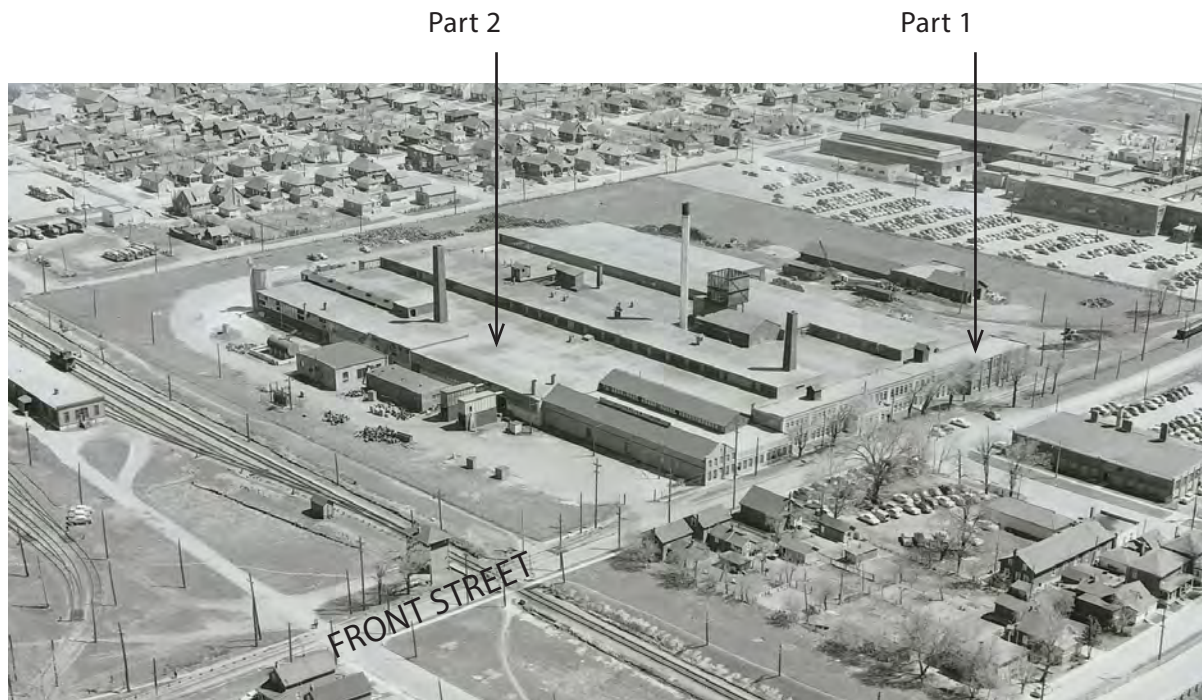
Part 1 served as the primary frontage for the factory and contained rooms for carpentry, patterns, metal sorting, presses and grinding, as well as offices and laboratories. It was built between 1897-98 with the addition at the south end dating from before 1910. This building replaced the first factory (built c.1873) which was destroyed by fire in 1894.



9. Aerial view of the Malleable Iron Factory grounds from c. 1910. The image shows Part 1 facing Front Street and an early iteration of Part 2 extending to the east. In this early iteration of Part 2, the roofs are pitched and populated with numerous small and large chimneys. (Source: Oshawa Public Library, annotated by ERA)



10. View of the Malleable Factory grounds, 1928. The image shows Part 1 and an early iteration of Part 2, likely the same pictured in Fig. 9 (Source: Oshawa Handbook, 1928, annotated by ERA)



11. Detail of an aerial view of the Ontario Malleable Iron Plant, May 1957, showing Part 1 facing Front Street with Part 2 extending to the east. This image reveals significant modifications to the foundry including major alterations to the roofing. This image shows Part 1 and the post-war iteration of Part 2. (Source: Northway-Gestalt Corporation fonds, C 30, Box 94, ES9-647, Archives of Ontario, annotated by ERA)

The Factory's foundry and moulding shop (Part 2) was located behind the Front Street building (Part 1), extending east towards Howard Street. This portion of the site contained the furnaces and heavy machinery and was rebuilt over the course of the Factory's history. Available documentation suggests major alterations occurred around 1910-1920 (figs. 9 and 10) and again in the post-war period (fig. 11).

By 1957, the foundry (Part 2) had undergone significant modifications. These included the addition of steel beams, concrete flooring, and major alterations to the roof which, in its earlier iteration, was pitched and populated by numerous chimneys.



12. Exterior view of the Ontario Iron Co., Ltd., Oshawa, [n.d.] (Source: Canada Science and Technology Museum). This image likely predates the 1957 aerial photograph (fig. 11) which shows the factory windows bricked-in.



13. Detail of fig. 11, 1957 aerial view. (Source: Ontario Archives)



14. Malleable Houses on or near Albert or Front Street, 1913. (Source: Robert McLaughlin Gallery)



15. Similar houses on nearby Albany Street. (Source: Google Streetview, Dec. 1, 2014)



16. Malleable Iron Works, showing factory workers, 1918. (Source: Robert McLaughlin Gallery)

At the height of its operations, the OMIC occupied a ten-acre site which included the current lot between Howard, 1st, Front, and the CPR Line as well as a lot just to the west bounded by Front, 1st, Albert, and Albany. (See fig. 6). This western lot contained various buildings, including a brick structure used for manufacturing (connected to the subject property via underground tunnel), as well as worker housing. Many of the homes built for the Factory's many employees (at times, numbering upwards of 800), are still in use as residences today.

4.3 History: 1970s-Present

The OMIC was in continuous operation until its closure in 1977 following an unresolved workers' strike. In the 1970s, manufacturers in many developed Western nations such as Canada, the United States, and Britain, were increasingly unable to compete with their overseas counterparts who emerged as strong competitors in a newly globalized market. During this time, many companies in Canada ceased operations as cheaper labour was sourced in countries like Mexico and China.

Following the OMIC's closure, the site lay vacant until it was purchased by Knob Hill Farms in the early 1980s. In 1981, the Durham Regional Council gave Knob Hill Farms approval to convert the abandoned Factory into a grocery store. The popular chain, owned and operated by Steve Stavros, fashioned the property into one of its "Food Terminals," the name given to the Company's large discount retail outlets. By this time Knob Hill Farms was adaptively reusing a structure that had undergone continuous modification for at least 70 years.



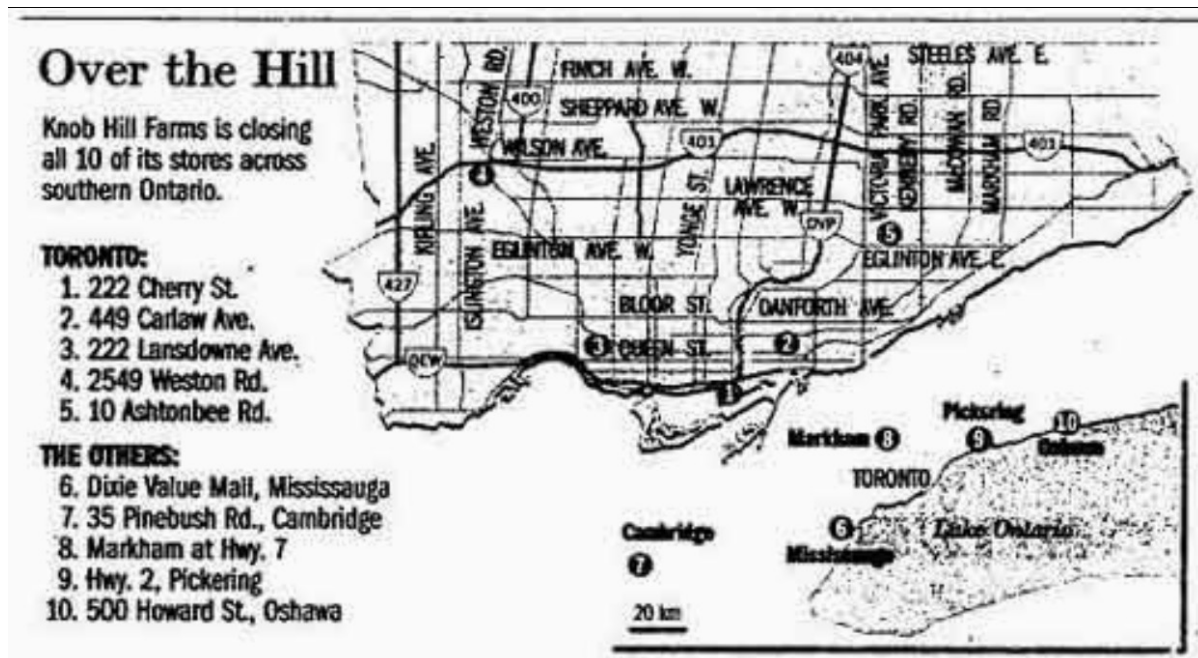
18. 1984 Commercial for Knob Hill Farms' Oshawa location. (Source: YouTube)



19. Ontario Malleable Iron Strike, Oshawa, 20 January, 1976, Julien LeBourdais chronological photographic negatives, C 193-3-0-2717, Container B117015, 76183, Archives of Ontario.



