

REPORT

Heritage Impact Assessment 110 Chisholm Street, Oakville, Ontario



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EXECUTIVE SUMMARY

Letourneau Heritage Consulting Inc. (**LHC**) has been retained by Hicks Design Studio Inc. to undertake a Heritage Impact Assessment (**HIA**) for 110 Chisholm Street (**the Subject Property**) in the Town of Oakville (**the Town**). The Subject Property is currently *listed* as a Non-Designated property on the Town of Oakville's Municipal Heritage Register under Section 27 of the *Ontario Heritage Act* (**OHA**).

This HIA was prepared as part of a due diligence and planning process for the future of the Subject Property, in order to fully understand heritage planning constraints. It was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the Town of Oakville's 2011 *Heritage Impact Assessment for a Built Heritage Resource*. This study outlines the applicable local and provincial planning and policy framework and identifies work that may be required in future phases of development to identify and mitigate potential negative impacts on cultural heritage value or interest (CHVI) of the Subject Property and adjacent properties.

A site visit was undertaken by Colin Yu on 17 September 2020. The primary objective of the site visit was to document and gain an understanding of the Subject Property and its surrounding context. The site visit included a documentation of the surrounding area, exterior, and interior views of the structure. Access to the interior was granted by the owner, Douglas Barker.

It is the professional opinion of the LHC, that the Subject Property does not meet the criteria outlined in Ontario Regulation 9/06 (**O. Reg. 9/06**) and does not warrant designation under Part IV of the OHA.

LHC undertook a preliminary impact assessment of possible options for the property based on current zoning: 1) retention of the extant building; 2) retention with an addition; or, 3) demolition and construction of a new two- to four-storey building.

Based on the results of the evaluation of the CHVI of the Subject Property, no negative impacts have been identified for the Subject Property with respect to any of the options.

At the time of writing, no development concept has been prepared for the Subject Property. As such, LHC is unable to evaluate specific potential direct or indirect impacts of any new development of the property on the following adjacent heritage properties:

- 114 Chisholm Street;
- 37 Lakeshore Road West; and,
- 104-108 Chisholm Street and 31-35 Lakeshore Road West.

Should new development on the Subject Property be proposed at a future date, LHC recommends the following:

- An updated HIA be prepared to assess potential indirect impacts of the proposed development on adjacent properties of cultural heritage value or interest. It is recommended that this HIA be initiated early in the design process, in order to

inform the design and to allow for changes to avoid or mitigate potential adverse impacts.

- A Temporary Protection Plan may be required to mitigate potential indirect and accidental impacts due to construction.

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1 INTRODUCTION

Letourneau Heritage Consulting Inc. (**LHC**) has been retained by Hicks Design Studio Inc. to undertake a Heritage Impact Assessment (**HIA**) for 110 Chisholm Street (**the Subject Property**) in the Town of Oakville (**the Town**). The Subject Property is currently *listed* as a non-designated property on the Town of Oakville's Municipal Heritage Register under Section 27 of the *Ontario Heritage Act* (**OHA**).

This HIA was prepared as part of a due diligence and planning process for the property. The objectives of this HIA are to: 1) evaluate the potential cultural heritage value of interest (**CHVI**) of the Subject Property; and, 2) to assess potential direct and indirect impacts of possible development of the property.

This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Toolkit* and the Town of Oakville's 2011 *Heritage Impact Assessment for a Built Heritage Resource*.

1.1 Report Limitations

The qualifications of the heritage consultants who authored this report are provided at the end of this report. All comments regarding the condition of the structure relate only to observed materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition-related issues.

It should be noted that, at the time of writing, not all historic information, aerial images, plans and maps were available for review due to COVID-19 restrictions. However, it is in the professional opinion of the author's that sufficient background material was found to reach a conclusion.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

2 STUDY APPROACH

This HIA follows a three-step approach to understanding and planning for cultural heritage resources:

- Understanding the heritage planning regulatory framework;
- Understanding the significance of any heritage resources (known and potential);
- Understanding the existing conditions of the property.

This is consistent with the recommended methodology outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries (**MHSTCI**)¹ within its 2006 publication *Heritage Property Evaluation*. The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation.² LHC augmented this approach with a policy analysis to outline the provincial and local policy contexts.

2.1 Legislative/Policy Review

The legislative and policy framework for this HIA is presented in Section 3, below.

2.2 Site Visit

A site visit was undertaken by Colin Yu on 17 September 2020. The primary objective of the site visit was to document and gain an understanding of the property and its surrounding context. The site visit included a documentation of the surrounding area, exterior, and interior views of the structure. Access to the interior was granted by the owner, Douglas Barker.

¹ Note, the original author of the publication was the Ministry of Tourism Sport and Culture (MTCS). The MTCS was the predecessor to the MHSTCI; which was renamed to the MHSTCI in 2019

² MTCS 2006. *Heritage Property Evaluation. A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities*. p19.

3 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the OHA, *The Planning Act*, and the *Provincial Policy Statement 2020 (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources and *The Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 *The Planning Act*, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.³

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *Provincial Policy Statement* which is issued under the authority of Part 1 (3) of the *Planning Act*.

3.1.2 *Provincial Policy Statement (2020)*

The *PPS* is issued under the authority of Section 3 of *The Planning Act* (1990) and provides further direction for municipalities regarding provincial requirements. The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic and social benefits. The *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

³ *Planning Act*, R.S.O. 1990, c. P.13, Part I (2, d).

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. According to Section 5 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁴

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of “cultural heritage value or interest.”

The subject property is listed on the Town’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) under Part IV Section 27 of the *OHA* as a property with “...potential cultural heritage value for its c.1916 Edwardian brick house with Arts & Crafts style influences.”⁵ As a listed property, no building or structure on the subject property may be demolished or removed without the property owner giving Council 60 days notice of their

⁴ *Planning Act*, R.S.O. 1990, c. P.13, Part I S. 5.

⁵ Town of Oakville. 2020. Register of Properties of Cultural Heritage Value or Interest (NOT Designated). Accessed from: <https://www.oakville.ca/assets/general%20-%20business/6%20-%20Section%20F-Jun20.pdf>

intentions. Council may then choose to designate the property under Part IV Section 29 of the *OHA* to provide further protection of identified cultural heritage attributes.

O. Reg. 9/06 identifies the criteria for determining CHVI under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI. The regulation has three criteria, each with three sub-criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.⁶

If a property has been determined to meet the criteria of *O. Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

Municipal council may choose to protect a property determined to be significant.

Amendments to the *OHA* have been announced by the Province under Bill 108: *More Homes, More Choices Act*, but have not been proclaimed. Currently, municipal council may choose to protect a property determined to be significant under the *OHA*. After Bill 108 is proclaimed, decisions will be appealable to the Local Planning Appeal Tribunal for adjudication (2019, schedule 11). However, at present, Council's decision is final.

3.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The subject property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)* which came into effect on 16 May 2019.

In Section 1.2.1 (Guiding Principles), the *Growth Plan* states that the policies of the Plan are based on key principles. This includes the following:

⁶ Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest*.

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁷

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources” (38). It notes that this also contains important cultural heritage resources. As this Section states:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁸

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.⁹

3.1.5 The Greenbelt Plan (2017)

The *Greenbelt Plan* was introduced in 2005 and most recently updated in May 2017. It is the cornerstone of the *Growth Plan* and controls growth in areas with agricultural, ecological, and hydrological features. The vision for the *Greenbelt Plan* is to:

- Protect against the loss and fragmentation of the agricultural land base and support agriculture as the predominant land use;
- Give permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;
- Provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses; and
- Build resilience to and mitigate climate change.¹⁰

⁷ Province of Ontario. 2019. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. p.6.

⁸ Ibid. p. 39.

⁹ Ibid. p. 47.

¹⁰ Province of Ontario. 2017. *The Greenbelt Plan*. p. 4-5.

The Subject Property is indicated as “Settlement Areas Outside the Greenbelt” by Schedule 1 of the *Greenbelt Plan*. The Subject Property is therefore not subject to the Plan’s cultural heritage policies, which are restricted to lands designated “Protected Countryside.”

3.1.6 Provincial Planning Context Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *OHA* and regulations establish processes for identification and evaluation of heritage resources.

3.2 Regional Planning Context: Halton Region

3.2.1 Halton Region Official Plan (1994 [2018])

The *Halton Region Official Plan (ROP)* was adopted by Council on 30 March 1994 through By-law 49-94 and approved with modification by the Ministry of Municipal Affairs and Housing on 27 November 1995. The ROP was most recently consolidated on 19 June 2018 and is currently undergoing review with an updated ROP expected in 2020. The ROP’s purpose is to guide physical development in the region and clarify the Region’s services and responsibilities under provincial legislation. The Region’s planning vision includes growth which is sensitive to cultural heritage resources.¹¹

Part IV Healthy Communities Policies addresses Cultural Heritage Resource policies which are guided by the objectives to “...promote awareness and appreciation of Halton’s heritage. [and] To promote and facilitate public and private stewardship of Halton’s heritage.”¹² Relevant policies include:

167(3) Require that *development* proposals on adjacent *lands* to protected *Cultural Heritage Resources*:

- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area’s character and existing buildings in mass, height, setback and architectural details; and
- c) express the *Cultural Heritage Resources* in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

167(5) Encourage the Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

¹¹ Regional Municipality of Halton. 1994 [2018]. *Halton Region Official Plan*. p.6. Accessed from: [https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-\(ROP\)-\(1\)](https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1))

¹² Ibid. Policy 166.

3.2.2 Regional Planning Context Summary

The Region has acknowledged the identification and conservation of cultural heritage resources as important processes. Further, the Region has identified the need for cultural heritage resource evaluations.

3.3 Local Planning Context: Town of Oakville

3.3.1 *Livable Oakville: Town of Oakville Official Plan (2009 [2018])*

The *Livable Oakville: Town of Oakville Official Plan (OP)* was approved by Council on 22 June 2009 through By-law 2009-112 and approved with modifications by the Region on 30 November 2009. The OP was most recently consolidated on 28 August 2018. The OP is currently undergoing review.

The OP's goal is to guide land use and growth until 2031. The OP's guiding principles include the preservation, enhancement, and protection of "...distinct character, cultural heritage, living environment, and sense of community of neighbourhoods" in the Town.¹³

Part C: Making Oakville Livable (General Policies) includes Cultural Heritage policies under Section 5. Regarding cultural heritage recourses, the OP states that:

Conservation of *cultural heritage resources* forms an integral part of the Town's planning and decision making. Oakville's *cultural heritage resources* shall be *conserved* so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.¹⁴

Concerning the conservation of cultural heritage resources, the OP includes the following relevant policies:

5.2 Cultural Heritage Resources

5.2.1 To *conserve cultural heritage resources* in accordance with applicable legislation and recognized heritage protocols, the Town:

d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of *cultural heritage resources* or changes to their heritage status;

5.3 Heritage Conservation

5.3.1 The Town shall encourage the conservation of *cultural heritage resources* identified on the register and their integration into new *development* proposals through the approval process and other appropriate mechanisms.

5.3.2 A *cultural heritage resource* should be evaluated to determine its cultural heritage values and *heritage attributes* prior to the preparation of a heritage impact assessment of a proposed *development* on the *cultural heritage resource*.

¹³ Town of Oakville. 2009 [2018]. *Livable Oakville: Town of Oakville Official Plan*. B-1. Accessed from <https://www.oakville.ca/townhall/livable-oakville-official-plan.html>

¹⁴ Ibid. S.5.

5.3.5 The Town should require a heritage impact assessment where *development* or redevelopment is proposed:

- a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;
 - b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District;
 - c) within, adjacent to, or in the immediate vicinity of, a *cultural heritage landscape*;
- or,
- d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.

5.3.6 The Town may impose, as a condition of any *development* approvals, the implementation of appropriate measures to ensure the conservation of any affected *cultural heritage resources*, and where appropriate, their integration into new *development*.

5.3.7 Where the Town is considering a proposal to alter, remove, or demolish a *cultural heritage resource* that is protected or registered under the *Ontario Heritage Act*, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:

- a) how the proposal affects the *heritage attributes* and the cultural heritage value and interest of the *cultural heritage resource*; and,
- b) options that reduce, minimize or eliminate impacts to the *cultural heritage resource*.

5.5 Retention of Heritage Resources On-site or Relocation

5.5.1 All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of *built heritage resources* shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.

The subject property is indicated as Low Density Residential in the Kerr Village Growth Area in Schedule O1 (Figure 4). Kerr Village is to be revitalized as a business district and cultural area through intensification, new development, and redevelopment. Kerr Village policies relevant to the subject property include the following:

23.5.6 Built Form

- a) *Development* within the Mixed Use designations south of Speers Road that does not have direct frontage on Kerr Street is encouraged to consolidate with lots that front onto Kerr Street to ensure comprehensive *development*.
- b) Buildings greater than three storeys in height, on lands immediately adjacent to lands designated Residential Low Density, shall be stepped back above the third storey.¹⁵

¹⁵ Ibid. S. 23.5.6

3.3.2 Town of Oakville Zoning By-law 2014-014

Zoning By-law 2014-014 (**Zoning By-law**) was partially deemed in force by the Ontario Municipal Board on 23 February 2015 and was passed by Council on 25 February 2015. The Zoning By-law was most recently consolidated on 10 February 2020. Areas under appeal are indicated in the Zoning By-law.

The Zoning By-law includes Section 8.5: Built Heritage Resources Exception which exempts built heritage resources, listed or designated, from the regulations in Table 2 and the location of functional services.¹⁶ However, it notes that:

“New buildings or additions to existing buildings on lots taking advantage of Section 8.5 would be subject to the regulations for the applicable zone.”¹⁷

The subject property is indicated as Central Business District under Mixed Use Zones (Figure 3).¹⁸ The following uses and regulations are permitted within this zone:

Table 1: Permitted Uses in the Central Business District ¹⁹

Permitted Uses in the Central Business District	
Accessory dwelling	Apartment dwelling
Art gallery	Bed and breakfast establishment
Business office	Commercial parking area
Commercial school	Community centre
Conservation use	Day care
Detached dwelling	Dormitory
Dry cleaning depot	Dry cleaning/laundry establishment
Emergency service facility	Emergency shelter
Financial institution	Food bank
Food production	Funeral home
Home Occupation	Hotel
Library	Live-work dwelling
Long term care facility	Medical office
Museum	Outside display and sales area

¹⁶ Town of Oakville. 2015 [2020]. Zoning By-law 2014-014. S. 8.5

¹⁷ Ibid. S. 8.5

¹⁸ Town of Oakville. Zoning. Accessed from: <https://maps.oakville.ca/gxmaps/?map=map05>

¹⁹ Town of Oakville. 2015 [2020]. Zoning By-law 2014-014. Table 8.2 Permitted Uses in the Mixed Use Zones.

Permitted Uses in the Central Business District	
Park, public	Pet care establishment
Place of entertainment	Place of worship
Post-secondary school	Private home day care
Public hall	Rental establishment
Restaurant	Retail store
Retirement home	School, private
School, public	Semi-detached dwelling
Service commercial establishment	Short-term accommodation
Sports facility	Stormwater management facility
Taxi dispatch	Townhouse dwelling
Veterinary clinic	

Table 2: Regulations in the Central Business District ²⁰

Regulation	Commercial Business District Details
Minimum front yard	0.0 m
Maximum front yard	3.0 m
Minimum flankage yard	0.0 m
Maximum flankage yard	3.0 m
Minimum interior side yard	0.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	3.0 m
Minimum rear yard	0.0 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	3.0 m
Minimum number of storeys	2
Maximum number of storeys	4
Minimum first storey height	4.5 m

²⁰ Ibid. Table 8.3.1 Regulations in the Mixed Use Zones.

Regulation	Commercial Business District Details
Minimum height	7.5 m
Maximum height	15.0 m

3.3.3 *Livable by Design: Urban Design Manual (2019)*

Livable by Design: Urban Design Manual (Urban Design Manual) was endorsed by Council on 12 May 2014 and updated 2 December 2019. The Urban Design Manual stems from the OP's commitment to quality urban design and a diverse urban form. Its purpose is to:

- visually articulate the design objectives of the Town's Official Plan
- set clear expectations for preferred design and development outcomes that achieve functional and attractive design
- establish an assessment framework for the review of development proposals
- provide guiding design principles and urban design direction for the creation of detailed design documents.²¹

One of the Urban Design Manual's design principals is Legacy, which is facilitates:

"greater compatibility between old and new elements, strengthens community identity, celebrates the Town's cultural and natural assets, and inspires new development to become an asset for future generations".²²

The Urban Design Manual area specific guidelines do not apply to the Subject Property, but any potential development would be beholden to its general design guidelines.

3.3.4 *Town of Oakville Notice of Intention to Demolish Submission Requirements*

Although, it should be stressed that there are currently no plans to demolish the structure located at 110 Chisholm Street, the most common mechanism of removal from the Register is through a Notice of Intention to Demolish. Town minutes from 2020 to 2017 were reviewed for comparable properties removed from the Register due to a Notice of Intention to Demolish, nine were found and be viewed in Table 7. Most often these removals came with the requirement that "...prior to demolition, the property owners allow for the salvage of historic materials from the house".²³

The process for removing a property from the heritage register is outlined in the Town's *Notice of Intention to Demolish Submission Requirements*. An HIA, a scaled site plan and elevations, and a complete title search of the property, along with any other information required by the Town before the Notice is submitted. Pre-consultation is then completed with the Town and any

²¹ Town of Oakville. 2014 [2019]. *Livable by Design: Urban Design Manual*. p.2. Accessed from: <https://www.oakville.ca/assets/2011%20planning/LivDesignManual-v2-1.pdf>

²² Ibid. p.6.

²³ Town of Oakville. 2018. Town of Oakville Council Minutes April 16, 2018.

required information is submitted to Heritage Planning staff along with the Notice. Once the submission is deemed complete by the Town, Council then has 60 days to deal with the notice for a listed property.

