

HERITAGE OAKVILLE ADVISORY COMMITTEE

MINUTES

TUESDAY, JANUARY 29, 2019

BRONTE AND PALERMO ROOM
OAKVILLE MUNICIPAL BUILDING
1225 TRAFALGAR ROAD, OAKVILLE

A meeting of the Heritage Oakville Advisory Committee was held on Tuesday, January 29, 2019, in the Bronte and Palermo Rooms of the Oakville Municipal Building, commencing at 9:30 a.m.

Present: Drew Bucknall, Chair
Gerarda (Geri) Tino, Vice-Chair
Councillor Cathy Duddeck
Councillor Dave Gittings
Russell Buckland
Kerry Colborne
Robert Ferguson
George Gordon
Daniela Hampton-Davies
Sue Hobson

Regrets: Michael Reid

Staff: Mark Simeoni, Director of Planning Services
Diane Childs, Manager of Policy Planning and Heritage
Heinz Hecht, Manager of Current Planning – East District
Carolyn Van Sligtenhorst, Heritage Planner
Jill Marcovecchio, Council and Committee Coordinator

The items in these minutes are not necessarily in the order discussed.

1. Call to Order

Chair Drew Bucknall called the meeting to order at 9:32 a.m.

2. **Regrets**

As noted above.

3. **Declarations of Pecuniary Interest**

Gerarda (Geri) Tino declared a pecuniary interest with respect to Item 6a - Review of development application - MacLachlan College, as the firm that she is associated with prepared the heritage impact assessment as part of the development application.

4. **Confirmation of Minutes of Previous Meeting(s)**

Meeting of November 27, 2018

Moved by Gerarda (Geri) Tino

That the minutes of the Heritage Oakville Advisory Committee meeting of November 27, 2018, be approved.

CARRIED

5. **Business Arising from the Minutes**

There was no business arising from the minutes.

6. **Discussion Item(s)**

- a. **Review of development application - MacLachlan College**
- **Report from Planning Services Department,
January 16, 2019**

Carolyn Van Sligtenhorst, Heritage Planner, reported on the development application for MacLachlan College located at 337-339 Trafalgar Road to expand the existing school through the acquisition of three adjacent properties (331 Trafalgar Road, 349 Trafalgar Road, and 272 Macdonald Road) which requires a zoning by-law amendment to change the zoning from residential to community use on the additional properties as provided in the PowerPoint presentation. Ms. Van Sligtenhorst reviewed the proposal showing all four lots together, and how each lot is impacted by the proposed development. Ms. Van Sligtenhorst asked for the committee's comments on the overall proposal and the design of the new addition.

Mark Simeoni, Director of Planning Services, provided clarification regarding the properties at 331 and 349 Trafalgar Road which would not maintain its residential use, advising that on certain heritage properties, the use may be part of the heritage value, and staff can provide additional information why that is not the case here.

The committee provided the following heritage related comments for consideration:

- there are concerns with removing the one-storey lean-to wing from the existing carriage house on the property at 349 Trafalgar Road, and it is suggested that the two-storey barn be retained in its entirety and that by moving the barn closer to the house, the entire building could be retained and fit within the site;
- the generous pedestrian walkway on the property at 349 Trafalgar Road is supported as it provides pedestrian access to the school and improves the landscaping conditions on the property;
- there are concerns with removing the current pillars and wall along Trafalgar Road on the school property and replacing it with a grassed section in front of the building to make it more visible, noting that the prominence of the property lends itself to the wall and it looks like it should be there;
- consider retaining the white pillars of the wall and using wrought iron fencing between it, and retaining the current landscaping in front of the wall and not just edging along the sidewalk as this would provide a more physical demarcation with visibility and an entry to the school; or consider a lakestone wall instead of the existing fence;
- maintain the distinction and separation between the school and Trafalgar Road while maintaining visibility in the fence without having a thick wall blocking the view;
- the new addition is too high and should match the two-storey height of the school building instead of the three-storey height of the original Kerosene Castle tower; and
- consider cladding material other than white brick to soften the look to the school addition as it is very harsh and the building is very bulky.

The committee also noted the following general comments:

- follow up on any prior documents (agreements) requiring a limit on the number of students in the school, and limiting the number of students in the school as part of reporting back on the rezoning application;
- check the year that the wall was built in front of the school;

- there are concerns with heavy traffic and left hand turns into the school from Trafalgar Road which is a problem and big issue for residents (this will be dealt with as part of rezoning); and
- there are concerns with the sustainability of the school/development and what will happen to the buildings in the future if the school closed down or moved.

Mark Simeoni provided additional information regarding the development application from a planning perspective. Mr. Simeoni explained land use compatibility, land use long-term, use of the headmaster residence, and planning matters related to heritage. Mr. Simeoni advised that existing municipal policies are required to be consistent and conform under the Local Planning Appeal Tribunal (LPAT) test in the current provincial government.

It is anticipated that a staff report regarding the development application for the rezoning will be forwarded to a future Planning and Development Council meeting in spring 2019 for consideration.

Moved by Councillor Duddeck

That the report “Review of development application – MacLachlan College”, dated January 16, 2019 from Planning Services, be received.

CARRIED

(Gerarda (Geri) Tino having declared a pecuniary interest on this item, did not vote.)

7. Information Item(s)

There were no information items.

8. Items to be Discussed at Next/Future Meetings

- Heritage Permit / Policy Matters

9. Date of Next Meeting

Tuesday, February 26, 2019
Oakville Municipal Building
Bronte and Palermo Rooms - 9:30 a.m.