

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 18, 2021

FROM: Planning Services Department

DATE: January 5, 2021

SUBJECT: Notice of intention to demolish - 110 Chisholm Street

LOCATION: 110 Chisholm Street

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RECOMMENDATION:

1. That the property at 110 Chisholm Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owners allow for the salvage of historic materials from the house.

KEY FACTS:

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

- The subject property is on the Oakville Register of Properties of Cultural Heritage Value or Interest as a listed property.
- A notice of intention to demolish has been received with two supporting heritage value assessment documents.
- It is recommended that the property at 110 Chisholm Street *not* be designated under the *Ontario Heritage Act* and that the property be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.
- The subject notice must be dealt with by Council by January 19, 2021.

BACKGROUND:

The subject property is located on the west side of Chisholm Street, just north of Lakeshore Road West. A location map for the property is attached as Appendix A. The agent for the property has submitted two heritage value assessment documents:

- Heritage Assessment Report by Tom Murison is attached as Appendix B; and,

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- Heritage Impact Assessment by Letourneau Heritage Consulting Inc. is attached as Appendix C.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (Not Designated) in 2012 based on its potential cultural heritage value or interest for its c.1916 Edwardian brick house with Arts & Crafts style influences.

The property owner and agents have submitted a notice of intention to demolish in order to remove the subject property from the Heritage Register. The application was completed on November 20, 2020. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on January 19, 2021.

COMMENT/OPTIONS:

When a notice of intention to demolish is submitted for a listed property, Heritage Planning staff complete and/or review research to determine the design/physical, historical/associative, 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, 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 it meets the criteria outlined in Ontario Regulation 9/06, a recommendation can be made to remove the property from the Oakville Register of Properties of Cultural Heritage Value or Interest. 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 Register of Properties of Cultural Heritage Value or Interest and the owner may then proceed with applying for demolition.

Research and Review

The property owner has submitted two heritage assessment documents. The first one by restoration consultant Tom Murison provides a detailed assessment of the building's physical structure and architectural history. The second document by heritage consultants Letourneau Heritage Consulting Inc. provides a cultural heritage assessment of the property based on the town's terms of reference for a Heritage Impact Assessment.

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Both documents conclude that, based on Ontario Regulation 9/06, the property does not merit designation under s.29, Part IV of the *Ontario Heritage Act*. More details of the evaluation based on Ontario Regulation 9/06 are provided below.

The assessment of the building's design or physical value concludes that the c.1917 vernacular structure was built and designed using common materials and methods. The design was likely copied from a pattern book and the house is not considered to be rare or unique, and is not a good representative example of Edwardian style. The house does not display a high degree of craftsmanship or artistic merit, or a high degree of technical or scientific achievement.

In terms of historic/associative value, the property is associated with Albert Ford who built the house. No information on Ford was found to indicate that he was a significant figure in the community. The property does not appear to have any potential to yield information that contributes to the understanding of the community. Finally, the property does not demonstrate nor does it reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to this community.

Contextually, the property was not found to be important in defining, maintaining or supporting the character of the area. The house does not have features that make it stand out within the community and is therefore not considered to be a landmark.

CONCLUSION:

Based on staff's review of the two heritage assessment documents for the property, the property at 110 Chisholm Street does not merit designation under section 29, Part IV of the *Ontario Heritage Act*.

Staff recommend that the owner allow for the salvaging of architectural elements of the building where there is interest, specifically the lake stone foundation material. It has become a standard practice to include salvaging as a condition as it allows for the retention and re-use of these features and keeps these items from going to the landfill.

A separate staff report on this matter was presented to the Heritage Oakville Advisory Committee on December 15, 2021. The Committee supported staff's recommendation to remove the property 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

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

APPENDICES:

Appendix A – Location Map

Appendix B – Heritage Assessment Report by Tom Murison

Appendix C – Heritage Impact Assessment by Letourneau Heritage Consulting Inc.

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