The Town's *Notice of Intention to Demolish Submission Requirements* then elaborates on the Review and Final Decision stage:

1. Heritage Planning staff prepares a report to be presented to the Heritage Oakville Committee.
2. The Heritage Oakville Committee reviews the notice of intention to demolish at their meeting and makes a recommendation to Council. The owner may attend the meeting and speak to the Committee regarding the submission.
3. Heritage Planning staff prepares a report to be presented to the Planning and Development Council.
4. Planning and Development Council reviews the notice of intention to demolish at their meeting and makes a final decision on the matter. The owner may attend the meeting and speak to Council regarding the submission.
5. For listed properties:
 - a) If Council proceeds to designate the property under the *Ontario Heritage Act*, notice will be given to the owner and the Ontario Heritage Trust and published in the local newspaper. A person who objects to a proposed designation has 30 days, upon the newspaper publication, to provide notice of their objection to the Town Clerk. The matter is then referred for a hearing before the Conservation Review Board who will provide a report with a recommendation to Council. Council then issues a final decision on the matter.
 - b) If Council does not proceed to designate the property, once the 60 day timeline has expired, the property will be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.²⁴

3.3.5 Town of Oakville Development Application Guidelines Heritage Impact Assessment for a Built Heritage Resource

The Town has developed guidelines for HIA's produced for properties within the Town. The HIA Guidelines require an HIA for a development or redevelopment of a property proposed:

- on, adjacent to, or in the immediate vicinity of, an individually designated historic property;
- within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District; or
- on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.²⁵

The HIA Guidelines require the HIA to contain, but is not limited to, the following:

²⁴ Town of Oakville. n.d. *Notice of Intention to Demolish Submission Requirements*. Accessed from: <https://www.oakville.ca/assets/general%20-%20business/subreqtsdemo.pdf>

²⁵ Town of Oakville. 2011. *Town of Oakville Development Application Guidelines Heritage Impact Assessment for a Built Heritage Resource*. p.1. Accessed from: <https://www.oakville.ca/assets/2011%20planning/HIA%20for%20built%20heritage%20resource.pdf>

Introduction to the Property (provided in Section 4)

- a location plan and current site plan of the property/properties
- a written description of the property, its location and surroundings, including the heritage status of the development site and adjacent properties
- a written description of the heritage attributes of the site, including any significant features, buildings, landscapes and vistas

Research and Analysis (provided in Section 5)

- a comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence
- a chronological history of the development of any structures, such as additions, removals, conversions, etc.
- an evaluation of the cultural heritage significance of the site in terms of its history, architecture and local context
- the reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc.

Statement of Cultural Heritage Value or Interest (provided in Section 7)

- a statement of cultural heritage value or interest and description of heritage attributes of the cultural heritage resource(s), in accordance with provincial legislation Ontario Regulation 9/06
- this statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions
- this statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site

Assessment of Existing Conditions (provided in Section 6)

- a comprehensive written description of the physical condition of the structures on the site, including their exterior and interior current photographs of the property, including:
 - views of the area surrounding the property to show it in context with adjacent properties
 - exterior views of each elevation of each building
 - views of the property including all significant landscape features
 - interior views of each room in each building
 - close-up views of all significant interior heritage features

Description of the Proposed Development (provided in Section 8)

- a written description of the development proposal
- a conceptual site plan and conceptual drawings of all building elevations

- description and drawings should note which heritage attribute(s) are considered for retention and which are considered for removal or alteration

Impact of Development on Heritage Attributes (provided in Section 9)

- a discussion of the potential impacts the proposal may have on the site's heritage attributes
- negative impacts on cultural heritage resources may include:
 - destruction of any, or part of any, significant heritage attribute
 - alteration that is not sympathetic to the heritage attribute
 - shadows created by new development that alter the appearance of or change the viability of a heritage attribute
 - isolation of a heritage attribute from its surrounding environment, context or significant relationship
 - direct or indirect obstruction of significant views or vistas
 - a change in land use which negates the property's cultural heritage value
 - land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource

Considered Mitigation and Conservation Strategies (provided in Section 10

Error!
Reference source not found.)

- an assessment of alternative options, mitigation measures and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s)
- alternatives and strategies should have consideration for relevant cultural heritage policies (Provincial Policy Statement; Official Plan; Heritage Conservation District Plan, Designation By-law, if applicable)
- recommendations for additional studies to be undertaken related to, but not limited to: restoration specifics, design guidelines, interpretation and commemoration, lighting, signage, landscaping, structural analysis, additional written and photo documentation prior to demolition, long-term maintenance plan

Appendices (provided in Appendices)

- a list of primary and secondary sources consulted
- a summary of the author's qualifications

The HIA must be prepared by qualified heritage professionals (**qualifications provided in Section 14**) and will be submitted in hard copy (2 copies) and in PDF format. The HIA Guidelines also expect the HIA to be consistent with the following heritage conservation standards.

Standards and Guidelines for Conservation of Provincial Heritage Properties

The *Standards and Guidelines for Conservation of Provincial Heritage Properties (Provincial S&G)* outlines best practice guidance for heritage conservation of provincial heritage properties. It provides an overview to the role of provincial ministries in heritage conservation. The *Provincial S&G* is guided by the following principles:

Accountability and Transparency

Decisions about provincial heritage properties will be made in an open, accountable way, taking into account the views of interested persons and communities.

Identification and Evaluation

Provincial heritage properties will be identified and evaluated based on research and documentary evidence.

Continuing Care

Sustaining the cultural heritage value of provincial heritage properties for long term benefit will be achieved most effectively by preventing deterioration through regular, on-going care.

Impact Assessment

Assessment of the impact of proposed activities on the cultural heritage value and the heritage attributes of provincial heritage properties will inform the decisions that may affect them.

Use and Reuse

Provincial heritage properties in active use by ministries and public bodies will continue to be used, or will be adaptively re-used, but uses that threaten a property's cultural heritage value will be avoided. Where no use of a property is possible, appropriate, timely disposal will take place.²⁶

The *Provincial S&G* is a useful reference, but does not apply to municipal heritage properties.

Eight Guiding Principles in the Conservation of Built Heritage Properties

The *Eight Guiding Principles in the Conservation of Built Heritage Properties (Eight Principles)* (1997²⁷) was developed as a tool to guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning “good practice” in heritage conservation:

- 1) **Respect for documentary evidence:** do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.

²⁶ Ministry of Tourism and Culture. 2010. *Standards and Guidelines for Conservation of Provincial Heritage Properties*. p. 4. Accessed from:

http://www.mtc.gov.on.ca/en/publications/Standards_Consevation.pdf

²⁷ The 2007 version has been referenced in this HIA.

- 2) **Respect for the original location:** do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably.
- 3) **Respect for historic materials:** repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
- 4) **Respect for original fabric:** repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- 5) **Respect for the building's history:** do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
- 6) **Reversibility:** alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- 7) **Legibility:** new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- 8) **Maintenance:** with continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.²⁸

Eight Principles should be used to inform design and planning decisions for this project and are considered in mitigation strategies for the project.

Heritage Conservation Principles for Land Use Planning

The *Heritage Conservation Principles for Land Use Planning (the Heritage Land Use Principles)* (2007), was compiled as a tool to ensure that municipal planning decisions are consistent with the *PPS*. The *Heritage Land Use Principles* articulate several elements to consider in the conservation of heritage resources. These include:

- Timeliness;
- Value/significance;
- Inclusiveness;
- Respect for context;
- Retention;
- Caution; and
- Public Benefit.²⁹

In general, the *Heritage Land Use Principles* emphasize what can be described as inclusive heritage conservation in the planning and decision-making process. This is based on the value

²⁸ Ministry of Culture. *Eight Guiding Principles in the Conservation of Built Heritage Properties*. Info Sheet #8. 2007. Accessed from:

http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

²⁹ Ministry of Culture. *Heritage Conservation Principles for Land Use Planning*. 2007. Accessed from:

http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf

or significance of the heritage resource, as defined by the community and based in research and evaluation. Approaches to heritage conservation planning should be sustainable, minimizing long-term impacts on social, cultural, economic, and physical aspects of heritage resources, as well as encourage the preservation of context and the retention of heritage resources.

The Heritage Land Use Principles emphasize using what is “good practice” and ensuring the public benefit of heritage resources. *The Heritage Land Use Principles* also recognize that some heritage resources are unable to be retained and therefore other options should be considered.

Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation

The Ontario Heritage Foundation’s *Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation (Well-Preserved)* (2003) serves as a guide to heritage conservation principles and practice in terms of architectural building conservation. It covers four sections:

"The inheritance" looks at the material heritage of building and environment built up in Ontario over the past two centuries and more...

"Careful conservation" defines the terms and principles governing conservation of buildings and their environments...

"Good practice" is filled with practical applications for these conservation principles on the job...

"Ways and means" surveys the human and material resources available to promote and guide heritage conservation...³⁰

Standards and Guidelines for the Conservation of Historic Places in Canada

The S&G outlines best practice guidance for heritage conservation of National Historic Sites of Canada. It provides an overview to the conservation decision-making process; conservation treatments; standards for appropriate conservation, and guidelines for conservation. In the context of the S&Gs, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

³⁰ Fram, M. 2003. *Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation*. 3rd Ed. Ontario Heritage Foundation. p.4. Accessed from: <https://www.heritagetrust.on.ca/en/pages/publications/well-preserved>

- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.³¹

The S&G have been considered for the considered mitigation and conservation strategies for this HIA.

Appleton Charter for the Protection and Enhancement of the Built Environment

The Appleton Charter was adopted in Canada in 1983 and outlines principles for the conservation of built heritage resources. The Appleton Charter describes scales of intervention (maintenance, stabilization, addition, and removal) and levels of intervention (preservation, period restoration, rehabilitation, period reconstruction, and redevelopment).³² These interventions consider cultural significance and the appropriate use of the resource.

International Charter for the Conservation and Restoration of Monuments and Sites

The International Charter for the Conservation and Restoration of Monuments and Sites (**the Venice Charter**) was created in 1964 as an international framework for built heritage conservation. The Venice Charter is concerned with monumental heritage resources and only support reconstruction and removal in the most exception circumstances.³³

3.3.6 Local Planning Context Summary

The Town has acknowledged the identification and conservation of cultural heritage resources as important processes and developed HIA guidelines. Further, the subject property is subject to the policies of the Kerr Village Growth Area.

³¹ Canada's Historic Places. 2010. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2nd Ed. Accessed from: <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

³² ICOMOS Canada. 1983. Appleton Charter for the Protection and Enhancement of the Built Environment. Accessed from: <https://www.icomos.org/charters/appleton.pdf>

³³ ICOMOS. 1964. International Charter for the Conservation and Restoration of Monuments and Sites. Accessed from: https://www.icomos.org/charters/venice_e.pdf

4 INTRODUCTION TO THE PROPERTY

4.1 Property Location

The Subject Property known municipally as 110 Chisholm Street is located on a rectangular parcel of land approximately 421 square metres, described as Part of Lot 15, Concession 3, South of Dundas Street, historic Trafalgar Township, in the Town of Oakville. (Figure 1). The Subject Property is located between Lakeshore Road West and John Street, on the west side of Chisholm Street (Figure 2).

The Subject Property is zoned as Central Business District (**CBD**) in the Town of Oakville's By-law 2014-014 (Figure 3) and as Low Density Residential (**LDR**) in Schedule O1 Kerr Village Land Use (Figure 4).

As the Subject Property is in the CBD, any development proposals would be subject to the following OP policies:

- "Uses in the Central Business District may include a range of retail and service commercial uses, including restaurants, appropriate to a main street, pedestrian oriented function. Offices, hotels and convention centres, entertainment and recreation uses and similar functions may also be permitted. Residential uses may also be permitted and are encouraged in forms and at locations that support the primary function of the area."³⁴
- Buildings in the CBD must be between a minimum of two-storeys and a maximum of four-storeys.
- Drive-through faculties will require an Official Plan and Zoning By-law amendment and will be judged based on its justification, complements the development context, conforms with urban design policies, and does not change the character of the area.
- Commercial uses within the CBD are exempt from parking requirements. If included in the development, parking will be located in central parking lots with adequate landscaping.
- Existing residential uses should be given maximum privacy from commercial uses in their development and function.
- Motor vehicle uses (i.e. sales and services) are not permitted.
- Special housing, home occupation, and bed and breakfast establishments are permitted in addition to those listed permitted uses above.

As the Subject Property is additionally indicated as LDR, any development proposals would be subject to the following OP policies:

- "The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes."³⁵

³⁴ *Livable Oakville Official Plan*. 13.2.1

³⁵ *Ibid*. 11.2.1.

- Buildings in the LDR can be a maximum height of 10.5 metres³⁶
- Development on private roads is discouraged.
- Maximum density is 29 dwelling units per site hectare.
- “The conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9.”³⁷
- “Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:
 - a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
 - b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
 - c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.
 - d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
 - e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
 - f) Surface parking shall be minimized on the site.
 - g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
 - h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
 - i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
 - j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
 - k) The transportation system should adequately accommodate anticipated traffic volumes.
 - l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.”³⁸

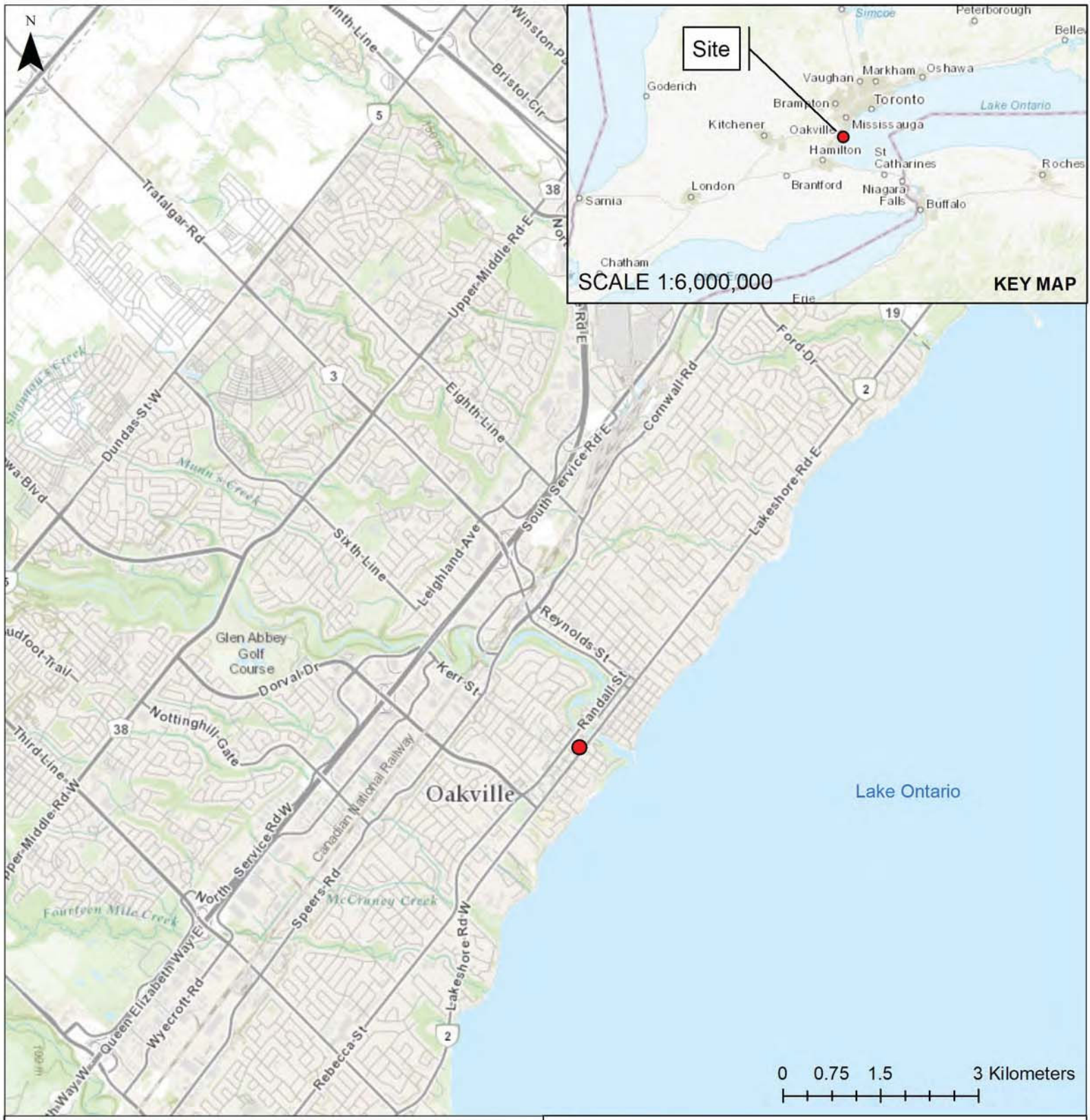
4.2 Present Owner

The Subject Property is currently owned by Douglas Barker.

³⁶ Zoning By-law 2014-014. Table 6.3.1

³⁷ Ibid. 11.1.8

³⁸ Ibid. 11.1.9



Legend

● Subject Property

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CLIENT Hicks Design Studio Inc.		
PROJECT Heritage Impact Assessment		
110 Chrisolm Street, Oakville, Ontario		
TITLE Location of Subject Property		
<div>CONSULTANT</div> <div> LHC Landscape Heritage Consulting Inc.</div>	YYYY-MM-DD	2020-09-22
	DESIGNED	----
	PREPARED	JG
	REVIEWED	
APPROVED		
PROJECT NO. LHC0225		FIGURE: 1



Legend



Subject Property

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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CLIENT

Hicks Design Studio Inc.