17. Steve Stavros pictured in a photograph taken in his Knob Hill Farms store at Dixie Plaza (now Dixie Mall) from The Globe and Mail, October 16, 1978. (Source: jbwarehouse.blogspot.ca)



20. Illustration of Knob Hill Farms stores from The Toronto Star, August 26, 2000. (Source: jbwarehouse.blogspot.ca)

One of Knob Hill Farms' cost-cutting strategies was to link producers and manufacturers directly to customers through efficient delivery and transport infrastructure. The site's connection to the Grand Trunk and CPR lines, as well as its close proximity to the 401 Highway made it well-suited to Stavro's needs. By converting properties into grocery stores, rather than building from scratch, Stavro was also able to reduce his costs. The subject property's origins as an industrial site therefore remained part of the character and appeal of its afterlife as a Knob Hill Farms store.

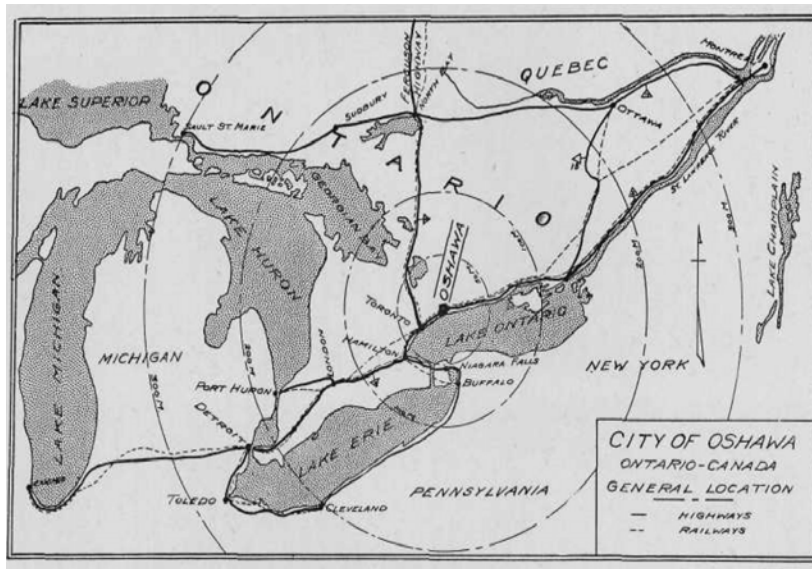
In 2000, Knob Hill Farms went out of business and closed its ten locations across the province. Since then, the Oshawa site has largely remained vacant.

4.4 Context: Oshawa's Industrial History and Architecture

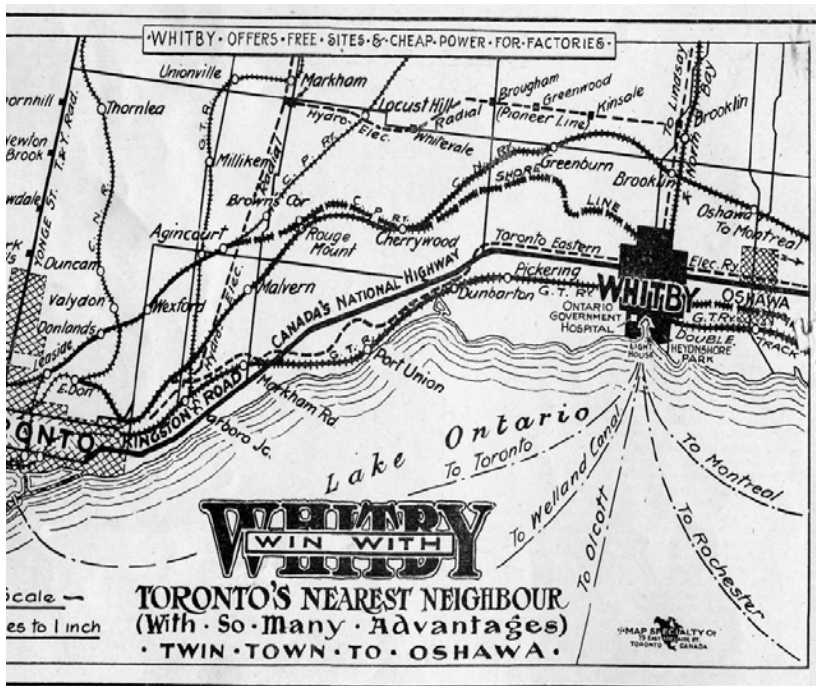
By the early twentieth century, Oshawa was often called “The Manchester of Canada”, a reference to the City’s many industries that had grown and flourished since the 1870s. Textile manufactures, tanneries, and saw mills, among others, produced both raw and finished products that could be easily transported to local, regional, and foreign markets via the city’s harbour on Lake Ontario and a growing network of rail lines. This transport infrastructure included the Grand Trunk Railway, the Canadian Pacific and Canadian Northern Railway as well as an electric belt line connecting all the railways and the manufacturing plants.



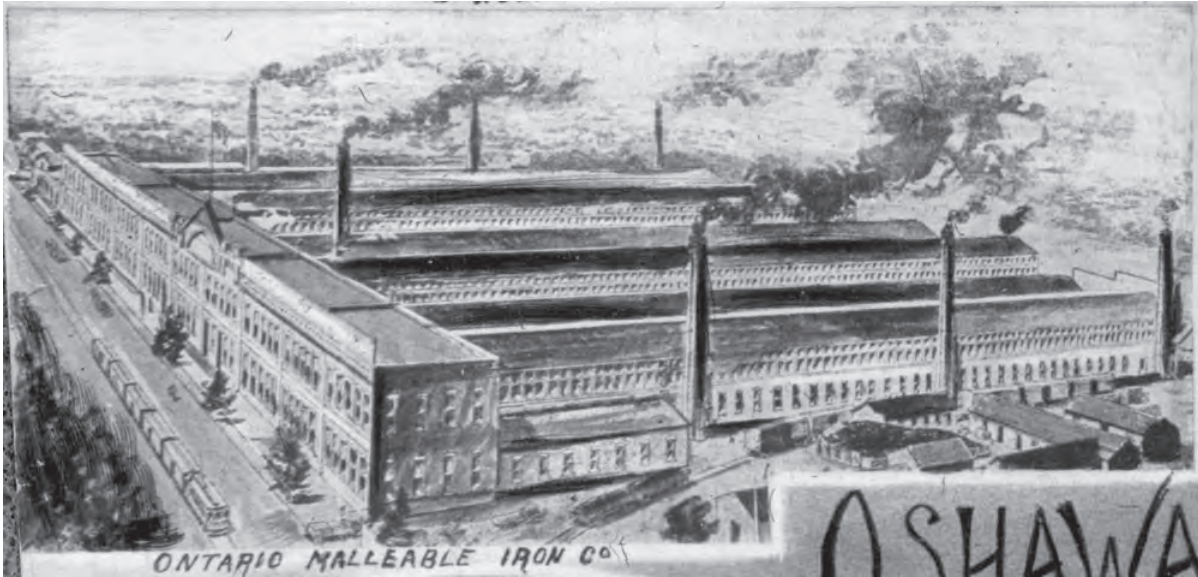
21. “Some of Oshawa’s Factories,” 1910. Image includes photographs of Schofield Woolen Co., The Pedlar People, Williams Piano Co., Ontario Malleable Iron Co., Eaton’s, McLaughlin Carriage Co., Robson Leather Co., Oshawa Steam & Gasfitting Co., Oshawa Canning Co. (Source: Oshawa Illustrated, 1911)



22. Map of Oshawa contextualized by its regional surroundings, 1928. (Source: Oshawa Handbook, 1928)



23. Map of Whitby showing regional transport networks, 1915. (Source: Commercial and Industrial Edition, 1915)



24. Detail of the Malleable Iron factory from "Some of Oshawa's Factories," 1910. (Source: Oshawa Illustrated, 1911)

The OMIC is regarded as the most important of these early industries and as a vital contributor to the development and prosperity of Oshawa. Employing anywhere between 350 and 800 workers, the Company was a significant source of economic stability for the Oshawa community.

