



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 23, 2020

FROM: Planning Services Department

DATE: November 18, 2020

SUBJECT: Review of Cultural Heritage Landscape - 1326 Bronte Road

LOCATION: 1326 Bronte Road

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RECOMMENDATION:

1. That the property be removed from any future implementation of the Cultural Heritage Landscape Strategy; and
2. That the property remain on the Oakville Register of Properties of Cultural Heritage Value as a listed (not designated) property for the historic residence.

KEY FACTS:

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

- The property is listed on the Oakville Heritage Register for its historic farmstead, including the c.1911 Edwardian and Queen Anne style brick house and the barn.
- Heritage consultants have prepared a Heritage Impact Assessment (HIA) for the property to assess its cultural heritage value and to determine if the property is considered a cultural heritage landscape.
- Based on the HIA and their own site visit, staff are recommending that the property be removed from any future consideration as a cultural heritage landscape through the implementation of the Cultural Heritage Landscape Strategy.
- Staff are also recommending that the property remain on the Oakville Heritage Register as a listed (not designated) property for the historic residence only. Conservation of the residence would be addressed through a future planning application and may involve a proposal to relocate the building.

BACKGROUND:

Provincial Context to Cultural Heritage Landscapes

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage landscapes through its legislation and policies, including

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the *Ontario Heritage Act (2005)*, *Planning Act (1990, as amended)*, Provincial Policy Statement (2014, updated 2020), and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*.

Section 2.6 of the *Provincial Policy Statement (PPS) 2020* relating to Cultural Heritage and Archaeology states:

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

The *PPS (2020)* defines “significant”, in regard to cultural heritage and archaeology, as:

...resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Further, the *PPS (2020)* and *Growth Plan (2019)* both define “conserved” as:

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...

The equivalence given to conserving built heritage resources and cultural heritage landscapes in the *PPS (2020)* is important, as it reinforces the broad scope of the *Ontario Heritage Act* beyond its initial focus on built heritage.

The *PPS (2020)* definition of a cultural heritage landscape is the following:

“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 involve features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.”

The *PPS (2020)* and *Growth Plan (2019)* function together with the *Ontario Heritage Act* by the shared principle that cultural heritage resources shall be conserved. The *Ontario Heritage Act* sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

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Cultural Heritage Landscapes Strategy

In January 2014, the Town of Oakville endorsed the Cultural Heritage Landscapes Strategy (the Strategy), which set the foundation to identify, inventory and assess candidate cultural heritage landscapes and to conserve significant cultural heritage landscapes. It also developed a formal process for addressing the conservation of cultural heritage landscape resources in the Town of Oakville.

The Strategy is based on best practices in municipal heritage planning and applicable legislation, including the *Planning Act*, Provincial Policy Statement and the *Ontario Heritage Act*. Section One of the Strategy provides an introduction to cultural heritage landscapes and the applicable legislation, including a discussion of the international and national context of cultural heritage landscape conservation. Section Two defines what cultural heritage landscapes are and how to identify and evaluate them. Section Three outlines the legislation and tools that are available to preserve and protect cultural heritage landscapes and Section Four provides the conservation strategies to preserve and commemorate cultural heritage landscapes.

The Strategy is being implemented in three phases: Phase One: Inventory; Phase Two: Research and Assessment; and, Phase Three: Implementation of Protection Measures.

Subject Property

The property at 1326 Bronte Road is listed on the Oakville Register of Properties of Cultural Heritage Value or Interest for its “potential cultural heritage value for its historic farmstead, including the c.1911 Edwardian and Queen Anne style brick house and the barn.” The property was not included in the inventory for the Cultural Heritage Landscape Strategy; however, its potential to be considered as a cultural heritage landscape was noted by Heritage Planning staff at a site visit in 2019. The property is located on the west side of Bronte Road between Upper Middle Road and North Service Road West. A location map is attached as Appendix A.

A Heritage Impact Assessment (HIA) was completed by heritage consultants at Parslow Heritage Consulting, and is attached as Appendix B. The document was completed for Argo Development Corporation, the potential purchaser of the property at 1326 Bronte Road, with consent from the current property owner. The document was completed in order to assess the property’s cultural heritage value and also to determine whether or not the property should be designated as a Cultural Heritage Landscape or if the property should be removed from any future consideration of implementation of the Cultural Heritage Landscape Strategy.

The HIA and staff report were reviewed by the Heritage Oakville Advisory Committee at their meeting on November 17, 2020. The Committee endorsed the staff recommendation.

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COMMENT/OPTIONS:

The HIA provides a history of the property and surrounding area and assesses the heritage value of the buildings and landscape elements. It also assesses the whole of the property as a potential cultural heritage landscape.

The HIA states that while individual elements of the property like the historic residence remain, many of the attributes of the original property have been removed or are considered to have low integrity. Only the historic residence remains with a good level of integrity.

The HIA provides an Ontario Regulation 9/06 evaluation of the property to determine its cultural heritage value. The result of this assessment is that the historic residence is shown have cultural heritage value; however, overall the property does not retain sufficient historic fabric to be considered representative as a cultural heritage landscape and is not worthy of designation under s.29, Part IV of the *Ontario Heritage Act* as a cultural heritage landscape. Therefore, the cultural heritage landscape is not considered 'significant' according to the *PPS (2020)* and does not require conservation. Staff therefore recommend that the property be removed from further consideration and implementation of the Cultural Heritage Landscape Strategy.

It is recommended that the property remain on the Oakville Heritage Register as a listed heritage property for the historic residence only. The potential purchasers plan to come back to the town with a proposal for the residence once they have finalized the purchase of the property and are proceeding with a development application under the *Planning Act*. Preliminary design concepts for the proposed development consider the relocation of the residence, which would require a future full evaluation by both Heritage Planning and Planning Services staff. Both staff and the applicants recognize the need for the conservation of the residence to protect its cultural heritage value. The details of this conservation strategy for the residence are to be proposed at a later date.

CONSIDERATIONS:**(A) PUBLIC**

None

(B) FINANCIAL

None

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

Heritage Planning will continue to work with Planning Services staff regarding any development proposals for the property.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

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

(E) COMMUNITY SUSTAINABILITY

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The conservation of cultural heritage resources supports the town's climate initiatives.

APPENDICES:

- Appendix A – Location Map
- Appendix B – Heritage Impact Assessment

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