PROJECT

Heritage Impact Assessment

110 Chrisholm Street, Oakville, Ontario

TITLE

Current Conditions of Subject Property

CONSULTANT



YYYY-MM-DD

2020-09-22

DESIGNED

PREPARED

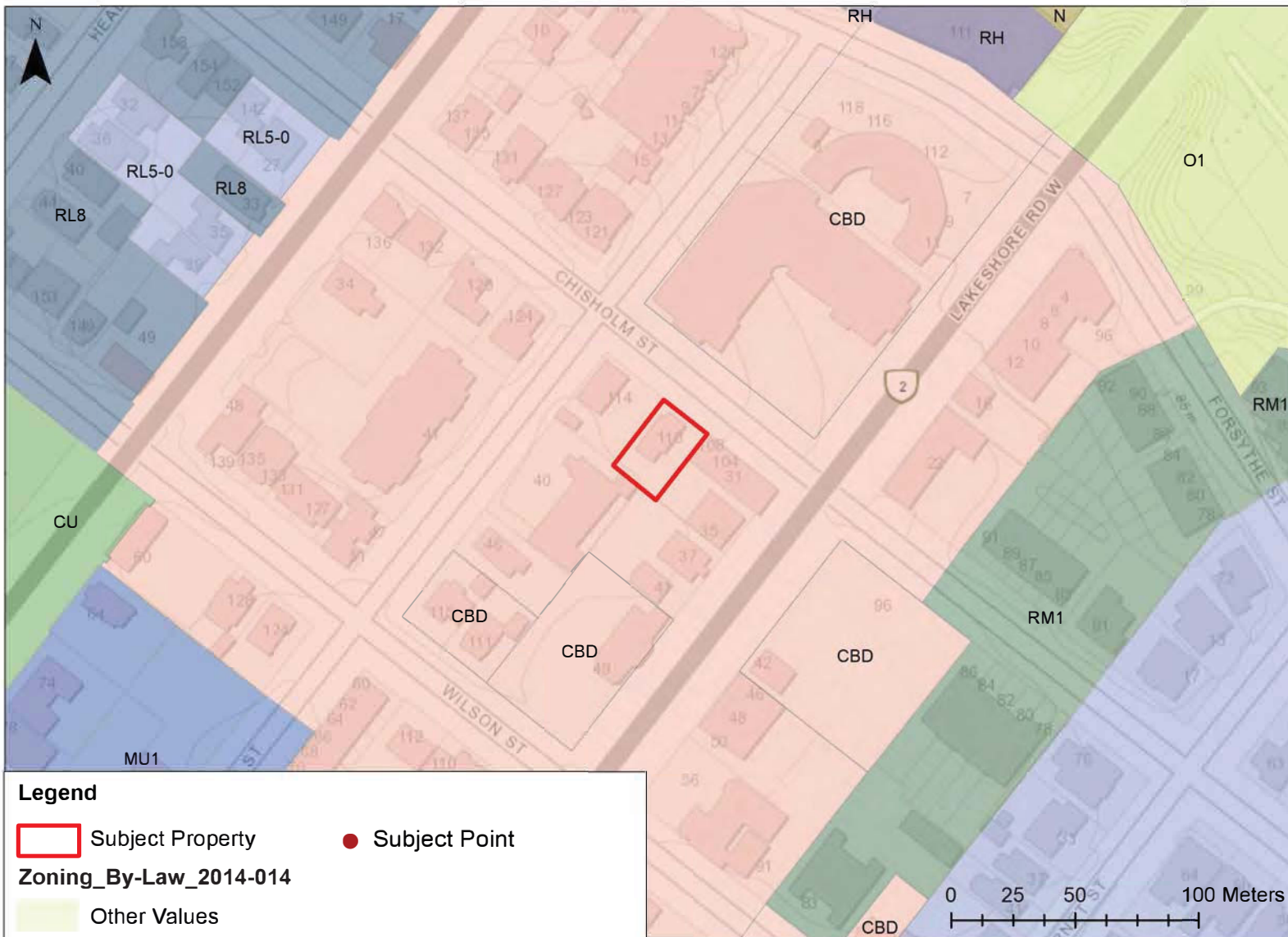
JG

REVIEWED

APPROVED

PROJECT NO.
LHC0225

FIGURE: 2



Legend

Subject Property ● Subject Point

Zoning_By-Law_2014-014

Other Values

ZONE

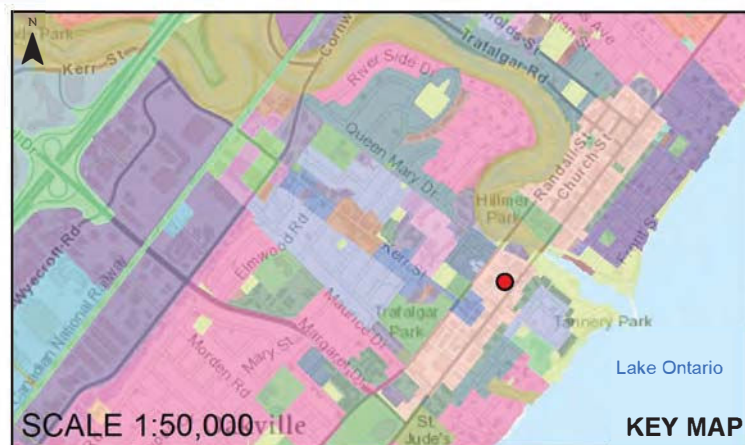
 C1	 I	 RL1	 RL6
 C2	 MTC	 RL1-0	 RL7
 C3	 MTE	 RL10	 RL7-0
 C4	 MU1	 RL10-0	 RL8
 CBD	 MU2	 RL11	 RL8-0
 CEM	 MU3	 RL2	 RL9
 CU	 MU4	 RL2-0	 RM1
 E1	 N	 RL3	 RM2
 E2	 O1	 RL3-0	 RM3
 E3	 O2	 RL4	 RM4
 E4	 PB1	 RL4-0	 RUC
 ED	 PB2	 RL5	 SMF
 GB	 RH	 RL5-0	 U

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
2. Zoning By-Law 2014-014, Oakville: Open Data Portal. Available: Town of Oakville online at <https://portal-explorer.oakville.on.ca/open-data-portal/>.
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CLIENT

Hicks Design Studio Inc.

PROJECT

Heritage Impact Assessment

110 Chrisholm Street, Oakville, Ontario

TITLE

City of Oakville Zoning

CONSULTANT



YYYY-MM-DD

2020-09-30

DESIGNED

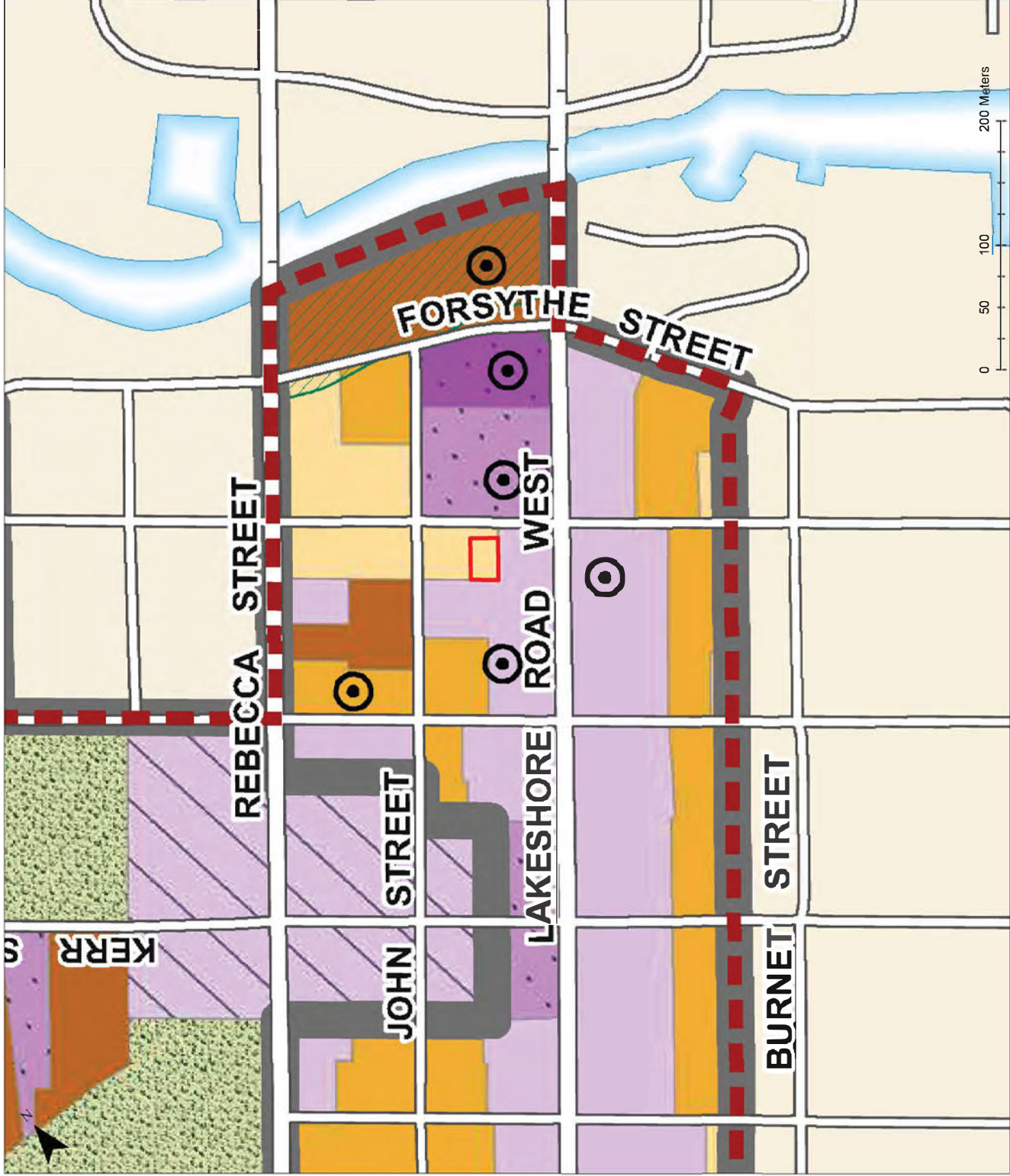
PREPARED

REVIEWED

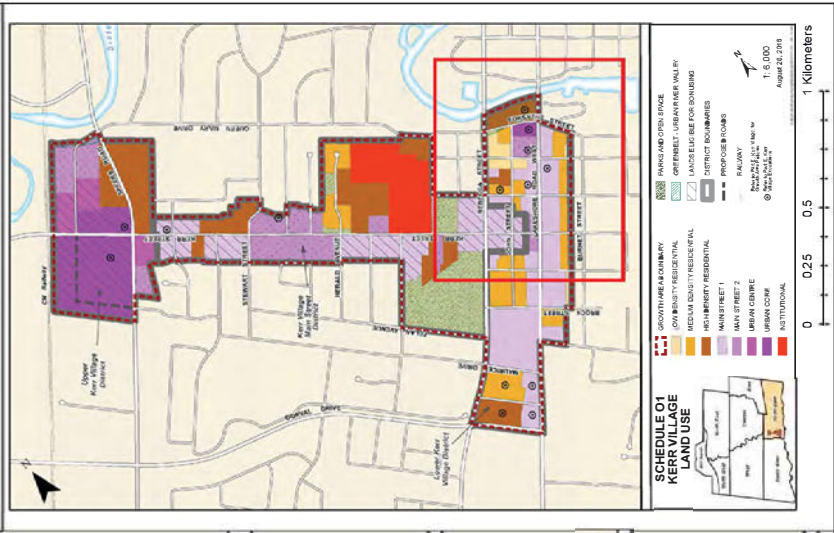
APPROVED

PROJECT NO.
LHC0225

FIGURE: 3



CLIENT	Hicks Design Studio Inc.
PROJECT	Heritage Impact Assessment
110 Christolm Street, Oakville, Ontario	
TITLE	Schedule 1 Kerr Village Land Use Map Showing the Subject Property
Legend	
	Subject Property
NOTES	1. All locations are approximate.
REFERENCES	1. Town of Oakville, Schedule Of Kerr Village Land Use Scale 1:6,000, Growth Area Schedules, L1 - O2, page 7 Oakville, 2018. Retrieved from https://www.oakville.ca/townhall/caville-oakville-official-plan.html Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.
CONSULTANT	YTVV MMLDD
DESIGNED	2020-09-30
PREPARED	JG
REVIEWED	
APPROVED	
PROJECT NO.	LH03225
FIGURE	4



**SCHEDULE 01
KERR VILLAGE
LAND USE**

	GROWTH AREA BOUNDARY		PARKS AND OPEN SPACE
	LOW DENSITY RESIDENTIAL		OFFICE/RETAIL/COMMERCIAL
	MEDIUM DENSITY RESIDENTIAL		LANDSLIDE RISK FOR DRAINAGE
	HIGH DENSITY RESIDENTIAL		DISTRICT BOUNDARIES
	MAIN STREET 1		PROPOSED ROADS
	MAIN STREET 2		RAILWAY
	URBAN CORE		BOUNDARY
	INSTITUTIONAL		BOUNDARY

Scale: 1:6,000
August 28, 2015

4.3 Property Description

The Subject Property is a rectangular property with one structure; a two-and-a-half-storey brick and shingle clad residence fronting Chisholm Street. The Subject Property has an asphalt-paved driveway off of the street, while the southern and western portions consist of a manicured lawn. The house has a relatively narrow setback from Chisholm Street. Located on the property are several shrubs and two larger trees in the rear.

4.4 Surrounding Context

Observed land use in the surrounding area is a mixture of residential and commercial properties. The majority of commercial structures are located along Lakeshore Road West (Figure 7). Structures in the area are generally one-and-a-half-to two-storeys in height, while apartment buildings, located east of Chisholm Street and north of John Street, exceed this height; being three to five storeys. Chisholm Street is a one-way street with three lanes of traffic (Figure 8 and Figure 9). Sidewalks and street lights are present on both side of the street.

Lakeshore Road West is an arterial road connecting Oakville to cities such as Toronto and Hamilton (Figure 10).

The Sixteen Mile Creek and Oakville Harbour, located to the east of the property, and Lake Ontario, to the south, are major natural features in the vicinity of the Subject Property.



Figure 5: Chisholm Street, looking northwest (CY 2020).



Figure 6: John Street, looking northeast (CY 2020).



Figure 7: John Street, looking southwest (CY 2020).

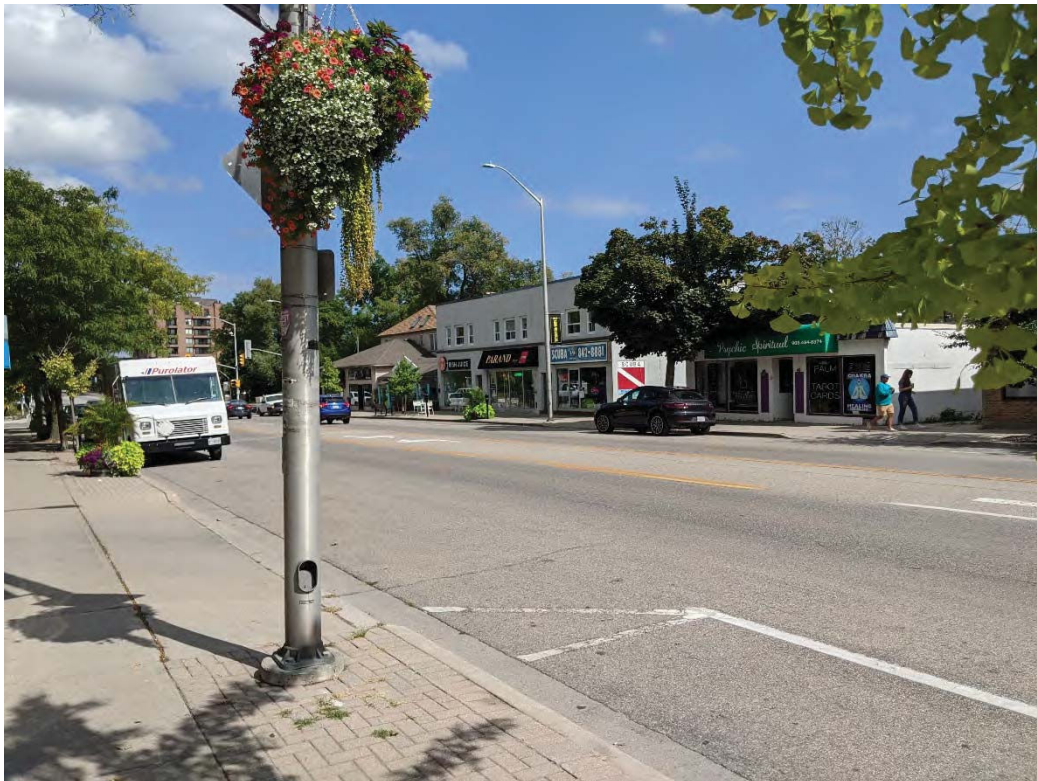



Figure 8: Lakeshore Road West, looking northeast (CY 2020).

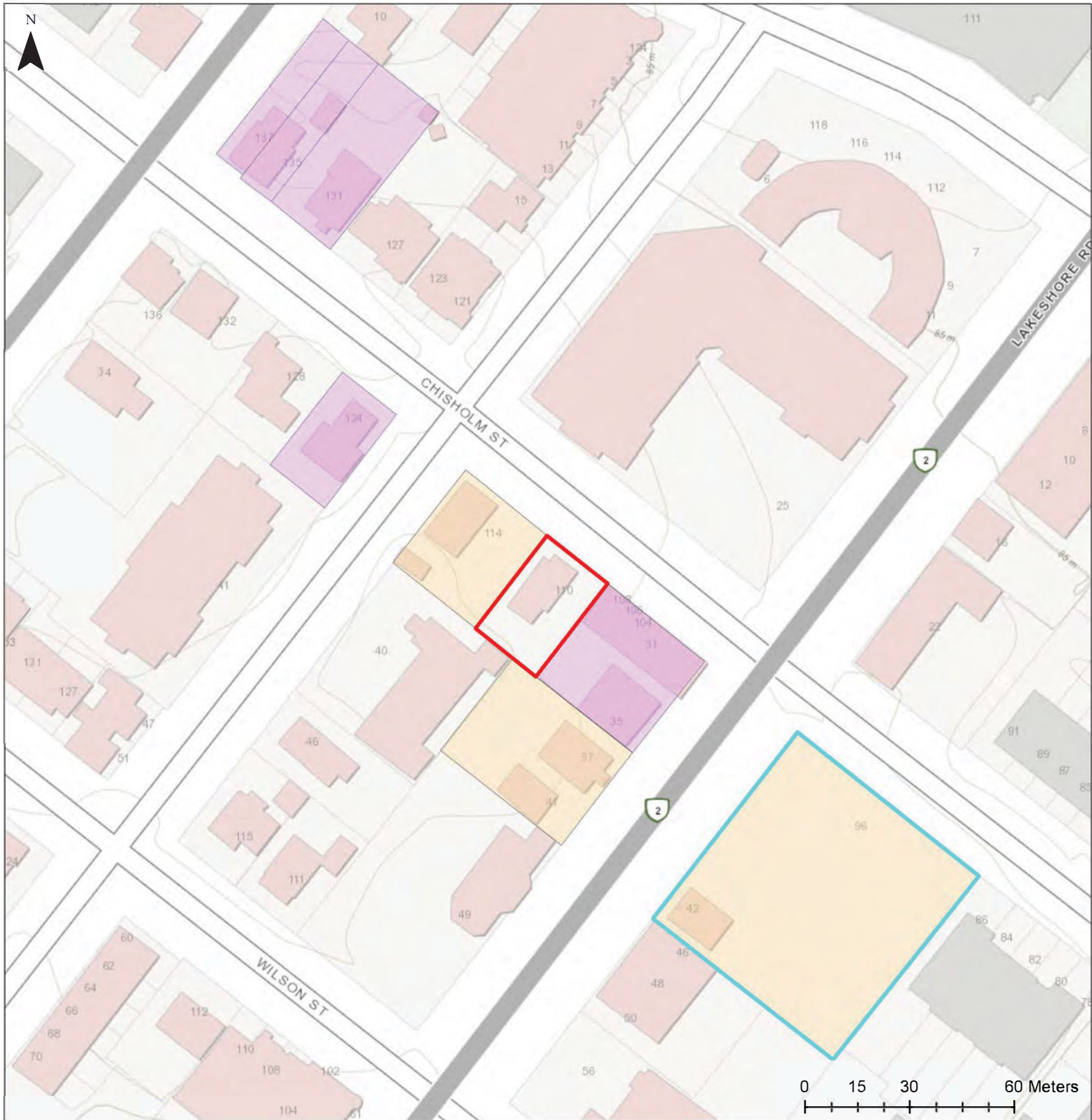
4.5 Adjacent Heritage Properties

The following table provides a list of adjacent heritage resources. All of the heritage designation By-Laws are included as Appendix A of this HIA (Figure 11).

