

# APPENDIX B

October 22, 2020

*Final Report [Revised]*

# *Heritage Impact Assessment*

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77, 87 AND 93 BRONTE ROAD AND 2432-2452  
LAKESHORE ROAD WEST, TOWN OF OAKVILLE,  
ONTARIO

Cushing Design Group

ELIZABETH CUSHING | 65 TULIP STREET, DARTMOUTH, NOVA SCOTIA, B3A 2S9

### ***Distribution List***

*1 e-copy: Double Diamond Capital*

*1 e-copy: Cushing Design Group*

### ***Acknowledgements***

***Town of Oakville***

*Susan Schappert, MCIP RPP CAHP, Heritage Planner,  
District East/West*

***Timmins Martelle Heritage Consultants Inc.***

*Tatum Chaubal, Manager, Cultural Heritage*

*Liam Smythe, Cultural Heritage Specialist*

## *Executive Summary*

*The Executive Summary provides an overview of the key points from the report. The reader should examine the report in full for complete comprehension of the findings, recommendations and conclusions.*

In June 2020, Double Diamond Capital retained Cushing Design Group (CDG) to conduct a Heritage Impact Assessment (HIA) for 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West in the Town of Oakville, Ontario (the study area). The study area includes:

- a two-storey brick commercial building at 77 Bronte Road;
- a one-storey wood frame commercial building at 87 Bronte Road;
- a two-and-a-half storey wood frame commercial building at 93 Bronte Road; and,
- a two-storey brick commercial building at 2432-2452 Lakeshore Road West.

The two-and-a-half storey commercial building at 93 Bronte Road is included on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)* as a vernacular frame house.

Double Diamond Capital intends to demolish the structures in the study area and construct a 12-storey multi-unit building. Since the study area includes a property listed on the Town's register, this HIA was required as part of Double Diamond Capital's development application.

This HIA follows guidance provided by: the Town of Oakville; Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI); and, Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and identifies: the plans and policies applicable to the study area; summarizes the study area's land use history; and, provides an inventory and evaluation of the study area's built and landscape features. Based on this information, the potential impacts to any identified heritage attributes resulting from the proposed development are assessed and future mitigations recommended.

This HIA concluded that:

- The house at 93 Bronte Road was built in a vernacular style between 1895 and 1905;
- The house at 87 Bronte Road was built in a minimal traditional vernacular style between 1923 and 1938; and,
- The properties at 2432-2452 Lakeshore Road West and 77 Bronte Road were likely built within the last forty years and do not meet the criteria prescribed in Ontario Regulation 9/06.

An evaluation of the properties that were over 40 years old, using the criteria prescribed in Ontario Regulation 9/06 determined that:

- 93 Bronte Road and 87 Bronte Road do not have cultural heritage value or interest as the structures do not meet any criteria for design or physical value, historical or associative value or contextual value.

CDG therefore recommends that:

- All structures at 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West be demolished with no further monitoring or documentation.
- This report be deposited in a permanent, publicly accessible archive at the Town of Oakville.

CDG determined that the structure at 93 Bronte Road does not have cultural heritage value or interest. Although the investigations found the property to have been built by John Ingledew, Bronte's second Postmaster, this historical association is not sufficient to retain the structure which has a low level of integrity and contextual value. There is little information available to substantiate the community contributions of Ingledew and the surrounding area has been significantly altered. There was formerly a contextual association with the adjacent Post Office prior to its relocation to 2409 Ontario Street. To provide further mitigation and to represent the past history of the surrounding area in accordance to the *Bronte Village Heritage Resource Review and Strategy*, CDG also recommends to:

- In collaboration with the Town of Oakville and Bronte Historical Society, commemorate the history of the Lakeshore Road West and Bronte Road area at a prominent location within the proposed development. This should include identification of the former locations of 93 Bronte Road and the Post Office.
- In the interest of establishing a circular economy, any recyclable building materials on the property should be salvaged, and resold or donated for general re-use.

### *Study Limitations*

Cushing Design Group (CDG) has prepared this report in accordance to guidance provided by the Town of Oakville and Ministry of Heritage, Sport, Tourism and Culture Industries (MHTCI). This report has been prepared for the specific site, proposed development and purpose described to CDG by Double Diamond Capital (the Client). The information and recommendations provided in this report are for the sole benefit of the Client and cannot be used partially or in its entirety by a third party without CDG's written consent.

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## 1.0 Introduction

In June 2020, Double Diamond Capital retained Cushing Design Group (CDG) to conduct a Heritage Impact Assessment (HIA) for 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West in the Town of Oakville, Ontario (the study area; Figure 1). The study area includes:

- a two-storey brick commercial building at 77 Bronte Road;
- a one-storey wood frame commercial building at 87 Bronte Road;
- a two-and-a-half storey wood frame commercial building at 93 Bronte Road; and
- a two-storey brick commercial building at 2432-2452 Lakeshore Road West.

The two-and-a-half storey commercial building at 93 Bronte Road is included on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)* as a vernacular frame house.

Double Diamond Capital intends to demolish the structures in the study area and construct a 12-storey multi-unit building. Since the study area includes a property listed on the Town's register, this HIA was required as part of Double Diamond Capital's development application.

Following guidance provided by the Town of Oakville, Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

- An overview of the project scope and methods used to evaluate the potential cultural heritage resources in the study area;
- A summary of applicable plans and policies;
- An overview of the study area's historical context;
- An inventory of the built and landscape elements in the study area;
- An evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06);
- A description of the proposed development and assessment of adverse impacts; and
- Recommendations for future interventions.



GIS Data retrieved from the Town of Oakville Interactive Mapping Tool

**Figure 1: Location Plan**

## 2.0 Scope & Method

The purpose of this HIA was to determine if: the properties in the study area meet the O. Reg. 906 criteria for cultural heritage value or interest (CHVI); and, the proposed development will adversely impact any identified heritage attributes of the study area.

To conduct this HIA, CDG:

- Reviewed applicable municipal heritage plans and policies;
- Consulted with the Town of Oakville's heritage planner;
- Conducted a site visit to document the structures in the study area;
- Evaluated the structures within the study area using the criteria prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*; and
- Assessed the potential impact of the proposed development on any identified heritage attributes; and,
- Developed recommendations for future interventions based on the current condition of the study area, historical research and applicable provincial and municipal heritage guidelines, policies and plans.

Digitally available archival and published sources, including historic maps, land registry, and municipal documents were compiled to create the land use history of the study area. All research was limited to online sources due to COVID-19 closures.

Field investigations were conducted by Liam Smythe of Timmins Martelle Heritage Consultants Inc. (TMHC) on June 17, 2020 and July 10, 2020. The study area setting was documented, including exteriors of all structures. The interiors of 93 and 87 Bronte Road were also accessed. The interiors of 77 Bronte Road and 2432-2452 Lakeshore Road West were inaccessible.

The study area was evaluated using the criteria prescribed in O. Reg. 9/06, and the proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Heritage Resources in the Land Use Planning Process* (2006).

## 2.1 Consultation Record

Table 1 summarizes the record of consultation undertaken for this HIA.

**Table 1: Consultation Records**

<b>CONTACT</b>	<b>DATE OF CONTACT</b>	<b>RESPONSE</b>
SUSAN SCHAPPERT, CAHP, MCIP, RPP, HERITAGE PLANNER, DISTRICT WEST/EAST PLANNING SERVICES	Email sent on June 12, 2020. Inquired if the Town had any information available on the listed property at 93 Bronte Road, including the Property Inventory Sheets associated with the Bronte Village Heritage Resources Review and Strategy.	Response received June 16, 2020. The Town provided a copy of the Property Inventory Sheets.
	Email sent on July 7, 2020. Inquired if the Town had any additional background information on 93 Bronte Road.	Email received on July 7, 2020. Advised that there was no additional information currently available on 93 Bronte Road.
BRONTE HISTORICAL SOCIETY	Email sent on June 12, 2020. Inquired if the Society had any archival information available on the study area.	At the time of writing, a response had not been received.
	Followed up on July 16, 2020. Inquired if the Society had any archival information on Frank Darland, John Ingledew and Joseph Flumerfleet.	
TRAFALGAR HISTORICAL SOCIETY	Email sent on June 25, 2020. Inquired if higher resolution copies were available of historical aerial images of the study area.	At the time of writing, a response had not been received.



### 3.0 Policy Overview

#### 3.1 Federal Heritage Policies

Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) serves as a guide for municipal and provincial heritage policies and legislation. The document identifies a sequence of actions which comprise the conservation decision-making process: understanding a historic place, planning for its conservation, and intervening through projects or maintenance. Three primary treatments are identified, including preservation, rehabilitation and restoration. There are nine general standards, along with general guidelines, which apply to all three treatments with additional standards and guidelines for rehabilitation and restoration.

#### 3.2 Provincial Heritage Policies

##### 3.2.1 Ontario Planning Act and Provincial Policy Statement 2020

The Ontario Planning Act (1990) and Provincial Policy Statement 2020 (PPS 2020) provide the basis for heritage conservation in the Ontario land use planning process. The Planning Act identifies that the Minister, municipal council, a local board, a planning board and the Municipal Board, shall have regard to matters of provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. The PPS 2020 contains general policy directions on items of provincial interest, including policy direction to protect the province's natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources. PPS 2020 is implemented at a municipal level through Official Plans.

Section 2.6 addresses Cultural Heritage and Archaeology, in particular:

- 2.6.1 – 'Significant built heritage resources and significant cultural heritage landscapes shall be 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.'

PPS 2020 defines concepts that provide the basis for heritage planning in Ontario:

- **Heritage attributes:** '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).'

- **Conserved:** ‘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’.
- **Built heritage resource:** ‘a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.’
- **Adjacent Lands:** ‘those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.’
- **Cultural Heritage Landscape:** ‘a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

### ***3.2.1 Ontario Heritage Act and Ontario Regulation 9/06 (O. Reg. 9/06)***

The Ontario Heritage Act (OHA) enables the Province and municipalities to conserve significant individual properties and areas. Provincially owned and administered heritage properties must comply with the Standards and Guidelines for the Conservation of Provincial Heritage Properties. Municipal councils have the ability to designate individual properties (Part IV) or properties within a heritage conservation district (HCD; Part V). Evaluation for cultural heritage value or interest (CHVI) is provided in Ontario Regulation 9/06 (O. Reg. 9/06), which identifies the following criteria for determining CHVI:

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 historic 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.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the OHA. Designation or listing may apply to the entire property, or only individual structures or features within a property. Once the property has been determined to meet the O. Reg. 9/06 criteria, a Statement of Cultural Heritage Value or Interest (SCHVI) is developed which includes a brief property description, a short summary of the property's cultural heritage significance, and a list of heritage attributes. This is followed by the development of a by-law which must include a statement explaining the CHVI of the property and a description of its heritage attributes. Council may pass the by-law, or withdraw the notice of intention to designate the property. If the by-law is passed, it is included on a 'Register' maintained by the municipal clerk. A municipality may also 'list' a property on the Register to indicate properties of potential cultural heritage value or interest, although this does not provide the same level of protection as designation.

### ***3.2.3 Ministry of Heritage, Sport, Tourism and Culture Industries Guidance***

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit* series provides additional guidance on identifying, evaluating and assessing built heritage resources and cultural heritage landscapes. The series defines a HIA as:

'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended'

The MHSTCI *Heritage Resources in the Land Use Planning Process* (2006) document provides direct and indirect adverse impacts to consider for proposed developments including a cultural heritage resource, along with potential mitigations. The *Eight Guiding Principles in the Conservation of Historic Properties* (2007) report provides further guidelines for mitigation strategies, including:

- 1) Documentary evidence (restoration should not be based on conjecture);

- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be reversible);
- 8) Legibility (new work should be distinguishable from old); and
- 9) Maintenance (historic places should be continually maintained).

### ***3.3 Municipal Heritage Policies***

#### ***3.3.1 Regional Municipality of Halton***

The *Regional Official Plan* sets out policies that guide how Halton will grow and develop and addresses region-wide issues to provide a consistent land use vision for Burlington, Halton Hills, Milton and Oakville.

Halton's planning vision is to ensure growth is accommodated in an orderly and manageable manner which is sensitive to its natural environment, heritage and culture. Sections 165 to 167 of the Plan focus on cultural heritage resources in the region. The goal for cultural heritage resources is to protect the material, cultural and built heritage of Halton for present and future generations. The objectives are to promote awareness and appreciation of Halton's heritage, and to promote and facilitate public and private stewardship of Halton's heritage. This will be achieved through the following cultural heritage policies:

1. Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.
2. Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of development proposals that may affect defined Cultural Heritage Resources and known archaeological sites.
  - a. Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with Provincial legislation, regulations and guidelines.
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.
4. Prepare an Archaeological Management Plan to inventory, classify and map significant archaeological resources and areas of archaeological potential in Halton and to provide direction for their assessment and preservation, as required, and update such a Plan as part of the statutory five-year review of this Plan.
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.
6. Prior to development occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.
7. Maintain and operate a Regional facility to, through collection management, research, exhibits and programming:
  - a. Preserve the material and cultural heritage of Halton,
  - b. Acquire and share knowledge of Halton's historical and natural world, and,
  - c. Encourage discovery, appreciation and understanding of Halton's heritage.
8. Develop a coordinated heritage signage and heritage promotion program in Halton.
9. Ensure that the protection of Cultural Heritage Resources has regard for normal farm practices.

### **3.3.2 Town of Oakville**

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The *Livable Oakville Plan* was adopted by Council in 2009 and last updated in 2018. The plan was prepared to meet the requirements of the *Places to Grow Act* (2005) and *Growth Plan for the Greater Golden Horseshoe* (2006). Section 24 of the Plan identifies Bronte Village as an intensification area, bound by West River Street to the west, East Street to the east, Sovereign Street to the north and Ontario Street to the south. The goal is to create a vibrant community with a thriving commercial area and a variety of housing opportunities that provide a year-round environment for residents, employees and visitors.

The objectives are to nurture, conserve and enhance the historic lakeside village character of Bronte Village by:

- a) Promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street;
- b) Ensuring high quality urban design that complements and contributes to the historic lakeside village character;
- c) Protecting, conserving and enhancing cultural heritage resources and integrating them with new developments;
- d) Integrating public and private open spaces into the streetscape along Lakeshore Road West;
- e) Applying a co-ordinated streetscape and urban design plan, with recurring defining elements;
- f) Defining and conserving the cultural heritage landscape character of the harbour, lake and creek; and,
- g) Providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.

Overall, the goal for Bronte Village is to revitalize the area as a mixed-use area including opportunities for development and intensification, while enhancing the historic lakeside village character. Higher residential densities are to be directed to the gateways of the Bronte Village Main Street District, which is bound by Bronte Road to the west, East Street to the east, Sovereign Street to the north, and Marine Drive to the south. The study area is designated as Main Street 2 in the Land Use Map for Bronte Village and is within the gateway at the intersection of Lakeshore Road West and Bronte Road.

In terms of cultural heritage, the plan states that:

- a) Cultural heritage resources shall be maintained and integrated into new development.
- b) If the relocation of a heritage building is deemed appropriate as a last resort, it shall be relocated within the village.
- c) The Bronte Village Heritage Resources Review and Strategy, General Conservation and Commemoration Strategies, shall be used to guide development:
  - a. On, adjacent to, or in the immediate vicinity of an individually designated historic property; or,
  - b. On a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.
- d) Potential and identified cultural heritage landscapes shall be conserved according to the Cultural Heritage Landscape Strategy.

### ***3.3.2.1 Bronte Village Heritage Resources Review and Strategy***

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The *Bronte Village Heritage Resources Review and Strategy* (2011) was developed to provide an overview of existing cultural heritage resources remaining in Bronte Village and to develop a strategy for protecting and managing these resources. The Bronte Village study area is defined by Lake Ontario to the south, Rebecca Street to the north and East and West Streets. As noted above, it is identified in the *Livable Oakville Plan* as a growth area to be transformed into a dense urban area with mixed-use residential and commercial developments.

The study was conducted to meet the following objectives:

- 1) To identify and document the remaining cultural heritage resources of Bronte Village;
- 2) To identify lost heritage resources;
- 3) To recommend policies to address the preservation or commemoration of Bronte Village's cultural heritage resources (both existing and lost);
- 4) To establish criteria for the relocation of threatened cultural heritage resources; and
- 5) To evaluate the merits of a heritage conservation district in Bronte Village.

Staff identified 36 properties as being of cultural heritage value or interest; 12 properties designated under Part IV, and 24 properties listed on the *Oakville Register of Properties of Cultural Heritage Value or Interest (not designated)*. The structure at 93 Bronte Road is included as a listed property and is identified as an Edwardian house.

### ***3.3.2.2 Urban Design Direction for Bronte Village Growth Area***

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In 2018, the Town of Oakville developed a Livable by Design Manual providing Urban Design Direction for the Bronte Village Main Street District. *Livable Oakville Plan* designated the area as a mixed-use Growth Area. The district is identified as a mixed-use village with unique main street character that is reflected in the many shops, eateries and services that operate along Lakeshore Road West and Bronte Road. Both Bronte Road and Lakeshore Road West are designated Primary Streets, with the intersection identified as a gateway to the district. The manual is guided by the following design principles: sense of identity, compatibility, connectivity, sustainability, legacy and creativity. New and infill development are expected to be designed in accordance with the following guiding design principles:

- Sense of identity: creating distinct and vibrant communities.
- Compatibility: fostering compatibility and context-specific design.
- Connectivity: enhancing connectivity and accessibility.
- Sustainability: integrating sustainability and resiliency.

- Legacy: preserving built heritage and cultural and natural resources.
- Creativity: inspiring creativity and innovation.

The study area is identified as a gateway, which should be designed to “create a distinct sense of arrival and incorporate significant identifying features that reflect the district character” (Town of Oakville 2018:9).

### *3.3.2.3 Heritage Impact Assessment Guidance*

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The Town of Oakville provides guidance on Heritage Impact Assessments (HIAs) for a built heritage resource under their development application guidelines. The purpose of a heritage impact assessment is to determine the impact of a proposed development on the cultural heritage value of a property, or properties, and to recommend an overall approach to the conservation of the heritage resource. The assessment is required when a development or redevelopment is proposed:

- On, or 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.

The HIA should include an introduction to the property, research and analysis, a statement of cultural heritage value or interest, assessment of existing conditions, description of the proposed development, impact of development on heritage attributes, and consider mitigation and conservation strategies. The Town of Oakville may request an independent peer review of the HIA at the development proponent’s cost if deemed necessary by the Director of Planning.

