

## REPORT

### COUNCIL MEETING

MEETING DATE: AUGUST 11, 2014

---

**FROM:** Planning Services Department

**DATE:** July 29, 2014

**SUBJECT:** Notice of Intention to Demolish - 3060 Seneca Drive

**LOCATION:** 3060 Seneca Drive

**WARD:** 1

Page 1

---

#### RECOMMENDATION:

That the property at 3060 Seneca Drive 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 August 26, 2014.

#### BACKGROUND:

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 circa 1910 vernacular frame house.

The owner has submitted a notice of intention to demolish for the property, which was completed on June 27, 2014. In accordance with the Ontario Heritage Act, Council has 60 days to consider the request. The 60 day notice period expires on August 26, 2014.

The subject property is located on the south side of Seneca Drive between Mississauga Street to the west and West River Street to the east. A location map for the property is attached as Appendix A. A heritage research report was completed

From: Planning Services Department  
Date: July 29, 2014  
Subject: Notice of Intention to Demolish - 3060 Seneca Drive

by staff and is attached as Appendix B. The applicants have submitted a Heritage Impact Assessment completed by ATA Architects and is attached as Appendix C.

The Notice of Intention to Demolish was considered by the Heritage Oakville Advisory Committee on July 29, 2014. The committee supported the staff recommendation to remove the property from the Oakville Heritage Register.

#### **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.

After the update of the Heritage Register took place in the fall of 2013, it was expected that many properties remaining on the Register would be strong candidates for Part IV designation, including the subject property. When the property was reviewed as part of the evaluation process of the register update, it was considered to have heritage value for its context and architecture. Upon completing the research as part of this demolition application, it was discovered that most of the physical features are not historic but were altered or added in the late 1960s and 1970s. Furthermore, land registry records show that most of the notable property owners associated with the building did not likely occupy the property (George Moffat, William S. Davis, W.H. Speers) and had a more contemporary association with the property (Fred Oliver). The property retains some of its contextual value, but the strength of the context of this property resides mostly in the neighbourhood public realm of roadway and mature vegetation.

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

From: Planning Services Department  
Date: July 29, 2014  
Subject: Notice of Intention to Demolish - 3060 Seneca Drive

and a physical examination of the property, the house is considered to have limited heritage value as a modified example of an early 20<sup>th</sup> 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, especially due to the extensive alterations (replacement cladding, windows, rear addition) that likely occurred during the long term ownership by the Halliwells from 1967-2010.

In terms of historical associations, the property has some heritage value for its connection with several historic figures and families, but this is limited by the fact that most do not appear to actually have resided in the existing residence. The property has a more contemporary association with former Police Chief and Town/Regional Councillor, Fred Oliver; however, it appears likely that the house was significantly altered after his ownership of the property and his personal importance in the context of local history requires more time to be fully realized.

Contextually, the surrounding neighbourhood is in transition, with much of the historic building fabric removed. The historic value of the area primarily resides in the public realm of roadway with no curbs or sidewalks and large mature trees, which would not be threatened with the removal of the existing building. See Appendix B and C for more details.

In the case of 3060 Seneca Drive, while the property is considered to have some heritage value, these associations are not considered to be significant enough 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.

## **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

From: Planning Services Department  
Date: July 29, 2014  
Subject: Notice of Intention to Demolish - 3060 Seneca Drive

**(E) COMMUNITY SUSTAINABILITY**

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

**APPENDICES:**

Appendix A – Location Map

Appendix B – Research Report

Appendix C – Heritage Impact Assessment from ATA Architects

Prepared by:  
Susan Schappert, CAHP, MCIP, RPP  
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