Table 3: List of Heritage Adjacent Resources

Address	Heritage Recognition	Image
37 Lakeshore Road West	Part IV Section 29 of the OHA, By-Law 1992-100	 <p>Figure 9: 37 Lakeshore Road West (CY, 2020)</p>
114 Chisholm Street	Part IV Section 29 of the OHA, By-law 1988-250	 <p>Figure 10: 114 Chisholm Street (CY 2020)</p>
104, 106, 108 Chisholm Street and 31, 35 Lakeshore Road West ³⁹ Commercial block	<i>Listed on the Town of Oakville Heritage properties</i>	 <p>Figure 11: 104, 106, 108 Chisholm Street and 31, 35 Lakeshore Road West (CY 2020)</p>

³⁹ All five addresses are considered to belong on one property according to the Town of Oakville's Interactive Maps.



Legend

- Subject_Property
- Part IV Adjacent Heritage Properties
- Listed Adjacent Heritage Properties

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CLIENT

Hicks Design Studio Inc.

PROJECT

Heritage Impact Assessment

110 Chisholm Street, Oakville, Ontario

TITLE

Heritage Properties Adjacent to the Subject Property

CONSULTANT



YYYY-MM-DD

2020-09-30

DESIGNED

PREPARED

REVIEWED

APPROVED

JG

PROJECT NO.
LHC0225

FIGURE: 12

5 RESEARCH AND ANALYSIS

5.1 Early Indigenous History

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact habitation in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo, Archaic, and Woodland.

The cultural history of southern Ontario began—around 11,000 years ago—following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the modern sub-arctic and vegetation was dominated by spruce and pine forests. The earliest occupants of the province had distinctive stone tools and were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.⁴⁰

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.⁴¹

During the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern New York, Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fish hooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.⁴² The appearance of copper by the Middle Archaic is indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE–CE 500) and Late Woodland (500-1650 CE). During the Early and Middle

⁴⁰ Chris Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

⁴¹ Chris Ellis *et. al.*, “The Archaic,” in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

⁴² Norman Clermont, “The Archaic Occupation of the Ottawa Valley,” in Pilon ed., *La préhistoire de l’Outaouais/Ottawa Valley Prehistory*. Outaouais Historical Society. pp. 47-53. 1999: pp 47-49.

Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.⁴³

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agriculturally based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (1000–1300 CE); Middle Iroquoian (1300–1400 CE); and Late Iroquoian (1400–1650 CE). The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level.⁴⁴ By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies. The Late Woodland period (ca. 500-1650 CE) is marked by the establishment of large village sites, sometimes with dozens of longhouses and fortified with palisade walls. Agriculture increased during this period, as did regional warfare.

5.2 European Settlement

The earliest part of Trafalgar Township to be surveyed was Dundas Street, in 1793, which came to serve as an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton).⁴⁵ In 1797, the Mississaugas conveyed a tract of land just east of the North West Line, starting from Burlington Beach and comprising 2540 acres.⁴⁶ As land was desired for the second generation of United Empire Loyalists, the Mississauga lands on the north shore of the lake were attractive because of water access. On August 2, 1805, a treaty was signed with the Mississaugas ceding to the Crown a strip of land along the lake about six miles wide from the Etobicoke Creek to the North West Line, a distance of about 20 miles.⁴⁷ However, the Mississaugas reserved sole rights of fishery in the Credit River, and one mile on the flat or low grounds on each side of the Bronte (Twelve Mile) and Sixteen Mile creeks, the Etobicoke River, and the flat or low grounds of these riverine areas for camps, fishing and cultivation.⁴⁸

⁴³ Michael Spence *et. al.*, 1990 “Cultural Complexes of the Early and Middle Woodland Periods,” in *The Archaeology of Southern Ontario to A.D. 1650*. p125-169.

⁴⁴ William Fox, 1990. “The Middle Woodland to Late Woodland Transition,” in *The Archaeology of Southern Ontario to A.D. 1650*. p171-188 and David Smith, 1990. “Iroquoian Societies in Southern Ontario: Introduction and Historical Overview,” in *The Archaeology of Southern Ontario to A.D. 1650*. p279-290.

⁴⁵ Oakville Historical Society, *About Oakville History*, accessed from oakvillehistory.org/oakville-history.html

⁴⁶ Halton Women’s Institute. n.d. *A History and Atlas of the County of Halton*, p2-10

⁴⁷ Ibid.

⁴⁸ Ibid.

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806, using Dundas Street as a baseline.⁴⁹ Dundas Street through Trafalgar Township had been partially cleared by 1800, but in order to ensure the timely clearing of the Dundas Road allowance, the first lots to be granted to settlers were along this route. Two concessions were laid out parallel to the north of Dundas (i.e., Burnhamthorpe Road which still in 1968 was known as Base Line Road) and to the south from the lakeshore to the base line.⁵⁰ It was divided into three townships, Toronto, Trafalgar and Nelson, the last two so named when news of the Battle of Trafalgar, reached Upper Canada.⁵¹

Settlement of Trafalgar Township began in the spring and summer of 1807.⁵² A purchase of land from the Mississauga was deemed expedient, and on 17 October 1818, an agreement was made whereby a block of land reaching from the 2nd Concession above Dundas Street to what is now Highway 9, and from the Etobicoke to the North West Line from Burlington was purchased.⁵³ A new survey was instituted with the upper concession line above Dundas Street as the base line. The new concession lines paralleled the North West Line whereas the intersecting cross roads paralleled Dundas Street.⁵⁴

Dundas Street played an important role in the development of the township and served as the main transportation and trade route in the area for goods, as the harbour ports of Bronte and Oakville were undeveloped. This led to the creation a series of inland villages/hamlets along the Street: Trafalgar (Postville), Proudfoot's or Sixteen Hollow, Hagartown (Palermo), St. Anne's (later Tansley) and Hannahsville (Nelson), and Munn's Corners.⁵²

On 16 August 1827, a sale was held of the Mississauga holdings at the mouth of the Sixteen Mile Creek amounting to 960 acres.⁵³ The land was purchased by Col. William Chisholm, whose immediate endeavours to create a harbour with dredging and the construction of piers, lead to the creation of the historic core of present-day Oakville. His Loyalist parents came to Nova Scotia and thence to Upper Canada where the father purchased land on the North Shore of Burlington Bay. Chisholm saw the possibilities of building a harbor at the mouth of the Sixteen Mile Creek for the purpose of shipping oak staves, lumber, grain and other products. The shipment of oak staves on a large scale was profitable as barrels were in great demand in both Canada and the United States for transporting produce of every description. Chisholm developed warehousing facilities and a fleet of five sailing vessels for transport. In addition to his shipping interests he undertook milling, and as early as 1827-28 was instrumental in the building of a dam for his saw and grist mills at the head of navigation about one mile up the river. He died in 1842 at 54, by which time the principal centres of commerce for farms in Trafalgar County were Oakville and Bronte to the south and Milton to the north.⁵⁴

⁴⁹ Oakville Historical Society, *About Oakville History*, accessed from oakvillehistory.org/oakville-history.html.

⁵⁰ Halton Women's Institute. n.d. *A History and Atlas of the County of Halton*, p2-10

⁵¹ Unterman McPhail Associates. 2010. Cited in Golder Associates Ltd., "Heritage Impact Assessment: 191 & 205 Burnhamthorpe Road East, Town of Oakville, Ontario.

⁵² Langlands, E., 1972. Bronte Creek Provincial Park Historical Report," Historian Ministry of Natural Resources. p17

⁵³ Halton Women's Institute. n.d. *A History and Atlas of the County of Halton*, p2-10

⁵⁴ Ibid.

With the establishment of Oakville as a lakefront port and the economic boom of the 1840s, the Dundas Street east- west traffic and population pattern was altered to a north-south direction, as the agricultural hinterland brought its produce to the lakefront ports for export.⁵⁵ In 1840 Oakville exported pine boards, oak and pine timber, whiskey, flour and wheat. In 1850 greater quantities of pine timber, whiskey, flour, wheat, oats and peas.⁵⁶ Bronte was a smaller and later port than Oakville. In 1846, Bronte was established as a port,⁵⁷ and reached a peak population of 500 in 1871.⁵⁸

Between the years 1835 to 1867, the lakefront ports developed and expanded to service the export boom from the interior. The period has been considered one of the most important in Ontario's agricultural history.⁵⁹ Between 1851 and 1856 exports of agriculture increased 280% while population increased 44% a situation not surpassed by the mechanization of agriculture 100 years later.⁶⁰ This tremendous boom and the concomitant growth of population in Canada West (estimated at 37% in the decade 1851-1861), rested on the demand for wheat from Britain for the Crimean War, and the development of horse-drawn machinery which enabled the individual farmer to produce a marketable surplus of wheat.

The Toronto and Hamilton Branch of the Great Western Railway which was cut through the county in 1855 on an east-west course just to the north of Oakville and Bronte, and a Grand Trunk Line through the north to Georgetown in 1856, undermined the economic foundations of the lakefront ports by siphoning off their agricultural hinterland to Toronto. A general and noticeable decline set in at these ports as the railway replaced schooners and steamships as the major means of transportation. At Oakville, the last schooner was built in 1867 and at Bronte in 1868.⁶¹ However, the inland villages, such as Palermo, servicing the farms, remained relatively stable to the early 20th century when decline set in as technological development displaced the small crossroads community.⁶² Wheat was displaced as the primary cash crop of the area, in favour of diversified or general-mixed (other grain crops, hay and root vegetables), dairy farming, along with significant fruit-production—especially apples and strawberries, where one acre of strawberries was of equal value to 100 acres of wheat, and Oakville was known as one of the leading strawberry producers of the Dominion.⁶³ Much of this produce went to Toronto and Hamilton areas

⁵⁵ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (Toronto, c. 1953, 1971), p. 194-95

⁵⁶ W.H. Smith. 1851. *Canada, Past, Present, and Future being a Historical, Geographical, and Statistical Account of Canada West*, vol. 1 p26

⁵⁷ *Journal of the Legislative Assembly of the Province of Canada*, vol. 5, 146, p. 255: cited in Langlands, p19.

⁵⁸ *The Province of Ontario Gazetteer and Directory*, published by Robertson and Cook of Toronto listed Bronte's population as 200 in 1869, while *Lovell's Province of Ontario Directory for 1871*, listed it as 550: cited in Langlands, p19.

⁵⁹ George Elmore Reamer, *A History of Agriculture in Ontario* (Toronto, 1970), p. 90: cited in Langlands, p28

⁶⁰ Reamer, p94: cited in Langlands, p28

⁶¹ Hazel C. Mathews, *Oakville and the Sixteen*, p. 334 and 463: cited in Langlands, p29.

⁶² Langlands, E., 1972. Bronte Creek Provincial Park Historical Report," Historian Ministry of Natural Resources. p30.

⁶³ Rettalack, Joan. 1966 The Changing Distribution of Wheat in Southern Ontario p69. MA Thesis. University of Toronto, Geography Department.

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape was dramatically altered. The construction of the Queen Elizabeth Way (QEW)— changing Middle Road from a concession to a highway, widening of other roads, and the construction of turning lanes resulted in the loss of numerous older buildings in the inland service villages, and the southern portion of the Township of Trafalgar was amalgamated with Oakville in 1962.⁶⁴

5.3 Property History

The Subject Property is located in the historic Lot 15, Concession 3, South of Dundas Street. The earliest known owner is identified as Clergy land in an 1806 Crown patent map (Figure 12).

The entirety of Lot 15, Concession 3 was granted to William Chisholm in 1831.⁶⁵ By 1858, the Town of Oakville had grown to encompass the Subject Property and Chisholm's land holdings had been surveyed and subdivided. The 1877 Walker & Miles map of Oakville shows Lot 15, Concession 3 as being subdivided into town lots. The Subject Property is clearly identified as being within parcel "5" of Block 63, at the corner of John Street and Chisholm Street. At the time, the parcel also encompassed 114 Chisholm Street.

In 1871, the Subject Property was sold (by Robert Kerr Chisholm and his wife) to John Andrew; the amount of the purchase is unclear.⁶⁶ A \$400 mortgage in 1874 is likely related to the construction of Andrew residence at present-day 114 Chisholm Street. The Subject Property was severed from 114 Chisholm Street in 1913, when it was purchased by Albert Frederick. Ford purchased additional land within this lot in 1917 – likely around the time he constructed the extant residence at 110 Chisholm.⁶⁷ Topographic maps from the 20th century seem to confirm that a house was built within this date range (Figure 13). The 1909 topographic map does not show a structure, while a structure is present in 1938.

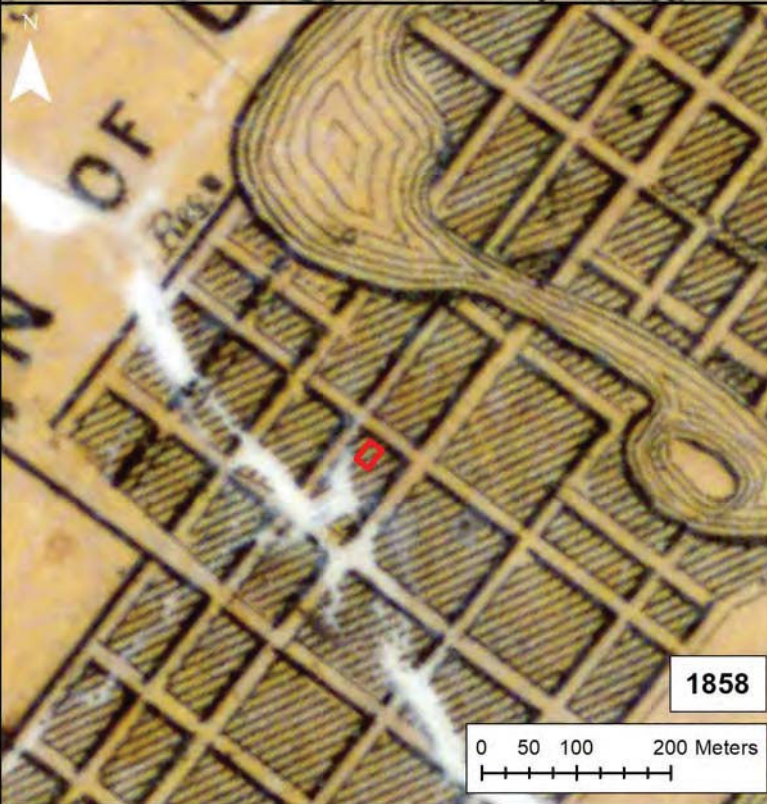
Little is known about Albert Ford; and he does not appear to have been a significant figure in the development of the community.

⁶⁴ Langlands, E., 1972. Bronte Creek Provincial Park Historical Report," Historian, Ministry of Natural Resources. p86-87

⁶⁵ Land Registry Ontario. Halton County (20), Trafalgar, Book 29. Concession 3; South of Dundas Street; Lot 15 to 17. Instrument No. Patent

⁶⁶ LRO. Halton County (20), Town of Oakville, Plan 1. Block 63, Lot 5: p 1.

⁶⁷ Ibid.



Legend

● Subject Property

Subject Property

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Crown Patent Map. Trafalgar District of Gore. Scale 1:31,680. Toronto: Unknown, 1806. Provided by Ontario Ministry of Government and Consumer Service, reference code RG1-100-0-0-4057.
2. Crown Patent Map. Trafalgar Township. Scale 1:31,680. Unknown, 1851. Provided by Ontario Ministry of Government and Consumer Service, reference code RG1-100-0-0-4058.
3. Geo. R. Tremaine. Tremaine's Map of the County of Halton, Canada West. Scale 1:31,680. Oakville: Geo. R. Tremaine. 1858. Provided by Ontario Historical County Maps Project.
4. Walker & Miles. Oakville. Scale 1:6,336. Toronto: Walker & Miles, 1877. Provided by Oakville Public Library.

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CLIENT
Hicks Design Studio Inc.

