

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

Site Documentation

4.1 Site Inventory

4.1.1 Site Location – 358 Reynolds Street

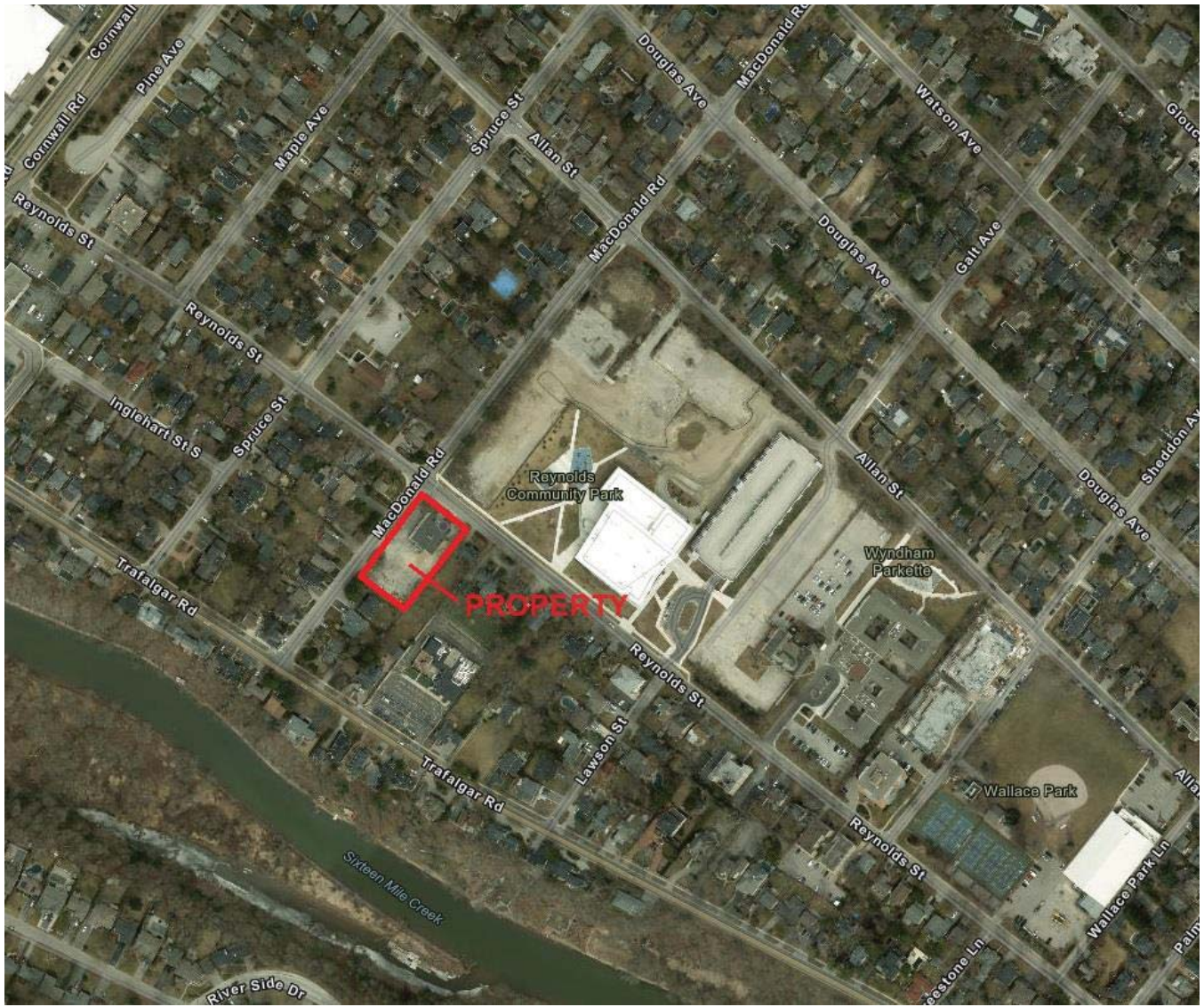
The property is located on the northeastern part of the early Trafalgar Road area on the south west corner of MacDonald St. and Reynolds St. The lot dates back to the early 1860's and was on the north edge of the early fabric of the village at that time. It remained vacant until after the construction of Oakville Trafalgar Memorial Hospital on the property to the northeast across Reynolds St. in 1950. The 4 storey building, itself, was built in 1954, with its use being tied to the hospital. In 1957, it was advertised as the Medical Arts Building.

