



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: November 1, 2021

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**FROM:** Planning Services Department

**DATE:** October 26, 2021

**SUBJECT:** Rehabilitation of the Baillie Estate Farm Manager's House –  
1110 Lakeshore Road West

**LOCATION:** 1110 Lakeshore Road West

**WARD:** Ward 2

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#### RECOMMENDATION:

1. That a Heritage Easement Agreement for the rehabilitation, exterior restoration and relocation of the Baillie Estate Farm Manager's House, located at 1110 Lakeshore Road West, be entered into between the Town and the owner in keeping with the content of this report, with the Agreement to be in form and content satisfactory to the Town Solicitor and the Director of Planning Services or their designate;
2. That the Heritage Easement Agreement be executed in accordance with Executions By-law 2013-057 and be registered on title to the lands on which the Farm Manager's House is located; and
3. That the Town Solicitor be authorized to discharge the Heritage Easement Agreement from title to the lands on which it is registered, at the expense of the owner, once the requirements in the Heritage Easement Agreement have been fully satisfied to the satisfaction of the Director of Planning Services or their designate.

#### KEY FACTS:

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

- The property at 1110 Lakeshore Road West is listed on the Oakville Heritage Register for the potential cultural heritage value of its c.1926 Farm Manager's House associated with the former Baillie Estate.
- The owners are proposing to relocate the historic Farm Manager's House within the property, restore the house and construct two new additions.

- The Heritage Oakville Advisory Committee has reviewed this proposal and supported the recommendations in this report.
- Staff are seeking Council support to execute a Heritage Easement Agreement for the rehabilitation and relocation of the Farm Manager's House and future designation of the property.

**BACKGROUND:**

The subject property is located on the south side of Lakeshore Road West between Westdale Road and Wilder Drive. Historically, the building was part of the larger Baillie Estate, also known as Lisonally Farm. The farm originally covered the area east of Fourteen Mile Creek, south of Lakeshore Road and west of Wilder Drive. A location map is attached as Appendix A.

The owners of 1110 Lakeshore Road West have submitted a proposal for the property to relocate the historic house and to restore it and construct new additions. A Heritage Impact Assessment (HIA) has been completed by Megan Hobson, Heritage Consultant, to assess the impact of this proposal on the property's cultural heritage value. That document, along with drawings of the proposed work, has been attached as Appendix B.

**COMMENT/OPTIONS:**

The purpose of this report is to receive support from Council to move forward with the conservation and relocation of this historic building.

The attached Heritage Impact Assessment includes a history of the former Baillie Estate and the Farm Manager's House, the only building remaining from the estate. The document also provides an evaluation of the cultural heritage value of the property and recommends that the building be conserved and designated under Part IV of the *Ontario Heritage Act*. See the HIA for more details on this evaluation and the proposed reasons for designation.

Drawings of the proposed alterations to the Farm Manager's House are included in the HIA and the document concludes that the proposed work will be done in a way that would retain and supports the cultural heritage value of the property. The proposed work includes the following:

- Relocation of the building within the site, moving it closer to Lakeshore Road and turning it so that the front door faces north instead of east;
- Construction of a new garage and breezeway addition on the west side of the building;
- Construction of a new bedroom addition on the east side of the building;
- Construction of a new front porch on the north side of the building;
- Replication of the existing sunroom wing in the same location;

- Installation of new doors and larger windows on the south and west elevations (to the side and rear);
- Restoration of the exterior, including historic wood windows and doors;
- Conversion of the existing attic into living space, including the installation of new dormers and skylights to accommodate this use;
- Reconfiguration of the interior; and
- Removal of one tree to accommodate the new garage addition.

Staff are supportive of the proposed alterations to the building which will provide the structure with an appropriate use to ensure its long-term conservation, not only for the Baillie family descendants who own the property, but for future generations as well. The overall approach is one that respects the heritage value of the building through sensitive restoration and compatible interventions.

The significant historic features of the house are to be retained and restored, including the low-sloped roof, cedar shingle-clad walls, stone pillars, wood windows and stone chimneys. The proposed new additions are located to the side and rear of the house and are set back from the front elevation. The new wings compliment the heritage house by continuing its one-storey form and low-sloped roofs, but the use of wood siding and new windows allows the new wings to remain distinguishable from the original house. The proposed dormers and front porch are simple and modest additions to the building that respect the historic design and character of the historic house.

In order to ensure the historic building is protected and conserved for the future, staff have included three recommendations in this report.

The first is that a Heritage Easement Agreement (HEA) be prepared in accordance with the content of this report. The purpose of this agreement is to outline more specifically the work that can be done on the property, as outlined in the attached HIA. The agreement will reference important documents such as the HIA, drawings of the proposed work, a relocation plan and structural assessment of the building, among others. It will also require the future designation of the property under the *Ontario Heritage Act*, and the submission of financial securities to cover the cost of the overall project.

The second staff recommendation is that the HEA be executed in accordance with the Executions By-law 2013-057 and be registered on title to the lands on which the house is located. The third and final recommendation authorizes staff to discharge the HEA from all lands on which it was registered once the agreement has been fully implemented to the satisfaction of the Director of Planning.

The next step is for the Heritage Easement Agreement to be finalized, executed and registered. In accordance with the requirements to be outlined in the HEA, staff will

bring a future report to the Heritage Oakville Advisory Committee and to Council recommending that a notice of intention to designate be issued for the property.

A separate report regarding this matter was considered by the Heritage Oakville Advisory Committee on October 19, 2021. The Committee supported the same recommendations as those in this report.

**CONSIDERATIONS:**

**(A) PUBLIC**

None

**(B) FINANCIAL**

None

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Planning staff will continue working with the Legal Department and Finance Department to carry out the conditions of the development application.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- enhance our cultural environment
- be the most livable town in Canada

**(E) CLIMATE CHANGE/ACTION**

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The rehabilitation of the historic Farm Manager's House at 1110 Lakeshore Road West reduces landfill and therefore contributes in a positive way to the town's climate initiatives.

**APPENDICES:**

Appendix A – Location map

Appendix B – Heritage Impact Assessment

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP

Heritage Planner

Recommended by:

Diane Childs, MCIP, RPP

Manager, Policy Planning

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services