



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

FROM: Planning Services Department

DATE: June 6, 2017

SUBJECT: Notice of Intention to Demolish - 132-136 Dunn Street

LOCATION: 132-136 Dunn Street

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RECOMMENDATION:

That the property at 132-136 Dunn Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.

KEY FACTS:

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

- The subject property is on the Oakville Heritage Register as a listed property.
- It is recommended that the property *not* be designated under the *Ontario Heritage Act* and that the property be removed from the Oakville Heritage Register.
- The subject notice must be dealt with by Council by July 1, 2017.

BACKGROUND:

The subject property is located on the south side of Dunn Street between Randall Street and Church Street. A location map for the property is attached as Appendix A.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (Not Designated) in 2009 when 354 properties were added to the Heritage Register. The property was added as it showed potential cultural heritage value for its historic vernacular frame house.

The owner has submitted a notice of intention to demolish for the building on the property, which was completed on May 2, 2017. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on July 1, 2017.

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COMMENT/OPTIONS:*Evaluation of Property*

When a notice of intention to demolish is submitted for a listed property, research is completed to determine the architectural, historical, and contextual merits of the property. Through this process, the property is evaluated to determine if it is worthy of designation under the *Ontario Heritage Act*. If the property meets criteria outlined in Ontario Regulation 9/06 and is considered to merit designation, a recommendation can be made to Heritage Oakville and to Council that a notice of intention to designate be issued for the property. 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 investigation of the property does not provide sufficient evidence that the property merits designation, a recommendation can be made to remove the property from the Oakville 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 Oakville Heritage Register and the owners may then proceed with applying for demolition.

David Cuming, heritage planning consultant, prepared a scoped heritage impact assessment (HIA) for the property to evaluate its potential cultural heritage value (Appendix B). This HIA was submitted with the notice of intention to demolish and used by staff as the research assessment for the property, along with the Chain of Title that was completed for the property (Appendix C). Based on historical research and physical examinations of the property, the property does not have cultural heritage significance according to Ontario Regulation 9/06.

Historic/Associative Value

Staff reviewed the HIA and the Chain of Title and determined that the property has limited historic or associative value. Among the owners and residents of the property, there are no individuals considered to be of historical significance. The former residence may have had potential historic value for its association with the theme of the mid-nineteenth century commercial development of downtown Oakville. However, Heritage Planning staff accept the conclusion of the HIA that the property is not exemplary or typical in its depiction of this theme and therefore does not have significant historical or associative value.

Design/Physical Value

The house has limited design/physical value as a simple two-storey wood frame vernacular residence with one-storey additions to the rear and southerly facades. The integrity of the building has been compromised through the construction of additions and alterations to the building fabric. See Appendix D for photos of the

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property. As its integrity has been compromised, the house is not an intact or representative example of vernacular construction.

Contextual Value

Contextually, the property has limited value for its contribution to the local streetscape. The character of the surrounding neighbourhood has changed over time and is now characterized by new townhouse development, as evidenced by the adjacent properties to the south and north of the subject site. The residence no longer significantly defines, maintains, or supports the character of the area and that it is not a landmark in the area. For these reasons, staff do not consider the property to have significant contextual value.

Conclusion

The property at 132-136 Dunn Street does not have sufficient cultural heritage significance according to Ontario Regulation 9/06 and does not merit designation under Part IV of the *Ontario Heritage Act*. It is recommended that the property be removed from the Oakville Heritage Register.

A separate staff report on this matter was presented to the Heritage Oakville Advisory Committee on May 30, 2017. The Committee passed a resolution recommending to Council that the property at 132-136 Dunn Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our cultural environment
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

This report generally complies with the sustainability objectives of the Livable Oakville Plan.

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APPENDICES:

- Appendix A – Location Map
- Appendix B – Heritage Impact Assessment
- Appendix C – Chain of Title for 132 Dunn Street
- Appendix D – Photos of Property

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