

REPORT

Planning and Development Council

Meeting Date: July 8, 2025

FROM: Planning and Development Department

DATE: June 24, 2025

SUBJECT: Notice of Intention to Demolish – 299 Douglas Avenue

LOCATION: 299 Douglas Avenue

WARD: Ward 3

Page 1

RECOMMENDATIONS

1. That the property at 299 Douglas Avenue be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owner allows for the salvage of materials from the house.

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 Cultural Heritage Evaluation Report.
- It is recommended that the property at 299 Douglas Avenue 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 27, 2025.

BACKGROUND

The subject property at 299 Douglas Avenue is located on the east side of Douglas Avenue between Galt Avenue and Sheddon Avenue. The property contains a 1930s two-storey single detached frame stucco-clad house. A location map and more details on the property are included in the Cultural Heritage Evaluation Report, attached as Appendix A.

The Cultural Heritage Evaluation Report was completed by heritage consultant LHC Heritage Planning & Archaeology Inc. and submitted by the owner along with a notice of intention to demolish for the property.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest as a non-designated property in 2009 based on its potential cultural heritage value or interest “as an example of Craftsman architecture”. The property was not identified as a priority for designation as part of the 2023-2025 Heritage Designation Project in response to the Province’s Bill 23.

The notice of intention to demolish application was completed on May 28, 2025. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60-day notice period expires on July 27, 2025.

COMMENTS

Process

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff assess the property to determine if it meets the requirements of Ontario Regulation 9/06 under the *Ontario Heritage Act* (OHA). The regulation requires that a property meet two or more of its nine criteria, as they relate to design/physical, historical/associative, and contextual merits of the property. If the property meets two or more criteria outlined in the regulation, it can be designated under section 29, Part IV of the OHA.

Staff can require that a Cultural Heritage Evaluation Report be completed by a heritage consultant and submitted along with the notice of intention to demolish to assist staff in the assessment of the property’s cultural heritage value.

If the staff assessment of the property concludes that the property merits designation, a recommendation can be made to the Heritage Oakville Advisory Committee and to Council that the property be designated under section 29, Part IV of the OHA. 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 staff assessment of the property does not conclude that the property merits designation, a recommendation may be made to remove the property from the Heritage Register. 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 Heritage Register and the owner may then proceed with applying for demolition.

Cultural Heritage Evaluation Report

The owner has submitted a Cultural Heritage Evaluation Report that provides an overview of the property and the house and an assessment of its cultural heritage value. The report concludes that the property does not meet two or more of the criteria outlined in Ontario Regulation 9/06.

Regarding design/physical value, the report concludes that while the building exhibits influences from the Colonial Revival architectural style, numerous alterations to the building and removal of architectural elements obscure the original architectural style. The report concludes that the house is not a clear representative example of the style, nor is it a rare, unique or early example of a Colonial Revival style house. The report further notes that the building does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

Regarding historical/associative value, the report indicates that the property is generally associated with the Anderson family who developed the surrounding Brantwood neighbourhood, but there is no direct association between the property and the Anderson family. Further, the report concludes that there is no evidence that the property has potential to yield significant information about a community or culture, and it is not known to be associated with a significant architect, artist, builder, designer or theorist.

Regarding contextual value, the report concludes that the property is important in maintaining the character of the area which is defined by single detached one to two-and-a-half storey houses composed of a range of materials including brick, clapboard, vinyl siding, stucco and stone. The subject property helps maintain the character of the Brantwood subdivision with its moderate setback, mature trees and the siting of the house on the property. However, the report notes that the property does not have contextual value for its physical, functional, visual or historical links to its surroundings, and is not considered to be a landmark.

Based on an assessment of the property and a review of the submitted Cultural Heritage Evaluation Report, the property does not have sufficient heritage value to merit 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 commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act*, the *Planning Act*, and the Provincial Planning Statement. These documents function together 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. A property must meet two or more of the criteria outlined in this regulation. The evaluation of the property at 299 Douglas Avenue has not demonstrated that the property meets two or more of these criteria and therefore does not have sufficient cultural heritage value to warrant designation under the OHA.

Town Policy – Livable Oakville Plan

Section 5 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.

As the property at 299 Douglas Avenue has not been identified as having sufficient cultural heritage value or interest for designation 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 & NEXT STEPS

Based on an assessment of the property, including the Cultural Heritage Evaluation Report, the property is not considered to have sufficient cultural heritage value for designation and therefore does not merit designation under section 29, Part IV of the *Ontario Heritage Act*.

Staff recommend that the owner allow for the salvaging of architectural elements of the building where possible. It is a standard practice to include salvaging as a condition as it allows for the retention and re-use of these materials and keeps these items from going to the landfill.

A separate report regarding this matter was presented to the Heritage Oakville Advisory Committee on June 24, 2025. The Committee supported the staff recommendation in this report.

CONSIDERATIONS

(A) PUBLIC

There are no public considerations.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There is no direct impact on other departments and users.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority of 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 recommendation to salvage materials from the house helps to contribute to the Town's initiatives to reduce carbon footprints.

APPENDICES

Appendix A – Cultural Heritage Evaluation Report

Prepared by:

Carolyn Van Sligtenhorst, MCIP, RPP,
CAHP
Heritage Planner

Recommended and submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development