

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 09, 2015

FROM: Planning Services Department

PD-008-15

DATE: December 15, 2014

SUBJECT: Notice of Intention to Demolish - 573 Lakeshore Road West

LOCATION: 573 Lakeshore Road West

WARD: 2

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RECOMMENDATION:

That a Notice of Intention to Designate for the property at 573 Lakeshore Road West, known as 'The Acacias', be issued.

KEY FACTS:

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

- The subject property is on the Oakville Heritage Register as a listed property.
- The property owners would like the property removed from the Register and have submitted a notice of intention to demolish.
- Heritage planning staff have researched the property and evaluated its physical and contextual conditions and find that it has cultural heritage value.
- It is recommended that the property be designated under the *Ontario Heritage Act* and that notice of intention to designate be issued by Council.

BACKGROUND:

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (Not Designated) in 2007. The property was added as it showed potential cultural heritage value for the residence known as 'The Acacias', a circa 1910 house built with Arts and Crafts and Tudor Revival influences.

The property owners have been attempting to sell their property for some time and would like a determination regarding the potential cultural heritage value in order to provide more certainty for potential purchasers of the property. The property owners are currently occupying the residence and have no plans for demolition of the structure themselves, but would like the matter resolved for future owners. Therefore, the owners have submitted a notice of intention to demolish for the property, which was completed on December 15, 2014. In accordance with the Ontario Heritage Act, Council has 60 days to consider the request. However, the

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property owner requested an extension of the 60 days to allow them to attend the Heritage Oakville Advisory Committee meeting on February 24, 2015. As the property is currently occupied by the owners, who have been working cooperatively with heritage planning staff, and the property is under no immediate threat of demolition, heritage planning staff supported their request.

The subject property is located on the north side of Lakeshore Road West opposite the western boundary of Appleby College and near the creek. A location map for the property is attached as Appendix A. A heritage research report was completed by staff and is attached as Appendix B.

This notice of intention to demolish was presented to the Heritage Oakville Advisory Committee at their meeting on February 24, 2015. The committee endorsed the staff recommendation to issue a notice of intention to designate.

COMMENT/OPTIONS:

When a notice of intention to demolish is submitted for a listed property, Heritage planning staff complete research to determine the architectural, historical and contextual merits of the property. Through this process, the property is evaluated to determine if it is worthy of designation under the *Ontario Heritage Act*. If the property meets criteria outlined in Ontario Regulation 9/06 and is considered to merit designation, a recommendation can be made to Heritage Oakville and to Council that a notice of intention to designate be issued for the property. If Council supports a recommendation to designate, Council must move that a notice of intention to designate be issued within 60 days of the notice of intention to demolish being submitted to the Town or demolition could be permitted. However, as demolition of the house is not an immediate threat as the property is currently occupied by the property owners, their request to address the issue at the February 24, 2015 Heritage Oakville Advisory Committee meeting was acceded to by heritage planning staff. Council may still issue a notice of intention to designate for a property providing that the cultural heritage resource is still there.

If the staff investigation of the property does not provide sufficient evidence that the property merits designation, a recommendation can be made to remove the property from the Oakville Heritage Register. If Council supports the staff recommendation and does not issue a notice of intention to designate the property within the 60 days, the property is removed from the Oakville Heritage Register and the owners may then proceed with applying for demolition.

A research report has been completed for the subject property and the building has been evaluated according to Ontario Regulation 9/06. Based on historical research and a physical examination of the property, the house is considered to have cultural

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heritage value as an Arts and Crafts influenced home built by a significant local architect. The design of the house is heavily influenced by the Arts and Crafts movement, which came out of England at the turn of the 19th century. The architect for the property is attributed to George Nepean Molesworth, a prominent local architect who designed many buildings in Oakville and Toronto. Molesworth, who studied with Toronto's foremost Arts and Crafts architect, Eden Smith, likely designed this residence as one of his first independent commissions circa 1912-1913.

In terms of historical associations, the property has cultural heritage value for its connection with several historic figures and families who occupied the home. Built on land originally owned by the McCraney family, the residence was constructed for two sisters from Toronto – Emma Sarah and Louisa Helen Windeat. Emma Sarah, the elder sister, was an artist and one of the first female members of the Royal Canadian Academy of the Arts. Known for her landscapes and portrait paintings, Emma exhibited with the Toronto Industrial Exhibition, Ontario School of Art, Art Association of Montreal and Women's Art Association of Canada.

The second owner of the property, Willis Norman Millar, was an American born, Yale-educated professor of Forestry at the University of Toronto who also worked for the federal government. He published several books on forestry management between 1915 and 1920.

The third owners of the family, the Wetheys, were related to the Windeat family. Henry L. Wethey, a bank manager, spent most of his life in Winnipeg, but lived with the Windeat family while in his teens in Toronto in 1891. He retired to Oakville and his children owned and lived in the house until 1972. His daughter, Drina Wethey, was secretary to Headmasters John Bell and Ned Larsen of Appleby College from 1962 to 1978.

Contextually, the surrounding area is dominated by the Appleby College property located to the south of the subject property and the creek that runs along the western boundary of Appleby College into Westgate Park. At the time of the construction of the residence, the property was described as a small farm that ran north to Rebecca Street. The residence is still surrounded by the acacia trees for which it was named; however, the size of the lot has decreased over the years as parcels of land were severed off from the farm.

In the case of 573 Lakeshore Road West, these associations are considered to be significant enough to merit designation under Part IV of the *Ontario Heritage Act*. It is therefore recommended that Council issue a Notice of Intention to Designate to protect the property under Part IV, Section 29 of the *Ontario Heritage Act*.

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CONSIDERATIONS:

(A) PUBLIC

Should Council issue a notice of intention to designate, notice will be published in the local newspaper and will be sent to the property owners and the Ontario Heritage Trust.

(B) FINANCIAL

None

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The legal department will assist with the writing of a heritage designation by-law if necessary.

(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

This report generally complies with the sustainability objectives of the Livable Oakville Plan.

APPENDICES:

Appendix A – Location Map

Appendix B – Research Report

Prepared by:
Susan Schappert, CAHP, RPP, MCIP
Heritage Planner

Recommended and submitted by:
R. Scott Hannah, RPP, MCIP
Senior Manager of Current Planning and
Heritage