

## APPENDIX B

# HERITAGE IMPACT ASSESSMENT

42 Lakeshore Road West, Oakville  
The McCraney-Robertson House

Issued : July 27, 2023

**E R A**

Project #	11-027-05
Prepared by	PE/JQ/EC/ZC

**PREPARED FOR:**

Ali Mohtashami, P.Eng., MBA  
CEO- Format Group Inc.  
President- Pegah Construction Ltd.  
5050 Dufferin Street, Suite 120  
Toronto, ON Canada M3H 5T5  
E: AMohtashami@pegah.ca

**PREPARED BY:**

ERA Architects Inc.  
625 Church Street, Suite 600  
Toronto, Ontario M4Y 2G1  
416-963-4497

Cover image: 42 Lakeshore Road West in the late 19th Century.  
(Source: Postcard from the Roberston/McKellar Families)

# CONTENTS

1	INTRODUCTION	1
2	BACKGROUND RESEARCH AND ANALYSIS	11
3	ASSESSMENT OF EXISTING CONDITION	13
4	DESCRIPTION OF PROPOSED DEVELOPMENT	16
5	CONSERVATION & MITIGATION STRATEGIES	20
6	IMPACT OF DEVELOPMENT	27
7	CONSIDERED ALTERNATIVES	29
8	STATEMENT OF PROFESSIONAL OPINION	30
9	PROJECT PERSONNEL	31
10	APPENDICES	32

# EXECUTIVE SUMMARY

## Background

This report has been prepared by ERA Architects Inc. (“ERA”) for Format Group Inc. to assess the potential impact of the proposed development of 42 Lakeshore Road (the “Site”) on the on-site and nearby heritage resources.

The Site contains a c. 1880 house known as the McCraney-Robertson House. The Site is designated under Part IV of the Ontario Heritage Act (OHA) by By-law 2009-074. The designation by-law identifies the following heritage attributes:

- The rectangular form of the house;
- A floor plan that has a greater depth than width;
- Front gable roof with steep slope;
- Side porch with decorative columns and brackets;
- Wood windows and wood trim;
- Wood shutters; and
- Stucco cladding and wood trim; and
- The magnolia tree.

The house has been vacant for over 10 years and has been subject to several development applications and approvals, which included an approved conservation and rehabilitation scope. These works were not executed by the previous owners. As a result, the condition of the house has declined.

The Site is located nearby two heritage resources:

- 31 Lakeshore Road West: a two-storey commercial building, listed on the Town of Oakville Heritage Register; and
- 37 Lakeshore Road West: the Turner Chapel designated under Part IV of the OHA (By-law 1992-100).

## Existing Condition

ERA has reviewed the house and found it to be in poor to defective condition. The building no longer contains many of its original features and identified

heritage attributes, including its stucco cladding, wood windows, trim, shutters, and decorative columns. Some of the original wooden elements have been salvaged and stored on Site. The non-original stucco has been removed exposing the original wood frame structure, which has been partially boarded up. The magnolia tree was removed in 2016 following arborist recommendations.

## Proposed Development

The proposal removes the existing building on the Site and introduces a new 10-storey L-shaped mixed-use building and a commemorative landscape courtyard fronting Lakeshore Road West. Commercial storefronts and indoor amenity are proposed at grade, with residential uses on floors two through 10. Floors nine and 10 are setback behind the eight-storey streetwall.

## Conservation Strategy - Commemoration

Due to its condition and lost heritage attributes, the McCraney-Robertson House lacks the integrity needed to communicate its cultural heritage value. It is ERA’s professional opinion that it is not a strong candidate for physical conservation.

The proposed conservation strategy, to be detailed in a forthcoming Commemorative Conservation Plan, includes the documentation and demolition of the McCraney-Robertson House, and implementation of an interpretative landscape plan. The interpretative landscape plan will commemorate the Site’s cultural heritage value, including the McCraney-Robertson House and the former magnolia tree. The landscape plan provides a courtyard fronting Lakeshore Road West, which incorporates the following:

- A metal frame structure interpreting the scale and form of the McCraney-Robertson House;



- Differentiated landscape paving delineating the McCraney-Robertson House’s footprint;
- Replanting a Magnolia tree on the Site;
- A plaque/panel commemorating the Site’s history; and
- Seating that allows users to interact with the interpretive landscape.

### Mitigation Strategy

Design strategies are proposed to mitigate impacts to and conserve the cultural heritage value of nearby heritage resources. These include: stepbacks of upper storeys, use of compatible masonry and solid-to-void ratios, articulation and frequent entries at grade. Further, setbacks from the courtyard ensure the legibility of the commemorative landscape strategy.

### Impact

The proposal will not have a negative impact on the McCraney-Robertson House’s cultural heritage value, which is severely diminished in its current state. The existing house lacks the integrity needed to communicate its cultural heritage value, due to its poor to defective condition and lost heritage attributes.

The proposed commemoration strategy and sensitive massing and siting of new construction allows for public-facing heritage interpretation within a landscaped courtyard. The commemoration strategy appropriately commemorates the existing house.

The proposal is not anticipated to pose a negative heritage impact on the nearby heritage resources at 31 and 37 Lakeshore Road West. The proposed 10-storey building provides a compatible design that conserves the cultural heritage value of these lower-scale properties. The proposed development is in keeping with the evolved character of Lakeshore Road West.

### Considered Alternatives

The design team considered the in-situ conservation of the McCraney-Robertson House. It was deemed infeasible due to the house’s lack of integrity. In response to its state of decline, in-kind rebuilding of the house was subsequently explored. Further to discussions with Town of Oakville Heritage Staff, this approach will not be pursued, as it is not in line with heritage conservation best practice, including the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### Statement of Professional Opinion

The proposed development introduces a compatible built form within a designated “Growth Area” and along a “Scenic Corridor” per the Oakville Official Plan. The proposal allows for intensification, while mitigating potential heritage impacts on nearby heritage properties associated with increased height and massing.

The proposed conservation approach will appropriately commemorate the McCraney-Robertson House. The proposal does not impact the legibility or visibility of the nearby cultural heritage resources on Lakeshore Road West.

ERA finds the proposal complies with all relevant municipal and provincial heritage policies (PPS 2.6.1, 2.6.3; Growth Plan 4.2.7; OP 5.3.1, 5.3.6, 5.3.8, 5.3.11) and applicable heritage design guidelines (Livable by Design Manual Section 3, Guidelines 33 and 37).

# 1 INTRODUCTION

## 1.1 Scope of the Report

This report has been prepared by ERA Architects Inc. (“ERA”) for Format Group Inc. to assess the potential impact of the proposed development of 42 Lakeshore Road (the “Site”) on the on-site and nearby heritage resources.

The Site has been subject to several development applications and approvals under previous ownership, which did not come to fruition.

## 1.2 Present Owner Contact

Ali Mohtashami, P.Eng., MBA  
CEO- Format Group Inc.  
President- Pegah Construction Ltd.  
5050 Dufferin Street, Suite 120  
Toronto, ON Canada M3H 5T5  
E: AMohtashami@pegah.ca

### 1.3 Site Location and Description

The Site is located on the south side of Lakeshore Road West, between Wilson Street and Chisholm Street. It contains a one-and-one-half-storey wood-framed, stucco-clad house (the McCraney-Robertson House), constructed in the 1880s.

The surrounding built-form context includes low-to-high-rise mixed-use buildings, and low-rise residential properties. Lakeshore Road West, between Kerr Street and Forsythe Street, is characterized by mostly low-to-mid-rise mixed-use buildings dating to the late 20th-century, with commercial uses at-grade. A high rise tower is located at the corner of Forsythe Street and Lakeshore Road West. Chisholm Street, between John Street and Burnet Street, is characterized by low-rise residential properties and one mid-rise building at the northwest corner of Chisholm Street and Lakeshore Road West.

Lakeshore Road West is designated a “Scenic Corridor” in the Oakville Official Plan. Policy 3.1.3 of the Plan speaks to the nature of these areas and their long-term vision:

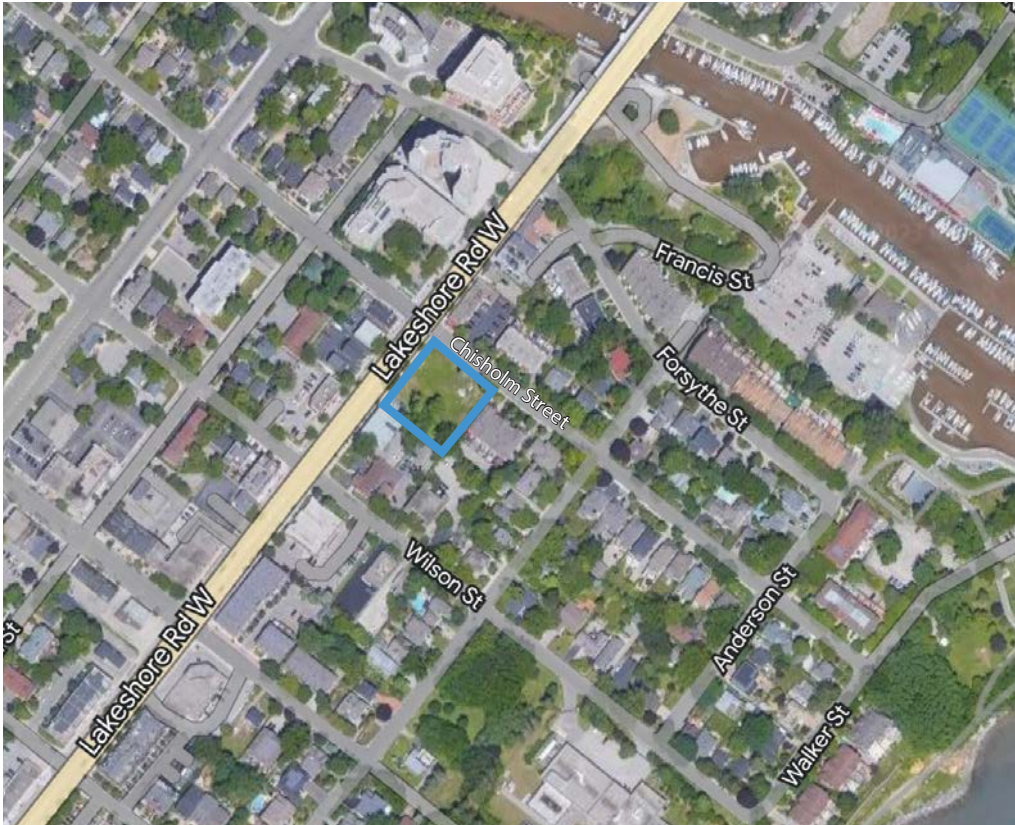
*Scenic Corridors are recognized for their scenic value and for their natural and cultural heritage features. These important features need to be maintained or restored since they add value and contribute to the Town’s character*

Refer to Sections 1.5 and 1.6 of this report for photographs of the Site and context.