PROJECT
Heritage Impact Assessment

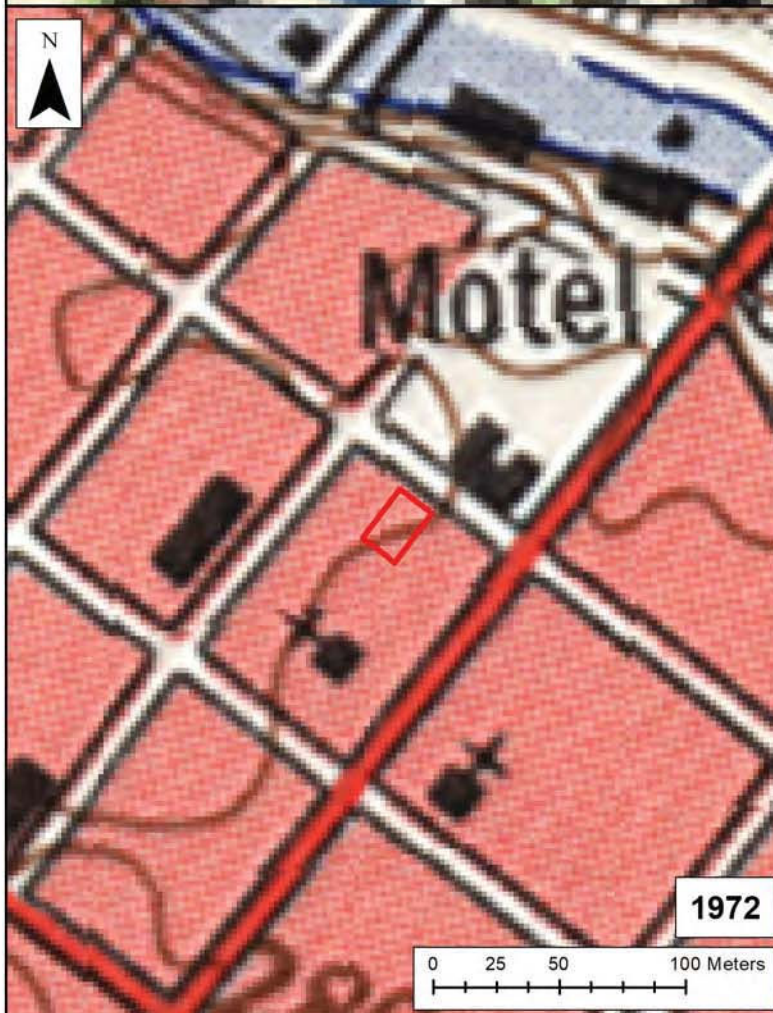
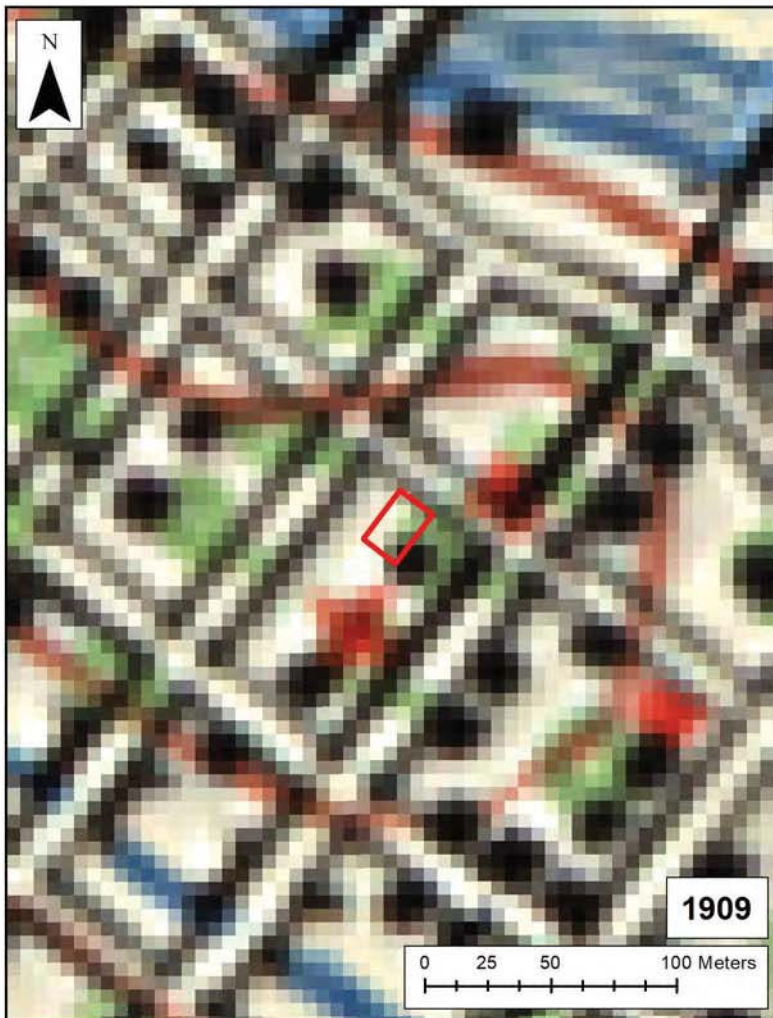
110 Chrisholm Street, Oakville, Ontario

TITLE
1806, 1851, 1858, and 1877 Historic Maps of Subject Property

CONSULTANT	YYYY-MM-DD	2020-09-25
 LHC Landscape Heritage Consulting Inc.	DESIGNED	---
	PREPARED	JG
	REVIEWED	
	APPROVED	

PROJECT NO.
LHC0225

FIGURE: 13



Legend

Subject Property

CLIENT

Hicks Design Studio Inc.

PROJECT

Heritage Impact Assessment

110 Chrisholm Street, Oakville, Ontario

TITLE

1909, 1938, 1972 Topographic Maps of Subject Property

CONSULTANT



YYYY-MM-DD

2020-09-22

DESIGNED

PREPARED

JG

REVIEWED

APPROVED

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Geographical Staff, General Section, No. 2197. *Topographic Map, Ontario, Hamilton Sheet*. Scale 1:63,360. Historical Topographic Maps of Canada, sheet no. 33. Ottawa: Department of Militia and Defence. 1909.
2. Geographical Section, General Staff, Department of National Defence. *Hamilton, Ontario*. Scale 1:63,360. Historical Topographic Maps of Canada, sheet 30 M/5. Ottawa: Department of National Defence. 1935.
3. Survey and Mining Branch, Department of Energy, Mines, and Resources. *Oakville, Ontario*. Scale 1:25,000. Historical Topographic Maps of Canada, sheet 30 M/5g, b, h. Ottawa: Department of Energy, Mines, and Resources. 1972.

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LHC0225

FIGURE: 14

6 ASSESSMENT OF EXISTING CONDITIONS

6.1 Exterior

The structure located on the Subject Property is two-and-a-half storeys and built on a rectangular plan (Figure 14 to Figure 16). The roof is medium-pitched, front facing gable with wooden soffits. The lower level of the likely balloon frame residence is clad in brick, while the upper level is clad in wooden shingles. A single stacked brick chimney is offset towards the west elevation. There are several openings throughout the house. The typical window is a 1/1 sash and singular windowpane. Some of the window units have been recently replaced. Windows located on the ground and upper floor have a white wooden sill, while the ground floor windows have voussoirs. The basement windows are placed horizontally but are similar of that to the other windows. Two large openings, located on the northeast elevation, function as a window.

There are two entrances to the structure. The main entrance, located on the northeast elevation, and the rear entrance, located on the southeast elevation. Both entrances are medium in size with a plain wooden door. Of note is the main entrance, which includes a metal screen door and has a wooden casing.

The porch, located at the northeast elevation is made of wood, the roof is finished with wooden shingles and has a low-pitched (Figure 18). The wood porch is painted brown and has six ordinary posts. The porch has likely seen recent interventions, as the roof has newer milled wood (Figure 19).



Figure 15: View of northeast elevation (CY 2020).



Figure 16: Northeast and southeast elevation of structure (CY 2020).

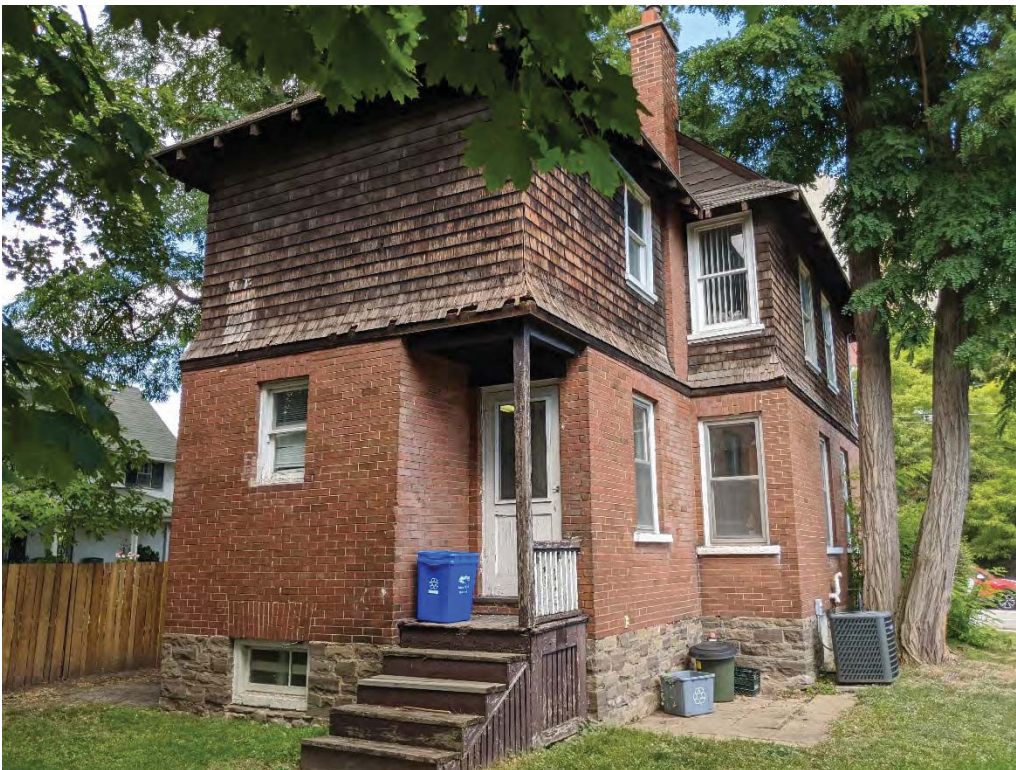


Figure 17: Southeast and southwest elevation of structure (CY 2020).



Figure 18: Detailed view of front porch, from sidewalk (CY 2020).

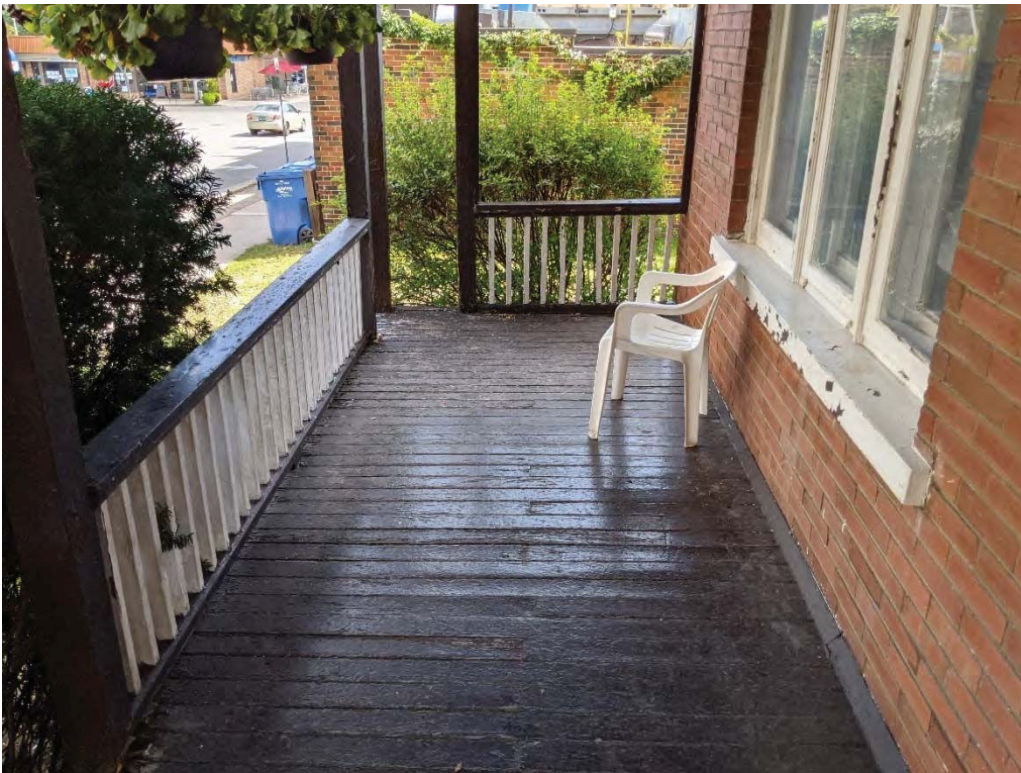


Figure 19: Detailed view of front porch (CY 2020).



Figure 20: View of porch's roof (CY 2020).

6.2 Interior

Access to the interior is located on the northwest elevation. The ground floor has three rooms and a hallway, organized in a side-hall plan (Figure 20 to Figure 23). At the end of the hallway is an arched ceiling. The first room, located towards the south elevation is a large open office space. The room to the north is a smaller office space (Figure 24), and the kitchen is located at the rear (Figure 25).

Generally, the ceiling has a popcorn finish with modern fluorescent tube lights, and simple crown moulding. The rooms (office space) and kitchen ceilings do not have crown moulding. The kitchen ceiling has commercial ceiling tile. The floors are carpeted and baseboards can be found throughout the ground floor with the exception of the small office space, which has composite wood floors. From the interior, window casings were observed to be wooden with moulded details.

At the end of the hallway is a stairwell that leads to the second level. The stairwell has a wooden railing with white wooden posts. At the terminal ends of the stairwell are two large moulded wooden posts.

The upper floor consists of four rooms and the hallway (Figure 26 and Figure 27). Three of the rooms are considered office spaces and the other room is a washroom. Two rooms, located at the south and west elevation are smaller and have similar layout and features as the lower level rooms (Figure 28). The office space located at the east elevation is larger with mostly the same features as the rest of the residence (Figure 29). Unique to the large room is a large six-over-one, triple window that fronts Chisholm Street (Figure 30).

Access to the basement is from the kitchen. The staircase is a simple wooden stair with wooden planks as steps (Figure 31). The foundation, visible from the basement is fieldstone with mortar. Visible supports, joists, and flooring are consistent with early 20th century construction with later 20th century interventions (Figure 32 and Figure 33). Conversations with the owner also revealed that a new furnace and air conditioning unit was installed after 1990.⁶⁸

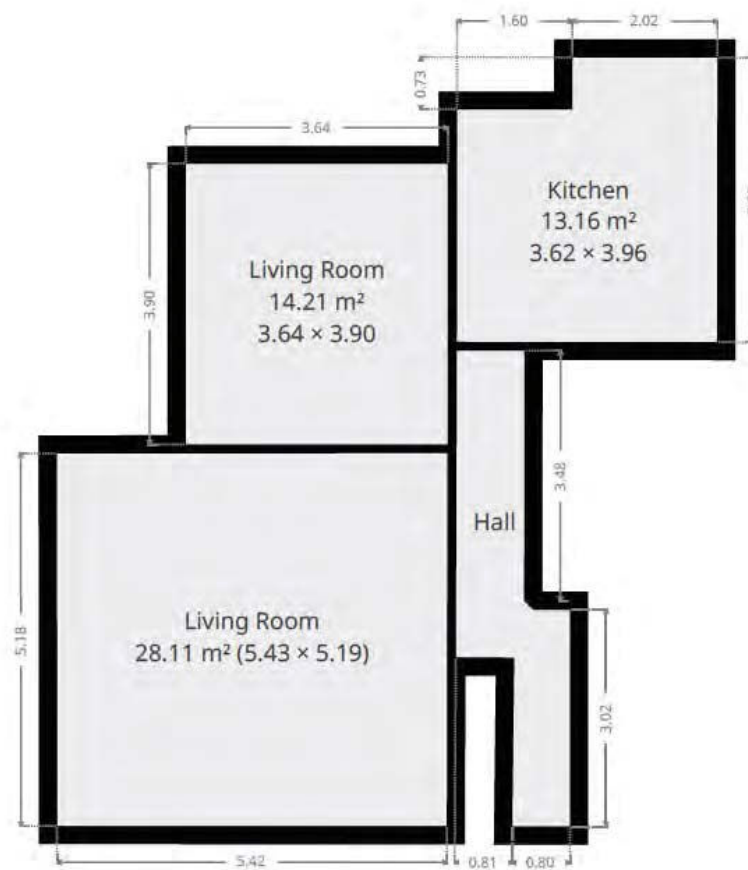


Figure 21: Ground floor plan (produced using Magic Plan. Measurements are approximate)⁶⁹

⁶⁸ Personal communication, Douglas Barker

⁶⁹ Rooms labelled "Living Room" are currently office spaces. Measurements are approximate.

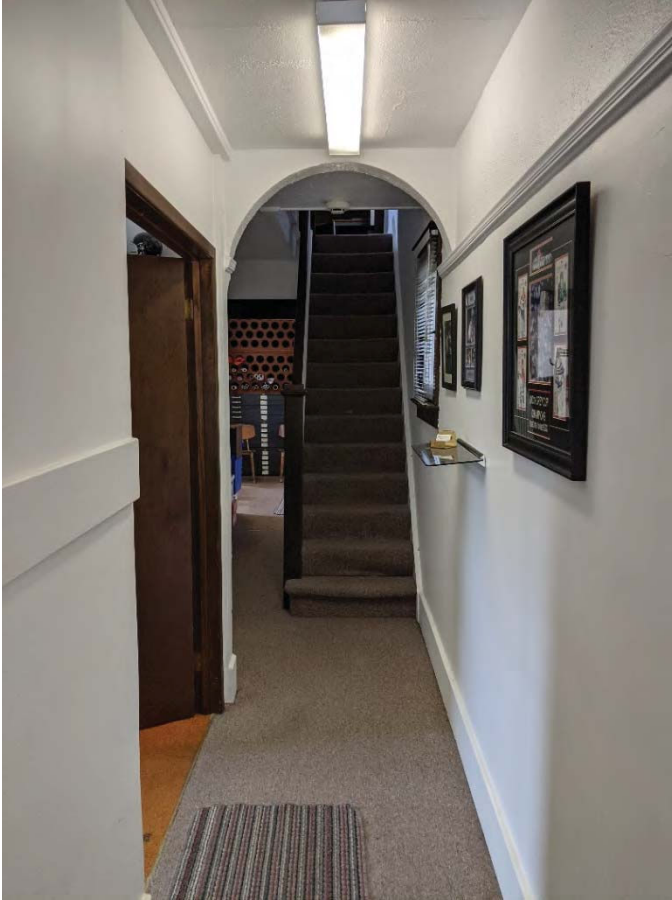


Figure 22: Entryway of residence (CY 2020).