## *4.0 Geographic and Historic Context*

### *4.1 Geographic Context*

The study area is located in southwest Ontario, approximately 300 m north from Lake Ontario. The study area was formerly located on Lot 20, South of Triller Street (east of river) in the Trafalgar Township in Halton County. It is bound by Marine Drive to the east, Lakeshore Road West to the west, Jones Street to the north and Bronte Road to the south. The study area's topography is relatively flat at approximately 83-84 above sea level (asl), and Bronte Harbour is approximately 75 m to the southeast.

### *4.2 Historic Context*

#### *4.2.1 Trafalgar Township*

In the 17<sup>th</sup> century, the north shore of Lake Ontario was inhabited by Iroquoian-speaking Huron (Wendat), Petun and Neutral (Attawandaron) (Common Bond Collective 2019). A series of battles between the Haudenosaunee and the alliance of Ojibwe, Odawa and Pottawatomie peoples (the Three Fires Confederacy) ultimately led to the Haudenosaunee peoples to return to the present day New York State area. The Ojibwe-speaking people lived along the north of Lake Ontario, including present-day Oakville, and were referred to by colonists as 'Mississauga' (Common Bond Collective 2019). During the summer seasons, the Mississauga would camp at Sixteen Mile Creek, Twelve Mile Creek and the River Credit, returning to the interior hunting grounds during the winter months.

The Royal Proclamation of 1763 established that "only land granted by the Crown could be legally owned, and prohibited private transactions between settlers and Indigenous peoples" (Common Bond Collective 2019: 40-41). Large tracts of Indigenous lands in south Ontario were acquired by the Crown via treaty and divided into surveyable townships. In 1805, the Crown asked the Mississauga to part with a large portion of their remaining territory; however, there was a significant amount of resistance due to past treaties which restricted the Mississauga access to traditional hunting and fishing grounds (Common Bond Collective 2019). Eventually the Mississauga agreed to sell a portion of the tract (85,000 acres) and retained reserves at 12 Mile Creek, 16 Mile Creek and the River Credit.

In 1806, the Township was surveyed by Provincial surveyor Samuel Wilmot who divided lines and concessions into 200 acre lots, creating three townships called Toronto, Alexander and Grant (Oakville Historical Society 2002). After the Battle of Trafalgar, the two west Townships were renamed Trafalgar and Nelson. The first Euro-Canadian settlers (largely Loyalists) arrived in 1807, and ten years later the population had grown to 548. In 1820, Treaty 22 and 23 were signed which surrendered the remaining Mississaugas lands at 12 Mile Creek, 16 Mile Creek and the Credit River (Mississauga of the Credit First Nation 2017). In exchange, the Mississaugas of the Credit were promised education for their children and

200 acres of land to be used as a village site. The township was officially incorporated in the 1850s (Town of Oakville 2017).

The 1880 County of Halton Gazetteer and Directory for Halton County by W.H. Irwin & Co. lists the Township of Trafalgar as situated between Esquesing and Nelson. At this time, there was one grist and four saw-mills, with a Post Office established in 1820. The population in 1850 was 4,513, growing to 5,027 by 1871 (Irwin & Co: 47). Population did not increase again greatly until before World War I, and continued to grow after World War II (Town of Oakville 2017). The Township of Trafalgar was amalgamated with the Village of Bronte and Town of Oakville in 1962 (Trafalgar Township Historical Society 2020). In 2016, the population of the Town of Oakville was 193,832 (Statistics Canada 2019).

#### ***4.2.2 Bronte Village***

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The study area is located in the historic Village of Bronte, surveyed and laid out in 1834 (Sutherland 1868:4). Throughout the 1800s, piers, wharves and warehouses were constructed, and the Government developed a plan to build a harbour (Bronte Village BIA 2017). The lumber industry became an important part of the local economy in Bronte in 1825, and the first sawmill was built in 1834. The Post Office was established in 1851, and Bronte Harbour was finally completed in 1856 under the Bronte Harbour Company (Oakville Images 2013). The new harbour boasted two piers and a lighthouse. Once the harbour was established, the export of wheat and lumber to various markets throughout Southern Ontario started an economic boom for Bronte, along with recreational boat racing (Oakville Images 2013; Bronte Village BIA 2017). Two years later in 1858, the first and largest steam Grist Mill in Ontario was constructed (Oakville Historical Society 2012).

Sutherland's County of Halton Gazetteer and Directory for 1869-70 describes Bronte as a post village and station on the Great Western Railway on the shore of Lake Ontario (Sutherland 1868:3). At the time, it contained three churches, one Hotel, three stores, a blacksmith shop and a School House. The harbour allowed for a strong shipping industry. The export of wheat declined upon the creation of the Grand Trunk Railway, and was replaced with commercial fishing and stone hooking. By 1870, Bronte was one of only four Lake Ontario settlements involved in the stone hooking trade (Bronte Village BIA 2017). Carpentry and boat building also became popular. In 1948, the Department of Public Works constructed concrete and steel piers at the Bronte Harbour, transforming the waterfront from marshland to a thriving Lake Ontario port (Bronte Village BIA 2017). By the 1950s, Bronte Harbour became a popular summer resort for families from the Greater Toronto Area (Bronte Village BIA 2017). Bronte was incorporated as a village within Trafalgar Township between 1951 and 1958, and in 1962 became part of Oakville (Oakville Historical Society 2012).

#### ***4.2.3 Study Area –Lot 20, South Side of Triller Street (east of river)***

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The study area was historically located in Lot 20, South Side of Triller Street (east of river), at the corner of Trafalgar Street and Triller Street (present day Bronte Road and Lakeshore Road West, respectively).

Wilmot's 1806 Trafalgar Map identifies the study area as 'plains', with no buildings or property owners listed (Figure 2). At this time, Bronte Creek was identified as 10 Mile Creek. Tremaine's 1858 map of Halton County depicts Bronte as a shaded out grid with no further detailing. J.H. Pope's 1877 map of Halton County also identifies Bronte as shaded out; however, an individual map by Pope of the Town of Bronte depicts the study area as Lot 20, Range II on Trafalgar Street and Triller Street. No property owner or building footprints are depicted.

The land registry records for Lot 20, South Side of Triller Street (east of river) indicate that Lot 20 was  $\frac{1}{4}$  acre and the Crown Patent was granted to Catharine Thompson in 1849. Catharine passed away by 1868, leaving the property to her two sons, Joseph and Edward. In 1872, the property was granted solely to Edward Thompson. No one is listed as occupying Lot 20, South of Triller Street (Bronte) in the 1881-85 County of Halton Gazetteer and Directory (Irwin & Co. 1880). Edward retained ownership until 1890 when the entire lot was sold to Frank and William Darland for \$100. In 1895, Frank sold the front of Lot 20 to John Ingledew for \$20. In 1905, John passed away and the portion of Lot 20 'and other land' was sold to William Henry Sargant for \$1300.

Frank Darland passed away by 1911, and the lot, except for the portion owned by Ingledew, was sold to Joseph Flumerfelt for \$500. In 1933, Joseph sold a portion of the lot to William Brackon for \$320. In 1937, Joseph sold another portion of the lot to William Brackon for \$110, and sold another portion to William Vernon and Mary his wife as joint tenants for \$375. William Vernon and his wife bought another portion of the property from Joseph for \$50. The Sargant family retained ownership of their portion of the property until 1939 when it was sold to George C. Atkins. Atkins retained ownership until 1942 when the property was sold to Frank Sullivan. William Brackon sold his portion in 1945 to William Vernon and his wife Mary. Joseph Flumerfelt passed away by 1948, and his remaining portion of the lot was sold to Donald Allan. Land registry records were not available from 1948 onwards.

John W. Ingledew (1860-1905) was the second postmaster in the Village of Bronte, who also owned a shoe store in the Post Office building once located on Bronte Road across from the study area (Oakville Images 2013). The 1881 Census identifies Ingledew as the son of an English fisherman and living with his parents and siblings Edith and William in the Trafalgar Township. He married his wife Arvilla (née Wilson) in 1885, and by the 1891 Census was living with Arvilla and their son Norman. At this time, John was working as a fisherman and gardener. By 1901, John and Arvilla also had a daughter named Edna. At the time of his death in 1905, John was working as a merchant. Minimal information could be found on William Henry Sargant (1857-1938), who purchased property from Ingledew. Neither Ingledew nor Sargant are identified as notable people by Oakville Images (2013).

After John Ingledew passed away, a descendant of John's sold the post office building to the Flumerfelt family who maintained the Bronte Post Office until 1955 (Oakville Images 2013). J.S. Flumerfelt operated a grocery store in the Post Office building and also owned other property throughout Bronte, including Lot 20, South of Triller Street (west of river). He lived in a large house located where the Bronte Village Mall currently stands (Oakville Images 2013). Joseph Sylvester Flumerfelt (1860-1942) was of Dutch descent and served as Postmaster until his death in 1942.

Topographical maps for the Hamilton area depict 93 Bronte Road by the 1909 map as a wood building, located across the street from the Post Office and Grist Mill (Figure 3). A structure is located near the present day location of 87 Bronte Road by the 1938 topographical map. The topographical maps for Oakville from 1964 and 1972 have this section of Bronte shaded in orange, with only a school building depicted in the study area block, and several buildings along the south side of Bronte Road. Most of these structures are not visible by the 1972 topographical map. Aerial imagery from the mid-20<sup>th</sup> century depict the study area; however, the resolution is unclear to identify building footprints (Figure 4 and Figure 5). It is thus unclear when the structures at 77 Bronte Road and 2432-2452 Lakeshore Road West were constructed; however, based on the design and construction was likely within the past forty years.

The Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)* lists 93 Bronte Road as a vernacular frame house and is noted in the *Bronte Village Heritage Resources Review and Strategy* as an Edwardian House. The inventory sheet for 93 Bronte Road (Appendix A) of the Strategy again indicates the style as vernacular, and the construction date and builder is listed as unknown. It is noted as being a two-storey, two-bay L-shaped house with vinyl horizontal cladding, front gable with intersecting gables, modern vinyl one-over-one windows and front entrance leading to the restaurant. Parks Canada photographed and assessed buildings within Trafalgar Township in 1971 that were 100 or more years old as part of a Centennial Project (Trafalgar Township Historical Society n.d.). None of the properties within the study area were included in the assessment.

Four designated heritage properties are located nearby including: 2489 Lakeshore Road West (Walton Memorial Church), 2508 Lakeshore Road West (Bronte Marina), 49 Bronte Road (Stoneboats), and 2409 Ontario Street (Bronte Post Office; Figure 6 to Figure 9 *Figure 8*). There are two listed properties nearby including: 2457 Lakeshore Road West (Bronte Cenotaph), and 2500 Lakeshore Road West (Bronte Cenotaph).





**1806**  
Map of Trafalgar Township  
by Sam T. Wilmot




**1858**  
County of Halton Map  
by George C. Tremaine



**1877**  
Town of Bronte Map  
by J. H. Pope

**Legend**

 = Approximate study area

*Figure 2: Study area overlaid on historical imagery*

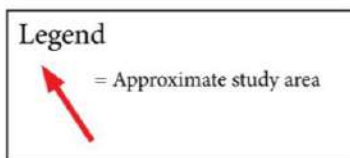


Figure 3: Study area overlaid on topographical imagery





*Figure 4: Aerial view of Bronte, 1947 (Source: Trafalgar Township Historical Society)*



*Figure 5: Portion of an Aerial Image of Oakville, 1954, with the approximate study area identified in red (Source: University of Toronto)*



*Figure 6: 2489 Lakeshore Road West (Walton Memorial Church)*



*Figure 7: 2508 Lakeshore Road West (Bronte Marina)*





*Figure 8: 49 Bronte Road (Stoneboats)*



*Figure 9: 2409 Ontario Street (Bronte Post Office)*

## 5.0 Existing Conditions

### 5.1 Setting

The study area is located on the north side of Bronte Road, at the intersection with Lakeshore Road West. The setting can be characterized as mixed-use urban, typified by low to high density mixed-use buildings with setbacks close to the public right-of-way and varying side yards (Figure 10 and Figure 11). Bronte Road is one lane in each direction with on-street parking on both sides. Lakeshore Road West is one lane in each direction with centre turning lane in both directions. There are some semi-mature to mature street trees in the public right-of-way. There are clear views of the study area travelling northeast on Lakeshore Road West near the Bronte Road intersection.

A paved parking lot surrounds the properties and is accessible between 93 and 87 Bronte Road, and 87 and 77 Bronte Road (Figure 12). There is a small paved alleyway between 2432-2452 Lakeshore Road West and 93 Bronte Road (Figure 13). Each structure within the study area has minimal setback from the public right-of-way. According to the Town's interactive zoning map, the study area is currently zoned MU2 - Main Street 2 Bonusing.



*Figure 10: Bronte Road facing east*





*Figure 11: Bronte Road facing west, with the Lakeshore Road West intersection visible to the left*



*Figure 12: Paved parking lot behind the study area, with 2432-2352 Lakeshore Road West to the right, 93 Bronte Road at the centre and 87 Bronte Road to the left*



*Figure 13: Paved alleyway between 2432-2452 Lakeshore Road West and 93 Bronte Road*



## 5.2 Built Environment – Study Area

### 5.2.1 77 Bronte Road

77 Bronte Road includes a single-detached, two-storey structure with an irregular plan. Each built element is described in further detail below. The interior was not accessed.

Although an exact date of construction could not be determined through historical imagery and documentation, the structure is unlikely to have been constructed within the past forty years and thus does not meet the age threshold set out by Ministry of Transportation's *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007). It is also unlikely to meet any O. Reg. 9/06 criteria due to its design and construction, and as a result was not evaluated further.

#### 5.2.1.1 Exterior

The two-storey, single-detached commercial building at 77 Bronte Road has an irregular plan (Figure 14 to Figure 16). The building is clad in red brick with a vertical brick string course between the first and second storey. The flat roof is clad in asphalt shingles and on the west and east façades has wood siding in an angled pattern and wood soffit (Figure 17). The south façade has overhanging eaves on each storey. There are no chimneys.

Single-pane windows have a flat opening with plain trim. There are three single-leaf entrances on both the ground floor and second storey; each are glazed with a transom above and a flat opening. At the ground floor is a full-width open verandah, which is supported by plain posts (Figure 18). Three sets of straight stairs provide access to the verandah from the street, and the second storey and basement are accessed through sets of stairs on the west façade (Figure 19).



*Figure 14: South façade of 77 Bronte Road*



*Figure 15: West façade of 77 Bronte Road*



*Figure 16: North façade of 77 Bronte Road*

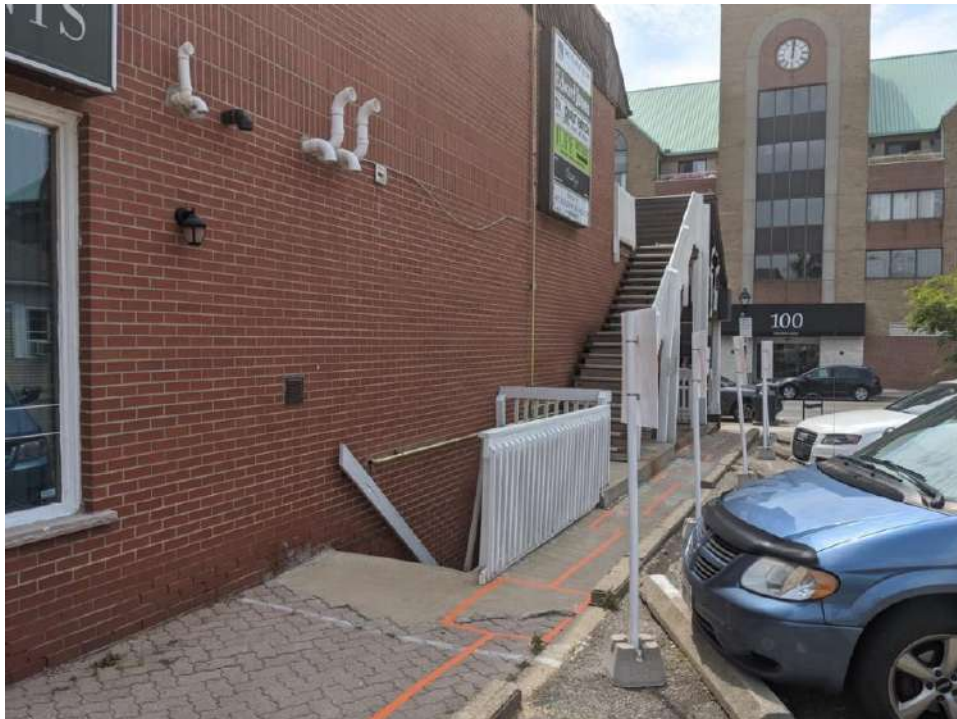


*Figure 17: Roof detailing*





*Figure 18: South façade verandah and storefront entrances*



*Figure 19: West façade stairs leading to the second storey and basement*

## 5.2.2 87 Bronte Road

87 Bronte Road includes a single-detached, one-storey structure with four rear additions. Each built element is described in further detail below.

### 5.2.2.1 Exterior

The one-storey, single detached commercial building at 87 Bronte Road has a rectangular short façade (Figure 20 and Figure 23). It appears to stand on a concrete block foundation; however, this is partially covered by the sidewalk and horizontal vinyl siding which covers the building. There is no basement. It has a low hip roof clad in asphalt shingles. There are four small additions to the rear of the building, which currently houses a watch store. A single brick chimney is located offset left (Figure 24).

All windows are single-pane with white decorative aluminum shutters and plain trim (Figure 25). There is an off-centre, single-leaf glazed entrance on the south façade which has a flat opening and plain trim and is accessible by a single concrete step from the sidewalk (Figure 26). Another single-leaf glazed entrance is located on the south façade, setback from the street and attached to a northwest addition (Figure 27).



*Figure 20: South façade of 87 Bronte Road*



*Figure 21: West façade of 87 Bronte Road*



*Figure 22: North façade of 87 Bronte Road*





*Figure 23: East façade of 87 Bronte Road, showing all four rear additions*



*Figure 24: Single brick chimney at 87 Bronte Road*



*Figure 25: East façade vinyl window with aluminum shutters*



*Figure 26: South façade entrance and shopfront window*





*Figure 27: Setback entrance on the south façade of 87 Bronte Road*

### *5.2.2.2 Interior*

The south façade main entrance opens into a jewelry shop which has a drop tile ceiling and fluorescent lighting (Figure 28 and Figure 29). Walls are clad in wallpaper or painted, with carpet flooring (Figure 30). All trim appears to have been removed surrounding the door and windows. There is a glass partition that separates the shop from the workshop area (Figure 31). To the north of the workshop area is access to the watch repair shop in the rear additions of the structure (Figure 32 and Figure 33). To the northeast of the shop is storage space, and to the southeast is a washroom. These spaces also have a drop ceiling and no baseboard or trim. Photos were not taken of these spaces for security purposes.



