

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 12, 2012

FROM: Planning Services Department

DATE: October 30, 2012

SUBJECT: Notice of Intention to Demolish - 87 Dundas Street East Outbuildings

LOCATION: 87 Dundas Street East

WARD: 5

Page 1

RECOMMENDATION:

That the report dated October 30, 2012, from Planning Services regarding the Notice of Intention to Demolish for the outbuildings at 87 Dundas Street East be received.

KEY FACTS:

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

- The subject property is listed on the Oakville Heritage Register.
- The Notice of Intention to Demolish is for the two outbuildings on this property and does not include the principal residence.
- Staff is not recommending that the two outbuildings on this property be designated under the *Ontario Heritage Act*.
- The subject notice must be dealt with by Council by December 10, 2012.

BACKGROUND:

The subject property is located on the north side of Dundas Street East, just west of Trafalgar Road and includes a principal residence and two outbuildings. The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (Not Designated) on July 6, 2009 when Council approved the addition of 354 properties to the Register. The property was added as it showed potential cultural heritage value for its associations with the agricultural development of Trafalgar Township.

From: Planning Services Department
Date: October 30, 2012
Subject: Notice of Intention to Demolish - 87 Dundas Street East Outbuildings

The owner of the property would like permission to demolish the two outbuildings on this property due to safety concerns. The house on this property is not included in the Notice of Intention to Demolish, which was completed on October 10, 2012. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on December 10, 2012. A research report for the two outbuildings is attached as Appendix A. A location map for the property is attached as Appendix B.

This report was presented to the Heritage Oakville Advisory Committee at their meeting of October 30, 2012. The committee supported staff's recommendation to receive the report, allowing for the demolition of the two outbuildings.

COMMENT/OPTIONS:

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff completes research to determine the architectural, historical and contextual merits of the property. Through this process, staff evaluates the property 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, staff can recommend to Heritage Oakville and to Council that a notice of intention to designate be issued for the property. If Council supports staff's 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 staff's investigation of the property does not provide sufficient evidence that the property merits designation, staff can recommend that the staff report be received. If Council supports staff's recommendation and receives the report 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 after the 60 days have expired.

Staff has completed research on the property, which contains a frame house (the principal residence) and two outbuildings: a driveshed and a small shed; the Notice of Intention to Demolish applies to the driveshed and small shed only. These two outbuildings are not considered to be architecturally unique and do not display a high degree of craftsmanship.

In terms of historical associations, the property as a whole has some heritage value for its association with the 20th century development of Trafalgar Township but the most historic feature of the property is the principal residence and the two outbuildings do not significantly contribute to this value. Contextually, the property is historically linked to rural Oakville and the historic Dundas Street, but again, the two

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outbuildings are not considered to be important in defining the character of the property or area. See Appendix A for more details.

While staff has identified some heritage value associated with the property, this value is associated with the principal residence, which is not included in this Notice of Intention to Demolish. The heritage value of the two outbuildings on their own are not considered to be strong enough to merit designation under Part IV of the *Ontario Heritage Act*. The principal residence on the property is not included in this Notice of Intention to Demolish and staff will complete additional research on that portion of the property as required in the future.

Based on this review, staff is not recommending that the two outbuildings on this property be designated under the *Ontario Heritage Act* and has no concerns with the demolition of the two outbuildings. The Trafalgar Township Historical Society has been contacted regarding the demolition application and to date no concerns have been raised with the demolition of these structures. Staff is therefore recommending that Council receive this report as presented.

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.

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APPENDICES:

Appendix A – 87 Dundas Street East Outbuildings

Appendix B – Location Map

Prepared by:

Susan Schappert, CAHP

Heritage Planner

Recommended by:

R. Scott Hannah, MCIP, RPP

Senior Manager of Current Planning and
Heritage

Submitted by:

Dana Anderson, MCIP, RPP

Director of Planning Services