



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 03, 2016

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**FROM:** Planning Services Department

16-584

**DATE:** September 12, 2016

**SUBJECT:** **Sixth Line Corporation Development Application - Heritage Update (Jordan Munn House)**

**LOCATION:** 41 Dundas Street East

**WARD:** 5

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### RECOMMENDATION:

1. That a Heritage Easement Agreement for the conservation and relocation of the Jordan Munn House, currently located at 41 Dundas Street East, be entered into between the Town and the owner in keeping with the content of the report dated September 12, 2016, from the Planning Services department, with the Agreement to be in form and content satisfactory to the Town Solicitor and the Director of Planning Services or their designate;
2. That the Heritage Easement Agreement be executed in accordance with Executions By-law 2013-057 and be registered on title to the lands on which the Jordan Munn House is currently located and on title to the lands to which the Jordan Munn House is to be permanently located;
3. That a Notice of Intention to Designate the Jordan Munn House, pursuant to the provisions of the *Ontario Heritage Act*, be issued once the Jordan Munn House has been relocated to the lands which will be its permanent site; and
4. That the Town Solicitor be authorized to discharge the Heritage Easement Agreement from title to all lands on which it is registered, at the expense of the owner, once the Jordan Munn House has been designated pursuant to the provisions of the *Ontario Heritage Act* and the requirements in the Heritage Easement Agreement have been fully satisfied to the satisfaction of the Director of Planning Services or their designate.

**KEY FACTS:**

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

- Sixth Line Corporation received draft approval for a residential plan of subdivision at 41 Dundas Street East.
- The property includes the historic Jordan Munn House which is to be conserved within the new subdivision.
- Staff are seeking Heritage Oakville and Council support to execute a Heritage Easement Agreement for the conservation and relocation of the house and for the heritage designation of the house in its final location.

**BACKGROUND:**

In 2014, Sixth Line Corporation received draft approval for a residential plan of subdivision with a total of 519 dwelling units. The property at 41 Dundas Street East includes the historic Jordan Munn House which is to be retained on a new residential lot within the subdivision. The applicants are currently working towards registration of the plan. The plan of subdivision showing the future location of the historic house is attached as Appendix A.

The purpose of this report is to provide an update on the plans for the Jordan Munn House and to receive support from Heritage Oakville and Council to move forward with the conservation and relocation of the this historic building.

As part of the approval process for the plan of subdivision, Planning staff included several heritage-related conditions. These conditions require the owner to: enter into a Heritage Easement Agreement to conserve and relocate the historic house; provide financial securities to ensure that happens; submit a Conservation Plan for the historic house; submit a detailed lot plan for the historic house in its final location; and install a historical plaque.

A partial Conservation Plan has already been submitted and is attached as Appendix B (called a Heritage Conservation Statement). The document does not include the final details on the restoration of the house which are still required to be submitted, along with the remainder of the outstanding requirements.

In order to continue moving forward with these outstanding requirements and to ensure the historic house is protected and conserved for the future, staff has included four recommendations in this report. The first is that a Heritage Easement Agreement be prepared in accordance with the content of this report. The second is that the Heritage Easement Agreement be executed in accordance with the Executions By-law 2013-057 and be registered on title to the lands on which this house will sit temporarily and then permanently. The third provides for Notice of

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Intention to Designate the house once the house has been permanently relocated. The fourth and final recommendation authorizes staff to discharge this Agreement from all lands on which it was registered once the heritage designation is in place and once the Conservation Plan has been fully implemented to the satisfaction of the Director of Planning.

#### **COMMENT/OPTIONS:**

The next step is for the Heritage Easement Agreement to be finalized, executed and registered. As part of the Agreement, the owners will be submitting the remaining portions of the Conservation Plan to provide details on the future plans for the house. These plans are to restore the existing brick house to its historic appearance by installing new wood windows and doors, restoring the brickwork, installing a new roof and making repairs to the west wall which was previously an interior wall.

In addition to the Heritage Easement Agreement, staff is recommending that the property be designated under Part IV of the *Ontario Heritage Act* in order to provide long-term protection of the Jordan Munn House. The intention will be to designate only the future lot that will be the final home for the heritage house once it has been relocated and not the entire plan of subdivision. The historic brick house will be the primary heritage feature in the designation by-law.

A similar report was presented to the Heritage Oakville Committee on September 27, 2016. The staff recommendations were supported by the Committee.

#### **CONSIDERATIONS:**

**(A) PUBLIC**

None

**(B) FINANCIAL**

None

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Planning staff will continue working with the Legal Department and Finance Department to carry out the conditions of the development application.

**(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

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**(E) COMMUNITY SUSTAINABILITY**

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

**APPENDICES:**

Appendix A – Draft Plan of Subdivision

Appendix B – Heritage Conservation Statement

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