



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: July 10, 2023

FROM: Planning Services Department

DATE: June 27, 2023

SUBJECT: Notice of Intention to Demolish – 152 Chisholm Street

LOCATION: 152 Chisholm Street

WARD: Ward 2

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RECOMMENDATION:

That the property at 152 Chisholm Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.

KEY FACTS:

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

- The subject property is on the Oakville Register of Properties of Cultural Heritage Value or Interest as a listed property.
- A notice of intention to demolish has been received with a supporting Heritage Impact Assessment.
- It is recommended that the property at 152 Chisholm Street not be designated under the Ontario Heritage Act and that the property be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.
- Council must make a decision on the subject notice by July 28, 2023.

BACKGROUND:

The subject property is located on the west side of Chisholm Street between Rebecca Street and Head Street. A Location Map for the property is attached as Appendix A. The property contains one residence constructed circa 1920.

The owner of the property has submitted a Heritage Impact Assessment completed by KSA Architectural Solutions Inc. This document is attached as Appendix B.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (the 'Heritage Register') as a non-designated property in 2009. The owner has submitted a notice of intention to demolish to be able to obtain building permits to build a second-storey and rear addition on to the existing residence. While the existing residence may not be completely removed from the property, it will no longer be understood as an early 20th century one storey frame cottage. Therefore, staff has required the submission of the notice of intention to demolish.

The application was completed on May 29, 2023. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60-day notice period expires on July 28, 2023. This application was considered by the Heritage Oakville Advisory Committee (the Committee) at their meeting on June 27, 2023. The Committee supported the staff recommendation.

PLANNING POLICY & ANALYSIS:

Process

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff complete research to determine the design/physical, historic/associative, and contextual merits of the property. Through this process, the property is evaluated to determine if it meets the criteria for designation under the *Ontario Heritage Act*.

If the property meets criteria outlined in Ontario Regulation 9/06 for designation, a recommendation can be made to Heritage Oakville and to Council that a notice of intention to designate be issued for the property. If Council supports a recommendation to designate, Council must move that a notice of intention to designate be issued within 60 days of the notice of intention to demolish being submitted to the town.

If the evaluation of the property does not provide sufficient evidence that the property meets the criteria for designation, a recommendation can be made to remove the property from the Oakville Register of Properties of Cultural Heritage Value or Interest. If Council supports the staff recommendation and does not issue a notice of intention to designate the property within the 60 days, the property is removed from the Oakville Register of Properties of Cultural Heritage Value or Interest and the owner may then proceed with applying for demolition.

Heritage Assessment

Historic/Associative Value

As noted in the Heritage Impact Assessment, in the late 19th century, the blocks west of the Sixteen Mile Creek were re-surveyed into smaller parcels to accommodate workers in the developing industries along the Sixteen Mile Creek. Houses developed on these parcels were relatively simple and modest and affordable for local workers and laborers.

The residence at 152 Chisholm Street appears to have been built in 1921 by Charles Cooper, a local carpenter. While the property is associated with the theme of Oakville's industrial development, it is considered to be only a general, not significant, association.

Design/Physical Value

The Heritage Impact Assessment describes the residence as typical for its era and purposes, with a simple design and local materials. Nothing significant has been identified about the structure, which has been altered through the addition of aluminum siding, a rear addition and alterations to the front porch.

Contextual Value

The residence is very similar to its neighbour at 150 Chisholm Street, which is another small workers cottage likely built at the same time. While the neighbourhood was historically associated with workers housing for local industry, many changes have been made to the streetscape with larger and more elaborate residences being constructed over the past several decades. The historic fabric of Chisholm Street and neighbouring streets has been replaced with newer residences, although there are several designated properties nearby that are considerably better preserved than the subject property.

Based on staff's review of the submitted Heritage Impact Assessment, the property does not meet the criteria for heritage designation under section 29, Part IV of the *Ontario Heritage Act*.

Review of Applicable Planning Policies

Provincial Policy

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.

The evaluation of the residence at 152 Chisholm Street has not demonstrated that the property meets the criteria for heritage designation under section 29, Part IV of the *Ontario Heritage Act*.

Town Policy – Livable Oakville Plan

Section 5, Cultural Heritage of the Livable Oakville Plan states, “Conservation of cultural heritage resources forms an integral part of the town’s planning and decision making. Oakville’s cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life.”

Further, Section 5.3.1 of the Livable Oakville Plan states, “The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms”. The Livable Oakville Plan is clear that cultural heritage resources should not only be conserved, but also incorporated into new developments. Commemoration is not considered ‘conservation’.

As the property at 152 Chisholm Street has not been identified as having significant cultural heritage value or interest through the application of provincial policies such as Ontario Regulation 9/06, it is not required to be conserved through the cultural heritage policies of the Livable Oakville Plan.

Conclusion

Based on staff’s review of the property, including the Heritage Impact Assessment document, the property is not considered to have significant cultural heritage value and therefore does not merit designation under section 29, Part IV of the *Ontario Heritage Act*.

CONSIDERATIONS:

(A) PUBLIC

There are no required public considerations from this report.

(B) FINANCIAL

There are no financial considerations arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no identified impact at this time.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) 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.

APPENDICES:

Appendix A – Location Map

Appendix B – Heritage Impact Assessment

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