In addition to the wealth the Company brought to the City, the OMIC's founders, the Cowan brothers, were prominent members of the community engaging as philanthropists and also politicians. Both brothers took a turn serving as Oshawa's mayor.

The OMIC also had significance for the industrial and economic development of Ontario.¹ The industrialization of Ontario took place in the last quarter of the 19th century as the Province evolved from a pioneer economy dependent on the resources of its forests and the farming activities of its settlers.² In the early 19th century, Ontario lacked the wealth and the population to develop and support the iron and steel industries that are foundational for broader industrialization. Instead, its need for the products of these industries – such as small machinery, agricultural tools, and domestic utensils – could be better supplied from England where industrial manufacturing had been well-established since the late eighteenth-century.³

1 Oshawa – The Manchester of Canada - Illustrated (1911); Commercial and Industrial Edition of Oshawa (1915).

2 Peter C. Honey, "The Growth and Development of Primary Iron and Steel in Ontario," Ontario Economic Review, Vol. 2, No. 8 (December 1964): 4.

3 Ibid.

The founding of the OMIC in 1871 coincided with population growth in Ontario and the Province's early transition to an industrialized economy.⁴ The Company specialized in the production of heavy malleable iron castings, particularly agricultural implements such as threshers, reapers, ploughs, and machinery parts. Because Ontario's economy was still heavily dependent on agricultural production, the OMIC both supplied implements that fostered the growth of this sector as it became increasingly commercialized and also benefited from the market it created.

As the first factory of its kind in Canada, the OMIC has added significance within this history of development. Prior to its founding, Ontario was importing malleable iron products not only from Britain, but also from the United States.⁵ In fact, to begin the Canadian manufacture of this product, the Cowan brothers had to bring a group of skilled workers from New York state to help set up the first factory and to train its employees. Developing the malleable iron industry in Ontario was therefore imperative as it would help establish Canada's economic independence. Although Canada continued to import the pig iron used to make malleable castings, their domestic manufacture was an important first step for Ontario.⁶

"The record of such a large concern as the Ontario Malleable Iron Company Ltd., belongs to no particular section of the country, but forms an integral part of the rise, development, and steady growth of Canadian trade and industry. This establishment is among the leading ones of its kind in the country ... "

-Commercial and Industrial
Edition of Oshawa (1915)

4 Ibid.

5 The Handbook of Oshawa (1928) notes that prior to the founding of the OMIC "users of malleable iron castings had to import their requirements from the United States, there being no foundries of this class in Canada to supply the demand for Canadian trade." P. 42. See also McIntyre M. Hood, Oshawa: The Crossing Between the Waters (1968), p. 95.

6 It is unclear if the OMIC ever sourced its pig iron from Canadian mines and processing plants. By at least the 1890s, there were vocal advocates for Government support of Canadian-based mining and metal processing as it became increasingly clear that Canada's natural resources could provide ample material; only the industrial infrastructure needed to process it was missing. An 1894 document addressed to the electors of Ontario – "The Iron Industry: What it is to Great

Other Ontario companies producing malleable iron products in the late nineteenth and early-to-mid twentieth centuries included those in Galt (now Cambridge), Guelph, Merrickville, and Smiths Falls. Current research suggests that these companies were independently owned and not branches of a larger corporate structure that included the OMIC. Like the development of the OMIC, these other malleable works reflect the iron industry's strong presence in Ontario during that time.

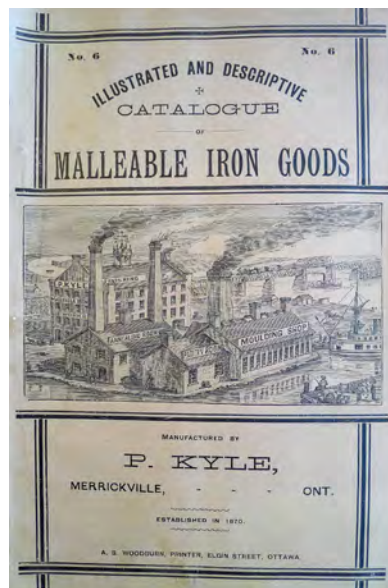
Britain and the United States, What it May be to Ontario" – reveals an active lobby effort. See also William Hamilton Merrit, "Notes on the Possibilities of Iron and Steel Production in Ontario," (1890-91): 11-13.



25. Illustrated Catalogue of Carriage Saddlery and Agricultural Malleable Castings, made by Guelph Carriage Goods Co., Guelph, 1883. (Archives of Ontario)



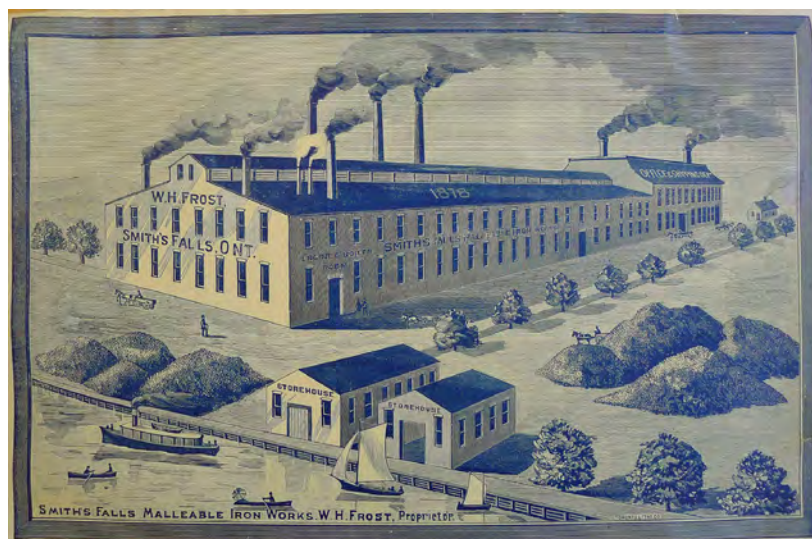
26. Examples of agricultural castings from Illustrated Catalogue of Carriage Saddlery and Agricultural Malleable Castings, made by Guelph Carriage Goods Co., Guelph, 1883. (Archives of Ontario)