Recent photograph of the McCraney-Robertson House at 42 Lakeshore Road West (ERA, 2023).





Site location outlined in blue at the south-west corner of Lakeshore Road West and Chisholm Street. (Source: Google Maps)



Site location outlined in blue with the existing building on Site starred (Source: Google Earth)

## 1.4 Heritage Status

The McCraney-Robertson House on the Site was designated under Part IV of the OHA on June 9, 2009 through By-law 2009-074 (see Appendix A).

The designation by-law includes the following Statement of Cultural Heritage Value:

### *Design of Physical Value*

*The existing structure at 42 Lakeshore Road West has cultural heritage value as an example of modest housing built at the time for tradespeople working in the area. Unlike a full two storey structure, it allowed for a reduction in taxes while providing comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.*

*Built c. 1880, this stucco house has a front gable roof, side porch with decorative wood brackets, historic wood windows, wood trim and wood shutters. The magnolia tree on the site is thought to be approximately 90 years old and greatly contributes to the property's physical significance.*

### *Historical or Associative Value*

*The subject property has cultural heritage value for its historical associations with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammer School Trustee, and the Mayor of Oakville from 1872 to 1874.*

*The property also has strong association with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Navy Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West. One of these residents was Duncan Robertson, who purchased the property in 1910. He worked for the tannery and continued to live in the house after the tannery closed in 1924.*

### *Contextual Value*

*The McCraney-Robertson House has cultural heritage value for its contextual significance along Lakeshore Road West, formerly known as Colbourne Street West, which was the central east-west “main street” and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.*

*The historic magnolia tree on the property has continued to serve as a cultural landscape feature with its prolific blooms every spring. The magnolia tree is considered to be a visual landmark that defines the character of the area.*

### *Description of Heritage Attributes*

*Key heritage attributes of the McCraney-Robertson House, which embody its physical and historical significance include:*

*The following heritage attributes and applies [sic] to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:*

#### *Exterior Elements of the House:*

- The rectangular form of the house;*
- A floor plan that has a greater depth than width;*
- Front gable roof with steep slope;*
- Side porch with decorative columns and brackets;*
- Wood windows and wood trim;*
- Wood shutters; and*
- Stucco cladding and wood trim.*

#### *Landscape Elements:*

- The magnolia tree, including its trunk, canopy and branches, and the associated underground root system, the extent of which is defined as the “Magnolia Tree Protection Zone” as outlined in Schedule “A”.*



## Nearby Heritage Resources

There are no recognized heritage properties considered adjacent to the Site, as defined by the Provincial Policy Statement, 2020. As per Section 5.3.5 of the Town of Oakville Official Plan, a heritage impact assessment is required when a proposed development is ‘adjacent to, or in the immediate vicinity of, an individually designated property’. As the Official Plan does not define ‘immediate vicinity’, for the purposes of this report a reasonable distance is considered to be within a one block radius of the Site. There are two recognized heritage properties considered within the ‘immediate vicinity’ of the Site:

### 31 Lakeshore Road West (Listed)

According to the Town’s Heritage Register, “This property has potential cultural heritage value as an example of 1930s historic commercial architecture.”

### 37 Lakeshore Road West (Designated Part IV, By-law 1992-100)

The Turner Chapel was built in 1891, owing to the organizing of Samuel Adams and Rev. William Butler. The Church was established as an African Methodist Episcopalian Church. It served Oakville’s Black residents, many of whom were former slaves who came to Canada after the 1850s via the Underground Railroad.

The designation by-law for the Turner Chapel states it is an example of “modest church vernacular architecture” of the period. While the by-law does not enumerate heritage attributes, it notes several of its more significant features including the rose window (note: appears to now be obstructed/removed), the round headed windows and buttresses. As of 1992, only one of the original stained glass windows existed. The full designation by-law is appended to this report (Appendix B).

*Adjacent Lands: d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020).*



31 Lakeshore Road West (ERA, 2023).



37 Lakeshore Road West (Oakville Historical Society, 2021).



Town of Oakville Heritage Register Map showing listed (green) and designated properties (blue) on or nearby the Site (outlined in red) (Town of Oakville, annotated by ERA)

## 1.5 Site Photos

Note: The following section includes photographs taken in June 2011 and July 2016 (prior owners), which are provided for reference, as well as current photographs taken in April 2023.

2011:



View of the east and north (principal) elevations of 42 Lakeshore Road West (ERA, 2011)



West elevation of 42 Lakeshore Road West (ERA, 2011)



Rear (south) elevation of 42 Lakeshore Road West (ERA, 2011)



North elevation of 42 Lakeshore Road West, fronting Lakeshore Road West (ERA, 2011)





Rear portion of east elevation (ERA, 2011).



Ground floor window on north (principal) elevation of 42 Lakeshore Road West (ERA, 2011)

2016:



North elevation of 42 Lakeshore Road West within context (ERA, 2016).



North elevation of 42 Lakeshore Road West (ERA, 2016).



2023:



Principal (north) elevation of 42 Lakeshore Road West (ERA, 2023).



West elevation of 42 Lakeshore Road West (ERA, 2023).



East elevation of 42 Lakeshore Road West (ERA, 2023).



Rear (south) elevation of 42 Lakeshore Road West (ERA, 2023).



View of the Site along Lakeshore Road West (ERA, 2023).



## 1.6 Context Photos



View northwest at the corner of Chisholm Street and Lakeshore Road West towards the two nearby heritage resources at 31 and 37 Lakeshore Road West (ERA, 2023).



View southeast towards the commercial and residential context at Chisholm Street and Lakeshore Road West (ERA, 2023).



View southeast towards 42 Lakeshore Road West and an adjacent commercial building at 46-50 Lakeshore Road West (ERA, 2023).



View east on Lakeshore Road West showing existing mid- and high-rise residential buildings (ERA, 2023).



View southwest towards the low rise residential context south of the Site (ERA, 2023).

## 2 BACKGROUND RESEARCH AND ANALYSIS

The following summarizes supporting research and analysis of the Site done in preparation of this report.

The McCraney-Robertson House is located on Lakeshore Road West, formerly known as Colbourne Street. The road was formerly a stage-coach route in the 1900s, and the main east-west street through Oakville.

The one-and-one-half-storey house on the Site was constructed in the 1880s. It was constructed as a simple L-shaped workers' residence with a wood frame on a rubble foundation wall. The wood frame was finished on the exterior with wood lath and rough stucco. The house featured a side porch with decorative wood brackets, wood windows, doors, trim and shutters, and gable roof. The side porch led to a kitchen door and faced a side yard garden to the east of the house. The principal entrance is located on the north elevation, fronting Lakeshore Road West.

The house was built as a private residence for William McCraney, born in 1831, who served as the Mayor of Oakville from 1872 to 1874. McCraney was a successful businessman who owned and operated saw mills and built houses in Oakville.

The McCraney family was one of the first families to settle in Oakville. They owned a large portion of Block 68 fronting on to Colbourne Street West, now known as Lakeshore Road West. In 1880, William McCraney built the house on the Site and sold the adjacent lots soon after in 1884. It is unlikely that he lived in this house, as his primary residence was in the northern part of Oakville.

The subsequent owner of the property, Duncan Robertson, purchased the property in 1910. Robertson remained in the house after the closure of the local tannery in 1924, and lived there with his wife Lucy Robertson. Mrs. Robertson continued to live at the house until her recent death.

The house is one of the few remaining examples that provide a historical context to the development of the street and is important in defining and maintaining the character of the area.<sup>1</sup>

---

<sup>1</sup> Heritage Oakville Committee Report, September 25, 2007.

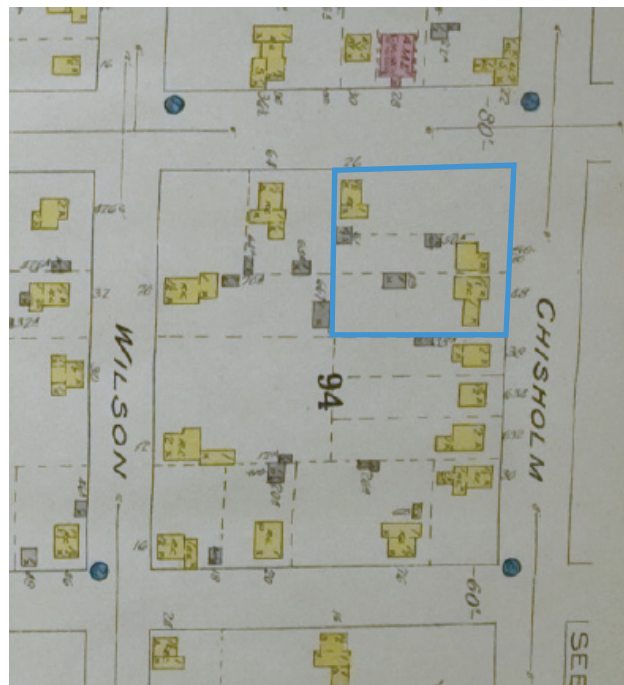




42 Lakeshore Road West in the late 19th Century. (Source: Postcard from the Roberston/McKellar Families)



42 Lakeshore in 1835. (Source: Plan of Oakville, 1835)



The Site with the McCraney-Robertson house at the north-west corner, in 1908.

### 3 ASSESSMENT OF EXISTING CONDITION

ERA conducted a general visual review of 42 Lakeshore Road West in April 2023. The exterior of the building was reviewed at grade. Review of the interior was undertaken on the main floor and the second floor. The basement was not reviewed.

ERA understands that prior to the current ownership of the Site, the building was subject to an approved conservation and rehabilitation scope, which was not completed. The Site has been vacant for over 10 years, with many of its original features removed during this time.

Based on ERA's review, the house appears to be in poor to defective condition. ERA's condition notes are summarized below.

#### *Exterior*

- The existing, non-original, stucco is in defective condition. Approximately 1/3 of the north elevation's, non – original, stucco remains and appears to be in defective condition showing damage at the perimeter.
- At the connection of the rear addition the rear wall of the house is cut off with no supporting structure provided to transfer the load.
- The woodwork on the house appears to be in poor to defective condition showing wood rot, delamination and warping.
- The portico is in poor condition, the original wood columns have been removed.
- Some of the exterior wood trim has been salvaged and are stored in the interior of the house.
- The asphalt shingles appear to be in poor condition showing material cracking, curling and granule loss.

#### *Chimneys*

- The two brick chimneys have been removed.

#### *Foundation*

- The stone foundation wall has been parged on the south elevation and appears to be in poor condition showing material loss and material delamination.



North elevation stucco, which is only partially remaining (ERA, 2023).



View of asphalt shingles in poor condition (ERA, 2023).



Deep mortar loss and loose stone along the foundation (ERA, 2023).



- The stone foundation wall appears to be in poor to defective condition showing deep mortar loss, material delamination and loose stone.

*Doors*

- No original doors remain on the house.

*Windows*

- No original windows remain on the house.
- Some of the original window shutters have been salvaged and are stored in the interior of the house.

