

## REPORT

### Planning and Development Council

Meeting Date: June 12, 2023

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**FROM:** Planning Services Department

**DATE:** May 30, 2023

**SUBJECT:** Notice of intention to designate – Multiple properties

**LOCATION:** Town-wide

**WARD:** Town-wide

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#### RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

- 1) Lawrence and Mary Hager House at 2527 Dundas Street West; and
- 2) Conder House at 159 Trafalgar Road.

#### KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject properties and consider them worthy of conservation and heritage designation.
- Staff is recommending that the subject properties be designated under section 29, Part IV of the *Ontario Heritage Act* and that notices of intention to designate be issued by Council for each property.

#### BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject properties were included as priorities within that list.

Location maps for the subject properties are attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff for each property.

The CHER for 2527 Dundas Street West is attached as Appendix B and the CHER for 159 Trafalgar Road is attached as Appendix C. These documents provide an overview of each of the property's history, current condition and cultural heritage value. Draft Notices of Intention to Designate have also been prepared by staff for each property and are attached as Appendix C.

**COMMENT/OPTIONS:**

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), *Planning Act* (1990, as amended) Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS (2020) and Growth Plan (2019) function together with the *Ontario Heritage Act* (OHA) by the shared principle that cultural heritage resources shall be conserved. The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The subject properties have been evaluated using these criteria. Staff has determined that each property meets at least two or more of these criteria, and therefore each property merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Reports provide more details on the cultural heritage value of each property.

Also attached are draft Notices of Intention to Designate. These provide a clear outline of each property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the subject properties was presented to the Heritage Oakville Advisory Committee on May 30, 2023. The Committee supported the recommendation in this report.

**CONSIDERATIONS:**

**(A) PUBLIC**

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

**(B) FINANCIAL**

None

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Legal Department will be consulted on the designation as necessary.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goals to:

- enhance our cultural environment
- be the most livable 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 retention and conservation of these historic buildings through heritage designation contributes to the town's initiatives to reduce carbon footprints.

**APPENDICES:**

Appendix A – Location Maps

Appendix B – Cultural Heritage Evaluation Report – 2527 Dundas Street West

Appendix C – Cultural Heritage Evaluation Report – 159 Trafalgar Road

Appendix D – Draft Notices of Intention to Designate

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