*Figure 28: South façade main entrance opening into the jewelry shop*



*Figure 29: Drop tile ceiling and fluorescent lighting in the jewelry shop*



*Figure 30: East wall of the jewelry shop*



*Figure 31: Glass partition wall facing north towards the workshop area*





*Figure 32: Watch shop to the rear of the building*



*Figure 33: Watch shop facing north with access to storage and bathroom behind the curtain*

### *5.2.2.3 Physical Condition*

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Overall, the general structure at 87 Bronte Road appears to be in good condition. There are no missing sections of the roof and there appears to be sufficient drainage. The condition of the foundation is unclear as it was not visible. There was no evidence in the interior of water damage. The vinyl siding and brick chimney is in good condition with no misplaced bricks or washed out mortar. All windows and doors are vinyl and appear to be in fair to good condition.

The internal roof structure was not visible. The carpet floors, walls, lighting and building services appear to be in good operable condition. The structure is surrounded by asphalt paving which is in fair condition and goes right up to the foundation.

Note that the observations above are based on visual inspection and is not a structural engineering assessment.

### *5.2.2.4 Integrity*

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The setting of 87 Bronte Road has been significantly altered, with newer mixed-use developments and new construction underway to the south, west and east. The structure itself has also seen several alterations, including:

- Construction of four small rear additions;
- Exterior vinyl siding cladding;
- All exterior doors and windows have been replaced with vinyl;
- Interior floors have been covered in carpet;
- Interior ceiling has been covered with drop ceiling tiles;
- Interior trim has been removed; and
- The surrounding landscape has been paved with asphalt.

As a result, the property at 87 Bronte Road has a low level of integrity due to the significant number of exterior and interior alterations made to the structure.

### *5.2.2.4 Interpretation*

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The structure at 87 Bronte Road was constructed in a vernacular minimal traditional style which was common from 1925 to 1950 (Antique Home Style 2015). The style is characterized by its one to storey-and-a-half height, low to medium pitched gable roof, narrow eaves, simple floor plan, and little if any ornamentation both in the exterior and interior (Antique Home Style 2015).



Based on the style and historical information, it can be concluded that the house was constructed between 1923 and 1938. It cannot be determined based on the land registry information if this was built by Joseph Flumerfelt or by the various owners who purchased portions of Lot 20 throughout the 1930s. Flumerfelt never resided at the property, having lived across the street where the Bronte Village Mall is now located (Oakville Images 2013).

### **5.2.3 93 Bronte Road**

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93 Bronte Road includes a single-detached, two-and-a-half storey structure with an L-shaped plan. Each built element is described in further detail below.

#### **5.2.3.1 Exterior**

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The two-and-a-half storey, single-detached building at 93 Bronte Road has an L-shaped plan and stands on a concrete block foundation and partial basement (Figure 34 to Figure 37). The building is clad in dark gray and cream coloured horizontal vinyl siding with minimal exterior decoration. The medium intersecting gable roof is clad in asphalt shingles with projecting verges and vinyl soffit (Figure 38). A former chimney on the west façade has been covered in vinyl siding.

Vinyl windows have a flat opening with plain trim (Figure 39). The south façade has two-pane large display windows. The second storey windows are double hung with decorative aluminum shutters. At the centre of the gable on the south façade is a rectangular window with aluminum shutters which currently has a window AC unit. There is a skylight on the roof. The glazed vinyl main entrance is located off-centre on the south façade (Figure 40). There are also two glazed vinyl entrances on the east and north façades (Figure 41). All entrances are accessible by a single concrete step.



*Figure 34: South façade of 93 Bronte Road*



*Figure 35: South and west façades of 93 Bronte Road*



*Figure 36: North façade of 93 Bronte Road*



*Figure 37: North and east façades of 93 Bronte Road*





*Figure 38: Vinyl soffit and eaves at west façade gable*



*Figure 39: South façade one-over-one vinyl windows*



*Figure 40: South façade main entrance*



*Figure 41: Entrance on the east façade of 93 Bronte Road*



### 5.2.3.2 Interior

#### First Storey

The main entrance on the south façade opens up into the restaurant's dining room (Figure 42 to Figure 44). It has a textured ceiling with wood beams. The walls are painted with baseboards and chair rail trim, while the flooring is vinyl or laminate. A bathroom is accessible from the dining room and has tile flooring with wallpaper (Figure 45). The kitchen is located at the northeast corner of the building and accessible through the dining room (Figure 46). To the south of the kitchen is a storage area which provides exterior access along the east wall (Figure 47). Both spaces have tile flooring.



*Figure 42: Restaurant seating area, facing north towards the main entrance*



*Figure 43: Restaurant dining room facing northwest*



*Figure 44: Restaurant seating area facing east*



*Figure 45: Restaurant bathroom on the first-storey*



*Figure 46: Kitchen storage area, with kitchen visible at the centre*





*Figure 47: Kitchen storage area*



## ***Second Storey***

The second storey is accessed through a central staircase located off of the dining room to the north of the washroom (Figure 48 to Figure 50). It opens into a central room which provides access to two rooms to the south, a single bathroom to the east, a larger three-piece bathroom in the northeast corner and stairs to the attic to the north. The central room has no trim except surrounding the doors and windows, and has vinyl or laminate flooring. The small bathroom to the east has tile flooring (Figure 51). The northeast bathroom also has tile flooring and minimal trim (Figure 52 and Figure 53). The two rooms to the south are both office spaces that have tile ceilings, carpeted floors and minimal trim (Figure 54 and Figure 55).



***Figure 48: Stairs leading to the second storey***



*Figure 49: Second floor central hallway facing northwest*



*Figure 50: Second storey central hallway*



*Figure 51: East bathroom*



*Figure 52: Northeast bathroom with tile flooring and minimal trim*



*Figure 53: Northeast bathroom*



*Figure 54: Office space at the southeast corner*





*Figure 55: Office space at the southwest corner*

## ***Attic***

The attic is accessed through the second-storey central hallway and opens up into a large room with carpeted flooring (Figure 56 and Figure 57). A crawlspace is located to the northeast corner which appears to have vinyl flooring and exposed beams and rafters (Figure 58).



***Figure 56: Attic space facing north with crawlspace to the right***



*Figure 57: Attic space facing south*



*Figure 58: Crawlspace to the north*

## ***Basement***

The basement is accessed to the north of the dining room near the kitchen entry. A set of wood stairs lead to a large room which is currently being used for storage and has concrete floors and concrete block walls (Figure 59). A concrete block wall separates the basement into two large spaces (Figure 60). There is a small three-pane window near the east wall which has been covered (Figure 61). To the south is a dirt floor and wall basement which has one wood support column (Figure 62). Some of the dirt wall appears to have a cement based parging.



***Figure 59: Stairs leading from the main floor to the basement***





*Figure 60: Basement facing southwest*



*Figure 61: Basement window facing northwest*



*Figure 62: Wood support column in basement*

### *5.2.3.1 Physical Condition*

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Overall, the general structure at 93 Bronte Road appears to be in good condition. The roof has a few missing sections on the south façade, but appears to have sufficient drainage. There was no evidence in the interior of water damage. The gables and vinyl siding are in good condition. The brick chimney has been covered in vinyl and thus its condition cannot be assessed. All windows and doors are vinyl and appear to be in fair to good condition.

The internal roof structure of the attic does not show any evidence of water damage and appears to overall be in good condition; however, there appears to be some damage to supports in the crawlspace of the attic where beams are being supported by what appears to be a bungee cord (Figure 63). Carpeted floors and interior stairs are in fair to good condition. Drywall, paints and remaining wood trim are in fair condition. Lighting is in good condition and building services are operable. There have been attempts to provide additional supports in the basement, as evidenced by areas where dirt has been covered with a cement based parging (Figure 64). The structure is surrounded by asphalt paving which goes right up to the foundation.

Note that the observations above are based on visual inspection and is not a structural engineering assessment.



*Figure 63: Attic beams supported by bungee cord*





*Figure 64: Dirt basement covered in cement based parging*

### **5.2.3.2 Integrity**

The setting of 93 Bronte Road has been significantly altered, with newer mixed-use developments and new construction underway to the south, west and east. The structure itself has also seen several alterations, including:

- Construction of an east addition or alteration to a porch;
- Exterior vinyl siding cladding;
- Foundation has been faced with new concrete blocks in the exterior;
- All exterior doors and windows have been replaced with vinyl;
- The chimney has been cladded in vinyl;
- Interior floors have been covered in carpet;
- Interior trim has mostly been removed; and
- The surrounding landscape has been paved with asphalt.

As a result, the property at 93 Bronte Road has a low level of integrity due to the significant number of exterior and interior alterations made to the structure.



### 5.2.3.3 Interpretation

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93 Bronte Road was constructed in a vernacular style with a L-shaped plan. The Town of Oakville's *Bronte Village Heritage Resources Review and Strategy* identifies the building as an Edwardian House, a style popular in Ontario from 1900 to 1930 (Blumenson 1990:166). However, the current structure at 93 Bronte Road does not appear to have any of the distinguishing features of the Edwardian style, such as smooth brick surfaces, generous fenestration, frontispiece or portico, tall chimneys, dormers, or keystones and voussoirs. Topographical maps identify 93 Bronte Road as a wood structure.

The house at 93 Bronte Road can be more accurately described as a vernacular building with minimal exterior decoration. Vernacular buildings are generally defined as local variations of a style based on locally available materials (Heritage Resources Centre 2009). The concrete block foundation assists in dating the structure, as concrete block foundations became increasingly common from 1890 into the 1900s (Region of Waterloo n.d.). The L-shaped plan was also popular at the turn of the century up until at least the 1930s (Government of Manitoba n.d.). Other listed vernacular properties in the area include but are not limited to: 2370, 2374 and 2378 Sovereign Street (Figure 65 to Figure 67).

Based on the historical information and architectural style, the date of construction can be concluded by the length of time John Ingledew occupied the lot (1895-1905) and the increase in value for the lot when it was sold to William Sargent (\$1300). There is otherwise a lack of historical imagery and documentation of the property.



*Figure 65: Listed vernacular property at 2370 Sovereign Street*



*Figure 66: Listed vernacular property at 2374 Sovereign Street*



*Figure 67: Listed vernacular property at 2378 Sovereign Street*

## 5.2.4 2432-2452 Lakeshore Road West

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2432-2452 Lakeshore Road West includes a single-detached, two-and-a-half storey structure with a rectangular long façade. Each element of the built environment is described in further detail below. The interior was not accessed.

The structure was determined to have been constructed within the past forty years with the earliest reference found dating to 1993 (Oakville Images 2013). The structure thus does not meet the age threshold set out by Ministry of Transportation's *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007). It is also unlikely to meet any O. Reg. 9/06 criteria due to its design and construction, and as a result was not evaluated further.

### 5.2.4.1 Exterior

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The three-storey, single-detached commercial building at 2432-2452 Lakeshore Road West has a rectangular long façade (Figure 68 to Figure 71). It is clad in brick and stands on a concrete slab. The mansard style roof is clad in gray asphalt shingles (Figure 72). There are no chimneys.

There are a wide variety of window and door types throughout the building. Windows are a mixture of bay and oriel windows and flat sliding windows with brick sills (Figure 73). The flat windows are two-paned, two-over-one, or eighteen-over-one. The bay windows have decorative aluminum cladding with diagonal stripes. The diagonal stripes continue in some areas into the roof line. The single leaf, glazed entrances have a set of concrete straight stairs leading up to them. There is a recessed entrance on the west façade with a metal double door (Figure 74). There is another set of double doors with two-storey windows at the southwest façade. A set of stairs on the east façade lead to the basement and second storey (Figure 75).





*Figure 68: North and west façades of 2432-2452 Lakeshore Road West*



*Figure 69: West and south façades of 2432-2452 Lakeshore Road West*



*Figure 70: East façade of 2432-2452 Lakeshore Road West*



*Figure 71: East façade as visible from the rear parking lot*





*Figure 72: Mansard style roof*



*Figure 73: Two pane window on east façade*



*Figure 74: West façade entrance*



*Figure 75: Stairs on the east façade*



## 6.0 Cultural Heritage Evaluation

### 6.1 87 Bronte Road

From the results of historical research, field investigations and comparative analysis, the property at 87 Bronte Road was evaluated to determine if the building meets the criteria for CHVI as prescribed in O. Reg. 9/06. The results of this evaluation are provided in the subsections below.

#### 6.1.1 Design Value or Physical Value

Criteria	Meets Criteria (Yes/No)
(i) <b>Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</b>	No
<b>Rationale:</b> The wood-framed structure at 87 Bronte Road was constructed in the minimal traditional style between 1923 and 1938. This style was popular and common from 1925 to 1950 and thus is not a rare, unique, representative or early example of the style, construction method or material. The structure was not visible in historical or topographical maps until 1938 and there is minimal historical information and photographs available of the property. It has also not been previously identified by the Town of Oakville as a property of cultural heritage value or interest or included in Parks Canada 1971 inventory of properties 100 or more years old in the Trafalgar Township.	

Criteria	Meets Criteria (Yes/No)
(ii) <b>Displays a high degree of craftsmanship or artistic merit; or,</b>	No
<b>Rationale:</b> Through its common wood frame construction and limited to no detailing, the property does not exhibit a high degree of craftsmanship.	

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(iii) Demonstrates a high degree of technical or scientific achievement.</b>	No
<b>Rationale:</b> The property does not demonstrate a high degree of technical or scientific achievement as a wood framed, one-storey commercial building.	

### 6.1.2 Historical Value or Associative Value

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</b>	No
<b>Rationale:</b> Historical research did not identify any theme, event, belief, person, activity, organization or institution associations that are significant to the community. The structure was constructed around the time Joseph Flumerfelt owned a portion of the property; however, other portions of the lot were sold off to several other owners during this time and the builder cannot be confirmed. Further, Flumerfelt owned several lots in the Village of Bronte and did not reside at the property. In recent years it has been used as a commercial property with various businesses which do not appear to be significant to the Bronte community.	

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</b>	No
<b>Rationale:</b> Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the Village of Bronte or local culture.	

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(iii)</b>	<b><i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></b>	No
<b><i>Rationale:</i></b> The builder of the house was not identified during the historical research; however, the common architectural style (minimal traditional vernacular) and construction of the house suggests it does not demonstrate work of someone who is significant to the community.		

### 6.1.3 Contextual Value

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(i)</b>	<b><i>Is important in defining, maintaining or supporting the character of an area;</i></b>	No
<b><i>Rationale:</i></b> The setting of the immediate area can be characterized as mixed-use urban, with the majority of surrounding buildings comprising of low to mid-rise mixed-use buildings. Two towers (10 to 14 storeys) are currently being constructed to the immediate northwest of the study area, 4-storey mixed-use buildings are located to the south and southwest, and an approximately 10-storey mixed-use building is to the east. This has significantly altered the surrounding context and although 87 Bronte Road may have retained the small-town feel and scale of Bronte Village, it has not contributed to how the Town developed and currently does not define the character of the area.		

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(ii)</b>	<b><i>Is physically, functionally, visually, or historically linked to its surroundings;</i></b>	No
<b><i>Rationale:</i></b> The property no longer has any physical, functional, visual or historical connections to the surrounding area and its relationships to neighbouring properties are not significant. It was constructed later than the neighbouring property at 93 Bronte Road and the surrounding area has been significantly altered with new developments which has severed any historical associations.		

Criteria	Meets Criteria (Yes/No)
(iii) <b>Is a landmark.</b>	No
<b>Rationale:</b> The property is not considered a local landmark. This is evidenced by the lack of historical documentation of the property.	

### 6.1.4 Evaluation Results

The preceding evaluation has determined that the property at 87 Bronte Road does not have CHVI as it does not meet any of the O. Reg. 9/06 criteria. As a result, a Statement of Cultural Heritage Value or Interest (SCHVI) was not prepared.

## 6.2 93 Bronte Road

93 Bronte Road is listed in the Town's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)*. From the results of historical research and field investigations, the property was evaluated to determine if the building meets the criteria for CHVI as prescribed in O. Reg. 9/06. The results of this evaluation are provided below.

### 6.2.1 Design Value or Physical Value

Criteria	Meets Criteria (Yes/No)
(iv) <b>Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</b>	No
<b>Rationale:</b> The wood-framed building at 93 Bronte Road is not a rare, unique, representative or early example of a particular style, type, expression, material or construction method. It is a wood-frame vernacular style building constructed between 1895 to 1905, a style that generally cannot be narrowed down to one timeframe and is a reflection of available local materials and design. It is not an early example of a vernacular house nor is its construction method and materials early, unique or rare. It was not visible in historical or topographical maps until 1909 and physical evidence such as the concrete block foundation provides further guidance to its turn of the century construction, which was a common building material from 1890 into the 20 <sup>th</sup> century.	
The structure has been significantly altered with a low level of integrity and has minimal exterior decoration or distinguishing features. There are more representative vernacular buildings found	



throughout Bronte which provide a continuous historic streetscape, such as 2370, 2374 and 2378 Sovereign Street (see Figure 65 to Figure 67).

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(v) Displays a high degree of craftsmanship or artistic merit; or,</b>	No
<b>Rationale:</b> The property does not exhibit a high degree of craftsmanship, as a wood frame house with concrete block foundation and minimal exterior and interior decoration.	

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(vi) Demonstrates a high degree of technical or scientific achievement.</b>	No
<b>Rationale:</b> The property does not demonstrate a high degree of technical or scientific achievement as a two-and-a-half storey, wood frame residential building.	

### 6.2.2 Historical Value or Associative Value

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
<b>(iv) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</b>	No
<b>Rationale:</b> The structure at 93 Bronte Road was constructed during John Ingledew's tenure on the property between 1895 and 1905. Ingledew was the second Postmaster of the Bronte Village post office and also operated a shoe store in the Post Office building.	
However, there is otherwise minimal historical information available on Ingledew beyond his position as Postmaster and his contributions to the Bronte community are unknown. Consultation with the Town of Oakville did not identify any additional information on the property. Historical research did not identify the property to be associated with any other themes, events, people or other elements significant to the community.	