*Interior*

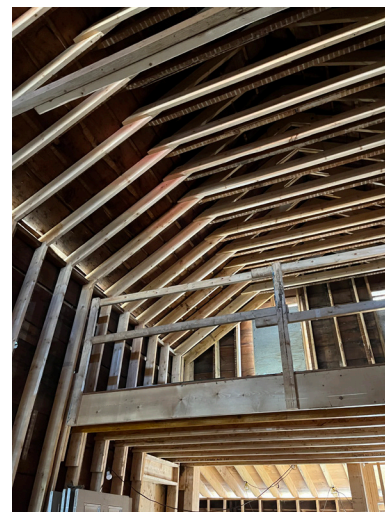
- The interior of the house appears to be in fair to poor condition, has been gutted and new additional structure has been installed and is visible.
- Some of the original wood pickets have been salvaged and are stored in the interior of the house.

*Magnolia Tree*

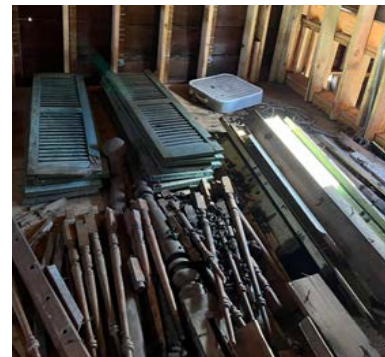
- Prior to the current ownership of the Site, the former magnolia tree was removed due to its poor health. The removal of tree followed a previous heritage permit approval process, and was authorized by Town Staff .



North elevation window units removed and openings boarded (ERA, 2023).



Interior condition showing new structure (ERA, 2023).



Wooden shutters and pickets salvaged and stored within the interior (ERA, 2023).

## Summary of Condition by Heritage Attribute

Heritage Attributes (By-law 2009-074)	Condition/State
The rectangular form of the house	The original form of the house has not been altered.
A floor plan that has a greater depth than width	The original floor plan has not been altered.
Front gable roof with steep slope	The roof form has not been altered. Its condition is poor.
Side porch with decorative columns and brackets;	The side porch is in poor condition. All decorative columns were previously removed. One decorative bracket remains.
Wood windows and wood trim	All wood windows and trim were previously removed.
Wood shutters	All wood shutters were previously removed. Several salvaged wood shutters are stored on site, they appeared to be in poor condition.
Stucco cladding and wood trim	All original stucco was replaced at an earlier date. All non-original stucco is in defective condition. All wood trim was previously removed.
Magnolia Tree	The magnolia tree was previously removed in 2016 due to its poor health.

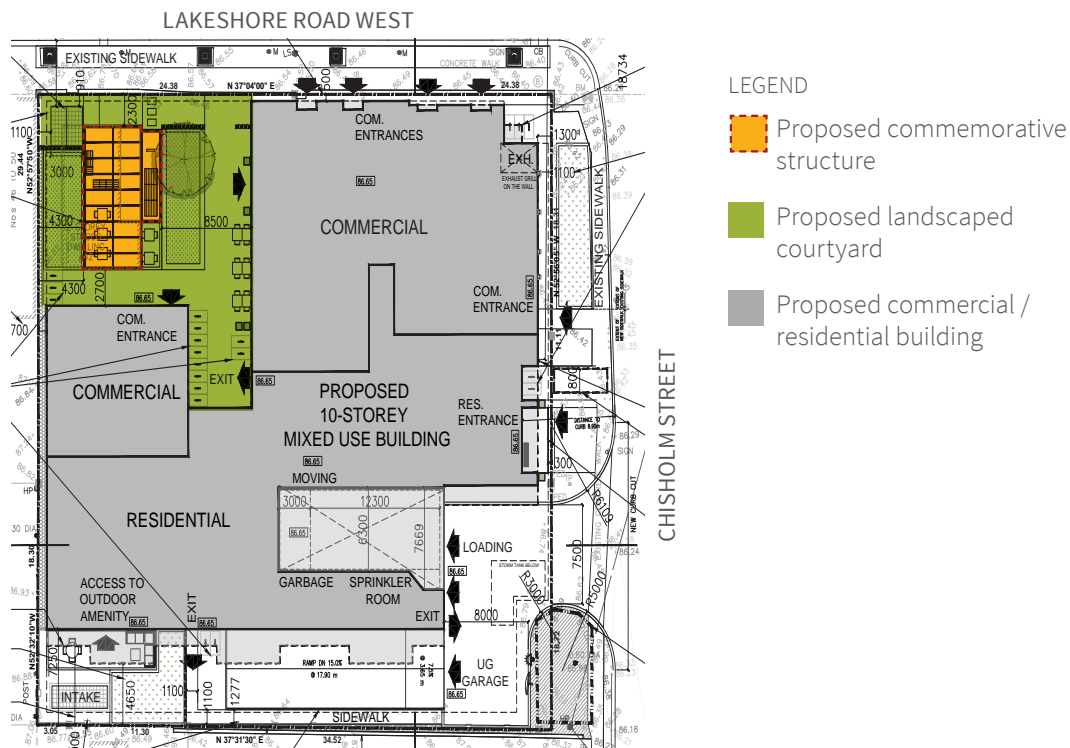


## 4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal introduces a new 10-storey L-shaped mixed-use building on the Site fronting Lakeshore Road West, a designated “Growth Area” and “Scenic Corridor” according to the Oakville Official Plan. Commercial storefronts and indoor amenity are proposed at grade, with residential uses on floors two through 10. Floors nine and 10 are set back behind the eight-storey streetwall. Rooftop outdoor amenity space is provided.

The McCraney-Robertson House is proposed to be documented, demolished, and commemorated through landscape interpretation. The interpretive landscape design is proposed within a courtyard fronting Lakeshore Road West. A metal frame structure referencing the house’s scale and form, as well as paving outlining the existing footprint of the house are proposed. A magnolia tree is proposed to be reinstated. The interpretive landscape plan is discussed in greater detail in the following section.

Refer to the full architectural drawing set by ICON Architects, dated July, 2023, submitted under separate cover as part of the OPA/ZBA application.



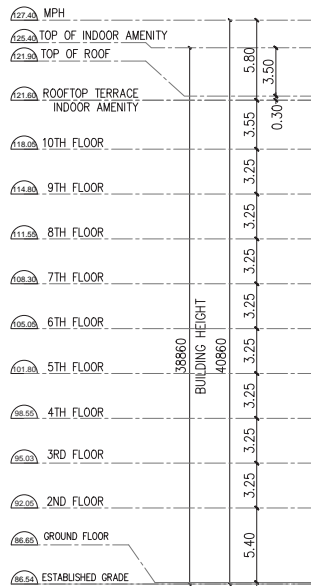
Site plan (ICON, 2023. Annotated by ERA).



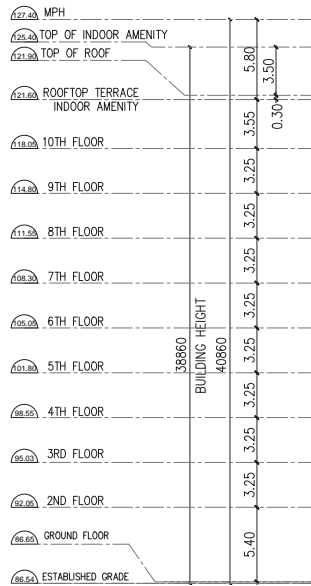
Rendered view of the proposal at the southwest corner of Lakeshore Road West and Chisholm Street (ICON, 2023).



Rendered view of the proposed landscape commemoration strategy from Lakeshore Road West, showing the metal frame structure, magnolia tree and other elements such as seating within the courtyard (ICON, 2023).



01 SOUTH ELEVATION  
A401 1:200



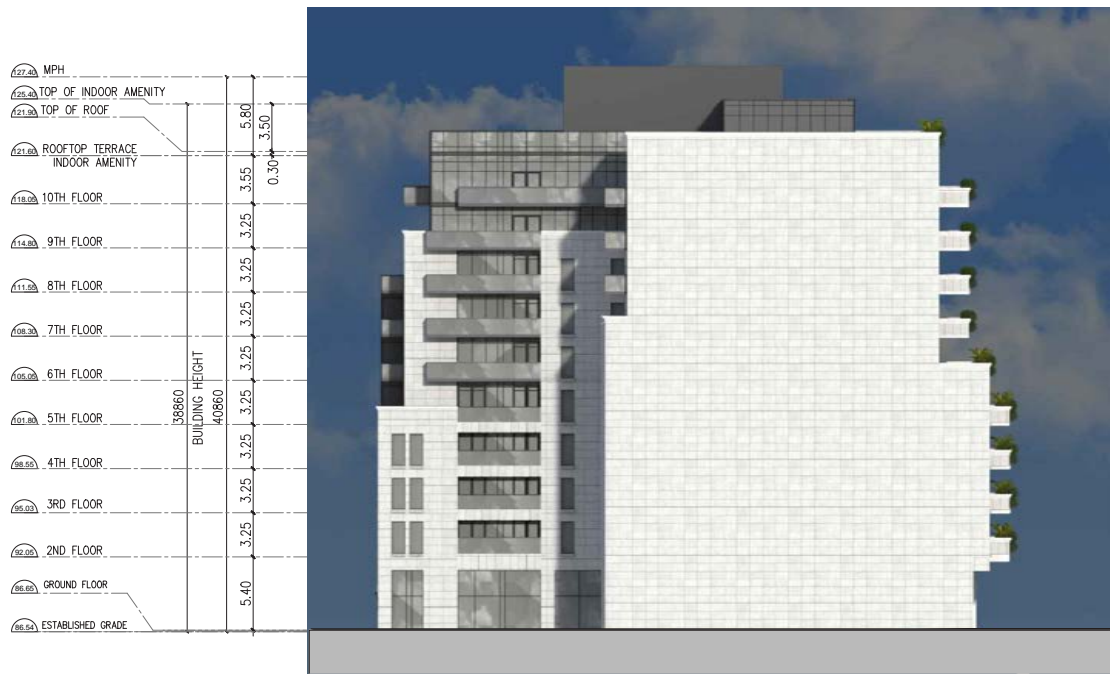
02 EAST ELEVATION  
A401 1:200

South and east elevation (ICON, 2023).





03 NORTH ELEVATION  
1:200



04 WEST ELEVATION  
1:200

North and west elevation (ICON, 2023).