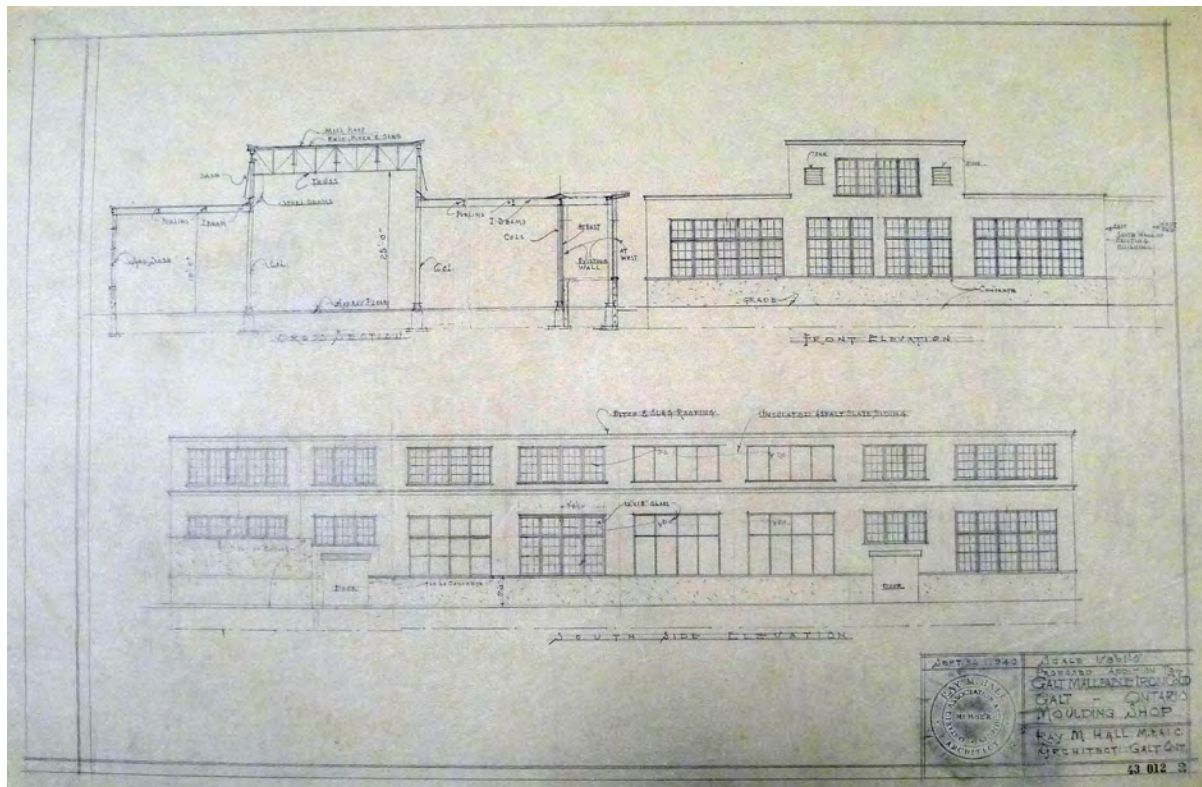
27. Illustrated and Descriptive Catalogue of Malleable Iron Goods Manufactured by P. Kyle, Merrickville, Ont., 1883. (Archives of Ontario)



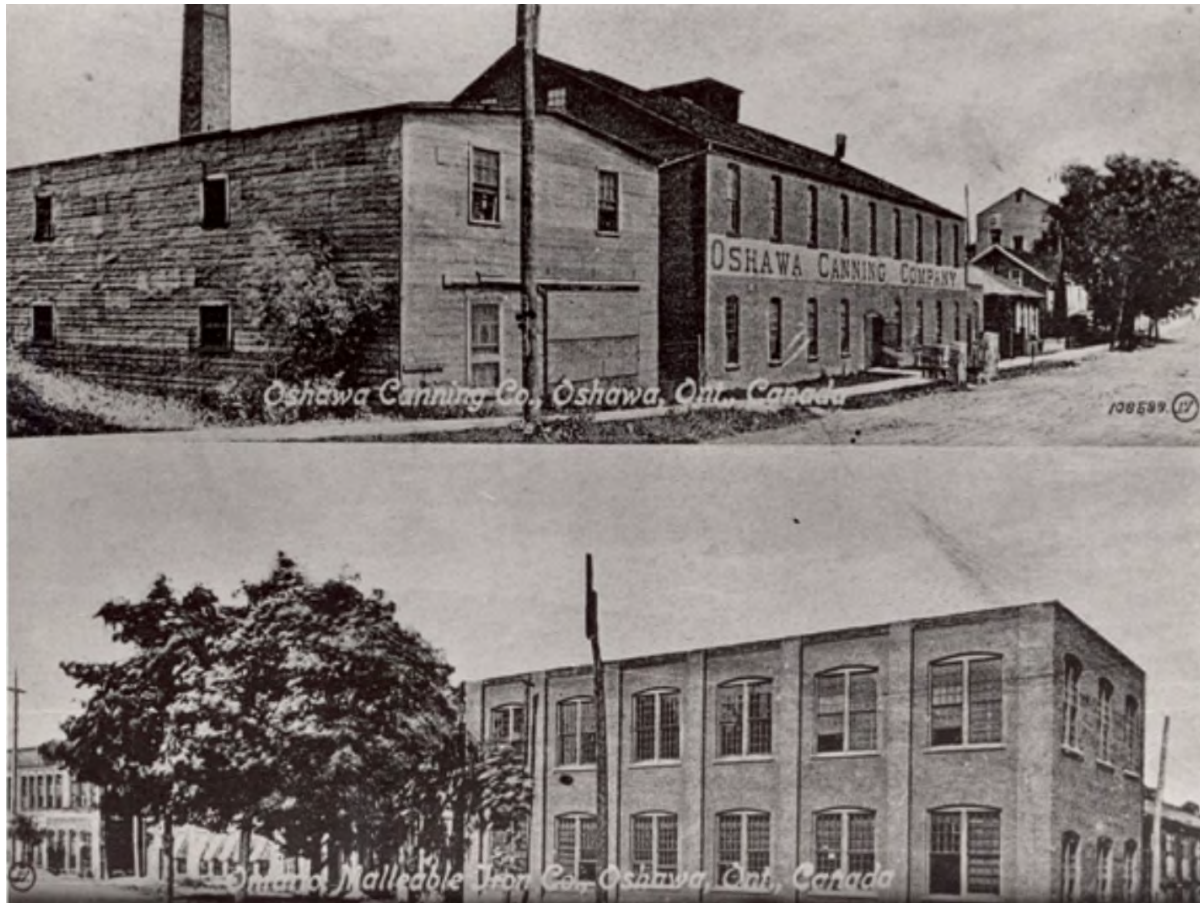
28. The Smith's Falls Malleable Iron Works Illustrated Catalogue, 1887. (Archives of Ontario)



29. Illustration of the Smith's Falls factory from The Smith's Falls Malleable Iron Works Illustrated Catalogue, 1887. (Archives of Ontario)



30. Ray M. Hall, drawing for the moulding shop of the Galt Malleable Iron Company, 1940. (Ontario Archives)

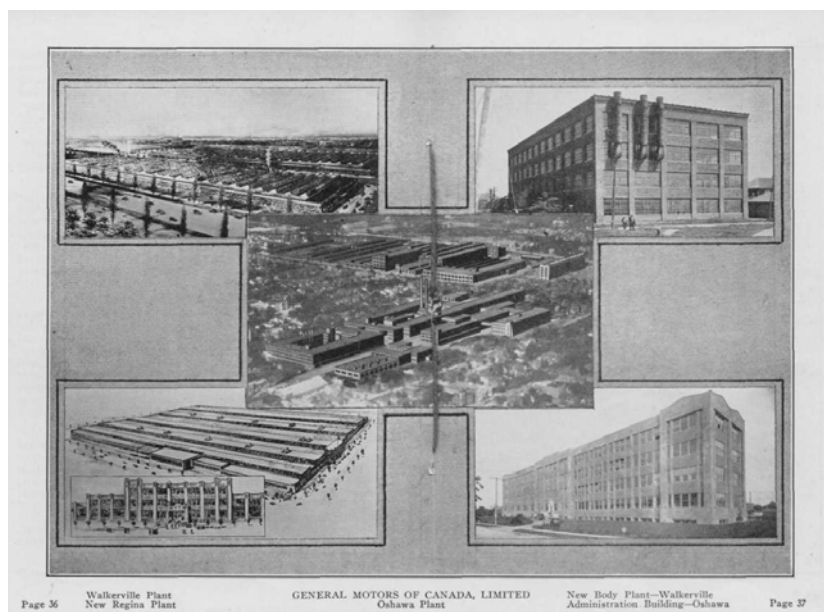


31. Oshawa Canning Company and Oshawa Malleable Iron Company (showing Part 1), 1910. (Source: Robert McLaughlin Gallery)

Like many of its industrial counterparts, both in Oshawa and elsewhere, the OMIC made significant use of brick as a building material. Brick was an efficient and inexpensive material relative to stone, and also offered more resistance to fire than wood. Since most factory buildings were limited in height - typically rising no more than two-storeys due to the weight of machinery - brick offered sufficient structural support.



32. Malleable Iron Works, 1873. (Source: Robert McLaughlin Gallery)



33. General Motors of Canada with Oshawa plant pictured at centre, 1928. (Source: Oshawa Handbook, 1928)

Many companies developed in this same context but few survive today. One of the enduring legacies of Oshawa's industrial past is General Motors of Canada, which originated in the McLaughlin Carriage Company, a manufacturer of horse-drawn carriages.

