

REPORT

Heritage Oakville Advisory Committee

Meeting Date: November 26, 2024

FROM: Planning and Development Department

DATE: November 12, 2024

SUBJECT: Notice of intention to designate – Multiple properties – October 29, 2024

LOCATION: Multiple properties

WARD: Ward 1 2 3

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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) Guess House Stone Wall at 323 Douglas Avenue;
- 2) Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West;
- 3) Smith House at 2460 Old Bronte Road;
- 4) James and Muriel Blakelock House at 123 Trafalgar Road;
- 5) Dorland House at 127 Trafalgar Road; and
- 6) Guess House Stone Wall at 322 Watson Avenue.

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 considers 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 of this report were included as priorities within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties on municipal heritage registers from January 1, 2025 to January 1, 2027. While these additional two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

Location maps for the subject properties are attached as Appendix A.

A Cultural Heritage Evaluation Report (CHER) has been prepared for each property. These documents provide an overview of each of the property's history, current condition and cultural heritage value. The CHERs are attached as follows:

- Appendix B – Cultural Heritage Evaluation Report – 323 Douglas Avenue
- Appendix C – Cultural Heritage Evaluation Report – 1110 Lakeshore Road West
- Appendix D – Cultural Heritage Evaluation Report – 2460 Old Bronte Road
- Appendix E – Cultural Heritage Evaluation Report – 123 Trafalgar Road
- Appendix F – Cultural Heritage Evaluation Report – 127 Trafalgar Road
- Appendix G – Cultural Heritage Evaluation Report – 322 Watson Avenue

Draft Notices of Intention to Designate have also been prepared by staff for each property and are attached as Appendix H.

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)*, the *Planning Act (1990, as amended)* and the Provincial Policy Statement (2024).

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 considers each property to meet 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. Separate staff reports recommending designation of the subject properties will be presented to Planning & Development Council at a future meeting.

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

There are no financial implications to consider.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designations as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of Community Belonging, Environmental Sustainability and Accountable Government.

(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 – 323 Douglas Avenue

Appendix C – Cultural Heritage Evaluation Report – 1110 Lakeshore Road West

Appendix D – Cultural Heritage Evaluation Report – 2460 Old Bronte Road

Appendix E – Cultural Heritage Evaluation Report – 123 Trafalgar Road

Appendix F – Cultural Heritage Evaluation Report – 127 Trafalgar Road

Appendix G – Cultural Heritage Evaluation Report – 322 Watson Avenue

Appendix H – Notices of intention to designate

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