## 5 CONSERVATION & MITIGATION STRATEGIES

### 5.1 Conservation Approach

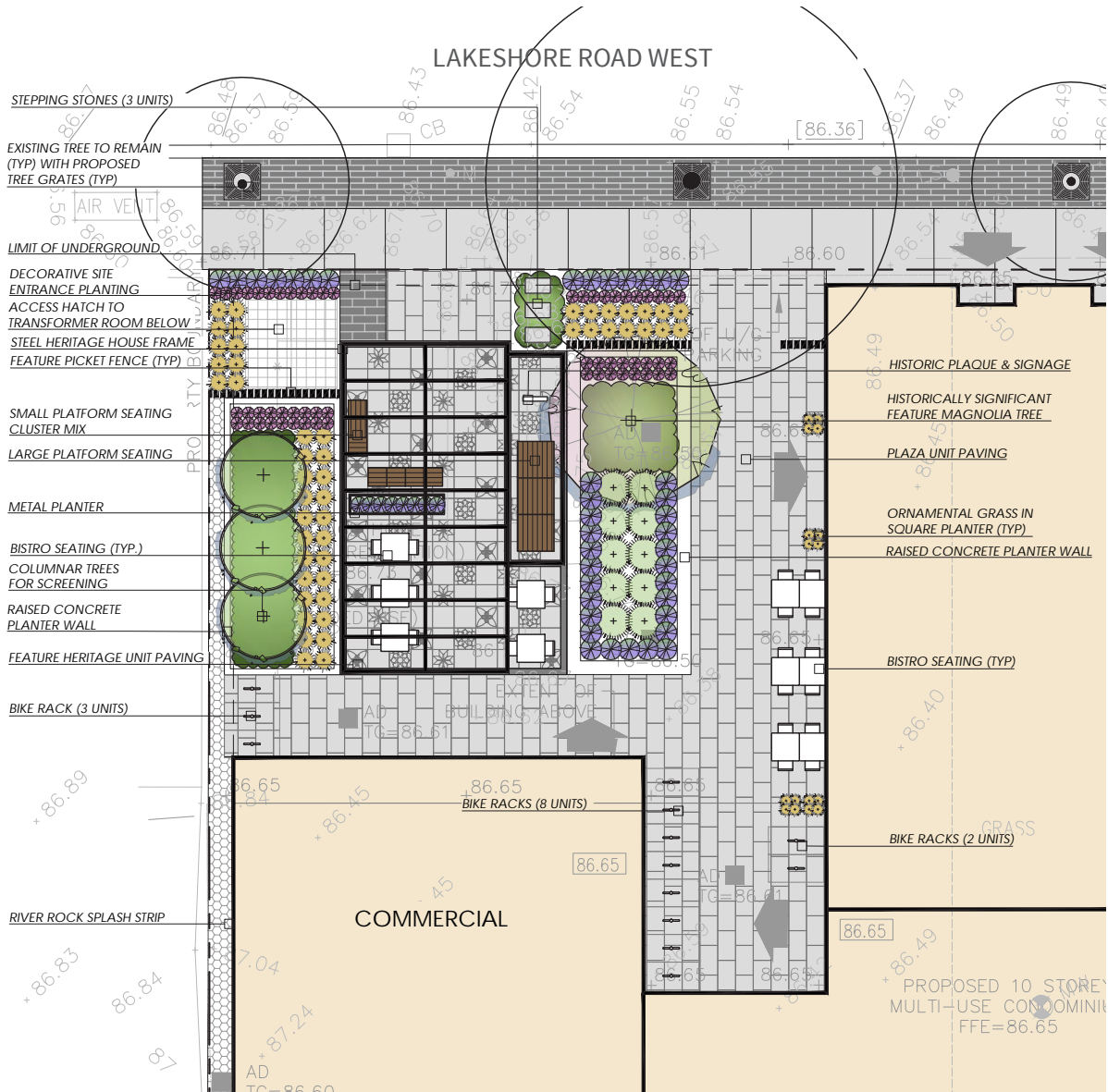
The proposed conservation strategy includes the documentation and demolition of the McCraney-Robertson House, and implementation of an interpretative landscape plan to commemorate the Site's history.

### 5.2 Commemoration Strategy

The Site's cultural heritage value is proposed to be commemorated within a hard-scaped courtyard fronting Lakeshore Road West. The McCraney-Robertson House and its former landscape setting are proposed to be interpreted. The following design elements are proposed to be incorporated:

- A metal frame structure interpreting the scale and form of the McCraney-Robertson House;
- Differentiated landscape paving delineating the McCraney-Robertson House's footprint;
- Replanting of the former magnolia tree east of the commemorative structure, consistent with tree described in the designation by-law, which was removed in 2016;
- A plaque/panel, which commemorates the Site's history; and
- Seating that allows users to interact with the interpretive landscape.

Refer to the following pages for illustrations of the landscape plan, and relevant precedent imagery that will inform the detailed design stage. The Landscape Plan prepared by Adesso Design, dated July 27, 2023, is provided at Appendix C of this report.



Rendered landscape plan showing the proposed commemorative landscape design (Adesso Design Inc., 2023).



Renders of the proposed commemorative structure and surrounding seating areas (Adesso Design Inc., 2023).



Precedents images of interpretive structures\*



Stanley Barracks, Toronto (Toronto Grand Prix Tourist Blog).



The Vanished House, Wuhan China (Conforming Studio).



Franklin Court, Scott Brown (The Cultural Landscape Foundation).



House form interpretation (Adesso Design Inc.).



Archway, Milan, 2015. (Artist: Edoardo Tresoldi).

\*The final design and materiality of the structure will be subject to the detailed design stage.



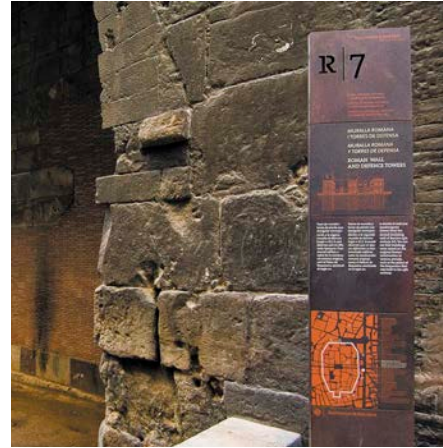
Precedents images of interpretive plaques\*



Ramsden Park- Yorkville Brickworks, Toronto (ERA).



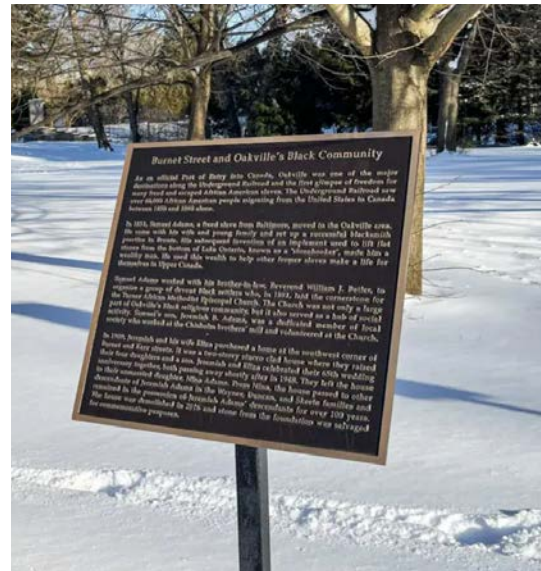
65 King Street East, Toronto (ERA).



Torre Romana, Barcelona (Barcelona Bus Turistic).



65 Lombard Street, Toronto (ERA).



Burnet Park, Oakville (RoadTripOntario.ca)

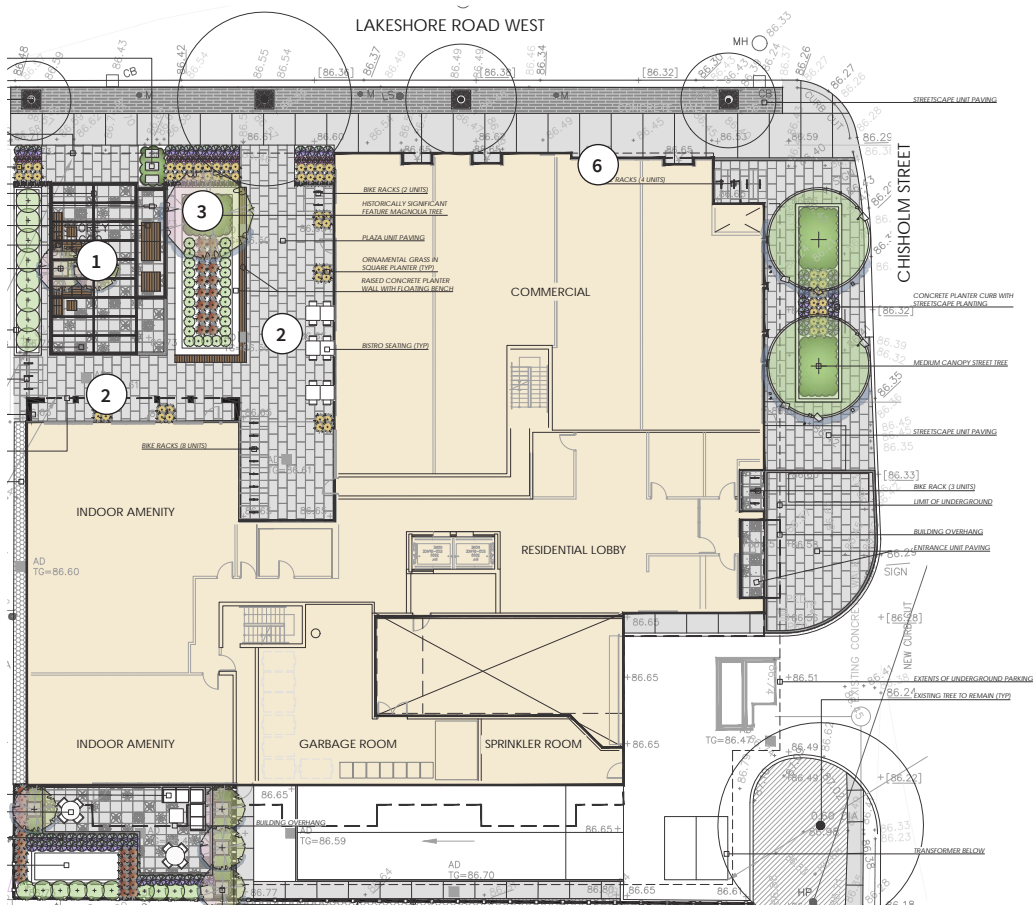
\*The plaque proposed on the Site will be subject to the detailed design stage.

## 5.3 Mitigation Measures

In order to establish a compatible relationship with the nearby resources at 31 and 37 Lakeshore Road West, and to properly commemorate the lost cultural heritage value of the McCraney-Robertson House, a series of urban design measures have been incorporated into the proposed development.

These measures include:

1. A courtyard commemorating the McCraney-Robertson House, containing a metal frame structure that interprets the scale and form of the house, an explanatory plaque/panel, and paving that indicates the existing historic footprint of the house;
2. Setbacks of new construction from the commemorative courtyard, to enhance visibility and accessibility from the public realm;
3. A replanted magnolia tree within the proposed courtyard, reinstating the treed interface with the McCraney-Robertson House;
4. Stepbacks of uppermost floors (nine and ten) to mitigate impacts associated with increased height;
5. Distinguishably contemporary design, creating a deferential visual relationship with nearby existing heritage resources;
6. Articulated commercial storefronts to reference the existing context of the streetscape;
7. Use of a compatible material palette, including masonry materiality and maintaining solid-to-void ratios that reference the heritage context.