The lot has an area of approximately 0.283 ha. (0.70ac.). It's northwesterly frontage along MacDonald St. is approximately 76.26m. It has a northeasterly frontage along Reynolds St. of approximately 36.96m, a southeastern property line of approximately 76.18m, and 37.22m along its southwestern property line. The property has existing single detached residential lots on its north, and west sides; rear yards of residential lots and MacLachlan College campus lands to the south, and the former Oakville Trafalgar Hospital Lands to the east which are now undergoing re-development and intensification with the Oakville Trafalgar Community Centre and Reynolds Community Park now built.

A 4 storey office building sits on the site with surface parking. It is constructed with concrete floor and masonry walls. It has been renovated a few times and currently the exterior brick has been painted. To the rear of the building is a paved parking area.

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.1.A - Aerial Photograph - Context

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.1.B - Aerial Photograph – Property

Heritage Impact Assessment

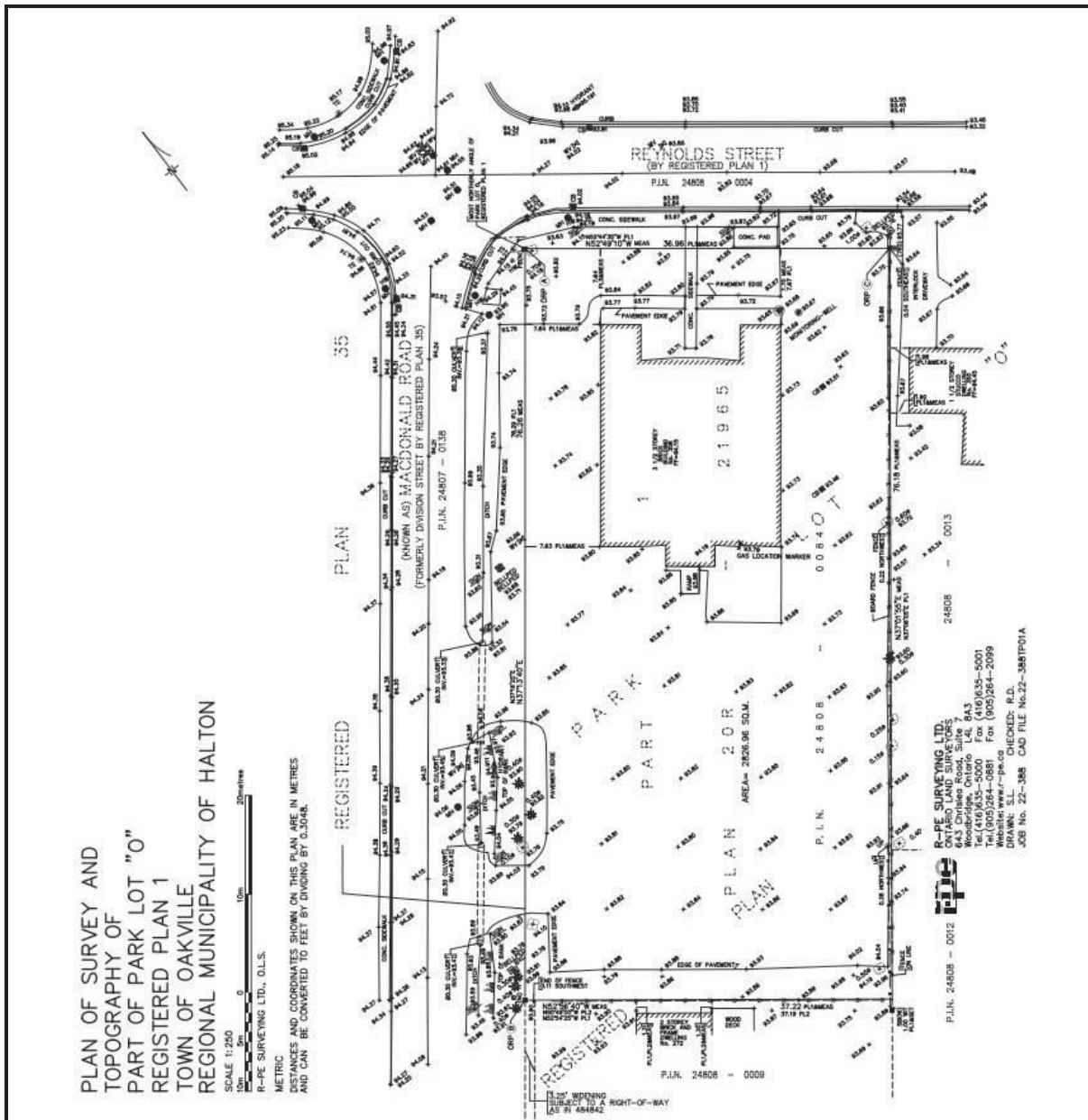
Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

4.1.2 Site Identification:

The parcel of land is defined as:

Part of Lot O,
Registered Plan 1,
Town of Oakville,
Regional Municipality of Halton, Ontario.