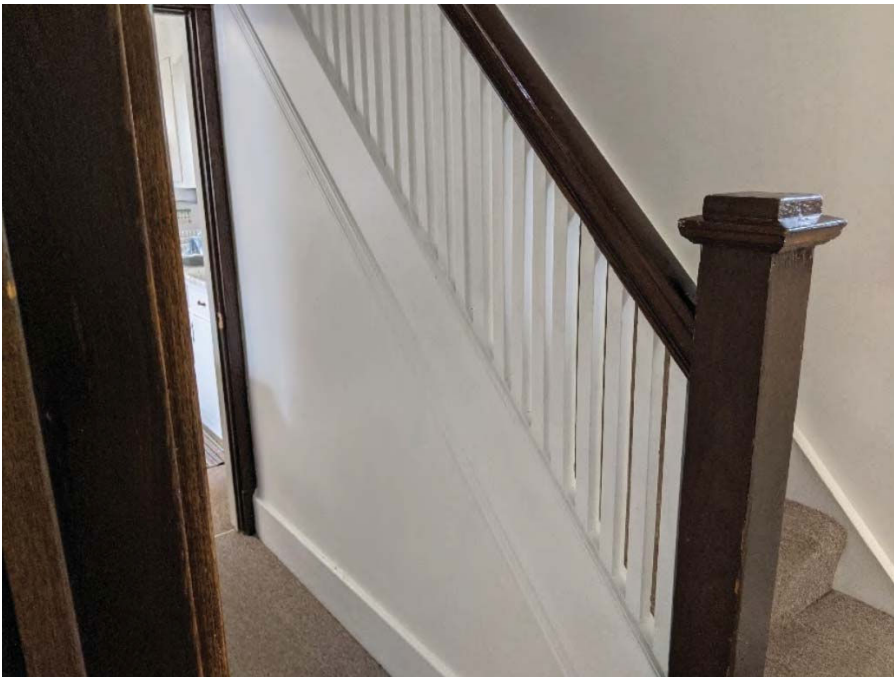


Figure 23: Detail of stairwell (CY 2020).



Figure 24: Stairwell wooden post (CY 2020).

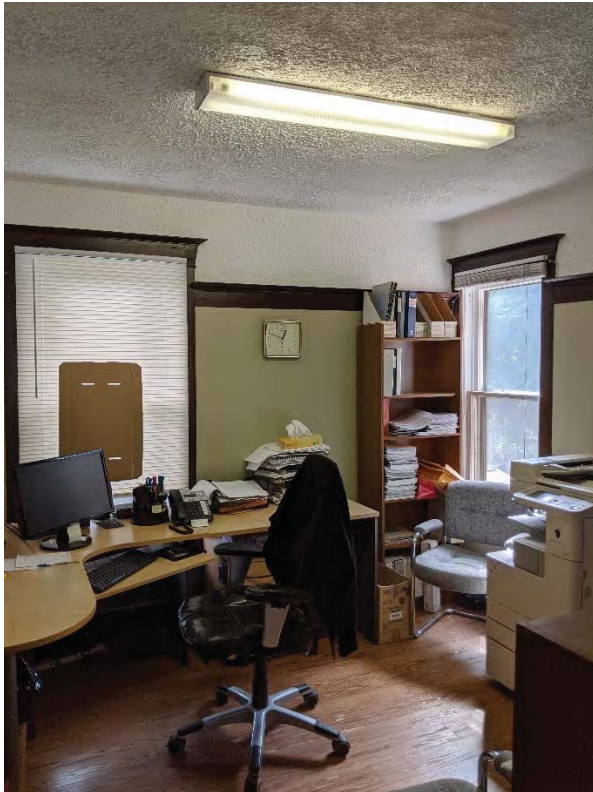


Figure 25: Typical example of office space on ground floor (CY 2020).



Figure 26: View of kitchen (CY 2020).

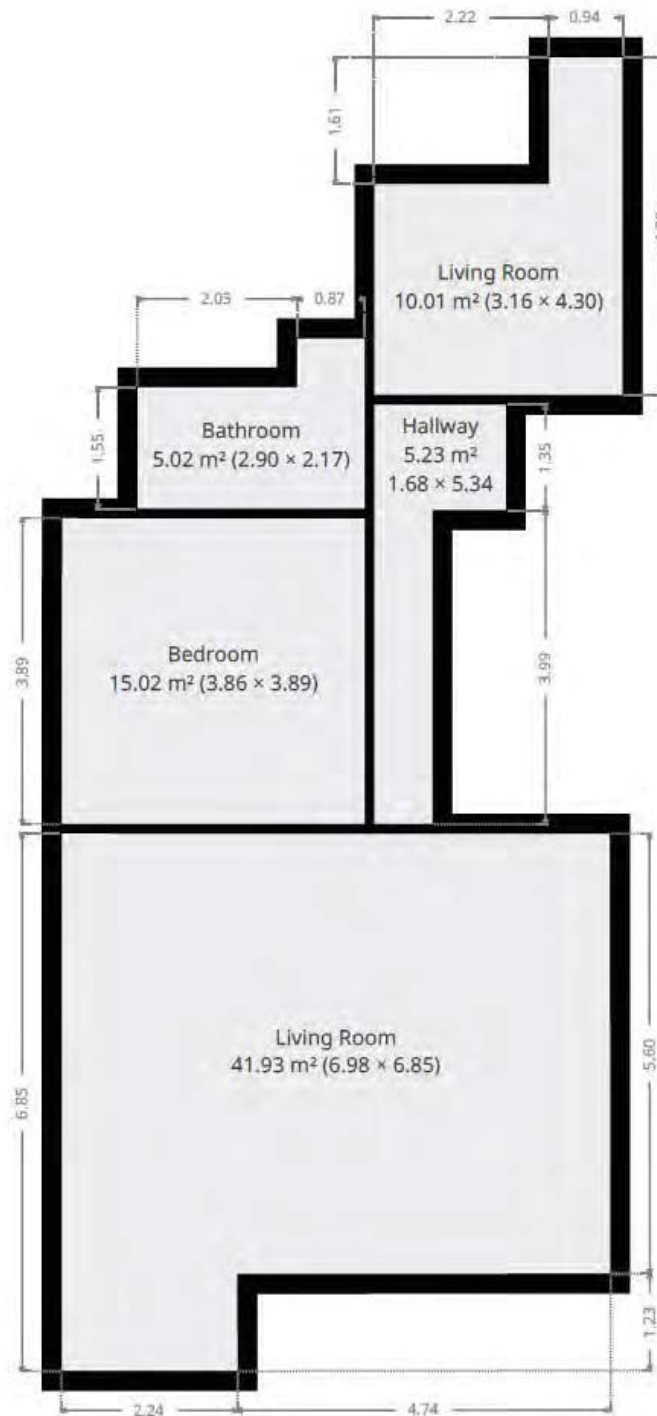


Figure 27: Upper floor plan (produced using Magic Plan. Measurements are approximate).⁷⁰

⁷⁰ Rooms labelled “Living Room,” “Bedroom” are currently office spaces. Measurements are approximate.



Figure 28: Upper floor hall (CY 2020).



Figure 29: Typical room located on the upper floor (CY 2020).



Figure 30: Large office space, east elevation (CY 2020).

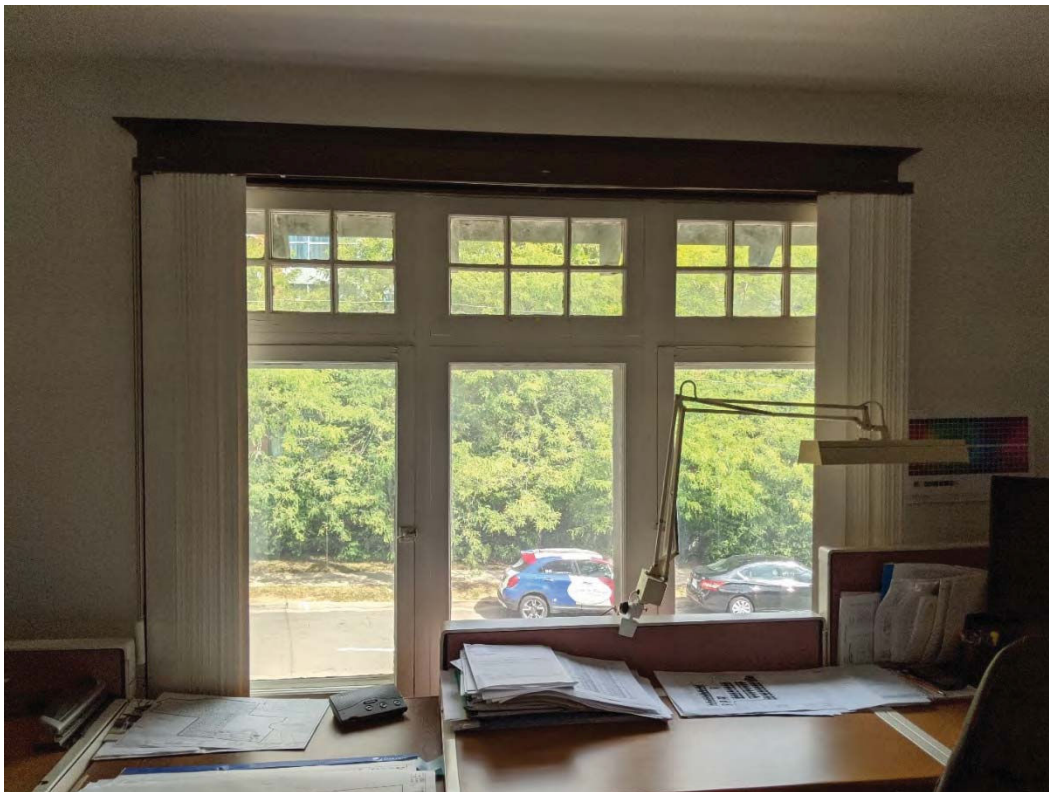


Figure 31: Large upper floor window (CY 2020).



Figure 32: Stairwell leading to basement, stone foundation and window to the right (CY 2020).



Figure 33: View of basement, notice modern interventions (CY 2020).



Figure 34: Ceiling of basement, with newer renovations (CY 2020).

6.2.1 Edwardian Style

The Edwardian style architecture was popular in Ontario at the turn of the century.⁷¹ This style of house was often seen as “beautifully designed” with modern conveniences.⁷² The popularity of this type of style was derived from its simplicity in construction.⁷³ Pattern books and house plans were widely available and plans, components – and sometimes entire houses - could be ordered from a catalogue.⁷⁴ Typically, the Edwardian style is characterized by a two-and-a-half-storey square house, with a hipped roof, a front porch, smooth brick finish, plenty of windows with stone sills.⁷⁵

The Town’s Heritage Register, Part IV Designated, Part V Designated and Listed (Not Designated) properties, was reviewed for instances of Edwardian styles to establish the Subject Property’s rarity in the Town. As seen in Table 8, 34 listed properties (not including the Subject Property); 5 Part IV designated properties; and 27 Part V designated properties were identified as being Edwardian style - 66 in total, including the Subject Property.

⁷¹ ERA Architects Inc. 2015. Village of Bolton: Heritage Conservation District Plan

⁷² Ontario Architecture. n.d. Edwardian (1890-1916). Accessed from

<http://www.ontarioarchitecture.com/Edwardian.htm>

⁷³ ERA Architects Inc. 2015. Village of Bolton: Heritage Conservation District Plan

⁷⁴ Ibid.

⁷⁵ Ibid. and Ontario Architecture. n.d. Edwardian (1890-1916). Accessed from

<http://www.ontarioarchitecture.com/Edwardian.htm>

6.2.2 Arts and Crafts Movement

The Arts and Crafts movement can best be described as an approach to design, rather than an architectural style. It is most often expressed through residential architecture. The movement emerged in Late Victorian Britain -in response to industrial mass production - in the ideals of architects William Morris and Philip Webb, who combined “a deep respect for traditional domestic building forms and craft practices with a commitment to design in a modern manner”⁷⁶. Prominent Canadian advocates of the movement include Eden Smith, in Toronto, and Percy Nobbs, in Montreal. Ricketts *et. al.* describes the appeal of Arts and Crafts homes as laying in the ‘bold composition of projecting volumes, steeply pitched roofs and massive irregularly placed chimneys’ as well as their picturesque overhanging eaves.⁷⁷

The surrounding landscape was often designed in tandem with Arts and Crafts homes, and the setting was important to the overall effect of the architectural design. Arts and Crafts homes were designed to fit within their natural settings and topography. The orientation and siting of these homes, and the placement of rooms and windows was intended to take advantage of views and the house’s relationship with the surrounding landscaped grounds or gardens. Examples of Arts and Crafts residences range from grand estates in the United Kingdom to suburban neighbourhoods, more commonly in the North American context. Describing American Arts and Crafts homes, Brian Winter states, “Significantly, they were also withdrawals into nature, or rather into the suburbs with easy access to cities but not really part of them. Their inhabitants could enjoy the pleasures offered by the metropolis and commute to work. But they also could go home and cultivate their gardens – halfway between Athens and Eden.”⁷⁸

6.3 Analysis

The two-storey residence, built c.1913 is described as Edwardian brick house with Arts and Crafts style influences in the Register.

Several of the features exhibited in the structure are found in Edwardian residential architecture, including the two-and-a-half-storey height, massing, front facing porch, and plenty of windows. The structure was likely built by Albert Ford, using one of the pattern books that would have been readily available at the time.

Arts and Crafts influence is less apparent on this structure. The Arts and Crafts movement is generally seen in houses that do not have uniform massing and height. Additionally, these houses would use materials and finishes that were less readily available and they were designed and built using techniques and methods that required a certain degree of expertise. Arts and Crafts houses were also built with landscape in mind. The absence of any landscape plan or historic records to suggest a garden or landscaped yard further diminishes this structure as an Arts and Crafts influenced house.

⁷⁶ Harold Kalman, *A History of Canadian Architecture*. Volume 2. Toronto: Oxford University Press. 1994: 619.

⁷⁷ Shannon Ricketts *et. al.*, *A Guide to Canadian Architectural Styles*. 2nd ed. North York: University of Toronto Press. (2011): 139-140.

⁷⁸ Brian Winters, “Uses of the Past: Toward a Definition of Craftsman Architecture,” *American Bungalow*. Number 95, Spring 2018. pp. 54-63.

7 EVALUATION

The Subject Property was evaluated against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* under the OHA. Based upon the research and analysis presented in Sections 5 and 6 of this HIA, the Subject Property was determined to **not** satisfy these criteria.

Table 4: O. Reg. 9/06 Evaluation.

Criteria	Criteria Met	Justification
The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	<p>The structure located on the Subject Property is vernacular, built around 1917 using common materials and methods. The structure has elements of Edwardian era architecture, such as the two-and-a-half-storey height, front porch, and numerous windows. However, these are common elements that would have been available through a pattern book.</p> <p>The structure does not have Arts and Crafts influences. It is too uniform and was likely copied from a pattern book.</p> <p>The structure is neither rare or unique, nor is it a good representative example of Edwardian style.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	N	The vernacular structure on the Subject Property was built using commonly available materials and methods. The house does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	The vernacular structure does not demonstrate a high degree of technical or scientific achievement. The Edwardian influenced structure was built using commonly available materials and methods.
The property has historical or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	The structure was likely built by Albert Ford around 1917. No information was encountered to indicate that Ford was a significant figure in the community.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The Subject Property does not appear to have potential to yield information that contributes to the understanding of a community. The structure is vernacular and built with commonly available materials and methods, likely using a pattern book.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The structure was likely built by Albert Ford, who was not significant to the community. The building, which was likely built using a pattern book, does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist that is significant to the community.
The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	Although consistent in scale, massing and rhythm with properties on the west side of Chisholm Street, the east side of the street is characterised with late 20 th century, mid-rise apartment buildings. Structures in the vicinity of the Subject Property vary in age. The Subject Property was not found to be important in defining, maintaining, or supporting the character of the area.
ii. is physical, functionally, visually or historically linked to its surroundings, or	N	The Subject Property is not functionally, or historically linked to its surroundings. The two-and-a-half-storey structure was constructed as a residence for Albert Ford around 1917, after the parcel was severed from Lot 5. It is not linked with the property at 114 Chisholm Street or other properties in the area.
iii. is a landmark.	N	The Subject Property is not a landmark. The structure is not located in an area that is easily identifiable nor does it have features that make it stand out within the community.

8 DESCRIPTION OF PROPOSED DEVELOPMENT

This HIA is being prepared as part of a due diligence process to undertake an evaluation of the Subject Property and to outline heritage planning constraints. At the time of writing, there is no proposed development concept. As such no development plan is available for review of impacts.

An HIA is recommended to be completed, in the event of future development, in order to assess impacts on the CHVI of adjacent heritage properties.

9 IMPACT OF THE PROPOSED DEVELOPMENT

Based on the foregoing research and analysis, it was determined that the Subject Property does not meet the criteria outlined in O.Reg. 9/06 and, as such, **changes to the Subject Property are not anticipated to result in any direct or indirect adverse impacts on the CHVI of the Subject Property.**

Table 5 provides an overview of the CHVI and heritage attributes of adjacent heritage properties that will need to be taken into account in any future development proposal.

The MHSTCI Information Sheet #5 Heritage Impact Assessments and Conservation Plans outlines seven potential negative impacts to be considered with any proposed development or property alteration. Examples of impacts include, but are not limited to:

Destruction of any part of any significant heritage attribute or features;

Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and

Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

In addition to the potential negative impacts listed above, the potential for indirect adverse impacts related to construction vibrations was identified with respect to the adjacent properties.

The negative effects of traffic and construction vibrations on heritage structures has been demonstrated for structures within a 40 m setback from construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an

increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).⁷⁹

In addition to the potential for vibrations, in any redevelopment project, there is a potential for unintended impacts are a result of the delivery of materials, staging areas, and construction activity.

Table 5: Summary of CHVI and Heritage Attributes of Adjacent Properties.