Proposed first floor landscape plan, annotations refer to mitigation measures (see previous page) (Adesso Design Inc, 2023. Annotated by ERA).



Rendered view of the proposal at the southwest corner of Lakeshore Road West and Chisholm Street. Annotations refer to mitigation measures (see previous page) (ICON, 2023. Annotated by ERA).

## 6 IMPACT OF DEVELOPMENT

This Section relies on and carefully considers the applicable heritage policy and best practice framework, including the *Standards and Guidelines for the Conservation of Historic Places* (the “Standards and Guidelines”). Please refer to Appendix D for an outline of applicable heritage policies and best practices.

### 6.1 On-site Heritage Resources

The proposed demolition and commemoration of the McCraney-Robertson House will not pose a negative heritage impact on the Site, as the existing building presently lacks the integrity needed to communicate its cultural heritage value. It is in poor to defective condition and no longer contains many of its identified heritage attributes, as outlined in Section 3 of this report.

After careful consideration, demolition and commemoration of the existing building was deemed the most appropriate conservation strategy for the Site, in line with the Standard and Guidelines. The Standards and Guidelines state “*Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation and is therefore not addressed in [the Standards and Guidelines]*”. Further, Section 3, Standard 4 states that creating a “*false sense of historical development*” must be avoided.

The proposal provides a public-facing interpretation strategy that commemorates the Site’s value in a way that does not replicate or create a false sense of historical development. The interpretive structure, paving, plaque, and reinstated magnolia tree will adequately commemorate the lost cultural heritage value of the McCraney-Robertson House.

### 6.2 Nearby Heritage Resources

The proposal is not anticipated to pose a significant negative heritage impact on the nearby heritage sources at 31 and 37 Lakeshore Road West. While the proposed development will alter the existing built-form context of the Site, there is little continuity in the architectural style, form and streetscape among buildings on the portion of Lakeshore Road West between Kerr Street and Forsythe Street. Due to the prevalence of infill and intensification, the character of the street can best be described as evolved.



The proposed 10-storey building provides a sensitive contemporary design that conserves the cultural heritage value of the nearby lower-scale heritage properties on the north side of the street. Upper storeys of the proposed 10-storey building are stepped back away from the streetwall to mitigate impacts associated with increased height and massing, such as shadowing, particularly on the stained glass windows on the east and west elevation of the Turner Chapel.

Architectural and urban design strategies (outlined in the previous section) are proposed to facilitate a compatible relationship with the nearby resources and mitigate potential visual impacts. The proposed design is consistent with Section 3, Guidelines 33 and 37 of the Livable by Design Manual, which speaks to the compatible introduction of mid-rise and tall buildings within proximity to heritage buildings. The proposed development does not impact the legibility or visibility of the cultural heritage resources on Lakeshore Road West, conserving the “Scenic Corridor” outlined in the Official Plan.

ERA concludes that the proposed development is in keeping with the evolved character of Lakeshore Road West and will not pose negative heritage impacts to the nearby resources across the street at 31 and 37 Lakeshore Road West.



View northwest at the corner of Chisholm Street and Lakeshore Road West towards the two nearby heritage resources at 31 and 37 Lakeshore Road West (ERA, 2023).

## 7 CONSIDERED ALTERNATIVES

### Considered Alternative 1: In-Situ Conservation

As outlined in Section 3 of this report, prior to the current ownership of the Site, the McCraney-Robertson house was subject to an approved conservation and rehabilitation scope. This scope was not completed, and the house has remained vacant for over 10 years. ERA conducted a condition assessment in April 2023, and concluded that due to the house's poor to defective condition and loss of heritage attributes, the house is not a candidate for physical conservation.

### Considered Alternative 2: Reconstruction on the Site

In response to the McCraney-Robertson House's poor to defective condition, ERA and the design team explored the feasibility of an in-kind reproduction of the house. While feasible from a technical standpoint, this approach was deemed inappropriate, as it would result in a false sense of historical development. The *Standards and Guidelines for the Conservation of Historic Places in Canada* states that "Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation and is therefore not addressed in [the Standards and Guidelines]". Town of Oakville Heritage Staff confirmed that reconstruction was largely unprecedented in Oakville.



Rendered view of an earlier design, that explored the possibility of rebuilding the McCraney Robertson on the Site, with a combination of salvaged and recreated materials (ICON, 2023).

## 8 STATEMENT OF PROFESSIONAL OPINION

The proposed development introduces a compatible built form within a designated “Growth Area” and along a “Scenic Corridor” per the Oakville Official Plan. The proposal allows for intensification, while mitigating potential heritage impacts on nearby heritage properties associated with increased height and massing.

The proposed conservation approach will appropriately commemorate the McCraney-Robertson House. The proposal does not impact the legibility or visibility of the nearby cultural heritage resources on Lakeshore Road West.

ERA finds the proposal complies with all relevant municipal and provincial heritage policies (PPS 2.6.1, 2.6.3; Growth Plan 4.2.7; OP 5.3.1, 5.3.6, 5.3.8, 5.3.11) and applicable heritage design guidelines (Livable by Design Manual Section 3, Guidelines 33 and 37).

## 9 PROJECT PERSONNEL

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

**Philip Evans OAA, MRAIC, ICOMOS, CAHP** is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Janice Quieta, OAA, MArch, LEED Green** Janice is a Senior Associate and architect at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Toronto Metropolitan University (formerly Ryerson). Her graduate thesis examined the feasibility of retrofitting post-war residential towers in Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

**Emily Collins, RPP, MCIP, CAHP** Emily is a Project Manager and member of the urban planning team at ERA. She holds a Bachelor of Environmental Studies in Urban Planning with a minor in Geography and Environmental Management from the University of Waterloo.

**Zoe Chapin, RPP, MCIP** is a Planner at ERA. She holds a Master of Urban Planning from McGill University, where she also completed a Bachelor of Arts in Geography Urban Systems.



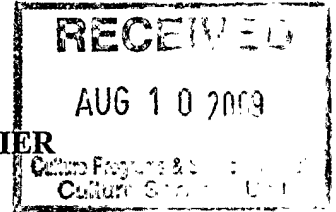
## 10 APPENDICES

# APPENDIX A

By-law 2009-074 to Designate the McCraney-Robertson House at 42 Lakeshore Road West as a Property of Architectural, Historical, and/or Contextual Significance



OAKVILLE



August 6, 2009

VIA COURIER

Ontario Heritage Trust  
10 Adelaide street East  
Toronto, ON M5C 1J3

Johnathan R. Bowman  
JRB Design-Build GP-UOC Ltd.  
2-594 Chartwell Road  
Oakville, ON L6J 4A5

Dear Sirs and/or Madames:

**Subject: Notice of Heritage Designation  
42 Lakeshore Road West, Oakville, Ontario**

---

Attached please find the Notice of Heritage Designation together with By-law 2009-074 with respect to the heritage designation of 42 Lakeshore Road West, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza  
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk  
D. Anderson, Director of Planning Services  
D. Baker, Assistant Town Solicitor  
M. Seaman, Manager of Heritage Planning

Town of Oakville  
P.O. Box 310, 1225 Trafalgar Road  
Oakville, Ontario L6J 5A6  
Tel. 905-845-6601  
www.oakville.ca Fax No. (905) 338-4230





## **NOTICE OF HERITAGE DESIGNATION**

**42 Lakeshore Road West, Oakville, Ontario**

**TAKE NOTICE** that Oakville Town Council, on **June 9, 2009** resolved to pass By-law **2009-074** to designate **Plan 1 Block 68 Lot 13** municipally at **42 Lakeshore Road West** under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

### **Cultural Heritage Value and Interest:**

This property meets numerous criteria required for designation under Part IV of the *Ontario Heritage Act*. The site is culturally significant because of its design and physical value, historical and associative value, and contextual value.

#### **Design or Physical Value**

The house at 42 Lakeshore Road West is an example of modest housing built at the time for tradesmen working in the area. Unlike a full two-storey structure, it allowed a reduction in taxes while providing a comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

#### **Historical or Associative Value**

The subject property is associated with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammar School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Forsythe Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West.

#### **Contextual Value**

The old Colbourne Street West was the central east-west "main street" and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The Magnolia tree on the property is estimated to be around 90 years old and has continued to serve as a cultural landscape feature with its prolific blooms every spring. The Magnolia tree is considered a visual landmark in defining the character of the area.

**Description of Heritage Attributes:**

The heritage attributes of the house are as follows:

- Front-facing, basic gable roof with steep slope;
- Side porch with decorative columns and brackets;
- A floor plan that has a greater depth than width;
- An entrance and stair located to one side of the plan resulting in a typical front elevation with four symmetrical openings;
- Six over one window type;
- Simple detailing;
- Square-headed openings with double-hung windows;
- Stucco exterior; and,
- The Magnolia tree.

**MORE INFORMATION:** Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3875 or by email at [mseaman@oakville.ca](mailto:mseaman@oakville.ca)

**Cathie Best, Town Clerk**



OAKVILLE

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2009-074**

A by-law to designate the McCraney-Robertson House at 42 Lakeshore Road West as a property of architectural, historical and/or contextual significance.

**WHEREAS** pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

42 Lakeshore Road West  
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **McCraney-Robertson House** at **42 Lakeshore Road West** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