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(v)</b>	<b><i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i></b>	No
<b><i>Rationale:</i></b> Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the Bronte Village community or local culture. The architecture and the construction is vernacular and can be found throughout Ontario.		

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(vi)</b>	<b><i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></b>	No
<b><i>Rationale:</i></b> The common architectural style and construction of the house suggests it does not demonstrate work of someone who is significant to the community.		

### 6.2.3 Contextual Value

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(iv)</b>	<b><i>Is important in defining, maintaining or supporting the character of an area;</i></b>	No
<b><i>Rationale:</i></b> The setting of the immediate area can be characterized as mixed-use urban, with the majority of surrounding buildings comprising of low to high-rise mixed-use buildings. Two towers (10 to 14 storeys) are currently being constructed to the immediate northwest of the study area, 4-storey mixed-use buildings are located to the south and southwest, and an approximately 10-storey mixed-use building to the east. This has significantly altered the surrounding context and although it may have retained the small-town feel and scale of Bronte Village, it has not contributed to how the Town developed and currently does not define the character of the area.		

<i>Criteria</i>		<i>Meets Criteria (Yes/No)</i>
<b>(v)</b>	<b><i>Is physically, functionally, visually, or historically linked to its surroundings;</i></b>	No

**Rationale:** The property no longer has any physical, functional, visual or historical connections to the surrounding area and its relationships to neighbouring properties are not significant. The surrounding area has been significantly altered with new developments which has severed any historical associations.

As a former post master house, the physical, functional, visual and historical connection to the Post Office was severed when the Post Office was relocated to 2409 Ontario Street (see Figure 9).

<i>Criteria</i>	<i>Meets Criteria (Yes/No)</i>
(vi) <b>Is a landmark.</b>	No
<b>Rationale:</b> The property is not considered a local landmark. This is evidenced by the lack of historical photographs and archival information available on the property.	

#### 6.2.4 Evaluation Results

The preceding evaluation has determined that the property at 93 Bronte Road does not have CHVI as it does not meet any of the O. Reg. 9/06 criteria. As a result, a Statement of Cultural Heritage Value or Interest (SCHVI) was not prepared.

## 7.0 Impact Assessment

### 7.1 Development Description

Double Diamond Capital intends to demolish the structures in the study area and construct a 12-storey multiunit building. Plans and elevations were not available at the time of writing.

### 7.2 Impact Assessment

The following impact assessment considers the direct and indirect impacts a development or site alteration may have on any known or identified built heritage resources or cultural heritage landscapes in accordance to the MHSTCI *Heritage Resources in the Land Use Planning Process*. This includes:

<b>Direct Impacts</b>	<b>Indirect Impacts</b>
<i>Destruction of any, or part of any, significant heritage attributes, or features.</i>	<i>Shadows created that alter the appearance of a heritage attribute or change the viability.</i>
<i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</i>	<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</i>
	<i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</i>
	<i>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.</i>

An assessment of impacts resulting from the proposed development on the study area is presented in Table 2.



**Table 2: Assessment of direct and indirect impacts**

<b>Potential direct and indirect impact</b>	<b>Analysis of impact</b>
<b><i>Destruction of any, or part of any, significant heritage attributes or features</i></b>	As proposed, all structures on 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West will be demolished; however, all structures were determined to not be of cultural heritage value or interest and thus no heritage attributes identified. There are no heritage attributes at risk of being impacted by the proposed development.
<b><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i></b>	The proposed development will not alter the study area's setting and character of the area as the immediate setting has already been significantly altered from a historic village to a mixed-use moderate density urban environment. This densification has been previously envisioned through the Town of Oakville's planning documents for Bronte Village.
<b><i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i></b>	The 12-storey height of the proposed development will not create shadows that will alter the appearance of adjacent cultural heritage resources. The nearest cultural heritage resource is the inventoried non-designated property at 2457 Lakeshore Road West, and its potential built heritage resource (the cenotaph) is approximately 55 m to the west of the study area and likely beyond the predicted extent of shadow cast by the proposed development.
<b><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i></b>	The proposed development will not isolate any heritage attributes in the surrounding area from a significant relationship or context. No heritage attributes were identified in the study area, and there is no identified significant relationship between the study area and other cultural heritage resources in the area. There was a contextual relationship between the structure at 93 Bronte Road and the former Post Office, but this was severed when the Post Office was relocated to 2409 Ontario Street.
<b><i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i></b>	The proposed development will not obstruct or impede significant views or vistas within, from or to other cultural heritage resources in the area. As mentioned above, the visual relationship between 93 Bronte Road and the Post Office was severed when the Post Office was relocated to 2409 Ontario Street. No significant views were previously identified in municipal documents, and most views have already been obstructed by mid-rise developments to the south, west and east.

<p><b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</p>	<p>The current zone for the study area is Main Street 2, which allows for mixed-use developments to a maximum height of 6 storeys with bonusing.</p>
<p><b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource</p>	<p>No impact from land disturbances are expected to occur as the proposed development is more than 60 m from a designated or listed cultural heritage resource.</p>

**7.2.1 Results of Impact Assessment**

The assessment determined that:

- The proposed development will not result in adverse direct or indirect impacts to the study area, which has been determined to not have any identified heritage attributes.

**7.2.2 Additional Considerations**

The *Livable Oakville Plan* (2009a) identifies that one of the goals for Bronte Village is to revitalize the area as mixed-use including opportunities for development and intensification, while enhancing the historic lakeside village character. The intersection at Lakeshore Road West and Bronte Road is identified as a gateway, which allows for increased height through the Main Street 2 designation with bonusing. It is noted in the Bronte Village Revitalization Study (2009b), that the Bronte Road gateway will be ‘characterized by taller buildings framing the intersection and will be of a scale comparable to existing nearby buildings’. (Town of Oakville, 2009b:31). As noted previously, the immediate adjacent properties to the south, east and west comprise of relatively new construction that range from low to mid-rise developments which has significantly altered the study area’s setting. As such, redevelopment and densification of the study area has been identified by the Town of Oakville municipal documents for the past ten years.

### 7.3 Consideration of Alternatives

As noted in previous sections, 2432-2452 Lakeshore Road West and 77 Bronte Road were identified as being less than 40 years old and/or do not meet the O. Reg. 9/06 criteria. Although 87 Bronte Road was determined to be more than 40 years old, it was evaluated and also determined to not meet any of the O. Reg. 9/06 criteria. Therefore, the only alternative identified for 2432-2452 Lakeshore Road West, 77 Bronte Road and 87 Bronte Road is to:

- Fully demolish the structures

Although the investigations found 93 Bronte Road to have been built by John Ingledew, Bronte's second Postmaster, this historical association is not sufficient to retain the structure which has a low level of integrity and contextual value. Four conservation options are considered to avoid or further reduce any adverse impacts to the property at 93 Bronte Road:

- 1) Preserve and maintain as-is
- 2) Incorporate into new construction and rehabilitate
- 3) Relocate the building and proceed with the development
- 4) Full demolition and commemoration

#### 7.3.1 Option 1: Preserve and Maintain as-is

This option involves keeping the structure and property boundaries of 93 Bronte Road as-is in its current state with no further intervention. Generally, this is the most preferred conservation option as it follows the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* 'minimal intervention' approach. However, the structure at 93 Bronte Road was determined to have a low level of integrity with no distinguishable features, and its setting has been significantly altered. 93 Bronte Road was determined to have been constructed by John Ingledew, the second Postmaster of Bronte; however, no additional information could be found on Ingledew to confirm his community contributions to Bronte. It has also been identified in municipal documents as a gateway to Bronte Village to allow for increased density.

This option was determined to not be feasible due to:

- the structures low level of integrity;
- the lack of cultural heritage value or interest;
- the significant alterations to its surrounding context; and,
- it would go against municipal plans and policies for densification of the area.

### ***7.3.2 Option 2: Incorporate 93 Bronte Road into new construction and rehabilitate***

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This option involves rehabilitating the structure at its current location and incorporating it into new development. This is compatible with the *Livable Oakville Plan* which states that cultural heritage resources shall be maintained and integrated into new development. It would be challenging from a design perspective to incorporate a commercial single-detached building into a multi-unit development. 93 Bronte Road was found to not be of cultural heritage value or interest and has been significantly altered with a low level of integrity. There are little to no distinguishable features as a vernacular house and minimal historical documentation and records were available for the structure and its past owners.

This option was determined to not be feasible due to:

- the structures low level of integrity; and,
- lack of cultural heritage value or interest.

### ***7.3.3 Option 3: Relocate and proceed with development***

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This option involves relocating the structure at 93 Bronte Road to another property within Bronte and rehabilitating the structure for a compatible new use. This new location would have to be on Bronte Road, to be compatible with the *Livable Oakville Plan* statement that if the relocation of a heritage building is deemed appropriate as a last resort, it shall be relocated within the village. Relocation is incompatible with MHSTCI *Eight Guiding Principles* (2007), which indicates that buildings should not be moved unless there are no other means to save them. This also does not follow a minimal intervention approach. Past experiences of relocating historic structures in the Town has shown the challenge of finding a new property to relocate a structure to (e.g. the Post Office at 2409 Ontario Street; Oakville Images 2013). This creates a risk that the structure may start to deteriorate while a new location is being sought, accidental loss or damages or otherwise unforeseen failures during the relocation effort. Additionally, 93 Bronte Road was found to have a low level of integrity, and the surrounding area has been significantly altered through newer development to the south, east and west.

This option was determined to not be feasible due to:

- the uncertainty surrounding finding a suitable new location for the structure;
- its low level of integrity;
- lack of cultural heritage value or interest; and,
- it goes against MHSTCI guidance



### 7.3.4 Option 4: Full Demolition and Commemoration

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This option would involve the full demolition of 93 Bronte Road and may include commemoration. Demolition is generally considered when a structure has a low level of integrity, is in poor condition or there are other more representative examples. 93 Bronte Road has historical or associative value as it was built during the tenure that the second Postmaster, John Ingledew, owned the property. However, this does not represent sufficient value to retain the building and there is otherwise minimal documentation and information on Ingledew. The structure has been significantly altered with low integrity and has minimal exterior decoration or defining features. Contextually, the surrounding area has also been significantly altered with mid to high-rise developments to the south, east and west. Other vernacular examples in the area, such as those on Sovereign Street, provide a more continuous historical streetscape. Any historical, physical, or visual connections to the Post Office was severed when the Post Office was relocated to 2409 Ontario Street.

The documentation provided in this report is considered sufficient for preservation by record. Lastly, commemoration of the structure would follow the *Bronte Village Heritage Resource Review and Strategy's* conservation and commemoration strategy to incorporate signage on existing roads that recognize the historical significance of Bronte Village. It is noted in the strategy report that interpretive plaques may be appropriate for specific sites of heritage significance, including in spaces where heritage buildings and/or landscapes previously existed, as a reminder of the past.

This option was determined to be the most feasible due to:

- the structures low level of integrity;
- the lack of cultural heritage value or interest;
- the significant alterations to its surrounding context; and,
- it provides an opportunity to implement the commemoration strategy set out in *Bronte Village Heritage Resource Review and Strategy*

### 7.3.5 Results of Alternatives Analysis and Recommendations

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In consideration of the alternatives above, CDG recommends that:

- All structures at 77, 87, and 93 Bronte Road and 2432-2452 Lakeshore Road West be demolished with no further monitoring or documentation; and,
- This report be deposited in a permanent, publicly accessible archive in the Town of Oakville.

CDG determined that the structure at 93 Bronte Road does not have cultural heritage value or interest. Although the investigations found the property to have been built by John Ingledew, Bronte's second

Postmaster, this historical association is not sufficient to retain the structure which has a low level of integrity and contextual value. There is little information available to substantiate the community contributions of Ingledew and the surrounding area has been significantly altered. There was formerly a contextual association with the adjacent Post Office prior to its relocation to 2409 Ontario Street. To provide further mitigation and to represent the past history of the surrounding area in accordance to the *Bronte Village Heritage Resource Review and Strategy*, CDG also recommends to:



- In collaboration with the Town of Oakville and Bronte Historical Society, commemorate the history of the Lakeshore Road West and Bronte Road area at a prominent location within the proposed development. This should include identification of the former locations of 93 Bronte Road and the Post Office.
- In the interest of establishing a circular economy, any recyclable building materials on the property should be salvaged, and resold or donated for general re-use.


### **7.3.6 Potential Commemoration Options**

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Although the property at 93 Bronte Road was determined to not have sufficient heritage value to be retained, commemoration is recommended to represent the history of the Lakeshore Road West and Bronte Road area. *Table 3* identifies a non-exhaustive list of options for commemoration to be incorporated within the proposed development. These options will require collaboration with the Town of Oakville and the Bronte Historical Society.

**Table 3: Commemoration Options**

<b>Types of Interpretation</b>	<b>Description</b>	<b>Example Photos</b>
<i>Public Art</i>	A piece of public art (e.g. sculptures, murals) of an artist's interpretation of the study area's history can be incorporated into the proposed development, visible from the public right-of-way.	 <p><i>Toronto Fashion District, Toronto, Ontario. Source: Pierre Carapetian.</i></p>
<i>Streetscaping</i>	A publicly accessible, private parkette (also referred to as POPS) can be included in the proposed development which incorporates elements of the study area's history (e.g. grist mill, post office). This may also include interpretation pieces and public art.	 <p><i>Main Street Redevelopment, Yarmouth, Nova Scotia. Source: Fathom Studios.</i></p>

<p><i>Interpretive Panel</i></p>	<p>An interpretive panel (or panels) can be incorporated into the streetscape along Bronte Road to engage and educate the public on the study area's history.</p>	 <p><i>Old Town Lunenburg Wayfinding and Interpretive Planning, Lunenburg, Nova Scotia. Source: Fathom Studios.</i></p>
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## 8.0 Summary Statement & Recommendations

In June 2020, Double Diamond Capital retained Cushing Design Group (CDG) to conduct a Heritage Impact Assessment (HIA) for 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West in the Town of Oakville, Ontario (the study area). The study area includes:

- a two-storey brick commercial building at 77 Bronte Road;
- a one-storey wood frame commercial building at 87 Bronte Road;
- a two-and-a-half storey wood frame commercial building at 93 Bronte Road; and,
- a two-storey brick commercial building at 2432-2452 Lakeshore Road West.

The two-and-a-half storey commercial building at 93 Bronte Road is included on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)* as a vernacular frame house.

Double Diamond Capital intends to demolish the structures in the study area and construct a 12-storey multi-unit building. Since the study area includes a property listed on the Town's register, this HIA was required as part of Double Diamond Capital's development application.

This HIA follows guidance provided by: the Town of Oakville; Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI); and, Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and identifies: the plans and policies applicable to the study area; summarizes the study area's land use history; and, provides an inventory and evaluation of the study area's built and landscape features. Based on this information, the potential impacts to any identified heritage attributes resulting from the proposed development are assessed and future mitigations recommended.

This HIA concluded that:

- The house at 93 Bronte Road was built in a vernacular style between 1895 and 1905;
- The house at 87 Bronte Road was built in a minimal traditional vernacular style between 1923 and 1938; and,
- The properties at 2432-2452 Lakeshore Road West and 77 Bronte Road were likely built within the last forty years and do not meet the criteria prescribed in Ontario Regulation 9/06.

An evaluation of the properties that were over 40 years old, using the criteria prescribed in Ontario Regulation 9/06 determined that:

- 93 Bronte Road and 87 Bronte Road do not have cultural heritage value or interest as the structures do not meet any criteria for design or physical value, historical or associative value or contextual value.

CDG therefore recommends that:

- All structures at 77, 87 and 93 Bronte Road and 2432-2452 Lakeshore Road West be demolished with no further monitoring or documentation.
- This report be deposited in a permanent, publicly accessible archive at the Town of Oakville.

CDG determined that the structure at 93 Bronte Road does not have cultural heritage value or interest. Although the investigations found the property to have been built by John Ingledew, Bronte's second Postmaster, this historical association is not sufficient to retain the structure which has a low level of integrity and contextual value. There is little information available to substantiate the community contributions of Ingledew and the surrounding area has been significantly altered. There was formerly a contextual association with the adjacent Post Office prior to its relocation to 2409 Ontario Street. To provide further mitigation and to represent the past history of the surrounding area in accordance to the *Bronte Village Heritage Resource Review and Strategy*, CDG also recommends to:

- In collaboration with the Town of Oakville and Bronte Historical Society, commemorate the history of the Lakeshore Road West and Bronte Road area at a prominent location within the proposed development. This should include identification of the former locations of 93 Bronte Road and the Post Office.
- In the interest of establishing a circular economy, any recyclable building materials on the property should be salvaged, and resold or donated for general re-use.

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#### Oakville Historical Society

- 2012 The Oakville Historical Society Newsletter. Volume 46: Number 1. Electronic resource: [https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/2012\\_march.pdf](https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/2012_march.pdf)
- 2002 History of Oakville and Trafalgar Township. Electronic resource: <http://nositatab.weebly.com/history-of-oakville-and-trafalgar-township.html>



#### Oakville Images

2013 The Village of Bronte: Preserving the Past. Electronic resource:  
<http://images.oakville.halinet.on.ca/262/exhibit/16>

#### Parks Canada Agency

1980 *Canadian Inventory of Historic Building Exterior Recording Training Manual*. Parks Canada, Ottawa.

#### Pope, J.H.

1877 *Illustrated Historical Atlas of the County of Halton, Ontario*. Toronto: Walker & Miles.

#### Region of Waterloo

n.d. Foundations: Practical Conservation Guide for Heritage Properties. Electronic resource:  
<https://www.regionofwaterloo.ca/en/exploring-the-region/resources/Documents/PracticalGuideFoundations-access.pdf>

#### Statistics Canada

2019 Census Profile, 2016 Census. Electronic resource: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=3524001&Code2=35&Data=Count&Geo1=CSD&Geo2=PR&Lang=E&SearchPR=01&SearchText=Oakville&SearchType=Begin&TABID=1>

#### Sutherland, James

1868 *County of Halton Gazetteer and Directory for 1869-70*. Hamilton: A. Lawson & Co.

