

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 7, 2014

FROM: Planning Services Department

DATE: June 13, 2014

SUBJECT: Notice of Intention to Demolish - 3060 Sixth Line

LOCATION: 3060 Sixth Line

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RECOMMENDATION:

That the property at 3060 Sixth Line 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.
- It is recommended that the property *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 July 11, 2014.

BACKGROUND:

The subject property is located on the west side of Sixth Line, just north of Dundas Street West. A location map for the property is attached as Appendix A. A heritage research report was completed by staff and is attached as Appendix B.

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 as it showed potential cultural heritage value for its vernacular frame house and its historical associations with the Hoey family and Munn's Corners.

The owner has concerns with the condition of the house and would like to have the option to demolish the building. The owner has submitted a notice of intention to demolish for the property, which was completed on May 13, 2014. In accordance

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with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on July 11, 2014.

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.

A research report has been completed for the subject property and the building has been evaluated according to Ontario Regulation 9/06. Based on historical research and a physical examination of the property, the house is considered to have limited heritage value as a modified example of a late 19th century vernacular home. The design of the house is representative of simple, vernacular homes built in this era but is not considered to be a significant example. In terms of historical associations, the property has some heritage value for its connection with the former hamlet of Munn's Corners and the local families that historically lived in the area, including the Hoey family. Contextually, the property is historically linked to the Munn's Corners area, but is not considered to be a landmark. See Appendix B for more details.

When the reevaluation of the Heritage Register took place in the fall of 2013, and 87 properties were removed, all properties located north of Dundas Street were retained on the Register. While some properties in north Oakville are considered to be strong candidates for Part IV designation, others were retained for their historical associations which may not necessarily merit designation. These properties were retained on the Register in order to provide an opportunity to implement the policies, where appropriate, outlined in the North Oakville Heritage Resources Review and Strategy document, completed in 2010.

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This document provides an overview of all heritage resources in north Oakville, including 3060 Sixth Line. The document encourages the long-term protection of heritage resources which are considered significant enough to warrant designation under the *Ontario Heritage Act*. In cases where retention of the heritage resource is not appropriate, the policy also supports documentation of the resource, salvage of materials, and commemoration through the use of historical street names and plaques.

In the case of 3060 Sixth Line, the property is not considered to have sufficient heritage value to merit designation. However, the property's historical associations with the Hoey family who relocated the house to its current site do merit commemoration. Because the property is listed heritage, there was an opportunity when working with the developer of the residential lands directly to the west of the subject property to include the name Hoey as a street name. "Hoey Crescent" is now located to the northwest of the subject property. See Appendix A for location.

The other principal element of heritage value is the property's historical associations with Munn's Corners. The North Oakville Heritage Resources Review and Strategy encourages the installation of signage and commemorative features in former hamlets and villages. While not in the immediate Heritage Planning Work Plan, Heritage Planning staff have been coordinating efforts with other Town departments on future projects related to signage in north Oakville. These may come in the form of entry signage for villages and hamlets such as Munn's Corners and trail markers in the natural heritage system that include images and information related to local history. These features would allow us to commemorate the hamlet, its history, and current and former heritage structures.

While the property is considered to have some heritage value, these associations are not considered to be strong enough to merit designation under Part IV of the *Ontario Heritage Act*. The commemoration of the property's history is supported, but this has already been accomplished through the historical street naming process. It is therefore recommended that the property be removed from the Oakville Heritage Register.

A separate staff report on this matter was presented to the Heritage Oakville Committee on June 24, 2014. The Committee recommended that the property be removed from the Oakville Heritage Register.

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CONSIDERATIONS:

(A) PUBLIC

None

(B) FINANCIAL

None

(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 Research Report

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