

REPORT

Heritage Oakville Advisory Committee

Meeting Date: February 25, 2025

FROM: Planning and Development Department

DATE: February 11, 2025

SUBJECT: Heritage permit application HP004/25-42.20R – 358 Reynolds Street – Demolition of medical building and parking lot (February 25, 2025)

LOCATION: 358 Reynolds Street

WARD: Ward 3

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RECOMMENDATION:

1. That Heritage Permit Application HP004/25-42.20R for the demolition of the medical building and parking lot at 358 Reynolds Street, as attached in Appendix B to the report dated February 11, 2025, from Planning and Development, be approved subject to the following:
 - a. That the owners seed and fence the property post-demolition and that final details on this work be submitted to Heritage Planning staff for approval;
 - b. That the property owners allow for salvage of materials from the building; and
2. That this heritage permit expires two years from the date of final approval by Council.

KEY FACTS:

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

- The property is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District.
- The owners are proposing to demolish the non-historic medical building and associated parking lot, both of which are vacant.
- The owners plan to submit a heritage permit application for the construction of new townhouses on the property in the future.
- Staff is recommending that the application be approved in accordance with the conditions in the recommendation.

BACKGROUND:

The property at 358 Reynolds Street is located on the southwest corner of Macdonald Road and Reynolds Street north of downtown Oakville. The property contains a three-storey brick-clad concrete block building built in the late 1950s to early 1960s. The structure has been vacant since 2019 but was previously used for medical offices. To the rear of the building, along Macdonald Road, is a large surface parking lot. See Appendix A for excerpts from a Heritage Impact Assessment (HIA) prepared by Vincent J. Santamaura, Architect Inc., which include a map and background information on the property.

The property is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District but is not considered to be a contributing heritage property.

In 2023, the owners submitted a Draft Plan of Subdivision and Zoning By-law Amendment application to construct 11 three-storey townhouses fronting onto Macdonald Road. The application was refused by Oakville Town Council and the applicants appealed the decision to the Ontario Land Tribunal (OLT). The OLT approved a settlement that was reached between the appellants and the town. This approval resulted in modifications to the proposal to better integrate the development into the neighbourhood.

A future heritage permit will be required for the construction of the new townhouses. The heritage permit application will come to the Heritage Oakville Advisory Committee for review and to Council for approval. In the meantime, to prepare the site for future development, the owners have submitted the subject heritage permit application to remove the existing vacant building and parking lot from the site.

The complete application was submitted on January 17, 2025. See Appendix B for the application form and photos of the property. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is April 17, 2025.

COMMENT/OPTIONS:

The building and parking lot are not of heritage value and Heritage Planning staff supports their removal. Their removal is also an opportunity to improve the property standards of the site which has been vacant for six years. The owners are proposing to remove all debris, install sod or plant grass seed and install a fence around the perimeter of the property. To ensure this work is done in a manner that is appropriate for the heritage conservation district, staff has included a condition of approval that the final details on the treatment of the property post-demolition, including any fencing, come to staff for final approval.

Staff therefore recommends that this heritage permit application be approved subject to the conditions in the recommendation. The works proposed are subject to other applicable town regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with appropriate staff.

CONSIDERATIONS:

(A) PUBLIC

There is no public notification required.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no impact on other departments and users.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: 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 greenhouse gas emissions. The recommendation to salvage materials from the building helps to contribute to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Property Background Information

Appendix B – Heritage Permit Application

Prepared by:

Carolyn Van Sligtenhorst, MCIP, RPP, CAHP
Heritage Planner

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development