#### Town of Oakville

2018 Urban Design Direction for Bronte Village Growth Area. Electronic resource:  
<https://www.oakville.ca/assets/2011%20planning/UrbanDesignDirectionForBronteVillageGrowthArea.pdf>

2017 The roots of Trafalgar Township. Electronic resource: <https://www.oakville.ca/culturerec/is-towntownship.html>

2009a The Livable Oakville Plan. Electronic resource: <https://www.oakville.ca/townhall/livable-oakville-official-plan.html>

2009b Bronte Village Revitalization Study. Electronic resource:  
<https://www.oakville.ca/assets/general%20-%20business/BronteVillageStudy-LivOak.pdf>

#### Trafalgar Township Historical Society

n.d. 98, 100 Bronte Road, Canadian Inventory of Heritage Buildings, 1971. Electronic resource:  
<http://images.ourontario.ca/TrafalgarTownship/3640704/data?n=2>

2020 Our History. Electronic resource: <https://tths.ca/our-history>

#### Tremaine, G.

1858 *Tremaine's Map of the County of Halton*. Toronto: G.R. & G.M. Tremaine.

#### Watt, David

2010 *Surveying Historic Buildings*. Second Edition. Donhead, Shaftsbury, U.K.

#### Wilmot, Sam T.

1806 Trafalgar Plan of the Second Township, In the Tract of Land lately Purchased from the Missagna Indians [sic]. Sam T. Wilmot, surveyor.

**Cushing Design Group**

*Elizabeth Cushing*

*Elizabeth Cushing, M.Pl. MCIP (Candidate)*

*Heritage Consultant*

**Appendix A**

*Bronte Village Heritage Resources Review and Strategy – 93 Bronte Road Inventory Sheet*

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## BRONTE VILLAGE – HERITAGE INVENTORY

S  
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**ADDRESS:** 93 Bronte Road

**LEGAL DESCRIPTION:** PLAN M8 LOTS 3,4 ROW OVER LOT 2 Roll# 2401020220017000000

S  
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PRESENT USE: Restaurant; residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Listed on Heritage Register

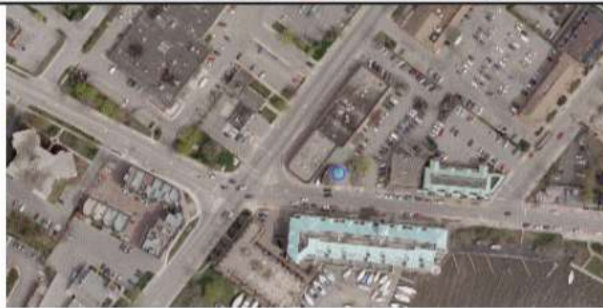
OFFICIAL PLAN: Main Street 2

ZONING: Commercial

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*Summary of Qualifications*

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## Education

Master of Planning, School of Planning, Dalhousie University, Halifax, NS, 2017

Bachelor of Public Policy and Administration (Honours) with minor in Economics, Arthur Kroeger College of Public Affairs, Carleton University, Ottawa, ON, 2014

## Memberships

Canadian Institute of Planners, Student Member (2015-2018), Candidate Member (2019-Present)

Canadian Association of Heritage Professionals, Intern Member (2019 – Present)

Association for Preservation Technology International, Member (2020 – Present)

## Volunteer & Community Work

Canadian Institute of Planners, National Board Director (CIP; 2016 – 2018)

Cole Harbour Harvest Festival, Event Programmer and Social Media Strategist (2015 – 2018)

Licensed Professional Planners Association of Nova Scotia (LLPANS), Professional Development Committee Member (2015-2016)

Fusion Halifax, Urban Development Action Team Member (2013 – 2017), VivaCity Co-Chair (2016)

Nova Scotia Planning Directors Association, Student Representative (2016)

Atlantic Planners Institute, Student Representative (2016)

## Professional Conferences

International Council on Monuments and Sites (ICOMOS) Canada Emerging

# Elizabeth Cushing, M.Pl., MCIP Candidate, APT

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## PROFESSIONAL SUMMARY

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Elizabeth Cushing is the founder of Cushing Design Group, a heritage consulting company. Elizabeth is a heritage planner with public and private sector experience, having previously worked for federal and provincial governments, and the consulting industry. Elizabeth has significant experience in cultural heritage projects and has developed Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Heritage Conservation Plans, Heritage Documentation Reports and Design Assessments and other cultural heritage studies and plans for public and private sector clients such as Halifax Regional Municipality, Metrolinx, City of Hamilton, Hydro One and City of Markham. She has served as a Board Member for the Canadian Institute of Planners (CIP; 2016-2018) and sat on the Indigenous Community Planning Committee and Membership Committee, and founded the Student Affairs Sub-committee. Elizabeth is a Candidate Member of CIP, an Intern Member of the Canadian Association of Heritage Professionals (CAHP), and a Member of the Association for Preservation Technology (APT).

## EMPLOYMENT HISTORY

---

### Cushing Design Group

*Heritage Consultant (2020-Present)*

Cushing Design Group is a consultancy firm offering heritage consulting, research and design services. Conducts historical research, provides assistance with heritage registration applications and provides detailed and professional Heritage Impact Assessments and Statements to public and private sector clients.

### Golder Associates Ltd.

*Cultural Heritage Specialist (2017-2020)*

Prepared and produced detailed and professional Cultural Heritage Evaluation Reports, Heritage Impact Assessments and Statements, Heritage Conservation Plans, Heritage Documentation Reports, Design Assessments, Statements of Cultural Heritage Value or Interest and other cultural heritage studies and plans for public and private sector clients. Evaluate proposed developments for compliance with land use by-laws, development agreement requirements and heritage property regulations.

### Health Canada - First Nations and Inuit Health Branch

*Junior Policy Analyst (2017)*

Worked with the First Nations and Inuit Health branch. Conducted research, prepared written documents including policy options and position documents, narrative reports, briefing notes, and presentations. Provided strategic advice and briefings to senior management on policies and programs. Provided input for Ministerial briefings and Question Period responses.

### Heritage Trust of Nova Scotia

*Heritage Planner (2017)*

Developed strategies and initiatives to encourage and promote retention of heritage buildings in the province.

### Indigenous and Northern Affairs Canada

*Planning Intern (2016)*

Worked under the Lands and Economic Development Directorate on First Nation reserve land use planning, project assessment, intergovernmental relations, and writing briefing notes and reports for upper management. Indigenous and Northern Affairs Canada Department Representative for Future Leaders Network (FLN) of Nova Scotia.

### Atlantic Canada Opportunities Agency

*Financial Services Assistant (2015)*

Provided financial services assistance to management and staff of ACOA Halifax Office, including processing and creating invoices, salary forecasts, and budgets. Gained experience with GX Financial System and SPS.

*Professionals Webinar Panelist  
– 2020*

*Canadian Institute of Planners  
Heritage Planning Webinar  
Panelist - 2020*

*Council for Northeast Historical  
Archaeology (CNEHA) – 2018*

*Canadian Institute of Planners  
– 2016 and 2017*

*Nova Scotia Heritage  
Conference – 2016 and 2017*

### **Heath Canada - First Nations and Inuit Health Branch**

*Operations Assistant (2014-2015)*

Worked under the First Nations and Inuit Health branch. Provided administrative support and data entry services to managers and staff.

### **Province of Nova Scotia**

*Constituency Assistant (2014)*

Provided administrative and other assistance to the elected Member of the Legislative assembly for Cole Harbour - Portland Valley. Assisted in carrying out duties to constituents, including communication, public relations and marketing, organization, scheduling, casework, advocacy and other services. Involved in various event planning, including a visit to the constituency by the Premier.

### **Parliament of Canada**

*Parliamentary Intern (2011)*

Provided administrative and other assistance to the elected Member of Parliament for Dartmouth – Cole Harbour.

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## **RELEVANT EXPERIENCE**

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### **Heritage Impact Assessment – 1200 Old Derry Road**

*City of Mississauga, Ontario*

Conducted research, analysis and report production for a Heritage Impact Assessment (HIA) for an agricultural property which included a designated 1860s brick residence and two 1920s wood-framed buildings. The report was initiated as part of a subdivision application. Golder provided an overview of the heritage policies applicable to the new development and an inventory of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development on the designated structure and two cultural heritage landscapes were assessed and future conservation actions recommended based on a rigorous options analysis. This included commemoration options for the property within the proposed subdivision, and relocation plan for the brick residence.

### **Heritage Impact Assessment – 1211 Fourth Line**

*Town of Milton, Ontario*

Conducted historical research, analysis and report production for a Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton. The 100-acre property is included on the Town of Milton's *Heritage List* and includes a single-storey brick house constructed circa 1860 that is known locally as Beaty House. The property was proposed to be subdivided and developed for single-family homes, townhomes, schools and parks. The HIA concluded that the Beaty House has cultural heritage value or interest as a unique example of a two-storey 19<sup>th</sup> century Italianate style residence later altered to be a single-storey, and for its historical association with the locally important Beaty family. As a result, it was recommended to relocate the house to a new lot within the proposed development. This included recommendations to implement a mothball plan, a Heritage Conservation Plan (HCP) detailing the conservation approach, designate Beaty House and its new parcel under Part IV of the *OHA*, and install a commemorative plaque at the new parcel.

### **Maintenance and Mothball Plan – 9151 Huntington Road**

*City of Vaughan, Ontario*

Conducted research, analysis and developed interventions for a Maintenance and Mothball Plan for the property at 9151 Huntington Road in the City of Vaughan. The 22.5-hectare property is listed on the City's *Heritage Register* and includes a two-storey Georgian-style farmhouse known locally as John Fleming House, three outbuildings, and ruins of a barn. A previously completed HIA determined that the three outbuildings and barn ruins were not heritage attributes of the property. The plan described the property's existing conditions, its cultural heritage significance, and heritage attributes and recommended 24 actions to stabilize and preserve the property's existing conditions.

### **Cultural Heritage Assessment – 215-217, 219, 221, 225, and 231 Main Street West; 67 and 69 Queen Street South; and 54-56 Hess Street South**

*City of Hamilton, Ontario*

Conducted historical research, analysis and report production for a Cultural Heritage Assessment of the properties at 215-217, 219, 221, 225 and 231 Main Street West; 67 and 69 Queen Street South; and 54-56 Hess Street South in the City of Hamilton. All properties are listed on the *Municipal Register of Properties of Cultural Heritage Value or Interest*, are identified as character-defining elements within the Durand neighbourhood, and were added to the City's heritage register as non-designated properties. Golder: assessed the cultural heritage value of each property; assessed the cultural heritage contribution that each property within the cultural heritage landscape (CHL) makes to the CHL; identified the contribution the collective group of subject properties makes to the character of the CHL; and, determined if the properties should be recommended for designation under Part IV of the *Ontario Heritage Act*. All properties were recommended for designation under Part IV of the *OHA* and 215-217 and 219 Main Street West and 54-56 Hess Street South were recommended to be added to the Main Street West CHL.

### **Heritage Impact Assessment – 36 Church Street**

*Town of Georgina, Ontario*

Conducted research, analysis and report production for a Heritage Impact Assessment (HIA) for a Gothic Revival style house constructed in the late 19<sup>th</sup> century. The report identified the property as having cultural heritage value or interest as a representative and well-executed example of a late 19<sup>th</sup> century Gothic Revival expanded side gable house, constructed in balloon frame with dichromatic brick cladding. However, the results of a structural engineering investigation determined it was not feasible to conserve or rehabilitate the building. Golder recommended a Heritage Documentation Report be completed prior to demolition and deposited in a permanent, publicly accessible archive in the Town of Georgina.

### **Heritage Conservation Plan – 46 Paxton Lane**

*Village of St. David's, Ontario*

Conducted research, analysis and report production for a Heritage Conservation Plan for 46 Paxton Lane, a stone residence believed to have been constructed prior to the War of 1812 and a municipally designated heritage property. The report provided goals for the conservation of the house and recommended eight strategies as part of a preservation and rehabilitation treatment to be implemented within two years.

### **Heritage Documentation Report – 8280 Heritage Road**

*City of Brampton, Ontario*

Conducted analysis and report development for a Heritage Documentation Report (HDR) following a Heritage Impact Assessment (HIA) for the octagonal house at 8280 Heritage Road in the City of Brampton. Built around 1867 for Samuel McClure, the one-and-a-half storey, brick octagonal house with rear wing was protected under Part IV of the *Ontario Heritage Act*. Based on the findings from the 2017 HIA, the most appropriate option to enable the long term-sustainability and use of the structure is to retain and rehabilitate Samuel McClure Octagon House in its current location but demolish the rear wing. The HDR provided an overview of the methods used to document the rear wing of the building at 8280 Heritage Road, a brief documentary and structural history of the property, and photographic and descriptive record of the rear wing of Samuel McClure Octagon House.

### **Cultural Heritage Impact Assessment – Upper West Side Draft Plan of Industrial Subdivision in Glanbrook**

*City of Hamilton, Ontario*

Conducted historical research, analysis and report development for the Upper West Side Plan of Industrial Subdivision in the City of Hamilton. The study area included a two-storey brick house and outbuildings at 9511 Twenty Road West, and a storey-and-a-half-storey brick dwelling and outbuildings at 9445 Twenty Road West. Adjacent to the Plan of Industrial Subdivision are municipally inventoried properties at 9751 and 9285 Twenty Road West and

9322 Dickenson Road West. The CHIA determined that both properties were of cultural heritage value or interest and their heritage attributes would be directly and indirectly impacted by the proposed subdivision. As a result, it was recommended to modify the site plan to avoid direct impacts to the built heritage resources, rehabilitate the structures for new uses on smaller residential lots, develop heritage conservation plans (HCPs) to guide the rehabilitation of each property, and screen the boundaries of each property with vegetation.

### **Cultural Heritage Assessment Report – Relief Line Transit Project Assessment**

*City of Toronto, Ontario*

Conducted research, analysis and report production for a Cultural Heritage Assessment Report (CHAR) for the City of Toronto’s Downtown Relief Line Project, a 7.5 km long subway line corridor with multiple stations routed through downtown Toronto commercial and residential districts. The CHAR identified all cultural heritage resources potentially impacted by the project, including all parcels proposed for project components and adjacent parcels to the project components. Conservation and mitigation measures were recommended for over 100 known and potential cultural heritage resources within the study areas.

### **Interpretive Strategy – Jackson’s Point**

*Town of Georgina, Ontario*

Conducted historical research and report development for a Cultural Heritage Interpretive Strategy and Implementation Plan for open space properties within the historical community of Jackson’s Point. The strategy involved research into the historical significance of the area, identifying goals and objectives of the strategy, and developing options for interpretation. The Plan concluded with recommendations for site interpretation and engagement.

### **Heritage Impact Assessment – 84 Hurontario Street**

*Town of Collingwood, Ontario*

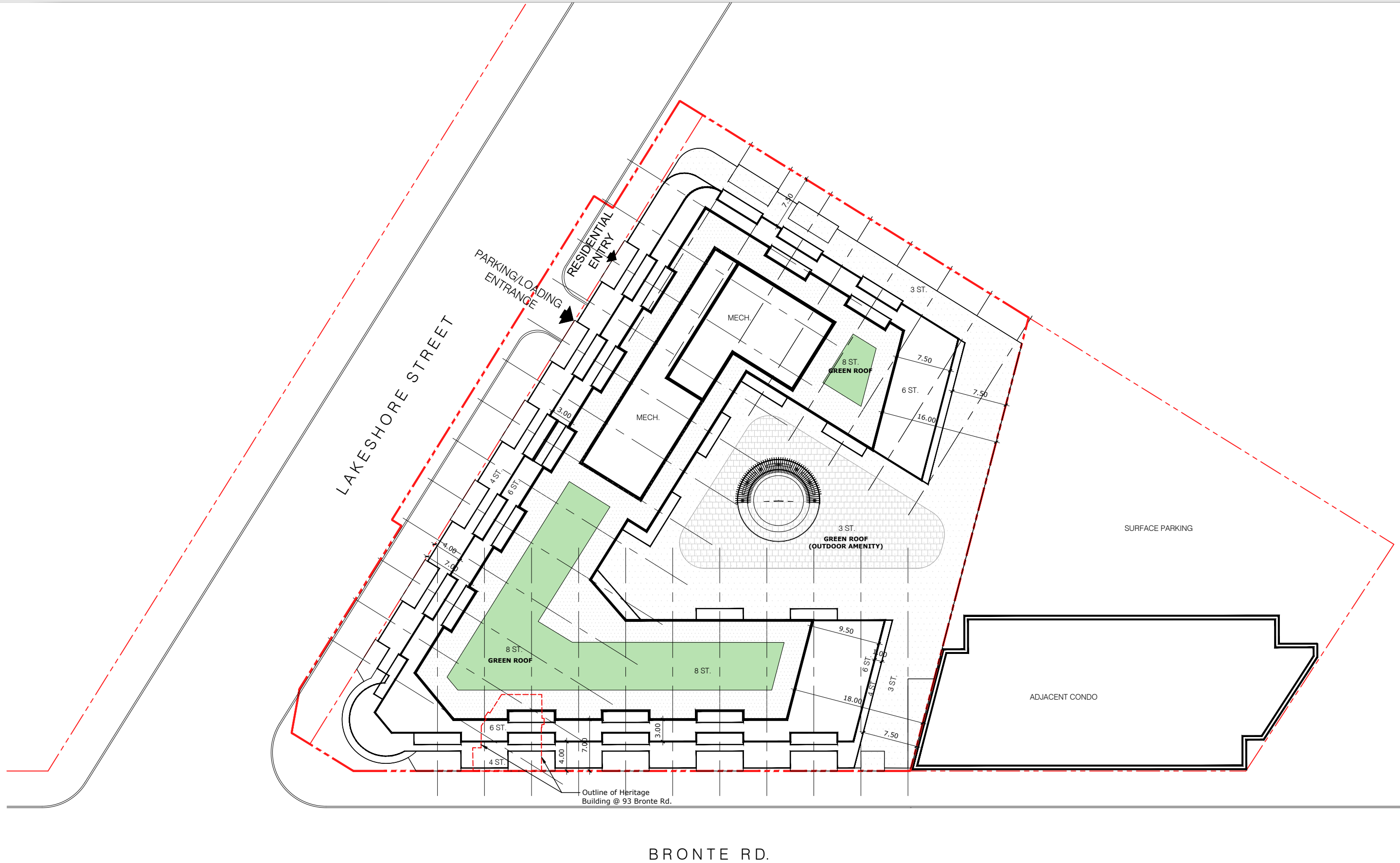
Conducted historical research and report development for a Heritage Impact Assessment (HIA) for infill development within the Downtown Heritage Conservation District (HCD) in the Town of Collingwood, Ontario. The report assessed whether the proposed development would adversely impact the heritage attributes of adjacent heritage properties and the Downtown HCD overall. The report assessed if the new construction was compatible with the objectives, policies and design guidelines of the Collingwood Downtown Heritage Conservation District Plan. The HIA concluded with recommendations and mitigation measures to minimize or avoid any potential impact during construction.