Address	Heritage Status	Heritage Attributes (if identified)
37 Lakeshore Road West	Part IV Section 29 of the OHA By-Law 1992-100	<p>The property municipally known as 37 Lakeshore Road West is designated as a property of historic and architectural value and interest.</p> <p>[The following SCHVI has been truncated to focus on elements that describe heritage attributes. The full SCHVI is attached to this HIA as Appendix A.]</p> <p>The building, constructed in 1890, is an example of modest vernacular architecture. The buttresses at the corners of the building define the form, along with the brick work on the side cornices.</p> <p>Of special note inside the Church are the interior plaster walls with wood wainscoting, the scrolled paintwork over the sanctuary arch with the words “My Redeemer Liveth” – Job 19:25 in blue, two chandeliers presented to the Chapel by the Canadian Bible Society in 1938 and the original wooden pews. The original wooden floor exists, but this has been covered in recent times by vinyl tiles.</p> <p>The windows of the Church were originally of leaded stained glass with a blue border. Only one remains in original condition.</p> <p>As early as the 1830s, ministers of the African Methodist Episcopal Church had come from the United States to preach among the portion of the black Methodist settlers in Canada. On December 13, 1875, a British Methodist Episcopal Church was formed in Oakville.</p>

⁷⁹ Chad Randl, “Protecting a Historic Structure during Adjacent Construction,” *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources. July 2001; M. Crispino and M. D’Apuzzo, “Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building,” *Journal of Sound and Vibration*. 246(2). 2001: pp. 319-335.; Patricia Ellis, “Effects of Traffic Vibration on Historic Buildings,” *The Science of the Total Environment*. 59, 1987: pp. 37-45; J.H. Rainer, “Effect of Vibrations on Historic Buildings,” *The Association for Preservation Technology Bulletin*. XIV, No. 1. 1982: pp. 2-10; J.F. Wiss. “Construction Vibrations; State-of-the-Art,” *Journal of Geotechnical Engineering Division*. 107. 1981: pp. 167-181.

Address	Heritage Status	Heritage Attributes (if identified)
		<p>The cornerstone was laid in 1891, and on January 1st, the Turner African Methodist Episcopal Church, named in honour of Bishop Turner, opened for services. Many members of the Church were black who had previously fled the United States because of the Fugitive Slave Law of 1850, via the “Underground Railroad.”</p>
<p>114 Chisholm Street</p>	<p>Part IV Section 29 of the OHA By-law 1988-250</p>	<p>The property municipally known as 114 Chisholm Street is designated as a property of historical and architectural value and interest.</p> <p>[The following SCHVI has been truncated to outline applicable heritage attributes. The full SCHVI and list of heritage attributes is included in Appendix A.]</p> <p>The building at 114 Chisholm Street is associated with Captain John Andrew and Captain James Andrew. The building is believed to have been built by Captain John Andrew but he probably never resided on the property. His brother Captain James Andrew resided on the property until 1891.</p> <p>The building at 114 Chisholm Street is a good example of a vernacular Victorian Style building set on a particularly pleasant and visually appealing site.</p> <p>It is a one and a half storey front gabled house clad in white pebble dash stucco. The decorative features of the house include a wide roof overhang which is a distinctive feature in the architecture of this building, cornerboards, raised bead moulding, 2/2 wooden window sashes with louvred shutters and edged with a raised bead moulding. The vergeboard in the front gable consists of decorative fretwork in chain link pattern. The south elevation verandah has bracketed eaves supported by chamfered columns.</p> <p>The house and site is [sic] located opposite of a historic property at 124 Chisholm Street, on the north west corner of Chisholm and John Streets, thereby providing a sense of historical continuity in an area of Oakville.</p>

Address	Heritage Status	Heritage Attributes (if identified)
104, 106, 108 Chisholm Street and 31, 35 Lakeshore Road West ⁸⁰	<i>Listed on the Town of Oakville Heritage properties</i>	This property has potential cultural heritage value as an example of 1930s historic commercial architecture. ⁸¹

⁸⁰ All five addresses are considered to belong on one property according to the Town of Oakville's Interactive Maps.

⁸¹ Town of Oakville interactive maps, Heritage Properties. Accessed from <https://maps.oakville.ca/gxmaps/?map=map07>

10 CONSIDERED MITIGATION AND CONSERVATION STRATEGIES

10.1 Alternative Options and Preferred Options

The following range of possible development alternatives was explored. All three options have been considered in relation to the applicable planning framework outlined in Section 3. The options have also taken existing conditions into consideration. The preferred option is identified below.

Option 1: Demolish Existing Structure and Redevelopment

This option would seek to demolish the existing structure. It is understood that any new development would be designed to conform with the existing OP zoning (see Section 3.3.2 of this report) or would comprise a two-storey single-family residence (in conformance with the Low Density Residential use identified within the Kerr Village Growth Area OPA No. 19). As such, any new structure would be two to four storeys in height and would be setback between 0 to 3 m from the front property boundary on all sides. Under these conditions, a new structure can be designed to avoid impacts on the adjacent heritage properties.

Based on the foregoing research and analysis, the Subject Property is not a good candidate for designation under Part IV, Section 29 of the OHA. The Subject Property does not meet O.Reg.9/06 criteria and the removal of the structure will not result in an adverse impact on the CVHI or heritage attributes of the Subject Property.

Removal of the structure will not result in direct adverse impacts on adjacent heritage properties.

Any proposed new development would be required to undergo a HIA to assess potential impacts on the adjacent heritage structures and to provide specific alternatives and mitigation measures to avoid or lessen potential impacts.

Option 2: On-site Retention in Current Use

This option would leave the Subject Property as is and the existing building would remain *in situ*. As the property is currently being used for commercial purposes, another commercial enterprise would retain the current use of the structure.

The 'do nothing' option would not result in any direct impacts on the heritage attributes of the Subject Property or adjacent heritage properties, as there would be no changes to the Subject Property.

Option 3: On-site Retention as a Single-Family Residence

This option would leave the existing building *in situ*; however, the building would be reverted to a residence. Based on the observed existing conditions, the condition of the building would support a variety of uses. This option would not result in any direct impacts on the heritage attributes of the Subject Property or adjacent heritage properties, as there would be no changes to the Subject Property.

An addition to the residence would result in no direct impacts to the Subject Property; however, depending on its siting and scale, impacts to the adjacent heritage properties might be possible.

To reduce the potential for visual impacts on adjacent properties, any addition should be set back from the extant building and smaller in scale.

10.1.1 Preferred Option

Both Option 2: On-site Retention in Current Use or Option 3: On-site Retention as a Single-Family Residence would seek to continue using the structure and would avoid any potential impacts on the CHVI and heritage attributes of adjacent heritage properties. Generally, Option 2 and Option 3 are the preferred options, from a cultural heritage perspective, because they avoid the potential for negative impacts on the adjacent heritage properties.

However, it should also be stressed that Option 1 has the potential to be designed such that negative impacts are also avoided. Redevelopment, in conformance with the existing OP zoning, could be designed to avoid potential impacts on the adjacent heritage properties. In the event that the Subject Property is proposed to be redeveloped in the future, an HIA should be undertaken to review the proposed design with respect to the CHVI and heritage attributes of adjacent heritage properties.

10.2 Temporary Protection Plan

Although there are currently no plans to redevelop the Subject Property, LHC recommends the following general recommendation for all development adjacent to heritage properties in an urban setting where indirect or accidental impacts are possible.

To minimize the potential for indirect impacts related to construction vibrations and unintended impacts resulting from the delivery of materials, staging areas, and construction activity:

1. A Temporary Protection Plan (**TPP**) should be developed. The purpose of a TPP is to provide an overview of risks associated with construction and development activities and describes measures to mitigate those risks. It should be provided to all contractors on site, including delivery and security. The TPP should include the following:
 - The way in which access to the site and the delivery of materials will be undertaken, in order to minimize impacts, and,
 - A fire and security plan

The TPP should identify where staging areas will be located.

2. Hoarding/Fencing should be erected along boundaries shared with the heritage properties and works/storage of materials should be set back as far as possible from this boundary.

11 RECOMMENDATIONS

This HIA was prepared as part of the due diligence phase for the purchase of the Subject Property. It is the professional opinion of the LHC, that **the Subject Property does meet the criteria outlined in O. Reg. 9/06 and does not warrant designation under Part IV of the OHA.**

At the time of writing, no development concept has been prepared for the Subject Property. As such, LHC is unable to evaluate specific potential direct or indirect impacts of development of the property or the following adjacent heritage properties:

- 114 Chisholm Street;
- 37 Lakeshore Road West; and,
- 104-108 Chisholm Street and 31-35 Lakeshore Road West.

However, based on the understanding that any development would be undertaken in conformance with the existing zoning, a preliminary impact assessment has identified no potential direct or indirect impacts on the Subject Property.

Should a development of the Subject Property be proposed at a future date, LHC recommends the following:

- An updated HIA be prepared to assess potential impacts of the proposed development on surrounding properties of cultural heritage value or interest. It is recommended that this HIA be initiated early in the design process, in order to inform the design and to allow for changes to avoid or mitigate potential adverse impacts.

A Temporary Protection Plan may be required to mitigate potential indirect and accidental impacts due to construction.

12 RIGHT OF USE

The information, recommendations and opinions expressed in this report are for the sole benefit of Randall Development Inc. Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only Randall Development Inc. and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Randall Development Inc. and approved users.

In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review.
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

13 SIGNATURE



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14 QUALIFICATIONS

Christienne Uchiyama, M.A. CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both *O. Reg. 9/06* and *10/06*, and Heritage Impact Assessments

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with Letourneau Heritage Consulting Inc. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI). In 2020, he was accepted as an intern member at the Canadian Association of Heritage Professionals (CAHP). He is currently working with Marcus Létourneau and Christienne Uchiyama in developing a stronger understanding of the heritage industry.

At Letourneau Heritage Consulting Inc., Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest through *O. Reg. 9/06* under the *Ontario Heritage Act*.

Hayley Devitt Nabuurs, M.Pl.– Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with Letourneau Heritage Consulting Inc. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility.

Hayley has experience in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory and property designation research. She has also worked at Lang Pioneer Village Museum and The Canadian Canoe Museum in both historic interpreter and supervisor roles. Hayley is currently a committee member with the OBIAA on the development of a provincial heritage and accessibility conference. At Letourneau Heritage Consulting Inc., Hayley has worked on various and complex cultural heritage evaluation reports, planning strategy reports, and heritage impact assessments. She specializes in policy research and analysis, and property history research. Hayley is a Candidate Member of the Ontario Professional Planners Institute and an Intern Member of the Canadian Association of Heritage Professionals.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with Letourneau Heritage Consulting Inc. (LHC). She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon.

Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

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- 2020 Town of Oakville SECTION B: Register of Designated Properties under Part V of the Ontario Heritage Act Old Oakville Heritage Conservation District (By-law 1981-144; By-law 1982-044)
- 2020 Town of Oakville SECTION C: Register of Designated Properties under Part V of the Ontario Heritage Act First and Second Street Heritage Conservation District (By-law 1987-108)
- 2020 Town of Oakville SECTION D: Register of Designated Properties under Part V of the Ontario Heritage Act Trafalgar Road Heritage Conservation District (By-law 1994-134)
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APPENDIX A: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the Provincial *Policy Statement* 2014 (**PPS**), *Halton Region Official Plan* (**ROP**) (2018), and the *Livable Oakville Official Plan* (**OP**) (2018).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (**OP**).

Character means the collective qualities and characteristics that distinguish a particular area or neighbourhood. (**OP**).

Compatible means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact. (**OP**).

Conserved (or Conserve) means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (**OP**).

Cultural heritage resources means built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (**OP**).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process
- b) works subject to the Drainage Act
- c) any other activity deemed by the Director of Planning Services to be minor in nature, which has negligible impact to the natural environment and meets the intent of this Plan. (**OP**).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (*PPS*).

Property means real property and includes all buildings and structures thereon. (*OHA*).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (*PPS*).

APPENDIX B: COMPARABLE PROPERTIES REMOVED FROM THE TOWN OF OAKVILLE HERITAGE REGISTER

Table 6: Comparable Properties Removed from the Town of Oakville Heritage Register

Property	Removal Date	Image
153 Balsam Drive	18 December 2019	 <p>Figure 35: 153 Balsam Drive (Google Maps, 2019)</p>
110 Deane Avenue	27 November 2019	 <p>Figure 36: 110 Deane Avenue (Google Maps, 2019)</p>
198 Douglas Avenue	7 August 2018	 <p>Figure 37: 198 Douglas Avenue (Google Maps, 2018)</p>



Property	Removal Date	Image
320 Maple Avenue	9 July 2018	 <p data-bbox="786 680 1333 709">Figure 38: 320 Maple Avenue (Google Maps, 2015)</p>
1196 Linbrook Road	16 April 2018	 <p data-bbox="786 1058 1349 1087">Figure 39: 1196 Linbrook Road (Google Maps, 2018)</p>
333 MacDonald Road	19 March 2018	 <p data-bbox="786 1562 1365 1591">Figure 40: 333 MacDonald Road (Google Maps, 2018)</p>




Property	Removal Date	Image
2477 Old Bronte Road	12 February 2018	 <p data-bbox="786 722 1370 751">Figure 41: 2477 Old Bronte Road (Google Maps, 2016)</p>
132-136 Dunn Street	12 June 2017	 <p data-bbox="786 1205 1354 1234">Figure 42: 132-136 Dunn Street (Google Maps, 2016)</p>
416-418 Reynolds Street	15 May 2017	 <p data-bbox="786 1759 1403 1789">Figure 43: 416-418 Reynolds Street (Google Maps, 2015)</p>




APPENDIX C: OAKVILLE EDWARDIAN HERITAGE PROPERTIES




Table 7: Oakville Edwardian Heritage Properties



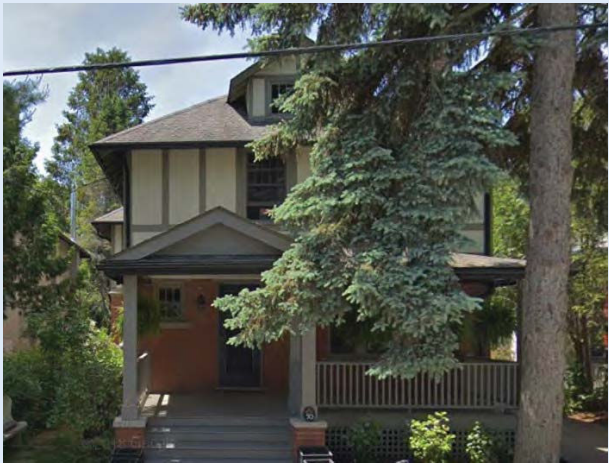
Address	Details	Image
Listed Properties (Not Designated) – 34 not including the subject property		
289 Allan Street	This property has potential cultural heritage value for its c.1920s Edwardian style bungalow with Arts & Crafts style influences.	 <p>Figure 44: 289 Allan Street (Google Maps, 2018)</p>
297 Allan Street	This property has potential cultural heritage value for its c.1912 Edwardian style house with Queen Anne style influences and its frame garage	 <p>Figure 45: 297 Allan Street (Google Maps, 2018)</p>
425 Allan Street	This property has potential cultural heritage value for its c.1920s Edwardian style brick house.	 <p>Figure 46: 425 Allan Street (Google Maps, 2019)</p>

Address	Details	Image
443 Allan Street	This property has potential cultural heritage value for its c.1917 brick Edwardian style house with Queen Anne style influences.	 <p data-bbox="824 611 1429 667">Figure 47: 443 Allan Street (Community Youth Programs Halton, n.d.)</p>
1326 Bronte Road	This property has potential cultural heritage value for its historic farmstead, including the c.1911 Edwardian and Queen Anne style brick house and the barn.	 <p data-bbox="824 1194 1429 1226">Figure 48: 1326 Bronte Road (Google Maps, 2019)</p>
599 Chartwell Road	This property has potential cultural heritage value for its c.1915 Edwardian style brick house.	 <p data-bbox="824 1728 1429 1759">Figure 49: 599 Chartwell Road (Google Maps, 2018)</p>


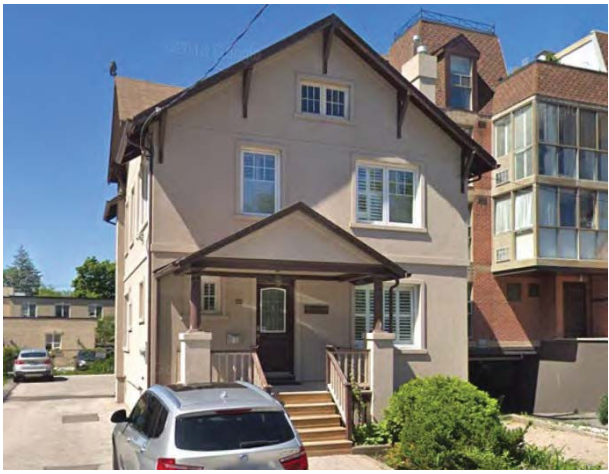

Address	Details	Image
176 Douglas Avenue	This property has potential cultural heritage value for its c.1911 Edwardian style brick house.	 <p data-bbox="824 716 1429 747">Figure 50: 176 Douglas Avenue (Google Maps, 2018)</p>
192 Douglas Avenue	This property has potential cultural heritage value for its c.1920s Edwardian style brick house.	 <p data-bbox="824 1299 1429 1331">Figure 51: 192 Douglas Avenue (Google Maps, 2018)</p>
255 Douglas Avenue	This property has potential cultural heritage value for its c.1911 Edwardian style brick bungalow with Arts & Crafts influences.	 <p data-bbox="824 1829 1429 1860">Figure 52: 255 Douglas Avenue (Google Maps, 2015)</p>


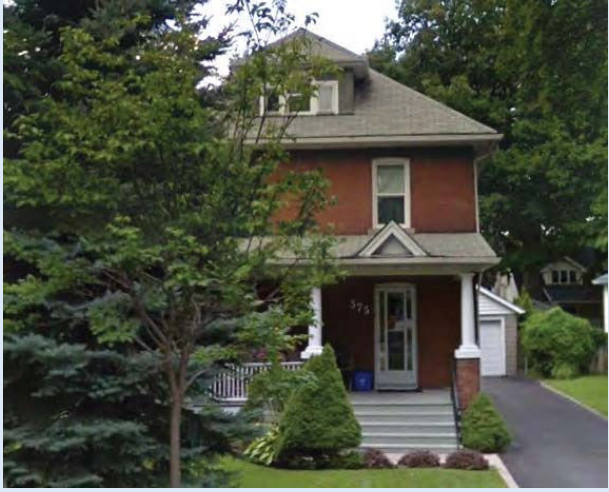

Address	Details	Image
305 Douglas Avenue	This property has potential cultural heritage value for its c.1914 Edwardian style brick bungalow with Arts & Crafts influences.	 <p data-bbox="824 653 1429 678">Figure 53: 305 Douglas Avenue (Google Maps, 2015)</p>
150 Forsythe Street	This property has potential cultural heritage value for its c.1914 Edwardian style brick house.	 <p data-bbox="824 1184 1429 1209">Figure 54: 150 Forsythe Street (Google Maps, 2018)</p>
311-313 Macdonald Road	This property has potential cultural heritage value for its c.1910 brick bungalow with Edwardian and Queen Anne style influences, historically associated with L.P. Snyder who developed Tuxedo Park.	 <p data-bbox="824 1715 1429 1761">Figure 55: 311-313 Macdonald Road (Google Maps, 2019)</p>


