



HERITAGE OAKVILLE ADVISORY COMMITTEE

MINUTES

TUESDAY, AUGUST 18, 2020

VIRTUAL MEETING
OAKVILLE MUNICIPAL BUILDING
1225 TRAFALGAR ROAD, OAKVILLE

A meeting of the Heritage Oakville Advisory Committee was held on Tuesday, August 18, 2020, in the Council Chamber of the Oakville Municipal Building, commencing at 9:30 a.m.

Present (via Videoconference):

Drew Bucknall, Chair
Gerarda (Geri) Tino, Vice-Chair
Councillor Cathy Duddeck
Councillor Dave Gittings
Russell Buckland
Robert Ferguson
George Gordon
Daniela Hampton-Davies (*Left at 10:30 a.m. and returned at 10:37 a.m.*)
Susan Hobson
Brenda Sweeney

Regrets: Kerry Colborne

Staff (in person):

Diane Childs, Manager of Policy Planning and Heritage
Susan Schappert, Heritage Planner
Jill Marcovecchio, Council and Committee Coordinator

Staff (via Videoconference):

Mark Simeoni, Director of Planning Services
Dennis Perlin, Assistant Town Solicitor

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

1. **Regrets**

As noted above.

2. **Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

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

Special Meeting of May 19, 2020

Moved by Councillor Duddeck

That the minutes of the Special Heritage Oakville Advisory Committee meeting of May 19, 2020, be approved.

CARRIED

Special Meeting of June 23, 2020

Moved by Councillor Gittings

That the minutes of the Special Heritage Oakville Advisory Committee meeting of June 23, 2020, be approved.

CARRIED

4. **Discussion Item(s)**

- a. **Removal of Cultural Heritage Landscape Status**
- 2031 North Service Road West
- Report from Planning Services Department,
August 12, 2020

A separate staff report will be forwarded to the September 8, 2020 Planning and Development Council meeting for consideration.

Moved by Councillor Duddeck

That the recognition of the property at 2031 North Service Road West as a significant cultural heritage landscape be removed and also that the property be removed from further Cultural Heritage Landscape Strategy Implementation.

CARRIED

- b. Removal of Cultural Heritage Landscape Status
- 1297 Dundas Street East
- Report from Planning Services Department,
August 12, 2020**

A separate staff report will be forwarded to the September 8, 2020 Planning and Development Council meeting for consideration.

Moved by Robert Ferguson

- 1. That the property be removed from any future implementation of the Cultural Heritage Landscape Strategy; and**
- 2. That the property remain on the Oakville Register of Properties of Cultural Heritage Value as a listed (not designated) property.**

CARRIED

- c. Review of development application - 358 Reynolds Street
- Report from Planning Services Department,
August 12, 2020**

The committee provided the following heritage related comments for consideration:

- the justification and benefits in changing the zoning to medium density residential needs to be carefully considered as the existing low density residential is well suited for this location;
- whether the impacts to adjacent heritage resources have been designed to be sympathetic to and compatible with the surrounding properties and the historic streetscape character of the district as provided in the Heritage Impact Assessment by ERA Architects (staff will review this when they report back);
- whether the proposed development meets the objectives of the Heritage Conservation District Plan as provided in the Heritage

Impact Assessment by ERA Architects (staff will review this when they report back);

- consider building single detached or semi-detached units on the site, which are in keeping with the homes that are in the area, and maintaining the low density residential character of the neighbourhood; it was suggested that five single detached or eight semi-detached units may be in keeping with the district plan;
- some members support the replacement of the existing medical office building with a new three-storey condominium apartment building with 14 units;
- NIMBY-ish should be avoided to allow some increase in density of housing in order to prevent or reduce the amount of development spread that goes into agricultural lands, parklands, and Greenbelt;
- consider making the proposed units more house-like instead of condo-like in terms of architecture;
- be careful to respect the heritage conservation district plan, there is concern with any shift in density that contradicts the work that has been done on the plan;
- there is a collective historic memory of the high density block on this site;
- retaining the existing building may not be amenable to the heritage attributes of the area;
- medium density residential is in keeping with the heritage attributes of the district;
- more consideration be given to capture the elegant integration of the proposed building towards the Oakville vernacular style in the next stage beyond the conceptual design;
- the proposed development and medium density residential is a better alternative to the present massing on the site;
- the proposed development fits and is in keeping with the area as there are other apartments and various forms of buildings, and community center;
- there is concern with shifting low density residential to high but not low medium density residential;
- the design concepts as presented do not read as two-storey houses; and
- consider building semi-detached units to giving a sense of space and regularity with the other homes around the proposed development, Campbell House across the street, and single family homes on the north side.

The committee also noted the following general comments:

- it was noted that the zoning amendment application also seeks relief for the minimum side yard along Reynolds Street and front yard along MacDonald Road;

- the proposed development is located close to a transportation hub and is a short walk up the road; and
- there have been previous attempts to renovate the existing medical office building with a different frontage and to bring it up to 20th century, which have not gone very far.

It is anticipated that a public meeting report from the Planning Services Department regarding the development application for the rezoning and official plan amendment will be forwarded to a future Planning and Development Council meeting in fall 2020 for consideration and comment.

Moved by Councillor Duddeck

That the report “Review of development application – 358 Reynolds Street”, dated August 12, 2020 from Planning Services, be received.

CARRIED

5. Information Item(s)

a. Local Planning Appeal Tribunal Decision July 27, 2020 - City of Toronto By-law No. 1328-2015 - Heritage Conservation District (St. Lawrence Neighbourhood) Case No. MM160020

Dennis Perlin, Assistant Town Solicitor, advised that the Local Planning Appeal Tribunal Decision was being forwarded to the committee at the request of Mayor Burton. Mr. Perlin suggested that the decision be referred to staff by way of a request for report should the committee require additional information on this matter.

Moved by Brenda Sweeney

That the Heritage Oakville Advisory Committee recommends that Council request a report from town staff regarding the implications of the LPAT decision in Case No. MM160020 in regards specifically to Oakville’s Heritage Conservation District plans and existing planning policy.

CARRIED

6. Date and Time of Next Meeting

Tuesday, September 15, 2020
Oakville Municipal Building
Virtual Meeting - 9:30 a.m.

7. **Adjournment**

Moved by Robert Ferguson

That this meeting be adjourned.

CARRIED

The meeting adjourned at 10:59 a.m.