## **CONTACT**

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Email: [Elizabeth\\_cushing@outlook.com](mailto:Elizabeth_cushing@outlook.com)  
Phone: (902) 233-5566

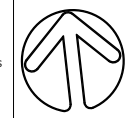




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**CONCEPTUAL SITE PLAN**  
 OCTOBER 13, 2020  
 OPTION J REV. 2

PROJECT NO. 125341  
 1:500



MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



Outline of Heritage Building @ 93 Bronte Rd.

BRONTE RD. SIDE ELEVATION

MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



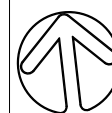
LAKESHORE STREET SIDE ELEVATION



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**CONCEPTUAL ELEVATIONS**  
 OCTOBER 13, 2020  
 OPTION J REV. 2

PROJECT NO. 125341

1:500





# PRELIMINARY



**GCA (Gross Construction Area)**  
*(Area of all spaces within exterior enclosures.)*

**Below Ground Parking**

Parking Level 1	= 5,025 M <sup>2</sup>
Parking Level 2	= 5,025 M <sup>2</sup>
<b>Total below ground</b>	<b>= 10,050 M<sup>2</sup></b>

**Above Ground**

Ground Floor	= 4,805 M <sup>2</sup>
2nd Floor	= 4,777 M <sup>2</sup>
3rd Floor	= 4,819 M <sup>2</sup>
4th Floor	= 3,162 M <sup>2</sup>
5th Floor	= 2,633 M <sup>2</sup>
6th Floor	= 2,633 M <sup>2</sup>
7th Floor	= 2,633 M <sup>2</sup>
8th Floor	= 1,705 M <sup>2</sup>
Mech. Floor	= 450 M <sup>2</sup>
<b>Total Above Ground</b>	<b>= 27,617 M<sup>2</sup></b>

**Salable Area**

Ground Floor	= 1,848 M <sup>2</sup>
2nd Floor	= 1,749 M <sup>2</sup>
3rd Floor	= 1,749 M <sup>2</sup>
4th Floor	= 2,793 M <sup>2</sup>
5th Floor	= 2,290 M <sup>2</sup>
6th Floor	= 2,290 M <sup>2</sup>
7th Floor	= 2,290 M <sup>2</sup>
8th Floor	= 1,384 M <sup>2</sup>
Mech. Floor	= 0
<b>Total Above Ground</b>	<b>= 16,393 M<sup>2</sup></b>

**Unit Count**

Ground Floor	= 0 (Retail and Parking Only)
2nd Floor	= 24
3rd Floor	= 24
4th Floor	= 38
5th Floor	= 37
6th Floor	= 37
7th Floor	= 37
8th Floor	= 19
Mech. Floor	= 0
<b>Total Unit Count</b>	<b>= 216</b>

**Parking Calculation**  
*(Parking Ratio = 1.89)*

**Below Ground Parking**

Parking Level 1	= 124
Parking Level 2	= 127

**Above Ground Parking**

Ground Floor	= 40
2nd Floor	= 57
3rd Floor	= 61

**Total Parking = 409**

Note: Parking layout did not consider building structure, M&E spaces, accessible parking and count may change as drawings progress. Residential, visitor and non-residential parking requirements to be provided.

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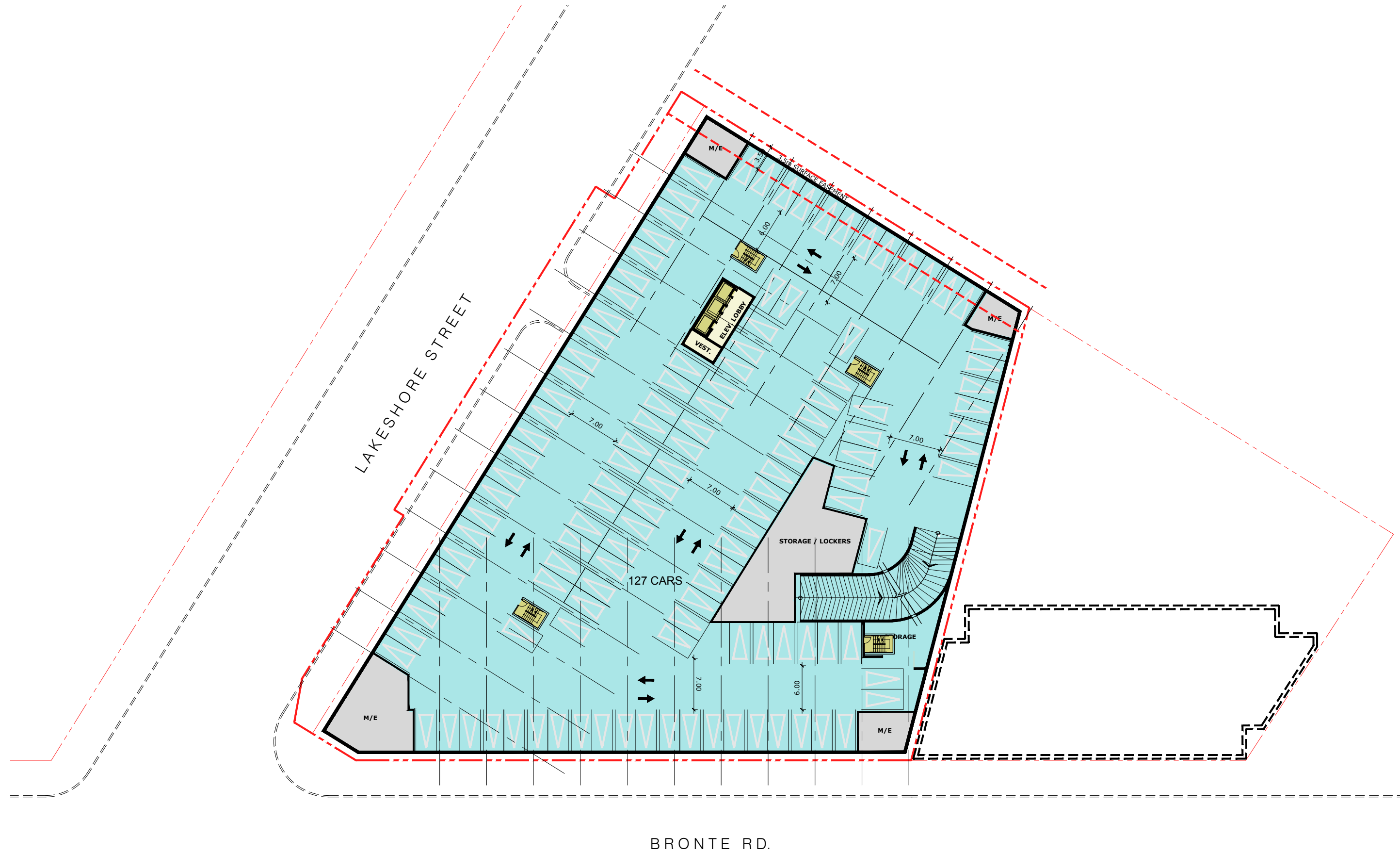
PROJECT NO. 125341

**PROJECT STAT.**  
AUGUST 05, 2020  
OPTION H

**A00**



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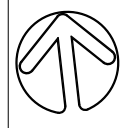


BRONTE RD.

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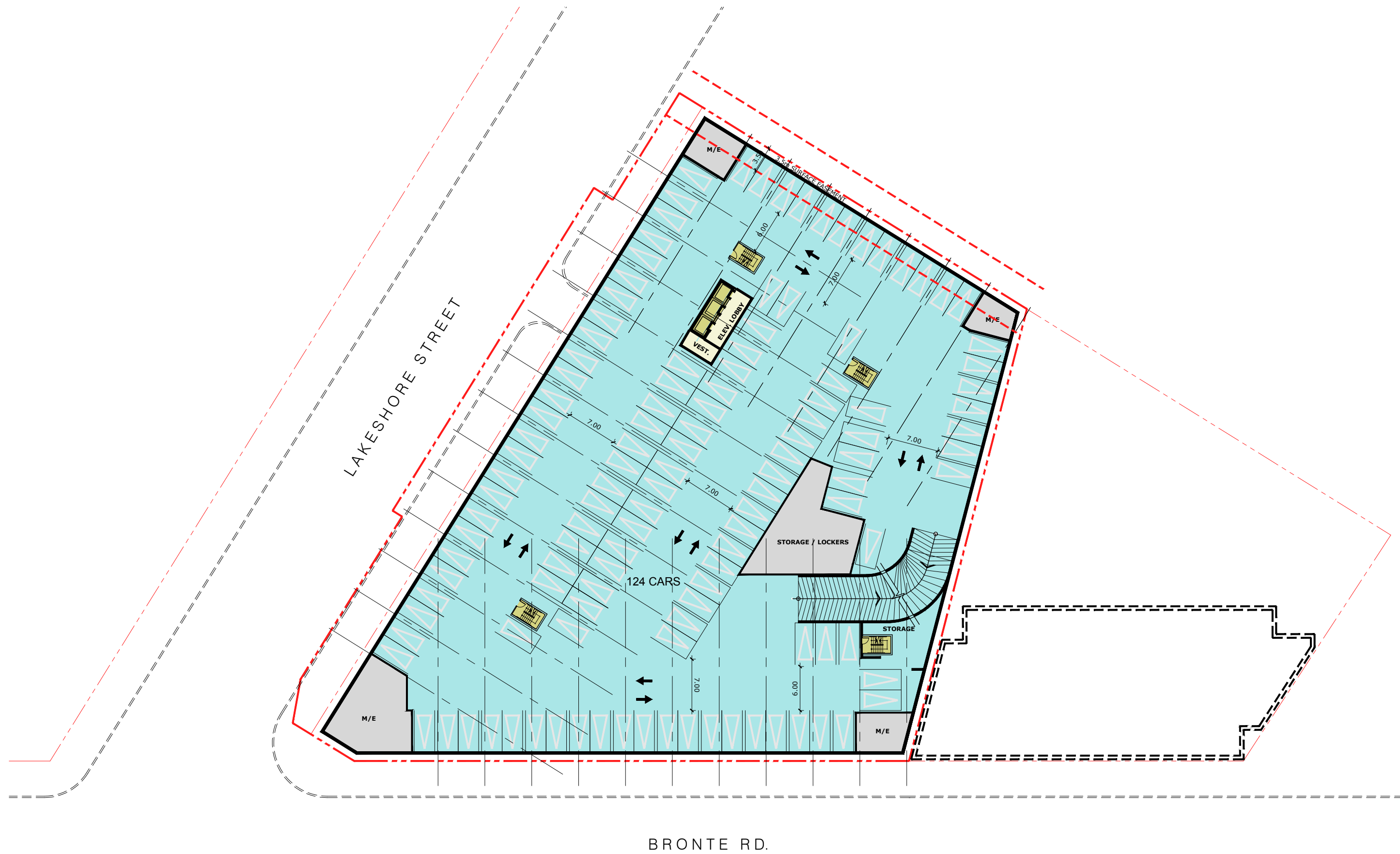
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**CONCEPTUAL PARKING LEVEL 2**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341

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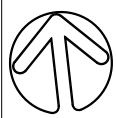
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**CONCEPTUAL PARKING LEVEL 1**  
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**A02**





BRONTE RD.



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**CONCEPTUAL GROUND FLOOR PLAN**  
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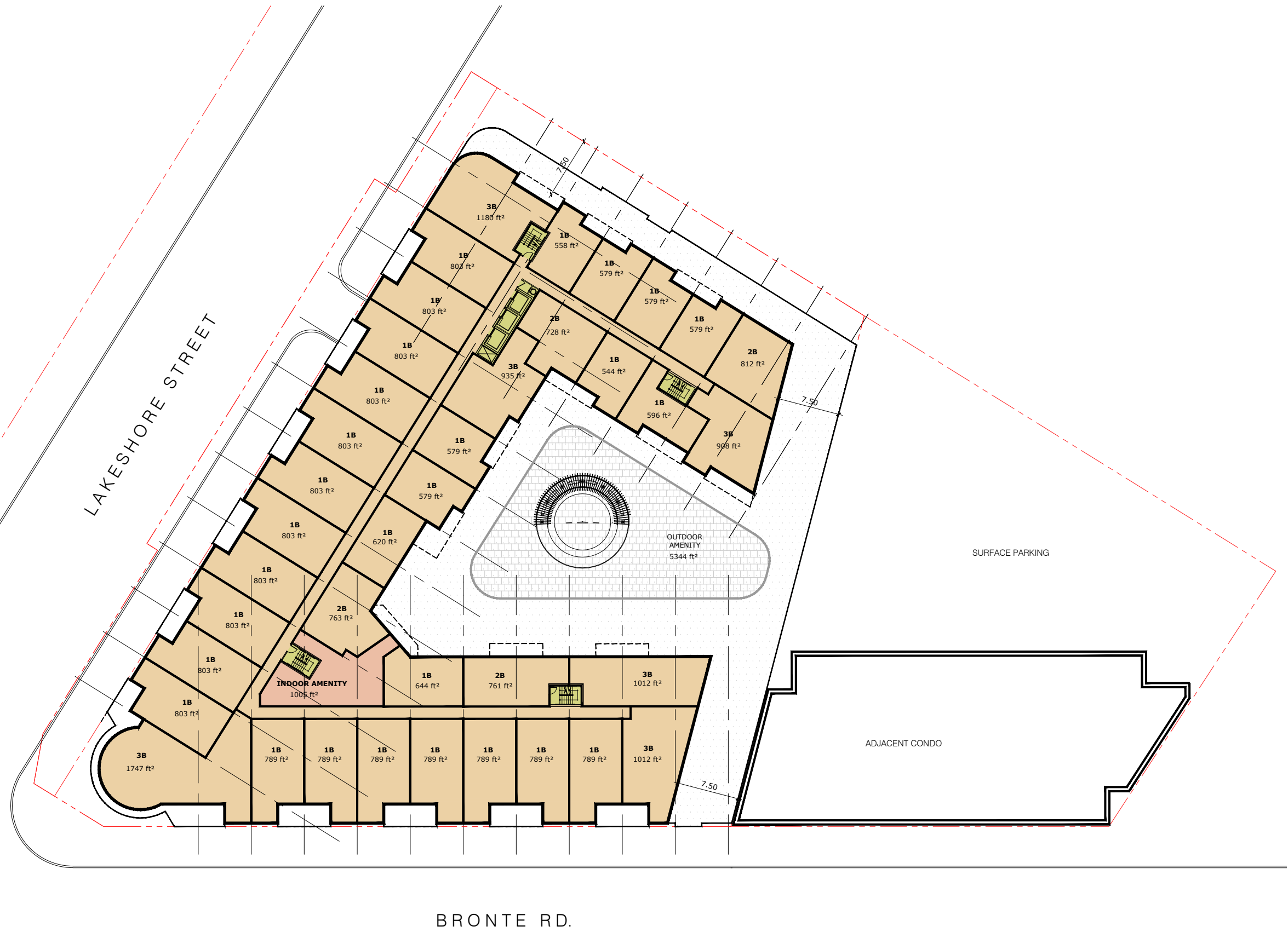




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**THE ROSSEAU GROUP**  
**BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE**  
**CONCEPTUAL 4th FLOOR PLAN**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341  
 1:500

**A06**



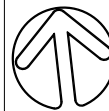




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**THE ROSSEAU GROUP**  
 BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE  
**CONCEPTUAL 8th FLOOR PLAN**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341  
 1:500

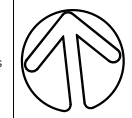
**A08**



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**THE ROSSEAU GROUP**  
 BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE  
**CONCEPTUAL ROOF PLAN**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341  
 1:500

**A09**

MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



BRONTE RD. SIDE ELEVATION

MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



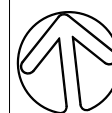
LAKESHORE STREET SIDE ELEVATION



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**THE ROSSEAU GROUP**  
 BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE  
**CONCEPTUAL ELEVATIONS**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341

1:500

**A10**

MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



SOUTH ELEVATION SIDE ELEVATION

MECH. FLOOR  
 8th FLOOR  
 7th FLOOR  
 6th FLOOR  
 5th FLOOR  
 4th FLOOR  
 3rd FLOOR  
 2ND FLOOR  
 GROUND FLOOR



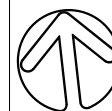
WEST SIDE ELEVATION



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**THE ROSSEAU GROUP**  
 BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE  
**CONCEPTUAL ELEVATIONS**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341

1:500

**A11**





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SEAL	ISSUES	DATE

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**THE ROSSEAU GROUP**  
**BRONTE & LAKESHORE DEVELOPMENT, OAKVILLE**  
**CONCEPTUAL MASSING STUDY**  
 AUGUST 05, 2020  
 OPTION H

PROJECT NO. 125341

**A12**



LAND  
REGISTRY  
OFFICE #20

24761-0027 (LT)

PAGE 1 OF 1  
PREPARED FOR sbrown12  
ON 2020/10/02 AT 09:17:10



\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PCL 3-1, SEC M8 ; LT 3, PL M8 ; LT 4, PL M8 , T/W LT 2, M8 AS IN 163963, S/T LT 3, M8 IN FAVOUR OF LT 1 & 2, M8 AS IN 163963; TOWN OF OAKVILLE

PROPERTY REMARKS: PLAN M-8 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1996/03/25

OWNERS' NAMES  
2233651 ONTARIO LIMITED

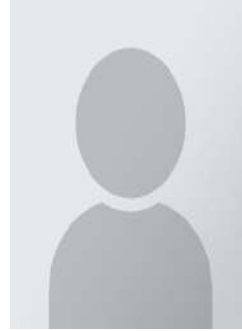
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</b></p>						
BL708	1958/05/05	BYLAW				C
20BA148	1968/03/13	PLAN BOUNDRIES ACT REMARKS: M8				C
H620245	1995/12/15	NOTICE AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
HR923649	2011/04/28	TRANSFER REMARKS: PLANNING ACT STATEMENTS	\$1,700,000	BRONTE COURT LIMITED	2233651 ONTARIO LIMITED	C
HR923650	2011/04/28	CHARGE	\$275,000	2233651 ONTARIO LIMITED	ROYAL BANK OF CANADA	C
HR923651	2011/04/28	NO ASSGN RENT GEN REMARKS: HR923650.		2233651 ONTARIO LIMITED	ROYAL BANK OF CANADA	C



**93 BRONTE RD  
OAKVILLE**

PIN 247610027



This report was prepared by:  
**SANDRA BROWN**

[sbrown@westonconsulting.com](mailto:sbrown@westonconsulting.com)

**WESTON CONSULTING**  
201 MILLWAY AVE. SUITE 19  
VAUGHAN, Ontario, Canada, L4K 5K8



## Property Details

GeoWarehouse Address:

93 BRONTE RD  
OAKVILLE  
L6L3B7

PIN: 247610027

Land Registry Office: HALTON (20)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Lot Size

Area: 266.0 sq.m

Perimeter: 71.0 m

Measurements: 8.71m x 1.37m x 17.39m x 19.92m x 18.37m x 6.06m

**Lot Measurement Accuracy : HIGH**

Measurements are based on coordinate geometry, providing a high degree of confidence that the measurement calculations are within an acceptable variance of the registered plan dimensions.