The lot is addressed as: 358 Reynolds Street



4.1.2.A - Survey – Topographical



Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

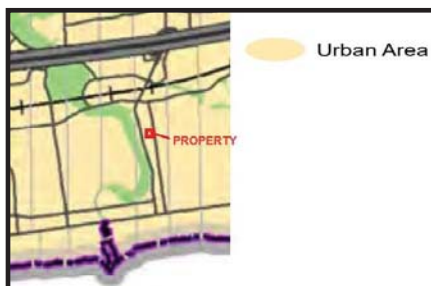
4.1.3.1 Conservation Halton:

- Non-Regulated Area



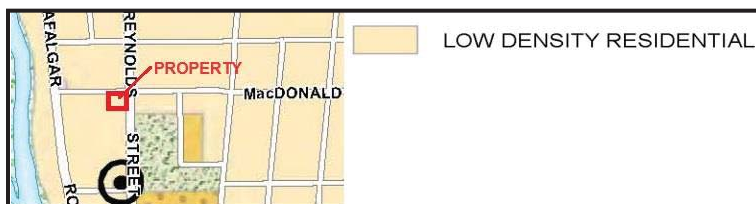
4.1.3.2 Region of Halton Official Plan 2021:

- Urban Area



4.1.3.3 Oakville Official Plan:

- Medium Density Residential (Site Specific exception 416 as per OLT)



Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

4.1.3.4 Town of Oakville Zoning By-Law 2014-014

- RM4 sp:416



4.1.3.5 Heritage Designations:

4.1.3.5.1 Town of Oakville Heritage Inventory:

358 Reynolds Street– Not Listed;

4.1.3.5.2 Ontario Heritage Act, Part V-

Town of Oakville List of Designated Buildings:

358 Reynolds Street– Not Listed;

4.1.3.5.3 Ontario Heritage Act, Part IV -

Trafalgar Road Heritage Conservation District Plan - 2014:

358 Reynolds Street – Designated, considered “Non-Heritage”
(built after 1952)

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

4.1.4 Site Access

The property fronts onto Reynolds St with a flanking exposure to MacDonald Rd. Reynolds St. runs north-south, one block east of Trafalgar Rd and Sixteen Mile Creek. The building sits approximately 7.64m back from the Reynold’s street line, and 7.64m back from the MacDonald Rd frontage. It is approximately 1.0 meter closer to the street lines than its neighbouring homes’ front walls. It has an existing southeast interior side yard setback of approximately 10.49m and a southwesterly rear yard setback of about 45.35m. An existing, double width, asphalt driveway leads west from Reynolds St. along the southeastern side of the building to a parking area behind the building. Two driveways lead directly to the parking area from MacDonald Rd.



4.1.4.A - Driveway Access – Reynolds St.



4.1.4.B – Driveway Access – MacDonald Rd.

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.4.C - Approach from the Southeast



4.1.4.C - Approach from the north to Northeast

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.4.D – Approach from Northwest



4.1.4.E -Approach from Southwest

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario

4.1.5 Existing Buildings & Structures

The buildings on the property at 358 Reynolds St. consist of a 4 storey office building with its principal façade facing northeast, onto Reynolds St.

4.1.5.1 The Office Building

The building is a 4 storey office building with half of a storey set into the ground. It is of concrete frame construction clad with infill masonry walls and a flat roof. It has a recessed front entrance with a ramp leading up to it. The windows are made of aluminum. There is a recent decorative motif on the central portion of wall above the entry

The ground floor overall dimensions 9.75m wide x 11.14m deep (32'0" x 36'-5"). The existing ground floor area of the home is 99.00m² (1065 sf).



4.1.5.1.A - Existing Northeast (Front) Elevation

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.5.1.B – Existing Right (Northwest) Elevation (Left Elevation similar)



4.1.5.1.C – Existing Rear (Southwest) Elevation

Heritage Impact Assessment

Proposed Residential Development, 358 Reynolds Street, Oakville Ontario



4.1.5.1.D - Existing Front (Northeast) Elevation – 2015



4.1.5.1.E – Existing Front (Northeast) Elevation – 2011