4.5 Context: Knob Hill Farms and “Big Box” Stores

Knob Hill Farms’ Oshawa “Terminal” opened in 1983 joining others in the company’s chain, including the Central Food Terminal in Toronto, the North Food Terminal in Markham, and the East Food Terminal in Pickering. At 226,000 square feet the Oshawa location was described as the world’s largest food store.

Founded in the 1950s by Steve Stavro, Knob Hill Farms was one of Ontario’s early discount grocery chains, revolutionizing pricing through innovation in distribution and sales. Costly middle-men were avoided by creating a supply chain that linked producers and manufacturers directly with the retail outlets. The stores themselves were also bare-bones operations that cut labour costs by stocking products by brand, rather than type, often displayed for purchase in the boxes and cartons in which they were shipped. This business model was influential in the development of the “big box” stores that have become mainstays of North American retail practice.

In keeping with its “no frills” image and practices, Knob Hill Farms frequently used former industrial sites for its stores. Their location on Weston Road, for example, had been used to manufacture airplanes during WWII. Similarly, their Lansdowne and Dundas store (now No Frills) was originally a factory that manufactured cash registers.

CARLOAD SAVINGS **TRUCKLOAD SAVINGS**

CUT FOOD COSTS **KNOB HILL FARMS** **THE FOOD TERMINAL**

TERMINAL WIDE SAVINGS AT ALL THREE LOCATIONS

ROASTING CHICKENS 69¢ 3 LBS. 1/2 DOZEN

STEAKS & ROASTS 1.59 CUT FROM CANADA GRADE "A" BEEF

WHITE EGGS 79¢ LARGE SIZE DOZEN

BREAD 29¢ WHITE, 2 LBS. 1/2 DOZEN

WHITE SUGAR 1.09 4 LBS. 1/2 DOZEN

LOINS OF PORK 1.39 3 LBS. 1/2 DOZEN

PORK SIDE RIBS 1.29 3 LBS. 1/2 DOZEN

MILK 1.19 1% FAT, 1/2 GALLON

POTATOES 10¢ 5 LBS. 1/2 DOZEN

APPLES 3.10 3 LBS. 1/2 DOZEN

GREEN PEPPERS 3.10 3 LBS. 1/2 DOZEN

TOMATOES 3.10 3 LBS. 1/2 DOZEN

TURNIPS 3.10 3 LBS. 1/2 DOZEN

WASHED CARROTS 3.10 3 LBS. 1/2 DOZEN

WINTER CABBAGE 3.10 3 LBS. 1/2 DOZEN

SHOULDER STEAKS 99¢ 3 LBS. 1/2 DOZEN

PICNIC SHOULDERS 99¢ 3 LBS. 1/2 DOZEN

PIZZA 99¢ 12" DIA. 1/2 DOZEN

CORNED BEEF 99¢ 3 LBS. 1/2 DOZEN

CORNISH GAME HENS 99¢ 3 LBS. 1/2 DOZEN

SIDE BACON 1.29 3 LBS. 1/2 DOZEN

BANANAS 10¢ 5 LBS. 1/2 DOZEN

GRAPEFRUIT 10¢ 5 LBS. 1/2 DOZEN

GREEN ONIONS & RADISHES 10¢ 5 LBS. 1/2 DOZEN

ORANGES 89¢ 5 LBS. 1/2 DOZEN

ORANGE PEKOE TEA 89¢ 5 LBS. 1/2 DOZEN

PURE VEGETABLE OIL 2.99 5 LBS. 1/2 DOZEN

NEW STORE HOURS **MONDAY-SATURDAY** 9 A.M. to 12 MIDNIGHT

THE NORTH FOOD TERMINAL **THE CENTRAL FOOD TERMINAL** **THE EAST FOOD TERMINAL**

KNOB HILL FARMS

34. Advertisement from The Globe and Mail, February 5, 1976. (Source: jbwarehouse.blogspot.ca)

Beyond the cost-savings these former industrial sites offered Stavro, they also contributed to the Company's corporate identity and branding. By associating Knob Hill Farms with Ontario's industrial past, Stavro promoted an image of social accessibility, particularly to his main customer-base: the middle classes.

Despite his role in popularizing so-called big-box stores in Ontario, competitors like Loblaws and The Price Club (now Costco) offered more comfortable, albeit costlier, retail experiences as well as a greater range of products. These companies ultimately edged Stavro out of the market he helped to create.

5 PHOTOGRAPHIC DOCUMENTATION



35. Part 1. Panorama view of east elevation facing Front Street. (Source: ERA Architects)



36. Part 1. East elevation on Front Street. (Source: ERA Architects)



37. Part 1. Looking north along Front Street. The c. 1910 addition is visible to the right and is distinguished from the earlier structure by a relative lack of ornament. (Source: ERA Architects)



38. Part 1 and Part 2. South portion of Part 1 showing the 19th-century frontage connecting to Part 2, the former Knob Hill Farms Store. (Source: ERA Architects)



39. Part 1. Photograph showing distinction between the two portions. (Source: ERA Architects)



40. Part 1. Second floor interior. (Source: ERA Architects)



41. Part 1. Ground floor interior. (Source: ERA Architects)



42. Part 1. Detail of wooden floors/ceiling of the second floor, viewed from ground floor interior. (Source: ERA Architects)



43. Part 1. View of second floor interior. (Source: ERA Architects)



44. Part 1 and Part 2. Looking east across the site towards Front Street. (Source: ERA Architects)



45. Part 2. (Source: ERA Architects)



46. Part 2. View of the former front entrance. (Source: ERA Architects)



47. Part 2. Interior. (Source: ERA Architects)



48. Part 2. Interior. (Source: ERA Architects)



49. Part 2. Interior with view of Knob Hill Farms corporate logo. (Source: ERA Architects)



50. Machinery from the OMIC (presumably from Part 2, the former foundry), now moved outside. (Source: ERA Architects)

6 COMMUNITY ENGAGEMENT

Engagement is undertaken so that municipal and public opinion of a subject site can contribute to the evaluation of heritage significance. The process consisted of contacting a local Oshawa historian as well as Heritage Oshawa. The input described reflects responses received at the time of drafting of this report.

Metrolinx contacted Grant Karcich, a local Oshawa historian, on November 19, 2014, with questions prepared by ERA Architects. The list of questions submitted is presented in Appendix A to this report, and a record of responses received is maintained by Metrolinx. Mr. Karcich's responses focused on the former Malleable Iron factory and its significance as one of the few remaining buildings from Oshawa's 19th-century industrial past. Results of this engagement provided information relating to the property's historical and associative heritage value.

Heritage Oshawa was also contacted for information related to previous studies conducted on the property at 500 Howard. The question submitted is also presented in Appendix A.

7 SUMMARY OF RESOURCES

11.1 Project Personnel

PRINCIPAL: MICHAEL McCLELLAND

Michael McClelland OAA, FRAIC is a registered architect with over twenty years of experience. His work covers urban design and heritage planning in addition to building conservation. He is also actively involved in the public promotion of Canada's architectural heritage. He is a founding member of the Canadian Association of Heritage Professionals (CAHP). Prior to establishing ERA Architects Inc. with Edwin Rowse in 1990, Michael McClelland worked for the Toronto Historical Board, advising on planning, permit and development applications, and on the preservation of City-owned museums and monuments. In 1999 he was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his outstanding contribution to the built environment and to the profession of architecture and in 2006 he was made a Fellow of the Royal Architectural Institute of Canada.

ASSOCIATE: GRAEME STEWART

Graeme Stewart has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. He is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. He is a regular lecturer in the Toronto Area's Universities and Colleges and has been a sessional instructor at the Daniels Faculty of Architecture at the University of Toronto. Graeme is a founding director of the Centre for Urban Growth and Renewal (CUG+R), an urban research organization formed by ERA and planningAlliance in 2009. In 2010, he was recipient of an RAIC National Urban Design Award for his ongoing research and design work related to Tower Renewal. Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

PLANNER: TATUM TAYLOR

Tatum Taylor is a writer and heritage planner with a Master of Science degree in Historic Preservation from Columbia University's Graduate School of Architecture, Planning, and Preservation. She has produced work for the Pulitzer Center on Crisis Reporting, *The Architect's Newspaper*, the New York Preservation Archive Project, the Brooklyn Historical Society, and the Architectural Conservancy of Ontario, where she is an active member of the Executive Committee and manager of the PreservationWorks program. At ERA, she specializes in historical research, heritage evaluation, and interpretive planning.