Address	Details	Image
351 Macdonald Road	This property has potential cultural heritage value for its c.1906 Edwardian style brick house.	 <p data-bbox="824 680 1399 709">Figure 56: 351 Macdonald Road (Google Maps, 2019)</p>
312 Maple Avenue	This property has potential cultural heritage value for its c.1910 Edwardian style brick house.	 <p data-bbox="824 1222 1370 1251">Figure 57: 312 Maple Avenue (Google Maps, 2018)</p>
394 Maple Avenue	This property has potential cultural heritage value for its c.1922 Edwardian style brick house with Tudor Revival influences.	 <p data-bbox="824 1835 1370 1864">Figure 58: 394 Maple Avenue (Google Maps, 2019)</p>


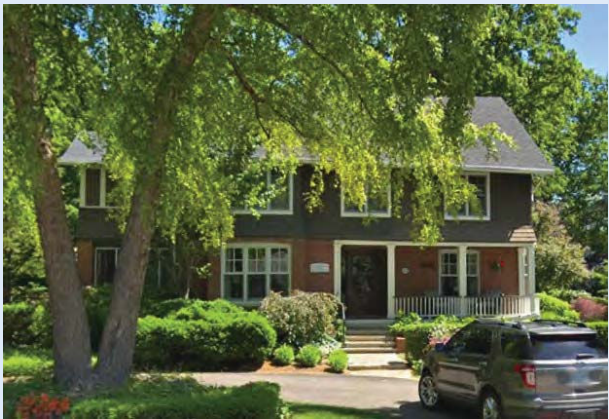

Address	Details	Image
297 Morrison Road	This property has potential cultural heritage value for its c.1912 brick Edwardian style house.	 <p data-bbox="824 701 1377 732">Figure 59: 297 Morrison Road (Google Maps, 2019)</p>
2487 Old Bronte Road	This property has potential cultural heritage value for its c.1925 brick Edwardian style house.	 <p data-bbox="824 1167 1409 1199">Figure 60: 2487 Old Bronte Road (Google Maps, 2019)</p>
50 Park Avenue	This property has potential cultural heritage value for its c.1910 Edwardian style brick house with Tudor Revival influences.	 <p data-bbox="824 1703 1344 1734">Figure 61: 50 Park Avenue (Google Maps, 2018)</p>


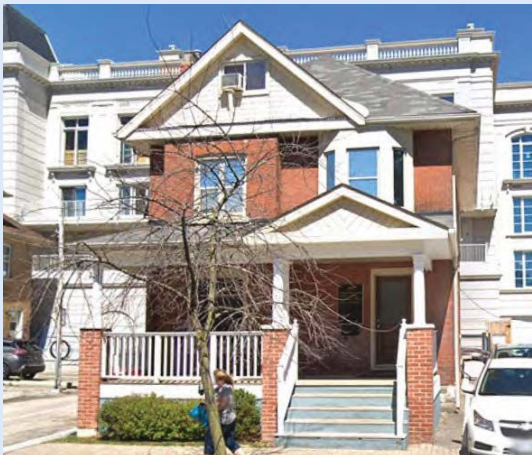

Address	Details	Image
73 Park Avenue	This property has potential cultural heritage value for its c.1925 late Edwardian style brick house.	 <p>Figure 62: 73 Park Avenue (Google Maps, 2018)</p>
310 Pine Avenue	This property has potential cultural heritage value for its c.1919 Edwardian style brick house.	 <p>Figure 63: 310 Pine Avenue (Google Maps, 2015)</p>
314 Pine Avenue	This property has potential cultural heritage value for its c.1925 late Edwardian style block house.	 <p>Figure 64: 314 Pine Avenue (Google Maps, 2015)</p>

Address	Details	Image
2167 Rebecca Street	This property has potential cultural heritage value for its c.1915 Edwardian style brick house.	 <p data-bbox="824 745 1429 777">Figure 65: 2167 Rebecca Street (Google Maps, 2018)</p>
156 Reynolds Street	This property has potential cultural heritage value for its c.1914 Edwardian style brick house with Tudor Revival style influences.	 <p data-bbox="824 1291 1429 1323">Figure 66: 156 Reynolds Street (Google Maps, 2018)</p>
359 Spruce Street	This property has potential cultural heritage value for its c.1914 Edwardian and Queen Anne style brick house.	 <p data-bbox="824 1837 1429 1869">Figure 67: 359 Spruce Street (Google Maps, 2018)</p>

Address	Details	Image
363 Spruce Street	This property has potential cultural heritage value for its c.1924 late Edwardian style brick house.	 <p>Figure 68: 363 Spruce Street (Google Maps, 2018)</p>
375 Spruce Street	This property has potential cultural heritage value for its c.1916 Edwardian style brick house.	 <p>Figure 69: 375 Spruce Street (Google Maps, 2015)</p>
379 Spruce Street	This property has potential cultural heritage value for its c.1914 Edwardian style brick house.	 <p>Figure 70: 379 Spruce Street (Google Maps, 2014)</p>

Address	Details	Image
389-391 Spruce Street	This property has potential cultural heritage value for its c.1914 Edwardian style brick house.	 <p>Figure 71: 389-391 Spruce Street (Google Maps, 2014)</p>
403 Spruce Street	This property has potential cultural heritage value for its c.1930 late Edwardian style brick house.	 <p>Figure 72: 403 Spruce Street (Google Maps, 2018)</p>
123 Trafalgar Road	This property has potential cultural heritage value for its c.1910 Edwardian style brick house.	 <p>Figure 73: 123 Trafalgar Road (Google Maps, 2018)</p>

Address	Details	Image
127 Trafalgar Road	This property has potential cultural heritage value for its c.1900 Edwardian style brick house.	 <p>Figure 74: 127 Trafalgar Road (Google Maps, 2018)</p>
265 Watson Avenue	This property has potential cultural heritage value for its c.1911 Edwardian and Arts & Crafts style brick house.	 <p>Figure 75: 265 Watson Avenue (Google Maps, 2018)</p>
343 Watson Avenue	This property has potential cultural heritage value for its c.1925 late Edwardian style brick house.	 <p>Figure 76: 343 Watson Avenue (Google Maps, 2018)</p>

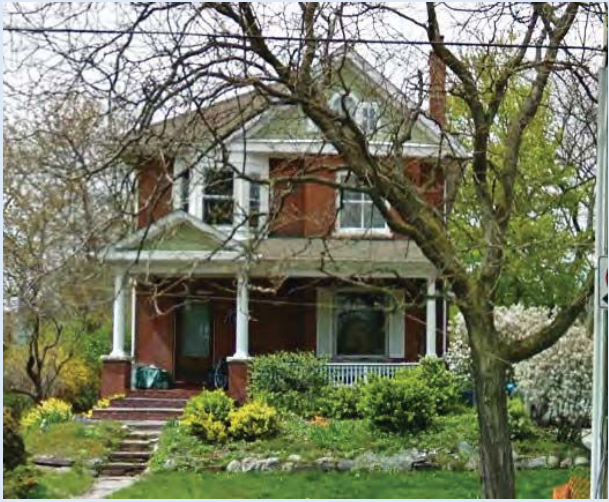


Address	Details	Image
658 Winston Churchill Boulevard	This property has potential cultural heritage value for its historic farmstead, including the Queen Anne and Edwardian style farmhouse and outbuildings.	 <p data-bbox="824 636 1377 693">Figure 77: 658 Winston Churchill Boulevard (Google Maps, 2015)</p>
Part IV Designated Properties – 5		
293 Church Road	c. 1911 The house is a representative example of a 2 ½ storey Edwardian red brick house with influences from the Queen Anne architectural style. These architectural styles are evident in the square form of the house with its hip roof, front gable and projecting bay windows. Architectural details include wood dentils and shingles in the front dormer, wood windows and doors, and stone sills.	 <p data-bbox="824 1266 1360 1297">Figure 78: 293 Church Road (Google Maps, 2018)</p>
39 Jones Street	c. 1910 The manse is a good and representative example of an Edwardian Classicism house built with Queen Anne style influence. Decorative elements include a large open verandah, historic wood windows, stone sills and brick voussoirs.	 <p data-bbox="824 1801 1339 1833">Figure 79: 39 Jones Street (Google Maps, 2019)</p>




Address	Details	Image
301 Palmer Avenue	1910-1911 Edwardian era. Simplification of late Victorian architecture. Notable features include the return eaves, an L-shaped plan, and the impressive wraparound verandah highlighted by Doric columns.	 <p>Figure 80: 301 Palmer Avenue (Google Maps, 2015)</p>
87-89 Reynolds Street	1915 Edwardian Classicism style with Queen Anne influences	 <p>Figure 81: 87-89 Reynolds Street (Google Maps, 2018)</p>
3128 Seneca Drive	1919 Edwardian Classicism and late Queen Anne styles. The basic form is that of a two-storey square brick dwelling with a pyramidal roof and hipped roof dormers. Contains many oak features created by the skilled shipbuilder Dalt McDonald.	 <p>Figure 82: 3128 Seneca Drive (Google Maps, 2018)</p>




Address	Details	Image
Part V Designated Properties in the Downtown Oakville Heritage Conservation District – 1		
146 Lakeshore Road East	c.1920- 1930 Edwardian style 2-storey brick commercial building with wood cornice, stone details and contemporary glass atrium.	 <p>Figure 83: 146 Lakeshore Road East (Google Maps, 2017)</p>
Part V Designated Properties in the Trafalgar Road Heritage Conservation District – 21		
155 Allan Street	c. 1913 Edwardian Four Square 2 storey house with Tudor Revival influences. Stucco with half timbering on upper level, front porch, front dormer window.	 <p>Figure 84: 155 Allan Street (Google Maps, 2018)</p>
159 Allan Street	c. 1915 Edwardian Four Square 2 storey brick house with hip roof, front porch.	 <p>Figure 85: 159 Allan Street (Google Maps, 2015)</p>



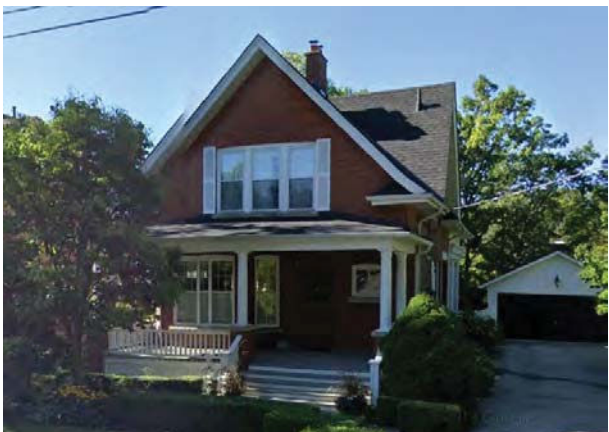
Address	Details	Image
191 Allan Street	c. 1923 Edwardian Four Square 2 storey frame house with enclosed front porch, hip roof, upper bay window.	 <p data-bbox="824 764 1341 793">Figure 86: 191 Allan Street (Google Maps, 2019)</p>
195 Allan Street	c. 1900 Edwardian Four Square 2 storey frame house with 8/1 wood windows, front bay window, front porch, front dormer.	 <p data-bbox="824 1293 1341 1323">Figure 87: 195 Allan Street (Google Maps, 2019)</p>
199 Allan Street	c. 1925 Edwardian Four Square 2 storey brick house with front gable, wide front porch, multipaned wood windows, stone sills and lintels.	 <p data-bbox="824 1835 1341 1864">Figure 88: 199 Allan Street (Google Maps, 2019)</p>

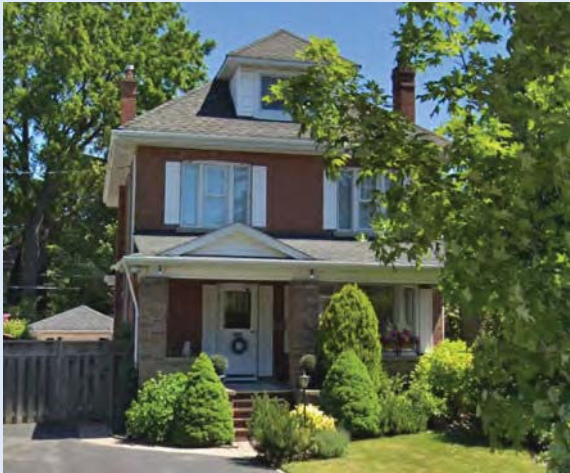


Address	Details	Image
209 Allan Street	c. 1923 Edwardian 2 storey stucco house with Period Revival influences, half timbering on upper level, large front porch, 6/1 wood windows.	 <p data-bbox="824 709 1341 741">Figure 89: 209 Allan Street (Google Maps, 2019)</p>
221 Allan Street	c. 1921 Edwardian 2 storey concrete institutional building.	 <p data-bbox="824 1041 1341 1073">Figure 90: 221 Allan Street (Google Maps, 2016)</p>
263 Macdonald Road	c. 1938 Late Edwardian Four Square with Tudor Revival influences. 2 storey brick with hip roof, porch gable with half timbering and stucco, 6/1 wood windows, stone lintels, wide bracketed eaves.	 <p data-bbox="824 1566 1398 1598">Figure 91: 263 Macdonald Road (Google Maps, 2018)</p>




Address	Details	Image
279 Macdonald Road	c. 1900 Edwardian with Queen Anne Revival influences. 2 1/2 storey brick with hip roof, front gable with fishscale shingles, round headed window, front bay window, stone lintels, brick voussairs, front porch with Doric columns.	 <p data-bbox="824 772 1429 800">Figure 92: 279 Macdonald Road (Google Maps, 2016)</p>
347 Palmer Avenue	c. 1925 1 1/2 storey brick cottage with Edwardian influences, hip roof, multipaned wood windows, stone sills, front porch with Doric columns, neoclassical door surround, front dormer window.	 <p data-bbox="824 1304 1429 1331">Figure 93: 347 Palmer Avenue (Google Maps, 2018)</p>
179 Reynolds Street	c. 1939 Edwardian Four Square 2 storey stucco house with hip roof, 6/1 windows, stone sills.	 <p data-bbox="824 1812 1429 1839">Figure 94: 179 Reynolds Street (Google Maps, 2017)</p>

Address	Details	Image
250 Reynolds Street	c. 1920 Edwardian Four Square 2 1/2 storey brick house with front gable roof, front porch, multipaned wood windows	 <p>Figure 95: 250 Reynolds Street (Google Maps, 2017)</p>
322 Reynolds Street	c. 1922 Edwardian Four Square 2 storey stucco house with influences of Arts and Crafts. Multipaned wood windows, wide bracketed eaves and large front verandah.	 <p>Figure 96: 322 Reynolds Street (Google Maps, 2017)</p>
279 Spruce Street	c. 1915 Edwardian 2 1/2 storey frame house with hip roof, horizontal wood siding, multipaned windows, roof dormers, side bay window, enclosed front porch.	 <p>Figure 97: 279 Spruce Street (Google Maps, 2015)</p>

Address	Details	Image
304 Sumner Avenue	c. 1912 Edwardian Four Square brick house with hip roof, dormer window, stone lintels and sills, wide front verandah	 <p>Figure 98: 304 Sumner Avenue (Google Maps, 2019)</p>
345 Sumner Avenue	c. 1919 Edwardian Four Square brick 2 storey house with horizontal siding on upper level, hip roof, modern windows and porch, front window was replaced with a second front door.	 <p>Figure 99: 345 Sumner Avenue (Google Maps, 2019)</p>
221 Trafalgar Road	c. 1915-1930 2 storey brick Edwardian house with Arts and Crafts influences. Front bay windows, stone sills, brick voussoirs, front porch.	 <p>Figure 100: 221 Trafalgar Road (Google Maps, 2015)</p>

Address	Details	Image
225 Trafalgar Road	c. 1915-1930 2 storey brick Edwardian house with Arts and Crafts influences. Front bay windows, stone sills, brick voussoirs, front porch.	 <p data-bbox="824 722 1393 751">Figure 101: 225 Trafalgar Road (Google Maps, 2017)</p>
344 Trafalgar Road	c. 1914 Edwardian 2 1/2 storey brick house with Queen Anne influences. Front gable roof, eave returns, stone sills, brick voussoirs, front bay window, large front verandah.	 <p data-bbox="824 1314 1393 1344">Figure 102: 344 Trafalgar Road (Google Maps, 2019)</p>
348 Trafalgar Road	c. 1914 Edwardian 1 1/2 storey brick house with Queen Anne influences. Intersecting gable roof, eave returns, front bay window, large front verandah.	 <p data-bbox="824 1818 1393 1848">Figure 103: 348 Trafalgar Road (Google Maps, 2019)</p>

Address	Details	Image
423 Trafalgar Road	c. 1914 Edwardian four square 2 1/2 storey brick house with front dormer, multipaned wood windows, stone sills, front porch with brick columns.	 <p data-bbox="824 743 1365 772">Figure 104: 423 Trafalgar Rd (Google Maps, 2018)</p>
Part V Designated Properties in the First and Second Street Heritage Conservation District – 5		
50 Second Street	c. 1920s Early 20th century Edwardian Four Square style 2 1/2 storey brick house with additions added in 2012.	 <p data-bbox="824 1323 1365 1352">Figure 105: 50 Second Street (Google Maps, 2015)</p>
56 Second Street	1914 Early 20th century Edwardian Four Square style 2 1/2 storey brick house.	 <p data-bbox="824 1833 1365 1862">Figure 106: 56 Second Street (Google Maps, 2015)</p>

Address	Details	Image
70 Second Street	1917 Early 20th century 2 1/2 storey frame house with Edwardian style and Queen Anne style influences.	 <p data-bbox="824 709 1370 741">Figure 107: 70 Second Street (Google Maps, 2018)</p>
74 Second Street	1925 Early 20th century 2 1/2 storey brick house with Edwardian Four Square style influences.	 <p data-bbox="824 1203 1370 1234">Figure 108: 74 Second Street (Google Maps, 2018)</p>
80 Second Street	c. 1915 Early 20th century 2 1/2 storey frame house with Edwardian Four Square style and Arts and Crafts style influences.	 <p data-bbox="824 1734 1370 1766">Figure 109: 80 Second Street (Google Maps, 2018)</p>