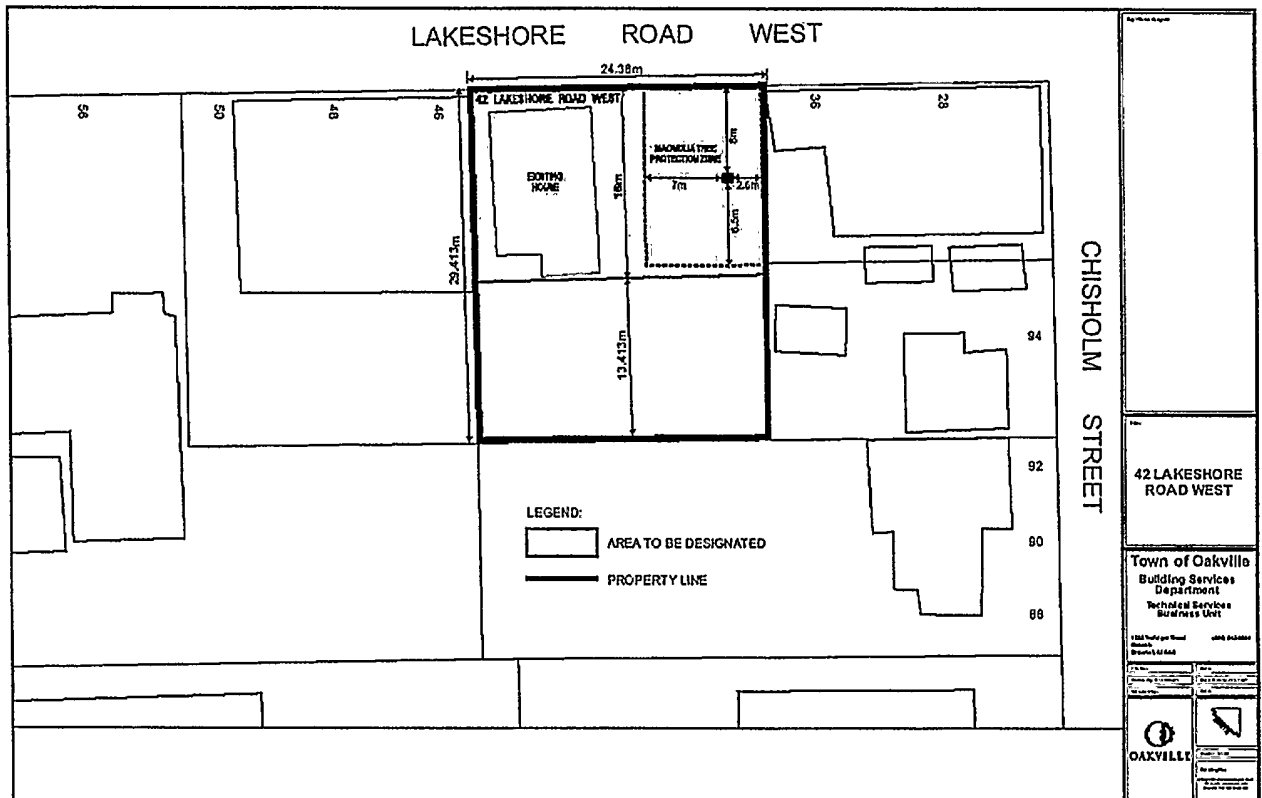
**COUNCIL ENACTS AS FOLLOWS:**

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

McCraney-Robertson House  
42 Lakeshore Road West  
Town of Oakville  
Regional Municipality of Halton

The portion of the lot to be designated is indicated in the site plan below.

As part of the designation of the historic magnolia tree, a protection zone around this tree has been developed in order to protect its root system from any adverse effects of nearby development or site alterations. The protection zone is marked on the following site plan:







OAKVILLE

By-Law Number: 2009-074

---

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 9th day of June, 2009.

Rob Burton

MAYOR

Vicki Tytaneck

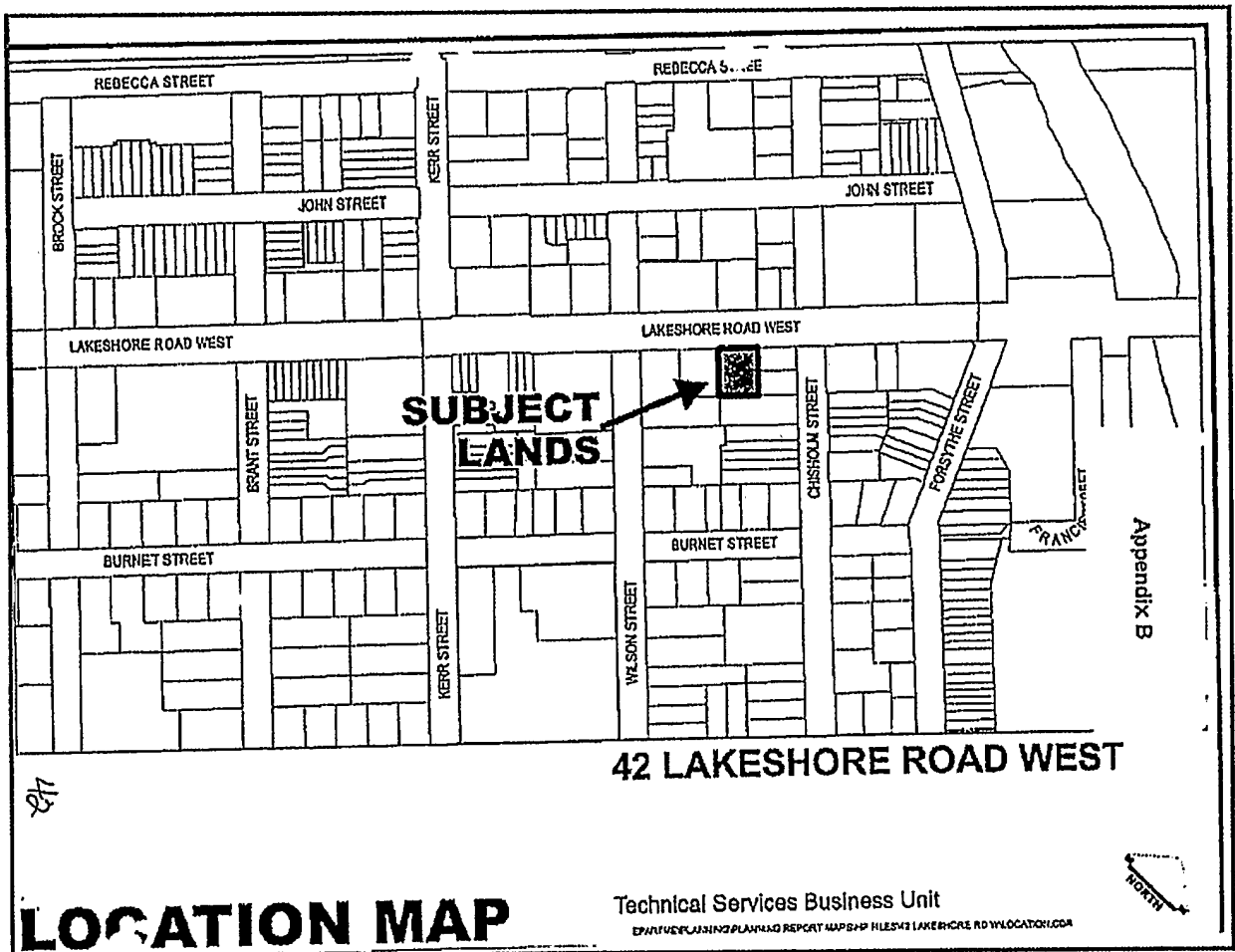
A/CLERK

---

**SCHEDULE "A" TO  
BY-LAW 2009-074**

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

McCraney-Robertson House  
42 Lakeshore Road West, PLAN 1 BLK 68 LOT 13,  
Town of Oakville, Regional Municipality of Halton



---

**SCHEDULE "B" TO  
BY-LAW 2009-074**

**STATEMENT OF SIGNIFICANCE**

The McCraney-Robertson House at 42 Lakeshore Road West is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

**Statement of Cultural Heritage Value**

*Design or Physical Value*

The existing structure at 42 Lakeshore Road West has cultural heritage value as an example of modest housing built at the time for tradespeople working in the area. Unlike a full two storey structure, it allowed for a reduction in taxes while providing comparable accommodation. It is one of the few remaining examples of its kind and is important in defining and maintaining the historical and aesthetic character of the area.

Built c.1880, this stucco house has a front gable roof, side porch with decorative wood brackets, historic wood windows, wood trim and wood shutters.

The magnolia tree on the site is thought to be approximately 90 years old and greatly contributes to the property's physical significance.

*Historical or Associative Value*

The subject property has cultural heritage value for its historical associations with the McCraney family, one of the first settler families in Oakville. William McCraney, born in 1831, was a prominent historical figure in Oakville as a leading member of the Methodist Church, a Common School and Grammer School Trustee, and the Mayor of Oakville from 1872 to 1874.

The property also has strong associations with the various industries that historically operated in the area, including the Marlatt and Armstrong Leather Company on Navy Street, which employed many of the area's residents, including past residents of 42 Lakeshore Road West. One of these residents was Duncan Robertson, who purchased the property in 1910. He worked for the tannery and continued to live in the house after the tannery closed in 1924.

*Contextual Value*

The McCraney-Robertson House has cultural heritage value for its contextual significance along Lakeshore Road West, formerly known as Colbourne Street West,

which was the central east-west “main street” and a stage-coach route through Oakville. Local industries employed a large number of carpenters, builders, plumbers, and tradesmen who subsequently established themselves in this area of town.

The historic magnolia tree on the property has continued to serve as a cultural landscape feature with its prolific blooms every spring. The magnolia tree is considered to be a visual landmark that defines the character of the area.

#### Description of Heritage Attributes

Key exterior attributes of the house which embody its physical and historical significance include:

The following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:

##### Exterior Elements of the House:

- The rectangular form of the house;
- A floor plan that has a greater depth than width;
- Front gable roof with steep slope;
- Side porch with decorative columns and brackets;
- Wood windows and wood trim;
- Wood shutters; and
- Stucco cladding and wood trim.

##### Landscape Elements:

- The magnolia tree, including its trunk, canopy and branches, and the associated underground root system, the extent of which is defined as the “Magnolia Tree Protection Zone” as outlined in Schedule “A”.
-





### Explanatory Note

Re: Heritage Designation By-law No. 2009-074

By-law Number 2009-074 the following purpose and effect:

To designate the property at 42 Lakeshore Road West as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.

# APPENDIX B

By-law 1992-100 - Amendment to the Designating By-Law: Turner Chapel at 37 Lakeshore Road West



# THE CORPORATION OF THE TOWN OF OAKVILLE

1225 TRAFALGAR ROAD  
P.O. BOX 310  
OAKVILLE, ONTARIO  
CANADA L6J 5A6  
TEL. (416) 845-6601

REGISTERED MAIL

July 15, 1992

ONTARIO HERITAGE FOUNDATION  
77 Bloor Street West  
2nd Floor  
Toronto, Ontario  
M7A 2R9

DIRECTOR'S OFFICE  
JUL 22 1992  
HERITAGE POLICY BRANCH  
*Nancy Smith*

Dear Sir/Madam:

RE: THE TURNER CHAPEL, 37 LAKESHORE ROAD WEST  
- AMENDMENT TO THE DESIGNATING BY-LAW

Pursuant to Section 32 of the Ontario Heritage Act, attached is a certified true copy of By-law 1992-100 being "A by-law to designate a certain property as a property of historic and architectural value and interest (37 Lakeshore Road West) (A by-law to repeal By-law 1987-132)".

Should you have any questions regarding this matter, please do not hesitate to contact the undersigned.

Yours very truly,

*C. Provost*

Carol Provost  
Committee Co-ordinator  
TOWN OF OAKVILLE

CP/gc  
CORR-417

cc: J. Magee, Heritage Planner

THE CORPORATION OF THE TOWN OF OAKVILLE

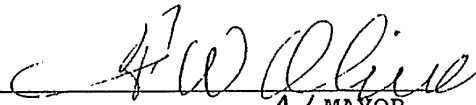
BY-LAW NUMBER 1992-100

A by-law to designate a certain property as a property of historic and architectural value and interest (37 Lakeshore Road West)  
(A by-law to repeal By-law 1987-132)

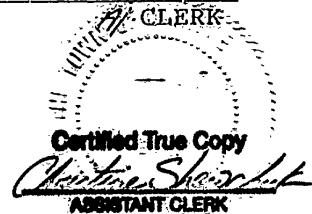
THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 37 Lakeshore Road West is hereby designated as a property of historic and architectural value and interest pursuant to the Ontario Heritage Act for reasons set out in Schedule "A" to this By-law.
2. The property designated by this By-law is the property described in Schedule "B" attached to this By-law.
3. By-law Number 1987-132 is hereby repealed.