ARCHITECTURAL HISTORIAN: ALEXIS H. COHEN

Alexis H. Cohen holds a PhD and MA in Architectural History from Princeton University and a BA in Art History and English Literature from the University of Toronto. With research interests in the intersections between cultural memory, architecture, and design, she has published and presented on topics such as Neoclassicism and industry and memory cultures of the Second World War. Alexis' work has been supported by fellowships from the Yale Centre for British Art, the Huntington Library, the Paul Mellon Centre for Studies in British Art, the Social Sciences and Humanities Research Council of Canada, and the German Academic Exchange Service.

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8 APPENDICES

Appendix A: Community Engagement Questions

The following questions were submitted to Grant Karcich, a local Oshawa historian, as referenced in Section 6.

- What do you view as the significance of the property? In what ways, if any, is it considered meaningful to Oshawa and the City's history? Do you have any personal or family connection to the site?
- What is your understanding of the reasons for the Malleable Iron Company's closure and how was it viewed by the community?
- What was the status of the site before Knob Hill Farms built its store in the 1980s?
- How did local residents view Knob Hill Farms' use of the site? Did you visit the store before it closed in 2005? We would be interested to hear how the store did or did not use the buildings of the former Malleable Iron Factory.
- How has the history of the railway in Ontario influenced Oshawa's industrial development?
- Oshawa has been called the Manchester of Canada. Do you have thoughts on this comparison? Do you think it is based on Oshawa's importance as a site of industrial development in Canada, or are there other cultural comparisons to be made? For example, do you know of immigration patterns that might link Oshawa families to Manchester?
- What are the City's current perceptions of the auto industry? Do citizens or historians like yourself associate Oshawa's early industrial development with today's auto industry?
- Are there neighbouring cities, towns, or communities to which Oshawans feel an affinity? Do you have a sense of Oshawa's historic relationships with its neighbours?
- What research resources do you recommend? We have found the Oshawa Library to be an excellent resource, as well as publications by T.E. Kaiser (Historic Sketches of Oshawa) and M. McIntyre Hood (Oshawa: A History of Canada's Motor City). Other suggestions would be very welcome.
- Do you know of any groups, committees, or historical associations connected to the Malleable Iron Factory or to similar industrial heritage sites in Oshawa?

The following question was submitted to Heritage Oshawa, as referenced in Section 6.

- The 2013 Inventory of Heritage Properties notes that a report was produced on 500 Howard Street in 2005. Is this report accessible, and if so, how can we access it?

Appendix B: Timeline

1871-1872: the brothers, John and William Cowan, found The Malleable Iron Company

Jan 10, 1873: Oshawa Malleable Iron Company Ltd. acquires 4 38/100-acres of Lot 10, Concession 1, East Whitby township, from Richard James Cowan

1873: original factory built

Dec. 31, 1892: The Oshawa Malleable Iron Co. Ltd. transfers ownership of several lots to its new corporate structure, The Ontario Malleable Iron Co. Ltd. (OMIC)

Dec. 1894: factory damaged by fire

1895: The Oshawa Railway Company buys a right of way across Lot 10, Concession 1, and lays several spur lines giving OMIC access to the Grand Trunk Railway

1897-98: site reconstructed following the fire

1899: OMIC acquired additional land to expand its facility

pre-1910: early additions to the south end of the factory

1887: John Cowan serves as mayor of Oshawa

1889-1896: William Cowan serves as mayor of Oshawa

1913: plant capacity increases to supply automotive castings to the Ford Motor Company

WWI: OMIC is a significant supplier of equipment for the war effort

1919: OMIC begins production for General Motors

WWII: OMIC is a significant supplier of equipment for the war effort; half its total production capacity is dedicated to bogie wheels for Bren Gun Carriers

1944 and 1946: some OMIC property sold to Duplate Canada Ltd.

1950s: Knob Hill Farms is founded by Steve Stavro; begins as a small fruit stand at Queen and Coxwell in Toronto

1962: Knob Hill Farms opens a 60,000-square-foot "food terminal" in Toronto

1973: OMIC Oshawa property sold to I.T.T. Grinnell Company of Canada Ltd. which operates the factory until its closure in 1977

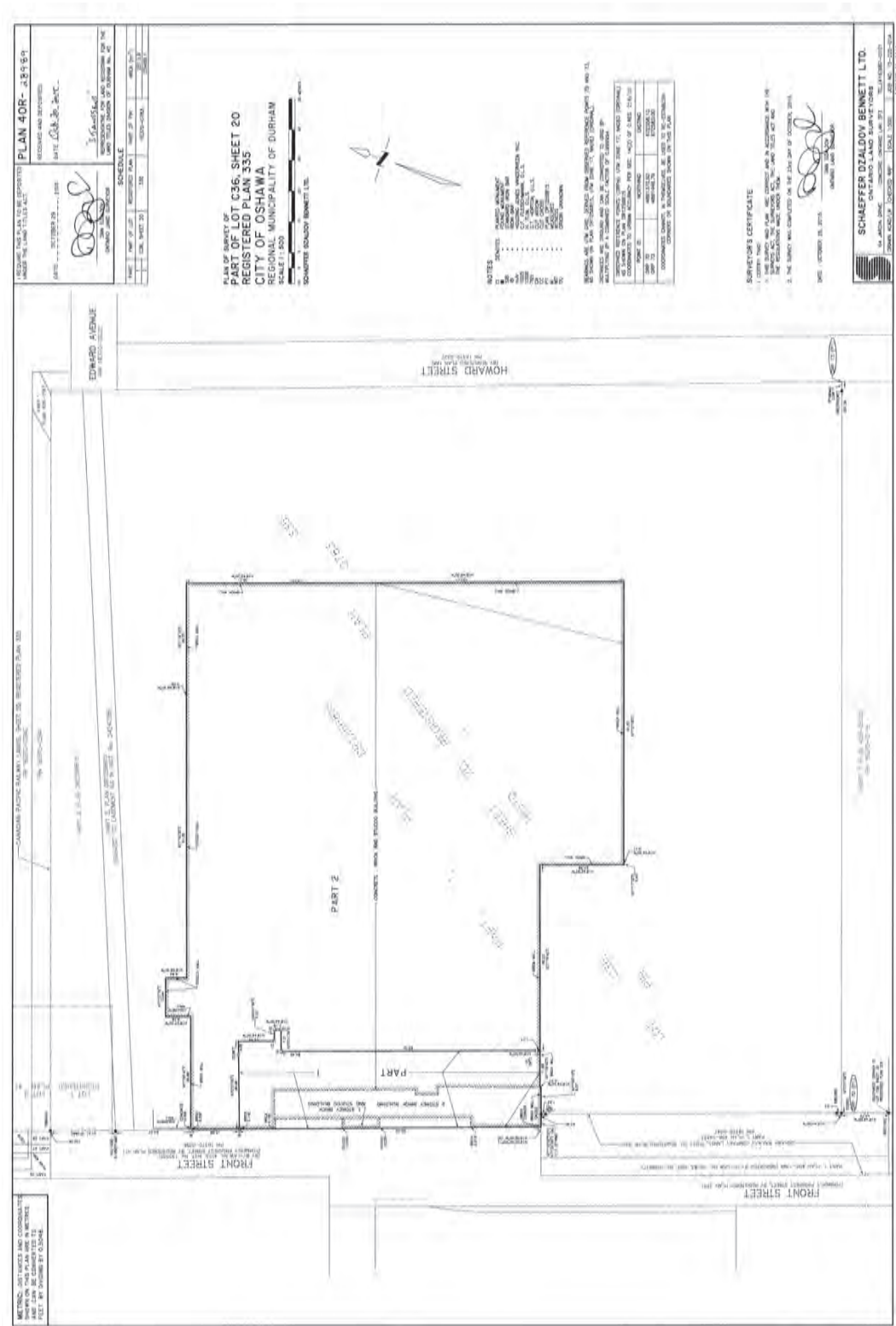
March 16, 1977: OMIC closes permanently following an unresolved workers' strike

1981: Knob Hill Farms receives approval from Durham Regional Council to convert the abandoned OMIC site into a grocery store

1983: Knob Hill Farm opens one of its "food terminals" on the site, incorporating the remaining OMIC building into its new big-box store

2000: Knob Hill Farm closes

Appendix C: Survey



Appendix A7-10b
Cultural Heritage Evaluation Report –
Part 2: 500 Howard Street, Oshawa



500 Howard Street, Oshawa

Cultural Heritage Evaluation Report – Part 2



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1 EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Evaluation Report (CHER) – Part 2 is to evaluate the heritage significance of the property at 500 Howard Street, based on research and analysis contained in Part 1. The evaluation and subsequent recommendations will assist with ongoing and future development projects.

