



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: March 7, 2022

FROM: Planning Services Department

DATE: March 1, 2022

SUBJECT: Notice of Intention to Designate – G.S. Wood House at 2487 Old Bronte Road

LOCATION: 2487 Old Bronte Road

WARD: Ward 4

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RECOMMENDATION:

That a Notice of Intention to Designate be issued under Section 29, Part IV of the *Ontario Heritage Act* for the G.S. Wood house at 2487 Old Bronte Road.

KEY FACTS:

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

- The property at 2487 Old Bronte Road in Palermo Village contains a two and half storey vernacular Edwardian brick dwelling.
- The dwelling was historically home to the family of George Stanley Wood, owners of the former Palermo Village general store in the early to mid-20th century.
- Heritage planning staff have evaluated the property and consider the property worthy of conservation and heritage designation.
- It is recommended that the property be designated under Section 29 of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council.

BACKGROUND:

The property at 2487 Bronte Road is located on the east side of Old Bronte Road, south of Dundas Street West and north of Pine Glen Road in historic Palermo Village. A location map is attached as Appendix A. A research report of the property completed by staff is attached as Appendix B. A draft Notice of Intention to Designate has been prepared by staff and is attached as Appendix C.

The property is currently listed as a non-designated property on the Oakville Heritage Register. It was added in 2009 for the potential heritage value of its circa 1925 brick Edwardian style house.

The property is located within the Palermo Growth Area in the Livable Oakville Official Plan. On July 5, 2021, Planning and Development Council adopted Official Plan Amendment 37 (OPA 37), which included area-specific cultural heritage policies for the conservation of Palermo Village's cultural heritage resources within the Growth Area. At the same time, Planning and Development Council passed the following recommendation regarding the conservation of listed heritage properties:

“That Planning staff proactively examine listed (not designated) heritage properties within Palermo Village and, should a property meet the criteria for designation under the Ontario Heritage Act, recommend to Council that notice be given to designate the property.”

Following this, staff have researched and evaluated the subject property's cultural heritage value according to criteria within Ontario Regulation 9/06 and are recommending that it be designated under Part IV of the *Ontario Heritage Act* as an individually designated property. The purpose of designation is to conserve the G.S. Wood house, which is considered to be of significant cultural heritage value. The draft Notice of Intention to Designate provides more details on the intent of the designation.

COMMENTS/OPTIONS:

The property at 2487 Old Bronte Road has cultural heritage value for its two and a half storey brick home that was built between 1926 and 1932. The home has design/physical value as a representative example of a vernacular Edwardian dwelling that also shares characteristics with the American Foursquare type of home, including its cubic form and the layout of building features. The key features that represent the simple but formally designed vernacular Edwardian home are those that contribute to its contextual importance along the street including its two and a half storey form, brick construction, hipped roof with centre dormer, segmentally arched windows topped with flat brick arches, and the offset front entrance that is accentuated by a small rectangular front porch with brick piers and squared half columns.

The property has historical/associative value as the home of George Stanley and Fannie Ethel Wood who were the proprietors of the Palermo Village general store that was located at the northeast corner of Dundas Street West and Bronte Road (now Old Bronte Road) from approximately 1920 to 1945. The store played an important commercial and public function serving the needs of the local population as it included the village's post office with George Stanley Wood being the

postmaster. Additionally, the store had a public telephone and a telephone switchboard exchange that was operated by Fannie Ethel Wood.

Contextually, the property has cultural heritage value as the home supports and maintains the area's character as a historic settlement that developed and evolved in the 19th to mid-20th century through the home's location both on its original parcel and in proximity to neighbouring historic properties of Palermo and also through its early 20th century vernacular Edwardian architectural style. The property is also historically, visually and physically linked to its surroundings, namely Palermo Village. While the area has been urbanized, there remains a cluster of historical dwellings in the immediate area along Old Bronte Road that are associated with the historic village of Palermo. Together these dwellings with their late 19th and early 20th century architectural styles continue to characterize the area as a historic settlement and are a reminder of the historical role that Palermo Village played as a transportation hub and in the development of agriculture in Trafalgar Township. Furthermore, the dwelling has a historic link to the commercial history of Palermo as it was home to the Wood family that ran the general store that was located nearby.

These physical, historical and contextual associations are considered to be significant enough to merit designation under Part IV of the *Ontario Heritage Act*. It is therefore recommended that Council issue a Notice of Intention to Designate the property under section 29 of the Ontario Heritage Act.

Given that the property is located within the Palermo Village Growth Area, it is anticipated that the property will be redeveloped to a more intensive land use in accordance with the policies of the Livable Oakville Plan. The Plan requires new development to maintain and integrate cultural heritage resources, subject to appropriate conservation measures. Heritage Planning staff acknowledge that a future redevelopment of the property may potentially involve the relocation of the home on-site or other alterations that may impact the home's heritage attributes. Upon submission of a future development application, the proposed integration of the home will be evaluated on its merits to ensure the conservation of the property's identified heritage attributes including its key architectural features and its historical and contextual value as noted above.

A separate staff report on this matter was presented to the Heritage Oakville Advisory Committee on February 22, 2022. The Committee supported all of the recommendations of this report.

CONSIDERATIONS:

(A) PUBLIC

If Council decides to issue a Notice of Intention to Designate the subject property, notice will be provided in accordance with Section 29 of the *Ontario Heritage Act*.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goals to:

- enhance our cultural environment; and,
- 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 retention and conservation of the home at 2487 Old Bronte Road contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Research Report

Appendix C – Draft Notice of Intention to Designate

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