PASSED by the Council this 8th day of June , 1992.

  
A / MAYOR

  
CLERK





SCHEDULE "A" TO BY-LAW NUMBER 1992-100

Reasons for Designation:

This building, constructed in 1890, is an example of modest vernacular architecture. The buttresses at the corners of the building define the form, along with the brick work on the side cornices.

Of special note inside the Church are the interior plaster walls with wood wainscotting, the scrolled paintwork over the sanctuary arch with the words "My Redeemer Liveth" - Job 19:25 in blue, two chandeliers presented to the Chapel by the Canadian Bible Society in 1938 and the original wooden pews. The original wooden floor exists, but this has been covered in recent times by vinyl tiles.

The windows of the Church were originally of leaded, stained glass with a blue border. Only one remains in original condition.

As early as the 1830's, ministers of the African Methodist Episcopal Church had come from the United States to preach among the portion of the black Methodist settlers in Canada. On December 13, 1875, a British Methodist Episcopal Church was formed in Oakville. The congregation of Oakville and Bronte residents secured the use of a building erected by the Congregationalists on the northwest corner of John and Wilson Streets. In 1887, the congregation purchased the church property but conflict arose between the British Methodist Episcopal and African Methodist Episcopal members as to the ownership of the

SCHEDULE "A" TO BY-LAW NUMBER 1992-100

property. Meanwhile, the building burned to the ground. Finally, the two factions settled their differences and the 25 members of Oakville and the 38 at Bronte united to build the present church on Colborne Street (now Lakeshore Road West). The corner stone was laid in 1891, and on January 1st of the following year, the Turner African Methodist Episcopal Church, so named in honour of Bishop Turner, opened for service. It is significant to note that many of the founders of the Turner Chapel on 37 Lakeshore Road West were blacks who had previously fled the United States because of the Fugitive Slave Law of 1850, via the "Underground Railroad".

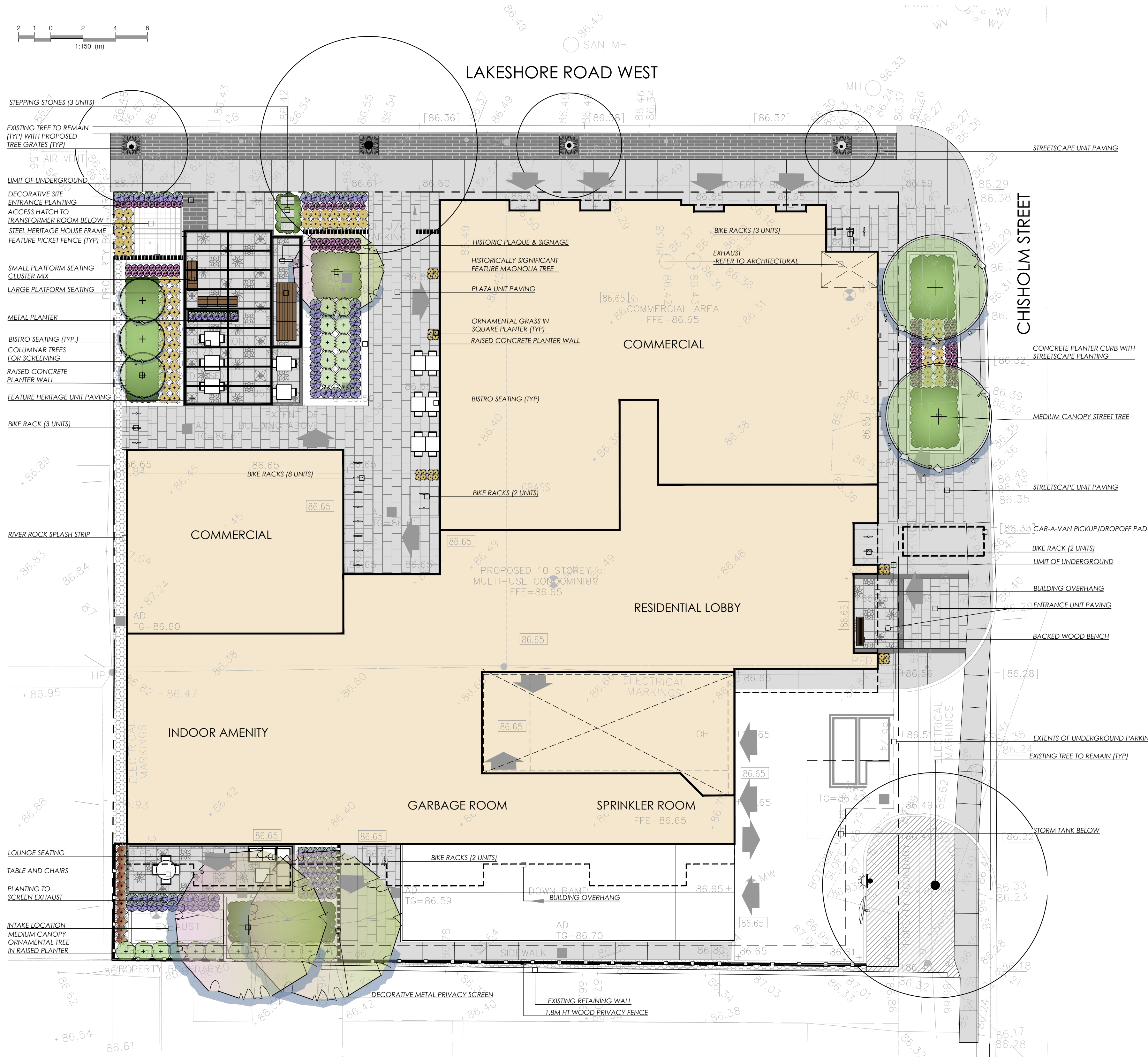
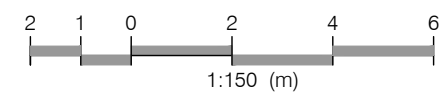
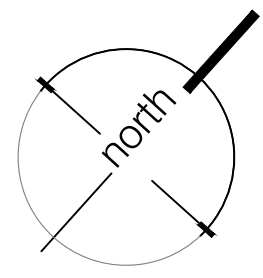
SCHEDULE "B" TO BY-LAW 1992-100

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Oakville, Regional Municipality of Halton, and being the whole of Lot 2, Block 63, Plan 1 registered in the Land Registry Office for the Land Titles Division of Halton No. 20.

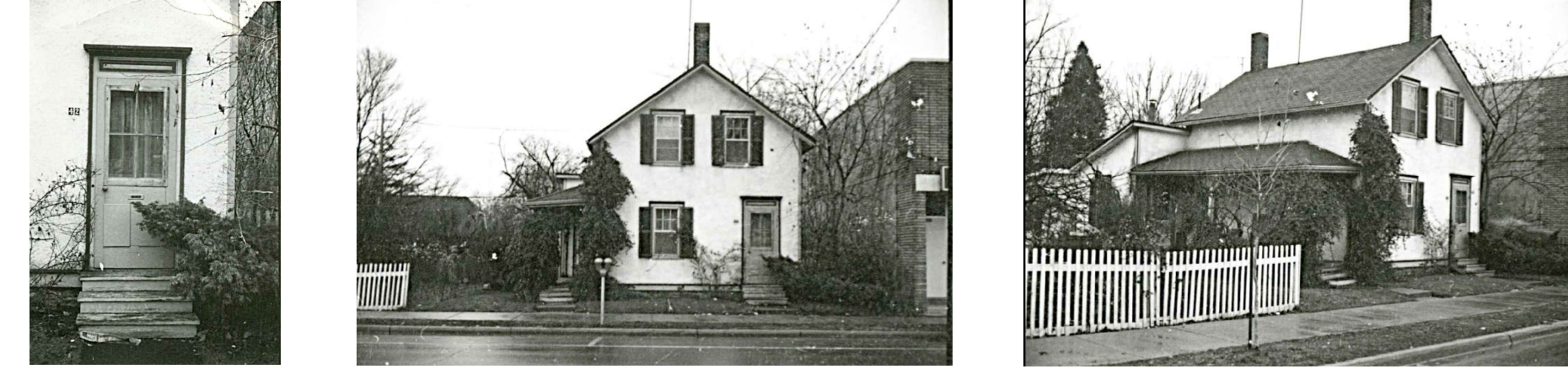
# APPENDIX C

Landscape Plan (Adesso Design Inc, July 2023)

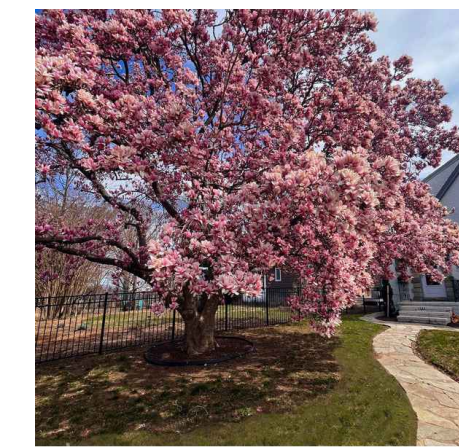




PRECEDENTS



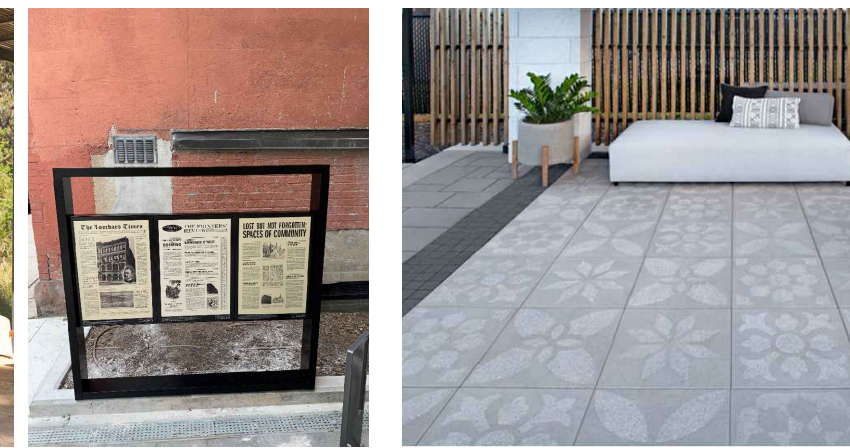
EXISTING HERITAGE HOUSE



FEATURE MAGNOLIA TREE



HISTORIC PLAQUE & SIGNAGE



FEATURE PAVING

CONCEPTUAL RENDERING



KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- +86.95 existing elevation
- +86.65 proposed elevation
- C.I.P. concrete
- precast concrete unit pavers

