

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 28, 2016

FROM: Planning Services Department

16-599

DATE: October 14, 2016

SUBJECT: Notice of Intention to Demolish - 340 Robinson Street

LOCATION: 340 Robinson Street

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RECOMMENDATION:

That the property at 340 Robinson Street 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.
- Heritage Oakville supported the above staff recommendation at its meeting on November 22, 2016.
- The subject notice must be dealt with by Council by December 2, 2016.

BACKGROUND:

The subject property is located on the south side of Robinson Street between Reynolds Street and Allan Street. 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 c.1915 frame Edwardian style house.

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The owner has submitted a notice of intention to demolish for all buildings on the property, which was completed on October 3, 2016. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on December 2, 2016.

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 heritage research report has been completed by staff to evaluate the property's heritage value according to Ontario Regulation 9/06. Based on historical research and physical examinations of the property, the property is considered to have very minimal heritage value for its modified c.1915 vernacular house with Edwardian style influences. In terms of historical associations, the property is considered to have some minimal heritage value for its association with the downtown Oakville area but no significant historical connections were discovered. Contextually, the property is historically and functionally linked to the local downtown neighbourhood but is not considered to be a significant landmark within the community.

Based on staff's review of 340 Robinson Street, the property is not considered to have enough significant heritage value to merit designation under Part IV of the *Ontario Heritage Act*. 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 November 22, 2016. The Committee recommended that the property be removed from the Heritage Register in accordance with staff's recommendation.

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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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