

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 02, 2019

FROM: Planning Services Department

DATE: November 27, 2019

SUBJECT: Removal of listed heritage status - 221 Allan Street

LOCATION: 221 Allan Street

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RECOMMENDATION:

That the property at 221 Allan Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest as a listed heritage property.

KEY FACTS:

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

- The whole of the subject property is on the Oakville Register of Properties of Cultural Heritage Value or Interest ('Heritage Register') as a listed property.
- The westerly portion of the property that includes the historic portion of the Brantwood School is designated under Part V of the *Ontario Heritage Act* as part of the Trafalgar Road Heritage Conservation District. This heritage protection is to remain in place.
- The easterly portion of the property has no heritage value or interest.
- It is recommended that the property be removed from the Heritage Register as a listed property.

BACKGROUND:

The subject property is located on the east side of Allan Street north of Palmer Avenue. A location map for the property is attached as Appendix A. The front (westerly) portion of the property facing Allan Street was protected under Part V of the *Ontario Heritage Act* in 1994 as part of the Trafalgar Road Heritage Conservation District. When the district was designated, the easterly boundary of the district ran through the middle of the Brantwood School property so as to only include the historic portion of the school, and not the contemporary gymnasium addition, playground and fields.

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In 2009, the property was listed on the Heritage Register in order to ensure that the whole of the property, including the easterly portion, had some level of heritage protection until further assessment of the property's heritage value could be undertaken.

In 2013, the town completed the South Central Public Lands Study, a comprehensive land use study on four town-owned properties, including Brantwood School. The school property was purchased by the town in 2012 after being declared surplus and Council approved a concept plan for the site which included: seven new detached residential lots fronting onto Douglas Avenue; relocation of the school playground to a new park at the corner of Douglas and Palmer avenues; and the retention of the historic portion of Brantwood School for potential residential conversion.

As part of this redevelopment proposal, a heritage impact assessment was completed for the property (see Appendix B). This assessment determined that only the westerly portion of the property, which includes the historic portion of the Brantwood School, has significant cultural heritage value. The contemporary rear gymnasium wing, playground and fields are not considered to have heritage value. The protection provided by the heritage district designation is therefore considered to be sufficient and the property no longer needs to be listed on the Heritage Register as a property of potential cultural heritage value or interest.

COMMENT/OPTIONS:

Staff have determined that the cultural heritage value lies in the historic portion of the Brantwood School which is already protected as part of the heritage conservation district. Therefore, staff recommend that the property be removed from the Heritage Register as a listed property.

A separate staff report on this matter was presented to the Heritage Oakville Advisory Committee on November 26, 2019. The Committee supported staff's recommendation to remove the property from the listed section of the Oakville Heritage Register.

CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

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(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.

APPENDICES:

- Appendix A – Location Map
- Appendix B – Heritage Impact Assessment

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