



HERITAGE MEMORANDUM

Date: April 2, 2026
Prepared By: EC / KK / MS

Issued to: Colin Westerhof, Senior Planner
Town of Oakville Planning & Development

Project: 420 South Service Road East, Town of Oakville
Project #: 11-041-02

Dear Colin,

The purpose of this memorandum is to provide an update on the proposed treatment of the former General Electric Lighting Lamp Plant at 420 South Service Road East (the “Site”).

In 2024, ERA Architects Inc. (ERA) was retained by the Rose Corporation (the “owner”) to prepare a Heritage Impact Assessment (HIA) for the proposed redevelopment of the Site. Later that year, ERA completed the HIA (the “2024 HIA”), which evaluated a range of potential approaches for addressing the identified cultural heritage resource on the Site. These options included retention of the building in situ, relocation both on- and off-site, and documentation followed by demolition, salvage, and commemoration. As the resource was understood at that time to be located within the Ministry of Transportation (MTO) required 14-meter setback from the Queen Elizabeth Way (QEW), in-situ retention was deemed not feasible. ERA therefore recommended on-site relocation of the extant building.

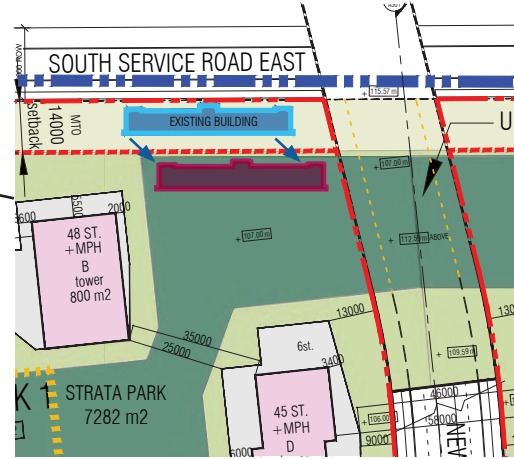
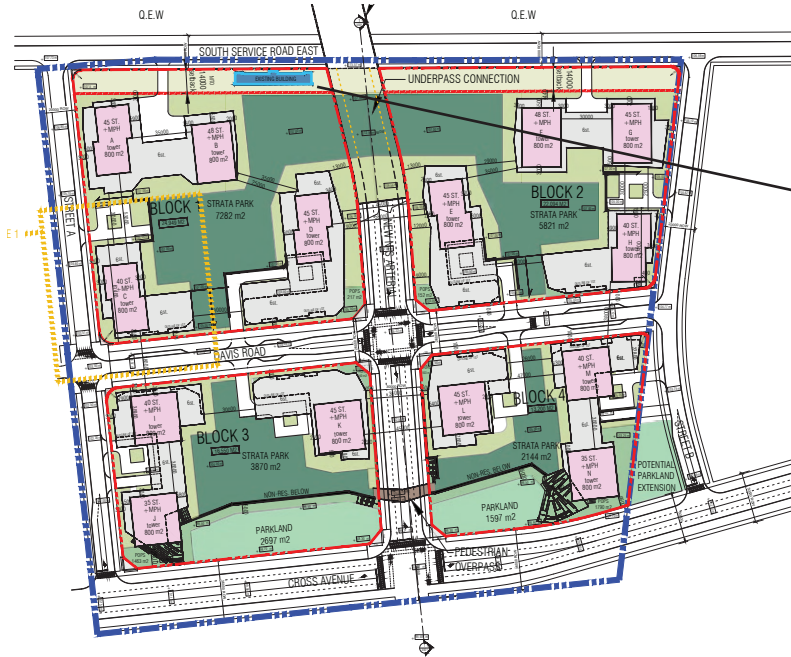
In 2025, ERA prepared a revised HIA (the “2025 HIA”) following confirmation from MTO that the 14-meter setback may not apply to the extant building. This clarification reopened the possibility of in-situ retention. Accordingly, ERA recommended retention and integration of the building as part of the proposed public ring park, recognizing that this approach would conserve the building’s contextual relationship with and visibility from the QEW, South Service Road East, and Trafalgar Road.

Since the submission of the 2025 HIA, MTO has confirmed that the extant building must be relocated outside the 14-meter setback. In response, the owner is proposing to relocate the building to the public ring park immediately south of its current location and just outside the MTO setback. This approach is consistent with the intent of the 2025 HIA, as it allows for the integration of the heritage resource within a publicly accessible open space where it will form part of the larger public amenity of the park. The proposed relocation would also maintain the building’s orientation towards the QEW and retain its prominence as a landmark on the Site.

The owner intends to restore the building as part of Block 1, and is currently discussing an appropriate relocation strategy with McCulloch Building Movers, who were initially engaged in 2024 to assess the feasibility of relocation. In the interim, appropriate mothballing measures are recommended to ensure the protection of the building prior to restoration.



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Footprint of the extant building, shaded in blue, within the 14-meter MTO setback, and proposed approximate new location outside the 14-meter setback, shaded in pink (Graziani + Corazza Architects, 2025).

Site Plan showing the footprint of the extant former office building, shaded in blue, within the 14-meter MTO setback (Graziani + Corazza Architects, 2025).

The 2025 HIA anticipated that details related to the adaptive reuse and integration of the building would be addressed through further design development. The graphic above illustrates the approximate proposed location of the relocated building. Further detail regarding adaptive reuse opportunities and specific conservation measures will be refined through future design development and the Site Plan process, consistent with the framework established by the 2025 HIA.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Emma Cohlmeier

Emma Cohlmeier (Associate)

ERA Architects Inc.