The subject property is located north of the 401 Highway and is bounded by Howard Street to the east, 1st Avenue to the south, Front Street to the west, and the Canadian Pacific Railway (CPR) line to the north. It was initially developed and occupied by the former Ontario Malleable Iron Factory (OMIC) between c. 1873 and 1977 for its production of moulded iron products, and then subsequently adapted for use as a grocery store by Knob Hill Farms from c. 1981 until 2000. The site is not currently in use.

This former industrial site turned discount grocery store consists of two adjoining parts, herein referred to as Part 1 and Part 2. Although the history of these structures is interrelated, their heritage value differs. This CHER therefore distinguishes between them as follows:

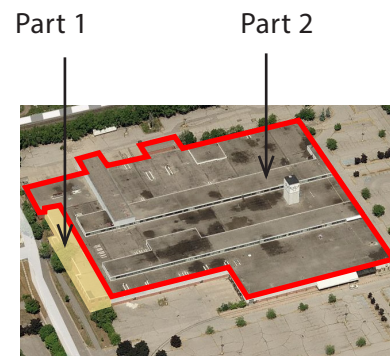
Part 1:

An industrial two-storey brick and wooden-beam structure facing Front Street with a façade characterized by regular repeating windows on both storeys divided into bays. This structure was built for use by the OMIC c. 1897-1910.

Part 2:

An industrial one- and two-storey brick and aluminium structure with steel and concrete beams extending west into the property from the rear of Part 1. This building was originally the OMIC foundry. It has evolved since the 1900s culminating in a highly-modified post-war configuration adaptively reused by Knob Hill Farms when it converted the property into a grocery store c. 1981.

The subject property in its entirety is listed in Heritage Oshawa's Inventory of Heritage Properties as "Class A: Highest Potential for designation" but is not designated under the Ontario Heritage Act.



Aerial view showing Part 1 highlighted in yellow and Part 2 outlined in Red. (Source: Bing Maps, annotated by ERA)

The Ministry of Tourism, Culture and Sport (MTCS)'s Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, lay out the evaluation process and criteria for provincial designation. Based on these provincial guidelines and the evaluation undertaken as part of this study, the following conclusions were made:

Part 1 and Part 2 are deemed provincial heritage properties under OHA Regulation 9/06 for their historical and associative, and contextual value. Additionally, Part 1 has been identified as having physical value.

The evaluation of the subject property against Ontario Heritage Act Regulation 10/06 determined that Part 1 meets the criteria for designation as a provincial heritage property of provincial significance. It both represents a theme in Ontario's history and yields information that contributes to an understanding of Ontario's history.

Based on this assessment, it is recommended that the property at 500 Howard Street receive identification as a Metrolinx Heritage Property.

2 EVALUATION

Tables 2.1 and 2.2 contain the evaluation of the property at 500 Howard Street against criteria as set out in Ontario Heritage Act Regulation 9/06 and Regulation 10/06. According to the provincial guidelines, if the property meets the criteria in Ontario Regulation 9/06, it is a provincial heritage property. If the property meets the criteria in Ontario Regulation 10/06, it is a provincial heritage property of provincial significance. The evaluation assesses Part 1 and Part 2 separately.

2.1: Evaluation using Ontario Heritage Act Regulation 9/06

1. The property has design value or physical value because it:

	Part 1		Part 2	
Criteria	Y/N	Assessment	Y/N	Assessment
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	Yes	Part 1 is a rare extant example of 19th-century industrial brick architecture from the Oshawa region. This example, which can be considered an expression of an industrial vernacular, is currently among the last remaining buildings of its kind in Oshawa.	No	Part 2 does not have design or physical value. Given the modifications required to transform the foundry into the grocery store, the structure cannot be considered a representative example of the foundry from which it was adapted. Prior to its conversion into a grocery store, the foundry structure also underwent a series of modifications to suit the changing needs of the factory.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	Part 1 does not demonstrate a noteworthy degree of craftsmanship.	No	Part 2 does not demonstrate a noteworthy degree of craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement	No	Part 1 does not demonstrate a high degree of technical achievement.	No	Part 2 does not demonstrate a high degree of technical achievement.

2. The property has historical value or associative value because it:

	Part 1		Part 2	
Criteria	Y/N	Assessment	Y/N	Assessment
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	Part 1, home of the Ontario Malleable Iron Company, was the first factory of its kind in Canada. Regarded as the most significant of Oshawa's 19th- and early 20th-century industries, the OMIC has direct associations with the development and growth of the town and the region. It also has direct associations with the Company's founders, the Cowan brothers, who were prominent members of the community, each serving as Mayor of Oshawa. Their philanthropic contributions to the town also made them important members of the community. The OMIC was also responsible for the construction of worker housing extending the Company's architectural legacy beyond the factory itself.	Yes	Part 2 adaptively reused the OMIC's foundry and therefore has direct associations with the history of the Ontario Malleable Iron Company and its influence on Oshawa's history and economic development.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	Yes	Part 1 has the potential to yield information on Oshawa's industrial history that would be of value to the community.	Yes	Part 2 has the potential to yield information on Oshawa's industrial history that would be of value to the community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect for Part 1 has not been identified.	No	The architect for Part 2 has not been identified.

3. The property has contextual value because it:

	Part 1		Part 2	
Criteria	Y/N	Assessment	Y/N	Assessment
i. is important in defining, maintaining, or supporting the character of an area;	Yes	Part 1 is located in an industrial zone near major transportation infrastructure including the 401 Highway the Canadian Pacific Railway line. It supports the area's character, which continues to reflect its industrial heritage, as well as the residential areas previously linked to the Ontario Malleable Iron Company.	Yes	Part 2 is located in an industrial zone near major transportation infrastructure including the 401 Highway the Canadian Pacific Railway line. Through its large-scale footprint indicative of the former foundry's historic industrial use, Part 2 supports the area's character which continues to reflect its industrial heritage. It is also important in defining the character of the nearby residential areas previously linked to the Ontario Malleable Iron Company.
ii. is physically, functionally, visually, or historically linked to its surroundings, or;	Yes	Part 1 is historically linked to its surroundings as the original factory played a fundamental role in the development and growth of Oshawa.	Yes	Part 2 is historically linked to its surroundings as the original factory played a fundamental role in the development and growth of Oshawa.
iii. is a landmark.	No	Part 1 is not currently regarded as a landmark.	No	Part 2 is not currently regarded as a landmark.

2.2: Evaluation using Ontario Heritage Act Regulation 10/06

	Part 1		Part 2	
Criteria	Y/N	Assessment	Y/N	Assessment
1. The property represents or demonstrates a theme or pattern in Ontario's history.	Yes	Part 1 represents the development and growth of industry in Ontario in the late 19th and early 20th centuries. As a rare extant example of an industrial brick factory from this period, the Structure is also an architectural manifestation of this theme.	No	Although Part 2 represents the development of "big box" discount stores, it is not illustrative of this theme at the provincial level.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	Yes	Part 1 yields information that contributes to an understanding of Ontario's industrial history, specifically related to the Province's transition from a pioneer economy to an industrialized economy in the last quarter of the 19th century. As the first company to manufacture malleable iron products in Canada, the OMIC contributed to Ontario's economic independence from the United States by providing a domestic source for the malleable iron products that had previously been imported. The OMIC also fostered the growth and development of Ontario's agricultural sector to which it supplied farming implements.	No	Although the footprint of Part 2 contributes to an understanding of the OMIC, the building itself has been highly modified and adaptively reused by Knob Hill Farms. It has the potential to yield information of local, not provincial significance.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	Part 1 does not represent a building typology that is uncommon or unique at a provincial level.	No	Part 2 represents a building typology that is not uncommon or unique at a provincial level.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The architectural and contextual significance of Part 1 is not of a provincial nature.	No	The architectural and contextual significance of Part 2 is not of a provincial nature.

