



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: March 7, 2022

FROM: Planning Services Department

DATE: March 1, 2022

SUBJECT: **Update on Timber Barns in Oakville**

LOCATION: Town-wide

WARD: Town-wide

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RECOMMENDATION:

That the report 'Update on Timber Barns in Oakville' dated February 23, 2022 from Planning Services be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- At the Planning and Development Council meeting on December 7, 2021, Council requested that staff report back on timber barns in Oakville and their respective protection status.
- Heritage Planning staff have undertaken an inventory of timber barns in Oakville and provided information on their heritage status and any known future considerations (Appendix A).
- Eleven timber barns have been identified in Oakville, and listed on the Oakville Heritage Register. Some of these barns are on properties that are actively involved in implementing conservation strategies for as part of development applications and some have already been protected. Planning staff will also be evaluating four of the barns as part of the implementation of the Cultural Heritage Landscape Strategy throughout the coming year(s).

BACKGROUND:

At the Planning and Development Council meeting on December 7, 2021, as part of the discussion around the property at 4243 Sixth Line, Councillor Elgar requested

that staff report back on timber barns in Oakville and their respective protection status.

The property at 4243 Sixth Line was recognized as a cultural heritage landscape, but due to the loss of the large bank barn on the property to a fire in June 2020, the cultural heritage value of the landscape has been lost.

Planning staff have completed an inventory of timber barns in Oakville and provided information in the table attached as Appendix A. This report was endorsed by the Heritage Oakville Advisory Committee at their meeting on February 22, 2022.

IMPLEMENTATION:

Appendix A identifies eleven barns that are currently on the Oakville Heritage Register, either as part of properties listed under section 27 of the *Ontario Heritage Act* or designated under Part IV of the *Ontario Heritage Act*. Appendix B shows the locations of those barns, which all have protection against demolition through their listing on the Oakville Heritage Register. A Notice of Intention to Demolish would be required for removal of any of the structures identified, which would include a Heritage Impact Assessment that provides an evaluation of the properties cultural heritage value or interest.

Four of the barns are located on properties that are in the Phase One Inventory of the Cultural Heritage Landscape Strategy Implementation. These properties have not completed the Phase Two Research and Assessment reports or Heritage Impact Assessments to determine what is worthy of protection through designation under Part IV of the *Ontario Heritage Act*. Heritage Planning staff have been working on Phase Two Research and Assessment reports to bring forward for Council's consideration as time and staff resources allow.

Three of the barns are located on properties that are part of active or upcoming development applications and Heritage Planning staff have been working with property owners on conservation strategies. Four of the barns are located on properties with the Parkway Belt provincially designated lands, which would make development challenging.

Also included in Appendix A is a table showing the six timber barns that have been removed from the Oakville Heritage Register in recent years. Removal happened for a variety of reasons, including loss of the resource to fire and lack of cultural heritage value sufficient to warrant heritage designation (following evaluation).

Conservation Challenges

Barn structures pose unique heritage conservation challenges, especially during the period that properties are changing from agricultural use to something else (e.g., while development applications are in process). The structures are large and uninsulated and may not meet modern Building Code requirements for non-agricultural uses. Adaptive reuse of these structures typically requires significant intervention, either through the addition of insulation on the interior or exterior to make spaces useable year round, or by removing sections of wood cladding to create open-air structures suitable for parks. Relocation may also be appropriate.

Planning staff continue to work with property owners to address each property on its own individual merits and attributes. The Parks and Open Space department has been an excellent partner working with Heritage Planning staff and several developers to relocate and/or utilize barns as park structures.

Properties with barn resources that are waiting for further evaluation or actions as part of development proposals have varying degrees of security. This is largely based on whether or not a property is occupied with a residence nearby. Most vacant properties are fenced and/or have blocked vehicular access points. However, fencing and gates are limited in their ability to prevent people who are determined to access a property illegally.

Conclusion

Planning staff have identified eleven timber barns in Oakville that have been listed on the Oakville Heritage Register and afforded the basic protections of the *Ontario Heritage Act*. Some of these barns are on properties that Heritage Planning staff are actively involved in implementing conservation strategies for as part of development applications and some have already been protected. Staff will also be evaluating four of the barns as part of the implementation of the Cultural Heritage Landscape Strategy throughout the coming year(s) as time and staffing levels permit.

The best way to conserve a cultural heritage resource is for it to be occupied and used. Properties that are vacant are generally considered to be at higher risk for loss or damage. Heritage Planning staff continue to monitor properties on the Oakville Heritage Register that are known or suspected to be vacant, especially those in North Oakville, and work with property owners on conservation strategies.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- enhance our cultural environment
- be the most liveable town in Canada

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The conservation of Oakville's cultural heritage resources can assist in the reduction of carbon footprints as the greenest building is the one that already exists.

APPENDICES:

Appendix A – Table of Timber Barns in Oakville

Appendix B – Map of Barn Locations

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