## Sales History

Sale Date	Sale Amount	Type	Notes
Apr 28, 2011	\$1,700,000	Transfer	See Notes 1
Nov 24, 1988	\$610,000	Transfer	

Notes :

- The following Pins were transferred together with the subject Property  
247610028



## Comparable Sales



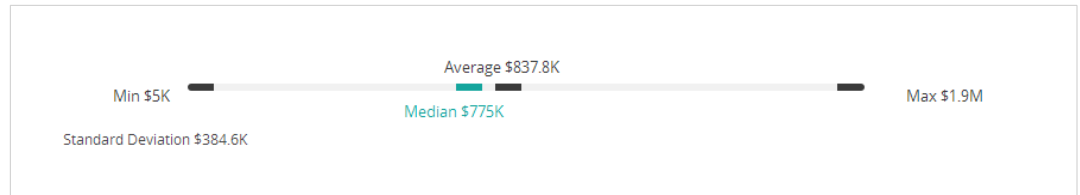
### Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.m)	\$/sq.m	Distance (m)	PIN
1	115 - 11 BRONTE RD, OAKVILLE, L6L0E1	Apr 30, 2020	1,129,505	N/A	N/A	220	259140015
2	202 - 11 BRONTE RD, OAKVILLE, L6L0E1	Jun 09, 2020	5,000	N/A	N/A	220	259140621
3	417 - 11 BRONTE RD, OAKVILLE, L6L0E1	Jul 31, 2020	1,128,000	N/A	N/A	220	259140138
4	625 - 11 BRONTE RD, OAKVILLE, L6L0E1	Jun 25, 2020	700,000	N/A	N/A	220	259140200
5	627 - 11 BRONTE RD, OAKVILLE, L6L0E1	Jun 09, 2020	729,000	N/A	N/A	220	259140202
6	718 - 11 BRONTE RD, OAKVILLE, L6L0E1	Aug 14, 2020	1,145,000	N/A	N/A	220	259140220
7	206 - 100 BRONTE RD, OAKVILLE, L6L6L5	Apr 06, 2020	565,000	N/A	N/A	52	254840019
8	114 - 102 BRONTE RD, OAKVILLE, L6L6J5	May 28, 2020	695,000	N/A	N/A	67	080490007
9	304 - 102 BRONTE RD, OAKVILLE, L6L6J5	Jul 24, 2020	530,000	N/A	N/A	67	080490024
10	119 - 56 JONES ST, OAKVILLE, L6L3E5	Jun 29, 2020	1,900,000	N/A	N/A	220	259140019
11	113 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	Aug 11, 2020	590,000	N/A	N/A	240	254910013
12	116 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	May 26, 2020	605,000	N/A	N/A	240	254910016
13	311 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	Aug 06, 2020	775,000	N/A	N/A	240	254910067

14	407 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	Jun 30, 2020	565,000	N/A	N/A	240	254910095
15	428 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	Jul 08, 2020	895,000	N/A	N/A	240	254910116
16	510 - 2511 LAKESHORE RD W, OAKVILLE, L6L6L9	May 29, 2020	818,000	N/A	N/A	240	254910130
17	2399 MARINE DR, OAKVILLE, L6L1C6	Aug 28, 2020	1,185,000	211.00	5616	177	247610147
18	2409 MARINE DR, OAKVILLE, L6L1C6	Aug 28, 2020	1,185,000	129.00	9186	171	247610142
19	23 - 2411 SOVEREIGN ST, OAKVILLE, L6L1M1	Apr 30, 2020	627,000	N/A	N/A	248	079830023
20	2447 SOVEREIGN ST, OAKVILLE, L6L1M1	May 29, 2020	985,000	399.00	2469	211	247600087

### Sales Statistics

<b>Maximum:</b>	\$1,900,000
<b>Minimum:</b>	\$5,000
<b>Average:</b>	\$837,825
<b>Median:</b>	\$775,000

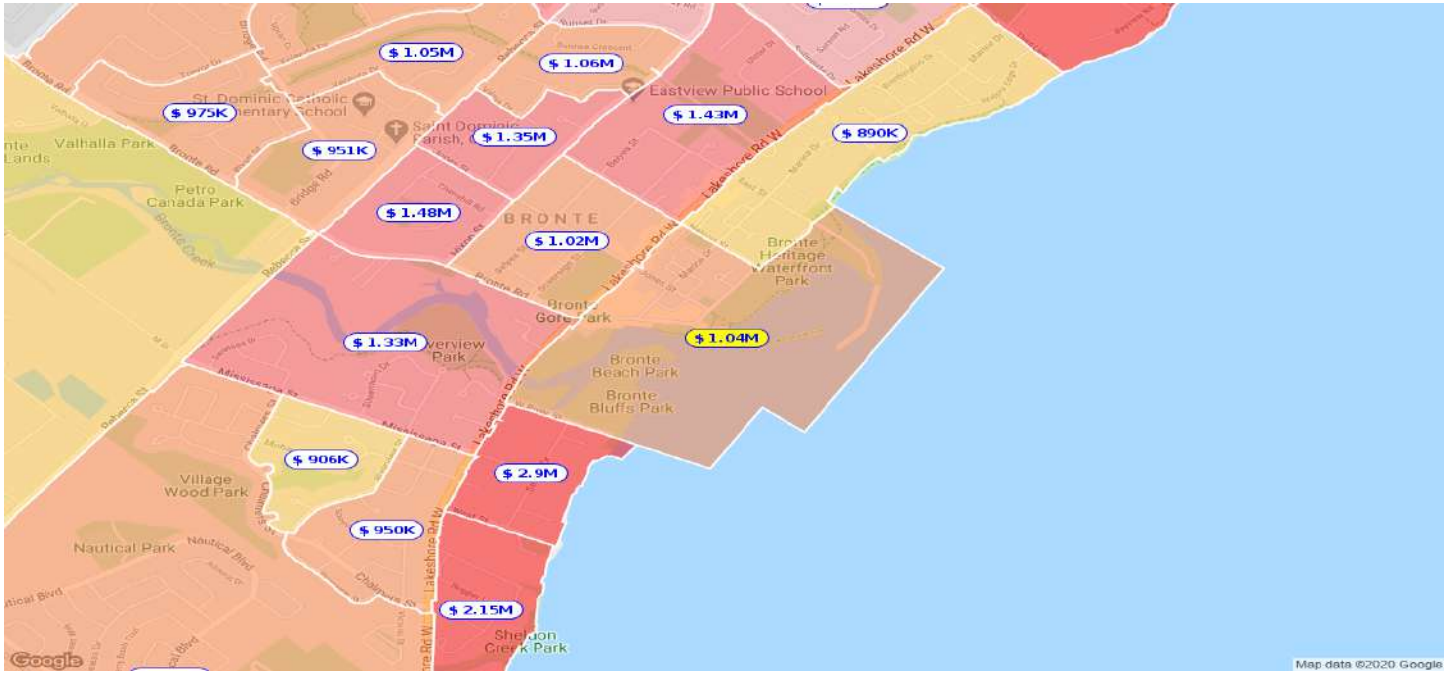


\*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

## Area Heat Maps

### Average Sales Heat Maps - Last 1 Year

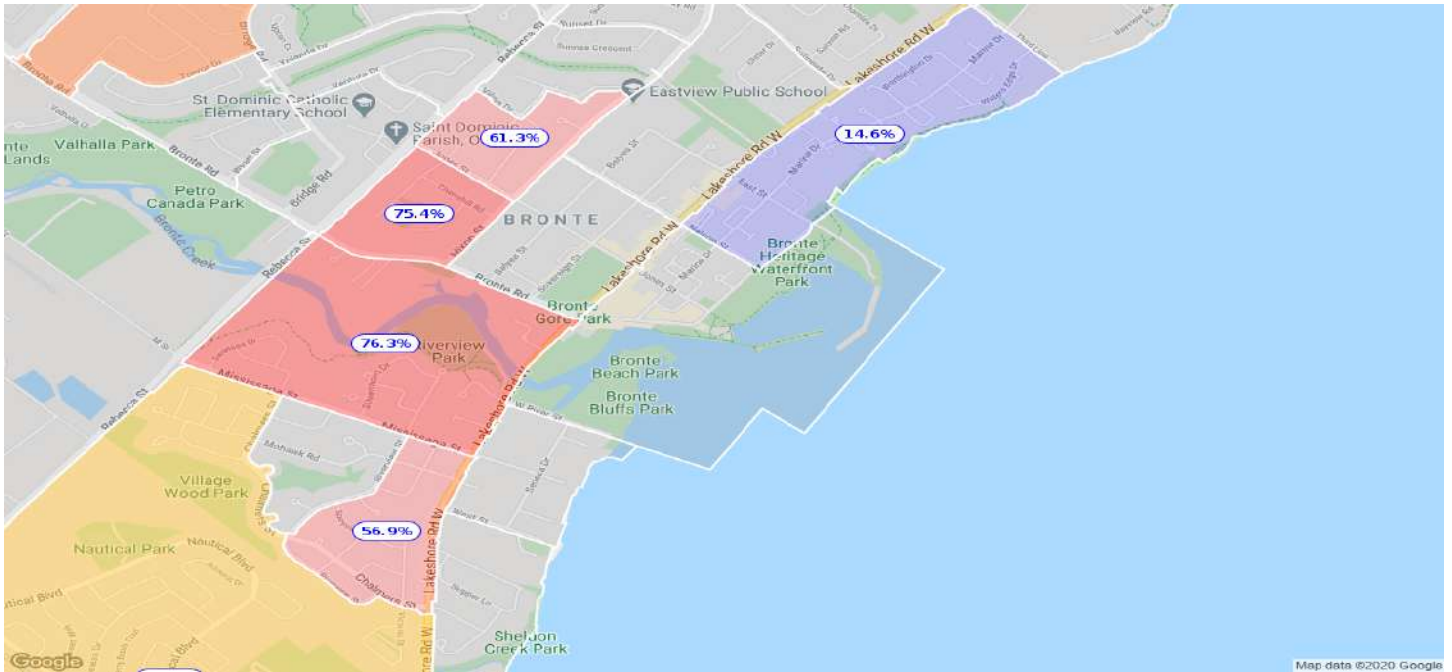
#### Block





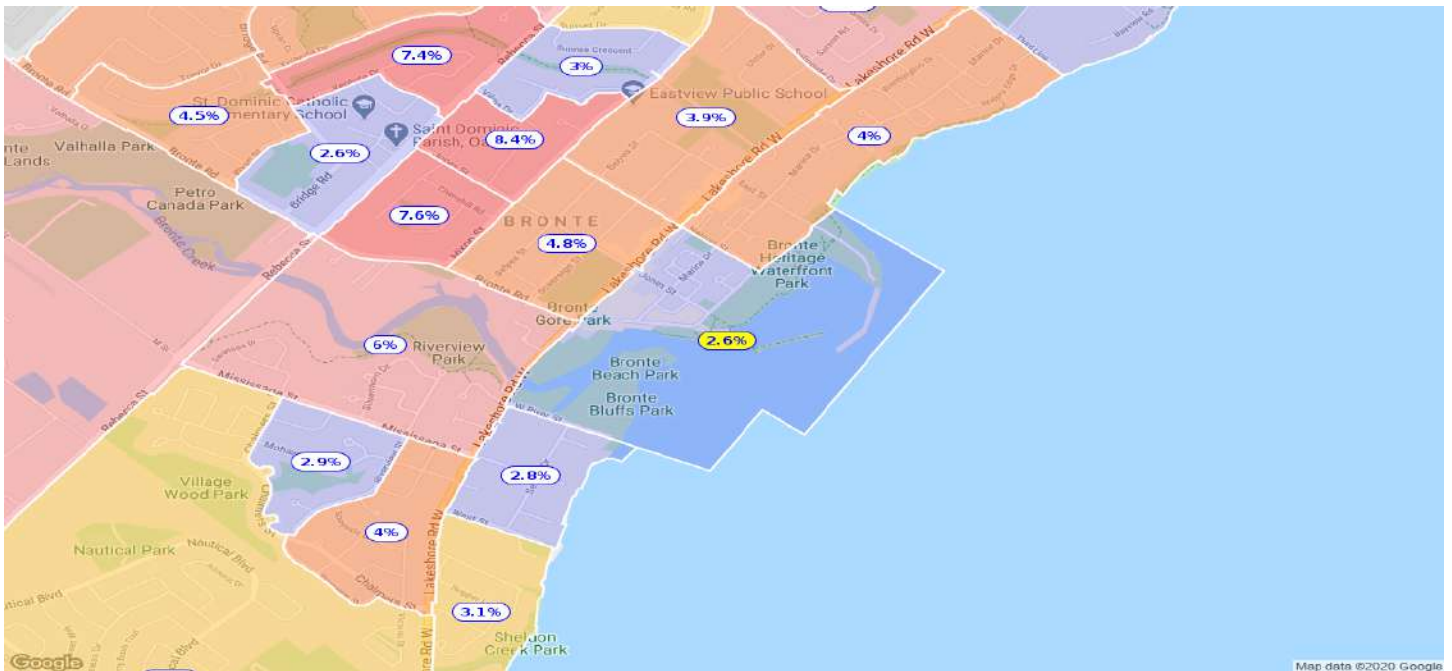
## Growth Rate Heat Maps - Last 5 Years

### Block



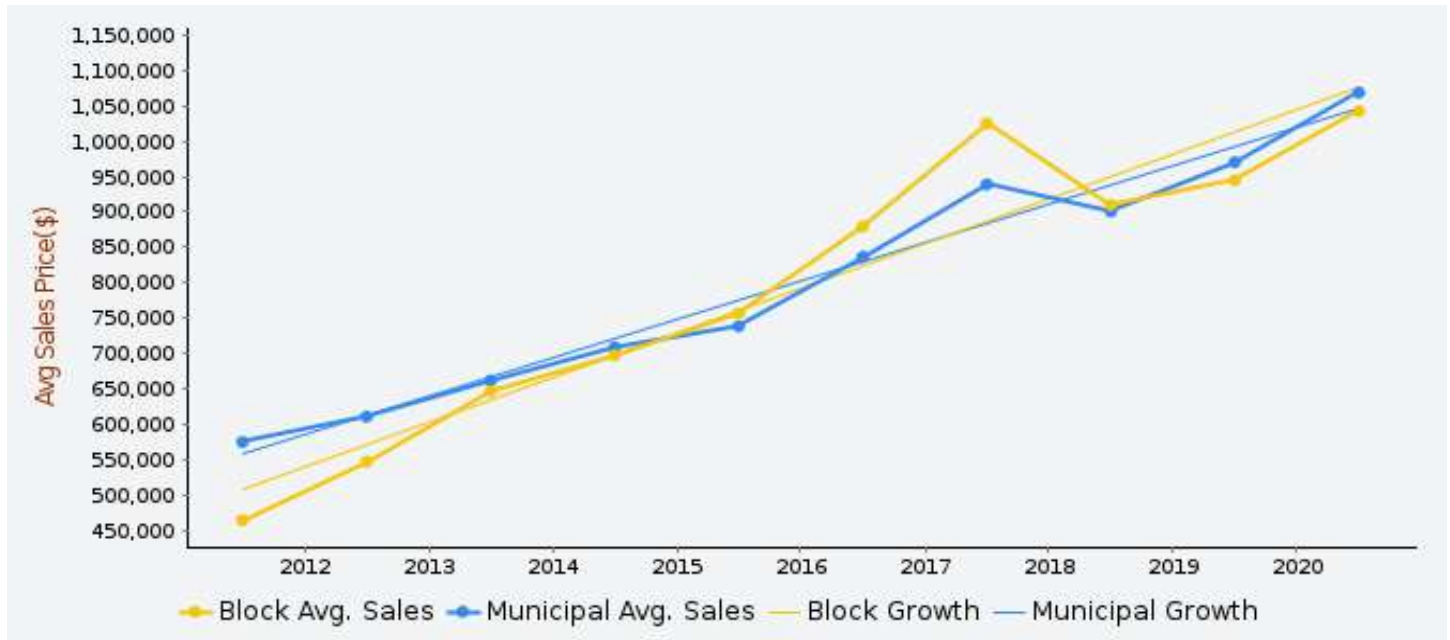
## Market Turnover Heat Maps - Last 1 Year

### Block

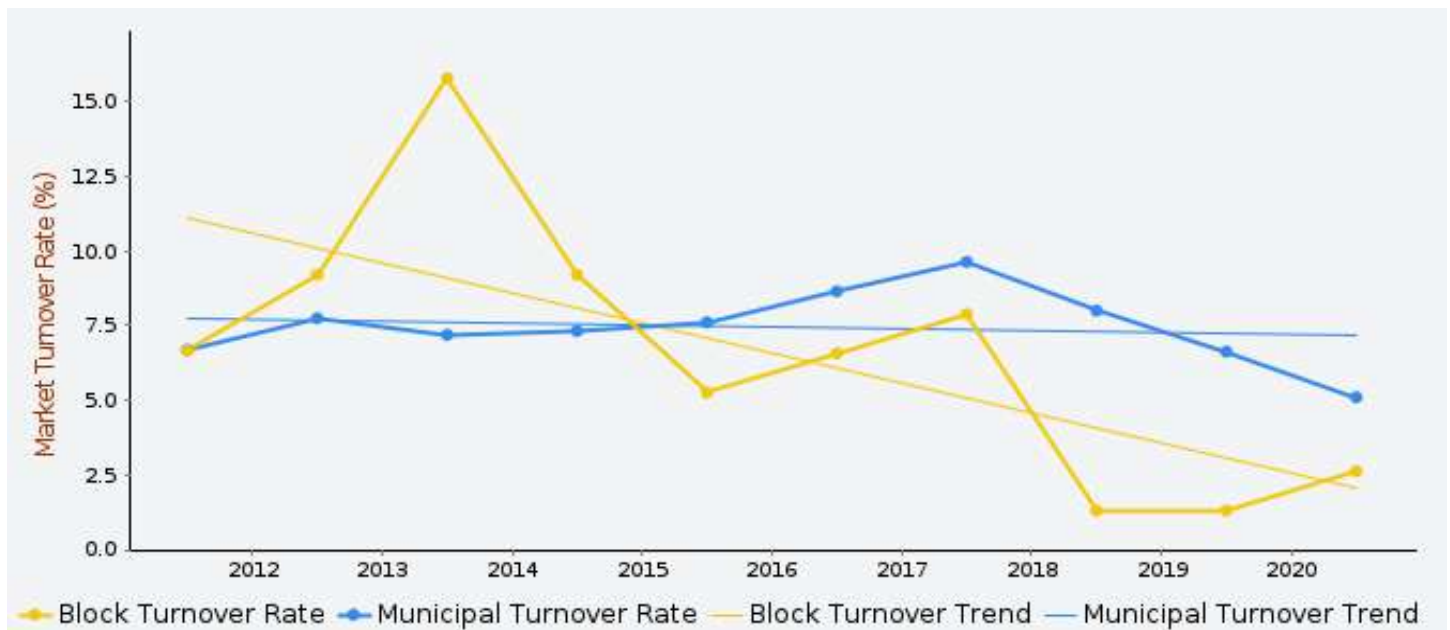


## Historical Market Trends

### Average Sale Values and Growth Rates



### Market Turnover Rates





## Market Statistics

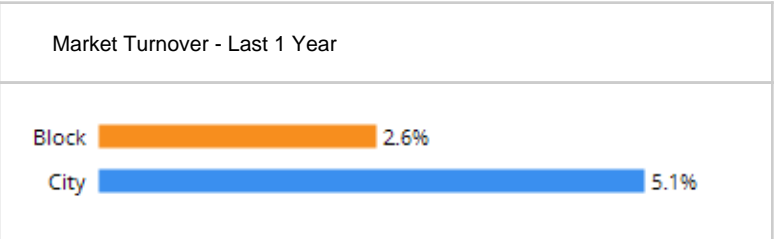
### Area Map



**5 Year Analysis**

Stable Value - With average property values 3.6% higher than the municipal average and properties turning over 46% less, property owners are comfortable setting roots in the community.