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2023-07-27	Issued for 1 <sup>st</sup> OPA/ZBA Submission

STAMP



CLIENT  
Format Group Inc.  
MUNICIPALITY  
Town of Oakville

PROJECT  
42 Lakeshore Road West

MUNICIPAL FILE NUMBER

SHEET  
Landscape Concept Plan

L-1

adesso design inc.  
landscape architecture



69 John Street South, Suite 250  
Hamilton, ON L8N 2B9  
1.905.526.8876  
www.adessodesigninc.ca









PRECEDENTS



LOUNGE SEATING WITH FIRE FEATURE AND PERGOLA

BISTRO/DINING AREA



BBQ WITH PERGOLA AND DINING TABLE

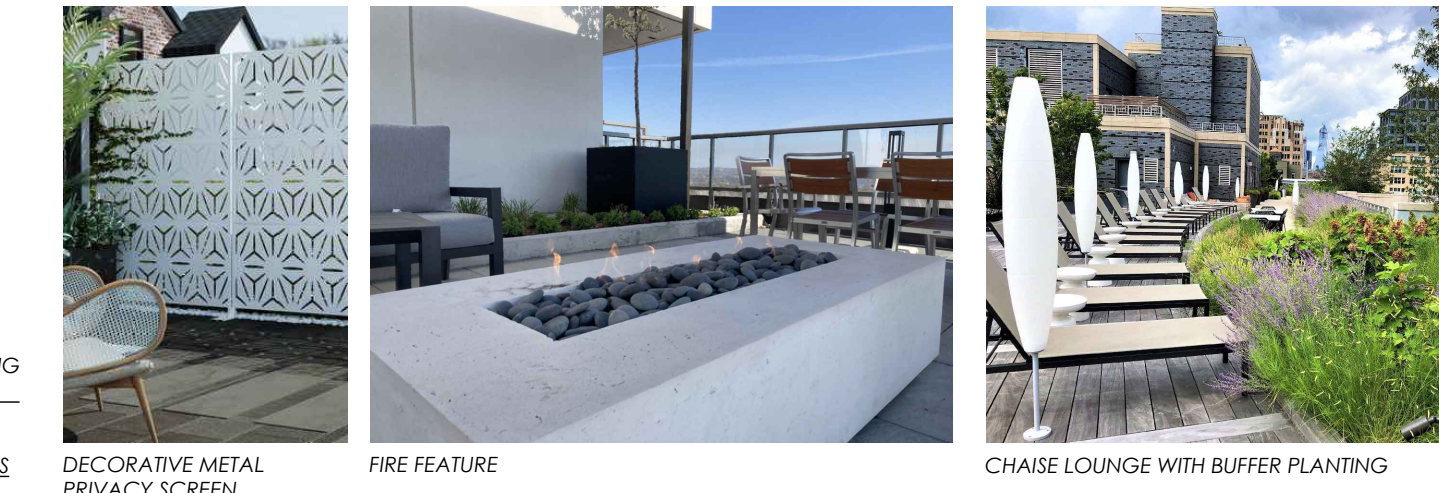
LOUNGE AREA



FEATURE PAVING

SCULPTURAL SEATING

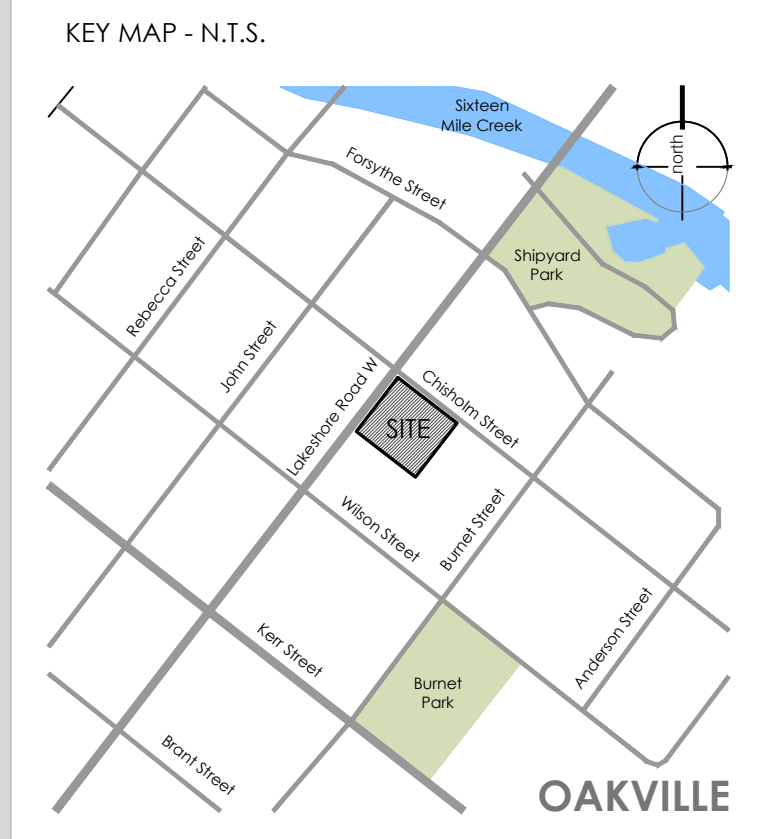
GREEN ROOF WITH TREES IN METAL PLANTERS



DECORATIVE METAL PRIVACY SCREEN

FIRE FEATURE

CHAISE LOUNGE WITH BUFFER PLANTING



LEGEND

- property line
- proposed deciduous tree
- proposed planting
- precast concrete unit pavers

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

#	DATE	DESCRIPTION
1	2023-07-27	Issued for 1 <sup>st</sup> OPA/ZBA Submission



CLIENT  
Format Group Inc.

MUNICIPALITY  
Town of Oakville

PROJECT  
42 Lakeshore Road West

MUNICIPAL FILE NUMBER

SHEET  
Rooftop Concept Plan **L-3**

adesso design inc.  
landscape architecture

69 John Street South, Suite 250  
Hamilton, ON L8N 2B9  
1.905.526.8876  
www.adessodesigninc.ca



# APPENDIX D

## Heritage Policy Review

The following policy documents were reviewed for the purpose of this Heritage Impact Assessment:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Ontario Heritage Act (R.S.O. 1990);
- The Province of Ontario’s 2020 Provincial Policy Statement for the Regulation of Development and Land Use (the “PPS”);
- Growth Plan for the Greater Golden Horseshoe, 2020;
- Town of Oakville Official Plan, 2009, consolidated August 2021 (“Livable Oakville”); and
- Town of Oakville Livable by Design Manual

## Provincial Policy Statement (PPS), 2020

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

## Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan offers a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the region.

Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

*Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

*Built heritage resource: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).*

*Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).*

*Conserved: the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

*Adjacent Lands: d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020).*

## Livable Oakville: The Town of Oakville Official Plan, 2009 (Consolidated August 2021)

The Livable Oakville Plan sets out guiding principles related to cultural heritage:

### 2.2 Guiding Principles

#### 2.2.1 Preserving and creating a livable community in order to:

a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;

The Site is designated “Growth Area” on Schedule G: South East Land Use Plan. The Site is designated “Main Street Area- Kerr Village” within a “Node and Corridor” and a “Scenic Corridor” on Schedule A1 - Urban Structure. The following policy is relevant from a heritage perspective:

#### *Section 3-Urban Structure:*

##### *3.14 Scenic Corridor*

*Scenic Corridors are recognized for their scenic value and for their natural and cultural heritage features. These important features need to be maintained or restored since they add value and contribute to the Town’s character*

Policies within Section 5.0 of the Official Plan guide the conservation of heritage resources in the Town of Oakville. The following general heritage policies are applicable to the Site:

#### 5.1.1 Objectives- The general objectives for cultural heritage are:

*a) to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; and,*

*b) to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.*

*Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (Livable Oakville, 2021).*

*Conserved (or conserve) means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (Livable Oakville, 2021)*

Note: the Livable Oakville Plan does not include a definition for ‘adjacent’ therefore the definition provided in the PPS will be used (refer to previous page for definition).



5.3.1 *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.*

5.3.6 *The Town should require a heritage impact assessment where development or redevelopment is proposed:*

*a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;*

5.3.7 *The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development.*

5.3.8 *Where the Town is considering a proposal to alter, remove, or demolish a cultural heritage resource that is protected or registered under the Ontario Heritage Act, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:*

*a) how the proposal affects the heritage attributes and the cultural heritage value and interest of the cultural heritage resource; and,*

*b) options that reduce, minimize or eliminate impacts to the cultural heritage resource.*

5.3.11 *The scenic character of Lakeshore Road should be conserved.*

5.3.12 *Lost historical sites may be documented and are encouraged to be commemorated through the development process or works undertaken by a public agency.*

5.3.13 *The Town shall develop a set of criteria for determining trees of cultural heritage value.*

## Town of Oakville Livable by Design Manual, 2014 (Revised 2019)

According to the Town of Oakville:

*The urban design manual sets the framework for desirable and compatible development that fits in with its surroundings, maintains and enhances the character of an area and promotes a more human approach to development.*

*The Livable by Design Manual is made up of three distinct components:*

- *A: Urban design direction*
- *B: Design guidelines for stable residential communities*
- *C: Site design and development standards*

Part A was approved by Town Council in 2014 and updated by Staff in December 2019 (Version 2.0). It contains guidance relevant to the Site. Parts B and C were reviewed by ERA and did not present guidance relevant to the Site.

### Part A- Urban Design Direction

One of the guiding principles of Part A- Urban Design Direction is:

*LEGACY – preserving built heritage, cultural and natural resources*

*Oakville has a rich built, cultural and natural history which is relevant and visible today in its historic buildings, landscapes and natural areas. As an urban design principle, legacy is focused on the preservation and enhancement of built heritage, cultural features and landscapes, significant public views, and natural heritage systems and features. These features continue to endure through the evolution of the Town's form and creation of livable places. This design principle facilitates greater compatibility between old and new elements, strengthens community identity, celebrates the Town's cultural and natural assets, and inspires new development to become an asset for future generations*

Section 3, page 25 of Part A notes that successful built form “respects adjacent natural and built heritage features and places”.

Page 34 discusses transition of tall and mid-rise built form:

*33. Design tall and mid-rise buildings to fit contextually and to minimize potential impacts of height, massing, and shadow on their surroundings, including low density residential areas, heritage resources, open spaces and natural areas.*

*37. Design buildings abutting built heritage resources that are sympathetic to the context and heritage characteristics and that incorporate compatible proportions, rhythm of façade openings and bays, height and setback transitions, and enhanced façade articulation and materials.*

### **The Standards & Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010)**

Section 2 of the Standards and Guidelines state that “Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation and is therefore not addressed in this document” (p. 15).

Section 3, Standard 4 states that creating a “false sense of historical development” must be avoided.

The Standards and Guidelines do not directly provide guidance for new construction on properties adjacent or near heritage sites. Nevertheless, Section 3, Standard 11 serves as a useful benchmark of compatibility:

*Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

ERA