	Part 1		Part 2	
Criteria	Y/N	Assessment	Y/N	Assessment
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	Part 1 does not display a high degree of creative, technical, or scientific achievement.	No	Part 2 does not display a high degree of creative, technical, or scientific achievement.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No	Part 1 does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	Part 2 does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.	No	Part 1 does not have strong associations of significance at the provincial level.	No	Part 2 does not have strong associations of significance at the provincial level.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	Does not apply to this property.	No	Does not apply to this property.

2.3 Heritage Policy

Part III of the Ontario Heritage Act requires all provincial ministries and 14 public bodies (listed in Ontario Regulation 157/10) to identify, protect and care for the heritage properties that they own and manage. Their specific responsibilities are set out in the MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, and have the authority of a Management Board of Cabinet directive.

Among their responsibilities, a ministry or prescribed public body must:

- Develop an evaluation process and have it approved by the MTCS.
- Evaluate properties under their ownership and management using the criteria set out under Ontario Regulation 9/06 and 10/06 to determine their cultural heritage value or interest, and whether they are of provincial significance.
- As properties of cultural heritage value or interest are identified, add them to the list of provincial heritage properties maintained by the MTCS.
- Prepare a Strategic Conservation Plan for each provincial heritage property under their ownership and management. The plan must provide guidance on the conservation, maintenance, use and disposal of the property.
- If a property has been determined to be of provincial significance, submit the Strategic Conservation Plan to the MTCS for approval.

2.4 Recommendations

An evaluation of Regulation 09/06 has determined that Part 1 and Part 2 have historical and associative, and contextual value, and that Part 1 also has physical value. Both parts of the property at 500 Howard therefore meet the criteria to be “provincial heritage properties”. With respect to Regulation 10/06, the evaluation has determined that Part 1 meets the criteria for a provincial heritage property of provincial significance.

It is recommended that Metrolinx/GO Transit proceed with identifying Part 1 and Part 2 at 500 Howard as provincial heritage properties and Part 1 as a provincial heritage property of provincial significance.

As the Standards and Guidelines have only recently come into effect, certain elements of the program have not yet been implemented. For example, the Information Technology system to support the list of provincial heritage properties is currently in development. In the meantime, ministries and public bodies can send to the MTCS a list of properties that meet the criteria for designation.

3 CONCLUSIONS

The historical research conducted for this report and the evaluation against Ontario Heritage Act criteria were sufficient to determine that Part 1 and Part 2 at 500 Howard Street are indeed provincial heritage properties on the basis of historical and associative, and contextual value. Additionally, Part 1 has been identified as having physical value. The OMIC's formative role in the development of Oshawa as a major industrial centre in Ontario as well as in the economic and industrial development of Ontario more broadly, render it a provincial heritage property of provincial significance.

It is recommended that Metrolinx/GO Transit proceed with nominating the property for provincial heritage designation.

Further Reports and Studies

Following provincial designation, a Strategic Conservation Plan is required in advance of any work on site as prescribed by the Ministry of Tourism and Culture's Standards and Guidelines. The Conservation Plan would provide guidance on conservation, continued use, and disposal. Because Part 1 has been identified as a provincial heritage property of provincial significance, the Strategic Conservation Plan for this structure must be submitted to the Ministry of Tourism and Culture for Approval.

Should alterations be proposed to Part 1 or Part 2 that will impact the character-defining elements of either structure, a Heritage Impact Assessment (HIA) would be required.

4 STATEMENT OF CULTURAL HERITAGE VALUE

The property at 500 Howard Street in Oshawa is a former industrial site first developed and occupied by the Ontario Malleable Iron Company (OMIC) for the production of moulded iron products between c.1873 and the factory's closure in 1977. In the early 1980s, the site was purchased by Knob Hill Farms and adapted for use as one of its discount grocery stores until the chain went out of business in 2000. The site is currently not in use.

The subject property is located north of the 401 Highway and is bounded by Howard Street to the east, 1st Avenue to the south, Front Street to the west, and the Canadian Pacific Railway (CPR) line to the north.

This former industrial site turned discount grocery store consists of two adjoining parts:

Part 1:

The structure's frontage on Front Street consists of a two-storey clay brick and wooden beam structure. The first floor has poured slab on grade concrete flooring and the second floor is wood. The façade is characterized by regular repeating windows on both storeys divided into bays. Buff brick is used to ornament the façade in various ways: to articulate the bays, the segmental window arches, and as corbeling to create a cornice.

Part 2:

The industrial one- and two-storey brick and aluminum structure extends west into the property from the rear of Part 1. This building was originally the OMIC foundry. It has evolved since the 1900s culminating in a highly-modified post-war configuration adaptively reused by Knob Hill Farms when it converted the property into a grocery store c. 1981. Its main floor is also poured slab on grade concrete. The open interior has one- and two-storey sections and is supported by thin steel and concrete beams.



1. Subject site location with Part 1 highlighted in yellow and Part 2 outlined in red. (Source: Bing Maps, annotated by ERA Architects)



2. Part 1 (Source: ERA Architects)



3. Part 2 (Source: ERA Architects)

The first factory buildings were constructed in 1873 but were destroyed by fire in 1894. The factory was rebuilt c.1897 with an addition dating from before 1910. Throughout its history, the OMIC factory consisted of the brick frontage (Part 1), which served the Company's clerical and storage needs, as well as an expansive structure adjoining this building (Part 2). This adjoining building housed the actual foundry and moulding shop and was continually altered over the course of the Company's 100-year history. It is this portion of the subject property that was converted into a Knob Hill Farms Store c.1981. While both Part 1 and Part 2 have associative and historical, and contextual value, Part 1 also has physical value.

The heritage value of the property lies in the intact industrial brick architecture of Part 1, the site's historical associations with the OMIC, and the site's contextual relationships with Oshawa's railways and surrounding industrial area. While Part 2 was first used by the OMIC, the building has significantly evolved from its original use.

Part 1 is a rare and relatively intact example of a late-19th/early-20th-century factory building. Because very few buildings of this era and typology are extant in Oshawa, the property has noteworthy architectural value.

Both Part 1 and Part 2 hold significant historic value due to their associations with the Ontario Malleable Iron Company. Regarded as the most significant of Oshawa's 19th- and early-20th-century industries, the Ontario Malleable Iron Company was central to the growth and development of the town and region as well as the economic and industrial development of Ontario more broadly. Its founders, the Cowan brothers, were prominent members of the community as well as influential philanthropists.

The property is contextually significant as Part 1 and Part 2 are located near lines of the Canadian Pacific Railway and the Grand Trunk Railway and contribute to the area's former industrial character. Part 1 and Part 2 are historically linked to their surroundings as the original factory played a fundamental role in the development and growth of Oshawa. In the early 20th century, the OMIC was also responsible for the construction of worker housing extending the Company's architectural legacy beyond the factory itself. This significance, however, relates to the site's ongoing associations rather than the contextual role of subject property.

Character-defining Elements

Key elements that define the heritage character of Part 1, include the following list:

- The structure's proximity to local and regional transport infrastructure, including the Canadian Pacific Railway and Grand Trunk Railway lines
- The structure's orientation and siting, creating a street wall condition along Front Street
- The structure's form and massing as a two-storey building, originally serving as the factory's principal frontage
- A material palette consistent with the OMIC Building's typology and time period, primarily red brick with the use of buff brick as ornamentation and to delineate floor levels and bays
- Stylistic details consistent with industrial architecture of the late 19th and early 20th centuries, such as segmental window arches and a bi-chrome, corbelled brick cornice
- The structure's rhythmic repetition of windows, divided by bays
- The structure's retained original interior elements such as doors and hardware
- Associated industrial artefacts that recall the site's original use, such as the iron machinery located near the exterior of the building's southeast corner
- The property's continuity as a site of both heavy and light industry

Key elements that define the heritage character of Part 2, include the following list:

- The structure's proximity to local and regional transport infrastructure, including the Canadian Pacific Railway and Grand Trunk Railway lines
- The large-scale footprint, large span, and open-plan structure of the foundry building, subsequently adapted for use by Knob Hill Farms