



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: FEBRUARY 12, 2018

FROM: Planning Services Department

DATE: January 23, 2018

SUBJECT: Notice of Intention to Demolish - 2477 Old Bronte Road

LOCATION: 2477 Old Bronte Road

WARD: 4

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RECOMMENDATION:

That the property at 2477 Old Bronte Road 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;
- A Notice of Intention to Demolish has been received;
- It is recommended that the property at 2477 Old Bronte Road 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 March 11, 2018.

BACKGROUND:

The subject property is located on the east side of Old Bronte Road, south of Dundas Street West. A location map for the property is attached as Appendix A. The property owner submitted a heritage impact assessment report to assess the cultural heritage value of both 2467 and 2477 Old Bronte Road within one document. It is attached as Appendix B to the 2467 Old Bronte Road report from the Planning Services Department, and within the Heritage Oakville Advisory Committee agenda of January 23, 2018 as Item E.

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 based on its potential cultural heritage value or interest for its vernacular frame house and barn and for its association with the development of the village of Palermo.

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The owner submitted a notice of intention to demolish for the two buildings, which was completed on January 10, 2018. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on March 11, 2018.

COMMENT/OPTIONS:

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff complete research 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.

Research and Review

The property owner submitted a heritage impact assessment report, authored by ERA Architects Inc., which evaluated the property's heritage value based on Ontario Regulation 9/06. Per staff's review of the submitted HIA, historical research and physical examinations of the property, the property is considered to have minimal heritage value for its c. 1870 vernacular frame house and c. late 19th or early 20th century barn. In terms of historic associative value, the property is considered to have some heritage value for its association with the development of the village of Palermo, but no significant historical connections were discovered. Contextually, the property is historically and functionally linked to the local area but is not considered to be a significant landmark within the community.

Review of Applicable Planning Policies

Provincial Policy

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* (2005), *Planning Act* (1990, as amended) *Provincial Policy Statement* (2014), the *Growth Plan for the Greater Golden Horseshoe* (2017).

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Provincial Policy Statement (2014)

Section 2.6 of the *Provincial Policy Statement (PPS)* 2014 on Cultural Heritage and Archaeology states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The *PPS* (2014) defines “significant”, in regard to cultural heritage and archaeology, as:

...resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

The Growth Plan for the Greater Golden Horseshoe (2017)

Section 4.2.7. of *The Growth Plan for the Greater Golden Horseshoe (2017)* addresses the protection of cultural heritage resources. Specifically, it directs that “*Cultural heritage resources* will be conserved in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.” Per heritage staff’s review, 2477 Old Bronte Road doesn’t merit protection as it has minimal heritage value.

Further, the *PPS* (2014) and *Growth Plan (2017)* both define “conserved” as:
the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.

The *PPS* (2014) and *Growth Plan (2017)* function together with the *Ontario Heritage Act* by the shared principle that cultural heritage resources shall be conserved. The *Ontario Heritage Act* 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.

Town Policy

The 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

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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. Commemoration is not considered ‘conservation’.

Old Bronte Road/Khalsa Gate Streetscape Plan

The Old Bronte Road/Khalsa Gate Streetscape Plan states that ‘the heritage resources of Palermo Village are an important reminder of the historic village and the role it played as a transportation hub and as part of the development of agriculture in Trafalgar Township. One of the principle design objectives of the Old Bronte Road/Khalsa Gate Streetscape Plan is to ‘protect and integrate the existing heritage resources into the overall design of the street’. Further design guidance, regarding, but not limited to, matters pertaining to the heritage resource’s location, visual prominence, relationship to new developments etc., is available on page 39 of the Old Bronte Road/Khalsa Gate Streetscape Plan. While the area is intended to accommodate growth, it is not at the expense of the existing heritage resources.

Conclusion

Based on staff’s review of the property, 2477 Old Bronte Road is not considered to have enough significant heritage value to merit designation under Part IV of the *Ontario Heritage Act*. It is therefore recommended that the property be removed from the Oakville Heritage Register.

A separate staff report on this matter was presented to Heritage Oakville Committee on January 23, 2018.

CONSIDERATIONS:

(A) PUBLIC
None.

(B) FINANCIAL
None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS
None.

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(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.

APPENDICES:

Appendix A – Location Map

Prepared by:
Elaine Eigl, CAHP
Heritage Planner

Recommended by:
Diane Childs, MCIP, RPP
Manager, Policy Planning and Heritage

Susan Schappert, CAHP, MCIP, RPP
Heritage Planner

Submitted by:
Mark H. Simeoni, MCIP, RPP
Director, Planning Services