

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: APRIL 13, 2015

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**FROM:** Planning Services Department

PD-61-15

**DATE:** March 13, 2015

**SUBJECT:** Notice of Intention to Demolish - 148 Balsam Drive

**LOCATION:** 148 Balsam Drive

**WARD:** 3

Page 1

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#### RECOMMENDATION:

That the property at 148 Balsam Drive be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.

#### 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.
- It is recommended that the property *not* be designated under the Ontario Heritage Act and that the property be removed from the *Oakville Heritage Register*.
- The subject notice must be dealt with by Council by May 1<sup>st</sup>, 2015.

#### BACKGROUND:

The subject property is located on the west side of Balsam Drive near Lakeshore Road. 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.

The property was listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (Not Designated) in 2009. The property was added to the register for its potential cultural heritage as an example of a c.1920s Tudor Revival style stucco house.

The property owners are considering selling their property 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

From: Planning Services Department  
Date: March 13, 2015  
Subject: Notice of Intention to Demolish - 148 Balsam Drive

completed on March 3, 2015. In accordance with the Ontario Heritage Act, Council has 60 days to consider the request. This 60 day period expires on May 1<sup>st</sup>, 2015.

This notice of intention to demolish was presented to the Heritage Oakville Advisory Committee at their meeting on March 31st, 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.

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. The research report is attached as Appendix B. Based on historical research and a physical examination of the property, the house is considered to be a modified example of a vernacular house constructed c. 1912 with Tudor Revival details. The character defining attributes of this property that are associated with this style, such as; the pebble-dash stucco, half timbering, and diamond-paned leaded glass windows, are no longer evident. The windows and half timbering have been removed and replaced and the exterior has been entirely re-clad with wood siding. The dwelling is not associated with a builder or architect who is known to the community.

In terms of historical associations, this property contains a house that was built c. 1912 for Charles Brooman the gardener for the neighbouring Wass estate located at 114 Balsam Drive. The estate was named Balsam Lawn because of the large number of balsam, spruce and pine trees around it and the grounds contained lawns, ornamental shrubs and trimmed evergreens. Charles Brooman was

From: Planning Services Department  
Date: March 13, 2015  
Subject: Notice of Intention to Demolish - 148 Balsam Drive

employed by Rebecca Wass until her death in 1925. Rebecca Wass was the daughter of William Wass and had inherited the Wass estate upon her mother's death in 1903. Although the house at 148 Balsam Drive was owned by Rebecca Wass and was adjacent to her property, it was separated from the estate by a fence and was not designed to be a part of the estate. It has no architectural similarities with the Wass family residence which was constructed in 1878 for William Wass by master builder William Lee in a high Victorian style.

In 1926, following the death of Rebecca Wass, the property passed to W.H. Davis, a well-known local land agent associated with the 1907 Brantwood subdivision laid out on the neighbouring Anderson farm. A 1924 map indicates that the Wass farm was divided into suburban lots by that time but development did not occur until much later. In 1950 the property at 148 Balsam Drive passed to Dolena M. Steele who retained ownership until her death in 1984 when it passed to Jill Burden. The current owners purchased the property from Jill Burden in 2000.

Direct contextual links between the Wass family home and the Brooman house no longer exist due to later subdivision of the Wass estate that created three suburban lots between the two properties.

In the case of 148 Balsam Drive, the association with Rebecca Wass and Balsam Lawn is limited to the period from c. 1912 to 1925. This association has limited significance due to later development that has severed any direct physical connection between the two properties. The architectural significance is very limited, due to later alterations and removal of original character-defining features. Due to these contributing factors, this property is not considered to be significant enough to merit designation under Part IV of the *Ontario Heritage Act*. It is therefore recommended that the property be removed from the Oakville Heritage Register.

#### **CONSIDERATIONS:**

**(A) PUBLIC**  
None.

**(B) FINANCIAL**  
None.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**  
None.

From: Planning Services Department  
Date: March 13, 2015  
Subject: Notice of Intention to Demolish - 148 Balsam Drive

**(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

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