Average Sales Price - Last 1 Year	
<b>\$1,042,500</b>	<b>\$1,068,711</b>
Block	Municipality



## Terms and Conditions

**Reports Not the Official Record.** Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

**Currency of Information.** Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

**Coverage.** Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

**Completeness of the Sales History Report.** Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

Ministry of Government and  
Consumer Services  
**ServiceOntario**  
Land Registry Offices 20  
2800 Highpoint Drive, 2<sup>nd</sup> floor  
Milton, Ontario  
L9T 6P4



## *REGISTRY ACT/LAND TITLES ACT*

### CERTIFICATE

Clause 27 (1) (c) of the *Land Registration Reform Act* (**Electronic format**)

Clause 165 (4) (c) of the *Land Titles Act*  
Clause 15(4) (c) of the *Registry Act*

CERTIFIED to be a true copy of: **Village of Bronte Lot 20 ... (Pages 124-125)**  
(Instrument or deposit number)

If record, add: **2020/10/01** .....  
(Year, month, day, time)

A handwritten signature in black ink, appearing to read "Tracey Kohrent", written over a horizontal dotted line.

REPRESENTATIVE FOR THE LAND REGISTRAR

VILLAGE OF BRONTE, LOT NO. 20.

Side Triller Street. E. of River

No.	No. of Instrument.	Instrument.	Its Date.	Date of Registry.	GRANTOR.
	2 G	Patent Pro of Will	22 Feby 1849	19 Aug 1868	Crown Catharine Thompson
	1023 B	B & Sale	24 June 1872	25 June 1872	Joseph Triller Thompson wife
	5542 B	"	11 May 1890	30 May 1890	Edward Comings Thompson wife
	6529 B	"	11 Dec 1891	21 March 1895	Frank Ireland & William Ireland. Married
	5174 W	Mort	6 July 1903	11 July 1903	John England & wife
	5745 X	Mort	9 Apr 1904	11 Apr 1904	Alfred S. Rogers
	8688	B & Sale	16 Sept. 1905	22 Sept. 1905	Arilla England widow Exor of last will and testament of John England deceased
	10448 A	Cautions	29 Sept. 1911	19 Oct. 1911	William Ireland, Admin of
	10497	B & Sale	29 Sept. 1911	1 Dec. 1911	William Ireland (wife) joint owner and Admin of estate of Frank Ireland deceased and Agnes Ireland widow and Helen Ireland and Vivian Ireland infants
	14178 E	Mortgage	17 May 1922	17 May 1922	Joseph Sylvester Thumerfelt
	17344 B	Dis of Mort	16 Feby 1931	13 March 1931	Oliver Marion Fuller, sitting under Exor of the estate of William Ireland
	17945	Grant	13 June 1933	14 June 1933	Joseph Sylvester Thumerfelt wife
	18262	Dis of mort.	15 Apr 1935	25 Apr 1935	Oliver Marion Fuller
	18578 A	Grant	- 1937	18 Feby. 1937	Joseph Sylvester Thumerfelt wife
	18579	Grant	4 Feby. 1937	18 Feby. 1937	Joseph Sylvester Thumerfelt wife
	18663	Mortgage	17 June 1937	21 June 1937	William Vernon and Mary Vernon his wife
	18995	Grant	14 Dec. 1938	3 Jan 1939	Joseph Sylvester Thumerfelt and wife
	19017	Grant	20 Dec. 1938	25 Jan 1939	Le Roy Sargent and wife
	19018	Mortgage	20 Dec. 1938	25 Jan 1939	George C. Atkins and wife
	19598 B	Dis of mort	29 March 1941	31 March 1941	Alfred Ernest Henry
	5291 B and K	Letters of Mort	24 July 1942	6 Aug. 1942	Joseph Sylvester Thumerfelt
	20094 B	Grant	26 Nov. 1942	16 Dec. 1942	George C. Atkins and wife
	20748 K	Grant	30 Dec. 1944	2 Jan 1945	William E. Breckon and wife
	20786	Dis. of Mort.	2 Feby. 1945	14 Feby 1945	Le Roy Sargent
	21150	Mortgage	1 Nov. 1945	6 Dec. 1945	Donald A. Allan and wife
	21151	Grant	31 Oct. 1945	6 Dec. 1945	Ally Orlando Thumerfelt & wife Richard Exor of Joseph Sylvester Thumerfelt deceased

GRANTEE.	QUANTITY OF LAND.	CONSIDERATION OR AMOUNT OF MORTGAGE.	REMARKS.
Catharine Thompson	Lot 20. 1/4 ac.		
Her two sons Joseph and Edward, jointly	"		
Edward Cauling Thompson	The undivided half of Lot 20 on the south side of Triller St. 1/4 ac.		
Frank Ireland & William Ireland	Lot 20. 1/4 ac of 100		
John England	part of lot 20. 1/20.		
Alfred S. Rogers	"		
John England	"		
William Henry Sargent	part of lot 20. \$1300.		other land.
estate of Frank Ireland			Finds that it may be necessary to sell lot 20. except part sold. 1/4 ac. (By Official Guardian consent)
Joseph Sylvester Thumerfelt	lot 20 - 1/4 ac.		premises except part sold to England \$750. Note - By Official Guardian consent
Michael William Ireland	Lot 20. 1/4 ac. \$250.		except part sold \$211.11. 18265. not recorded at date.
Oliver Marion Fuller	Lot 20. 1/4 ac. premises		part sold 1811. 1/4 ac.
William E. Breckon	Part Lot 20	\$320.00	
Joseph Sylvester Thumerfelt			note 14775 B
William E. Breckon	Part of lot 20	\$110.	(see plan)
William Vernon and Mary Vernon his wife, as joint tenants	Part of lot 20	\$375.	with right to use as right of way and subject to certain rights.
Alfred Ernest Henry	Part of lot 20	\$800.	with certain rights.
William Vernon and Mary Vernon his wife, as joint tenants	Part of lot 20	\$50.	
George C. Atkins	Part of lot 20	\$1000.	other side of lot 20 when it is sold to allow the road to be made. other lots D.S.D. 20786.
William Vernon and Mary Vernon			note 18663 H
Frank Morrow Sullivan	Part of lot 20	\$1.00	with right of way.
William Vernon and Mary Vernon his wife, as joint tenants	Part of lot 20	\$1.00	other lots. Subject to mort.
George C. Atkins			Part of lot 20
Ally Orlando Thumerfelt & wife	Part of lot 20	\$5000.	subject to mortgage and other rights.
Donald Allan	Part of lot 20	\$1.00	same as 21150



VILLAGE OF BRONTE, LOT NO. 20

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor
	Patent	4 Nov 1839		Crown
621-20	Mortgage	16 Mch 1861	20 Mch 1861	Joseph Robinson wife
7973 W	B & Sale	20 Oct. 1902	25 Oct. 1902	Joseph Wild, a widower
10281 A <sup>2</sup>	B & Sale	9 Nov. 1910	8 Apl. 1911	Isabelle Berland widow, Adminr of estate of Samuel Berland deceased and William Berland, & Ella Berland his wife, Mary Berland, unmarried, Bertha Bain wife of William Bain, Amy Harris wife of Joseph Harris, Louis Carey wife of Henry Stephen Carey - Helen Berland and Vivian Berland
16437 7 <sup>2</sup>	Grant	12 July 1928	12 July 1928	Joseph Sylvester Flumerfelt
20319 5 <sup>2</sup>	Grant	6 May 1943	19 Oct. 1943	Alcie Orlando Flumerfelt and wife
20320	Grant	6 May 1943	19 Oct. 1943	Alcie Orlando Flumerfelt & Mina F. Pichard, Exor of Joseph Sylvester Flumerfelt deceased and Harriet Maria Flumerfelt
20576	Mortgage	28 June 1944	22 July 1944	Gordon V. Collins and wife
21227 K <sup>2</sup>	Dis. of Mort.	18 Jan. 1946	31 Jan. 1946	Confederation of A.S. Assoc.
22693 L <sup>2</sup>	Grant	31 May 1948	2 June 1948	The Royal Trust Coy. Ltd. Victor Collins & John Coome, Exors & Trustees of Gordon Victor Collins (Sr.) deceased & Agnes Collins, widow.
22694	Mortgage	29 May 1948	2 June 1948	Steve Berta & Helen Berta his wife
	See Deposit No. 1774			
26198 N <sup>2</sup>	Dis. of Mort.	29 Feb. 1952	4 Mch. 1952	Alex. Iraw and Ethel Iraw
61-1	Mortgage	20 Feb. 1952	4 Mch. 1952	Cassio Komaromi and Anna Komaromi his wife <small>NOT RECORDED IN FULL</small>
62-1	Mortgage	22 Feb. 1952	4 Mch. 1952	Cassio Komaromi and Anna Komaromi his wife <small>NOT RECORDED IN FULL</small>
60-1	Grant	13 Feb. 1952	4 Mch. 1952	Steve Berta and Helen Berta his wife
140-1	Grant	29 July 1952	10 Sept. 1952	Cassio Komaromi and Anna Komaromi his wife
152-1	Mortgage	6 Oct. 1952	7 Oct. 1952	Steve Berta and Helen Berta his wife <small>NOT RECORDED IN FULL</small>
241-1	Mortgage	1 Mch. 1953	24 Mch. 1953	Joseph H. Tabata and Nobu Tabata his wife
242-1	Dis. of Mort.	19 Mch. 1953	24 Mch. 1953	Dr. Laura Martin
519-1	Dis. of Mort.	4 Jan. 1954	10 Feb. 1954	Dr. Laura Martin
797-1	Dis. of Mort.	Mch. 1955	11 Mch. 1955	Steve Berta & Helen Berta
896-1	Mortgage	8 June 1955	23 June 1955	Steve Berta & Helen Berta
70659	Mortgage	29 Oct. 1957	4 Nov. 1957	Joseph Kaichi Tabata and Helen Tabata his wife

all most of area of lot 20 257

South of Triller Street. No. 20

Grantee	Quantity of Land	Consideration or Amount of Mortgage	Remarks
Joseph Robinson Charles Sutton Samuel Berland Joseph Sylvester Flumerfelt	All. 1 1/2 ac. part lot 20. lot 20. lot 20 -	\$224. 1 1/2 ac. \$40 Premises \$7500.	other lands. St. Harcourt - Official Guardian consents other land.
Allie C. Flumerfelt Gordon V. Collins	Lot 20 Undivided	Love 1/2. 1/2 interest in lot 20	other lots. Undivided interest. another lot
Gordon V. Collins	Undivided	\$1.00 1/2 interest in lot 20	with exception another lot
Confederation Life Association Estate of Gordon V. Collins	Lot 20 mort. 20576-2	\$3000.	another lot 21227K
Steve Berta and Helen Berta, his wife, as joint tenants	Lot 20	\$1.	another lot.
Steve Berta and Ethel Iraw his wife as joint tenants	Lot 20	\$8000.	another lot with exception DIS'D 26198 N
Steve Berta and Helen Berta Helen Berta and Helen Berta his wife as joint tenants	Part of lot 20	\$9250.	another lot. Same as 60-1 DIS'D 197-1
Dr. Laura Martin	Part of lot 20	\$1900.	another lot DIS'D 242-1 24/9/55 AM
Cassio Komaromi and Anna Komaromi his wife as joint tenants.	Part of lot 20	\$1000.	another lot.
Joseph Kaichi Tabata and Nobu Tabata his wife as joint tenants.	Part of lot 20	\$1000.	another lot. Same as 60-1
Dorothy Ada Paterson	Lot 20	\$4000.	another lot
Dr. Laura Martin	Part of lot 20		another lot. Same as 60-1 DIS'D 519-1
Joseph H. Tabata and Nobu Tabata Joseph H. Tabata and Nobu Tabata, his wife.	Part of lot 20		Mort. 62-1 Mort. 241-1 24/9/55 AM
Joseph H. Tabata and Nobu Tabata Dorothy Ada Paterson, widow	Part lot 20		Mort. 61-1
William Schreiber	part lot 20 DIS'D 131/134		another lot. CONG. IN S.W. CORNER, 205' x 205' W. of then N.E. 1/4 of NW 1/4 of Sec 20, T. 21 N., R. 12 W., S. 18 E. Commenced then NW 1/4 1891. Not re-recorded. Located at NW 1/4 of NW 1/4 of Sec 20, T. 21 N., R. 12 W., S. 18 E. with boundary line SE corner of lot 20. Located at NW 1/4 of NW 1/4 of Sec 20, T. 21 N., R. 12 W., S. 18 E. with boundary line SE corner of lot 20. Located at NW 1/4 of NW 1/4 of Sec 20, T. 21 N., R. 12 W., S. 18 E. with boundary line SE corner of lot 20.



**Properties**

<i>PIN</i>	24761 – 0027 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL 3–1, SEC M8 ; LT 3, PL M8 ; LT 4, PL M8 , T/W LT 2, M8 AS IN 163963, S/T LT 3, M8 IN FAVOUR OF LT 1 & 2, M8 AS IN 163963 ; OAKVILLE		
<i>Address</i>	93 BRONTE ROAD OAKVILLE		
<i>PIN</i>	24761 – 0028 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL 5–1, SEC M8 ; LT 5, PL M8 ; OAKVILLE		
<i>Address</i>	87 BRONTE ROAD OAKVILLE		

**Consideration**

*Consideration* \$1,700,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* BRONTE COURT LIMITED  
*Address for Service* 598 – 420 Main Street East  
Milton, Ontario  
L9T 5G3

I, Matt Jaecklein, President, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)***Capacity**Share*

*Name* 2233651 ONTARIO LIMITED  
*Address for Service* 924 Mays Crescent  
Mississauga, ON, L5V 2G6

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Thomas Michael Sheppard	488 Huron St. Toronto M5R 2R3	acting for Transferor(s)	Signed	2011 04 28
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Tel 4169666885  
Fax 4169666837

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

David Ishmaiel Younan	1 Kingsmill Road Toronto M8X 2N7	acting for Transferee(s)	Signed	2011 04 19
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Tel 4162340030221  
Fax 8

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

DAVID YOUNAN

1 Kingsmill Road  
Toronto  
M8X 2N7

2011 04 28

Tel 4162340030221

Fax 8

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$60.00
<i>Provincial Land Transfer Tax</i>	\$23,975.00
<i>Total Paid</i>	\$24,035.00

**File Number**

*Transferor Client File Number :* TMS11027

*Transferee Client File Number :* DY2011-173

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**LAND TRANSFER TAX STATEMENTS**

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In the matter of the conveyance of: 24761 – 0027 PCL 3–1, SEC M8 ; LT 3, PL M8 ; LT 4, PL M8 , T/W LT 2, M8 AS IN  
163963, S/T LT 3, M8 IN FAVOUR OF LT 1 & 2, M8 AS IN 163963 ;  
OAKVILLE

24761 – 0028 PCL 5–1, SEC M8 ; LT 5, PL M8 ; OAKVILLE

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BY: BRONTE COURT LIMITED

TO: 2233651 ONTARIO LIMITED

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1. ALPHAN MOHAMMED

I am

- (a) A person in trust for whom the land conveyed in the above–described conveyance is being conveyed;
- (b) A trustee named in the above–described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above–described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice–President, Manager, Secretary, Director, or Treasurer authorized to act for 2233651 ONTARIO LIMITED described in paragraph(s) (c) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposited to.
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2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

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3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1,700,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,700,000.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,700,000.00

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**PROPERTY Information Record**

A. Nature of Instrument: Transfer

LRO 20 Registration No. HR923649 Date: 2011/04/28

B. Property(s):

PIN 24761 – 0027	Address 93 BRONTE ROAD OAKVILLE	Assessment 2401020 – Roll No 220017000000
PIN 24761 – 0028	Address 87 BRONTE ROAD OAKVILLE	Assessment 2401020 – Roll No 220014000000

C. Address for Service: 924 Mays Crescent  
Mississauga, ON, L5V 2G6

D. (i) Last Conveyance(s): PIN 24761 – 0027 Registration No. H384070  
PIN 24761 – 0028 Registration No. H384070

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: David Ishmaiel Younan  
1 Kingsmill Road  
Toronto M8X 2N7

