



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: FEBRUARY 12, 2018

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**FROM:** Planning Services Department

**DATE:** January 23, 2018

**SUBJECT:** Notice of Intention to Demolish - 2467 Old Bronte Road

**LOCATION:** 2467 Old Bronte Road

**WARD:** 4

Page 1

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### RECOMMENDATION:

That a Notice of Intention to Designate be issued under Part IV, Section 29 of the *Ontario Heritage Act* for the property at 2467 Old Bronte Road.

### KEY FACTS:

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

- The subject property is on the Oakville Heritage Register as listed property;
- A Notice of Intention to Demolish has been received;
- It is recommended that the property be designated under Part IV of the *Ontario Heritage Act*;
- The subject notice must be dealt with by Council by March 11, 2018.

### BACKGROUND:

The subject property is located on the east side of Old Bronte Road, south of Dundas Street West. A location map for the property is attached as Appendix A. The property owner submitted a heritage impact assessment report which 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 when 354 properties were added to the Heritage Register. The property was added based on its potential cultural heritage value for it c.1909 vernacular brick house with Queen Anne style influences and for its association with the development of the village of Palermo.

The owner submitted a notice of intention to demolish for the building, which was completed on January 10, 2018. In accordance with the *Ontario Heritage Act*, Council has 60 days to consider the request. The 60 day notice period expires on March 11, 2018.

From: Planning Services Department  
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**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.

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.

Research and Review

The property owner submitted a heritage impact assessment report, authored by ERA Architects Inc., which evaluated the property's heritage value based on Ontario Regulation 9/06. Per staff's review of the submitted HIA, historical research and a physical examination of the property, 2467 Old Bronte Road is considered to have design/physical heritage value for its c.1909, 2-storey, red brick Edwardian style house; it has historical/associative value for its association with the Wettlaufer family and the development of the Village of Palermo; and, despite the changes in the historic village of Palermo, it has contextual value as it maintains and supports the historic character of the area.

Ontario Regulation 9/06 Evaluation*Design/Physical Value*

2467 Old Bronte Road has design/physical value as a representative example of an early 20<sup>th</sup> century Edwardian style architecture. Typical Edwardian architectural elements found on the subject property include its simple, classical, balanced form; its two-storey massing; its smooth brick façade with multiple windows; its simple 1-over-1 sash windows with plain stone lintels and simplified brick voussoirs. The residence is also considered to be a rare remaining type of building, being an early 20<sup>th</sup> century historic building from the historic Village of Palermo.

From: Planning Services Department  
Date: January 23, 2018  
Subject: Notice of Intention to Demolish - 2467 Old Bronte Road

### *Historic/Associative Value*

2467 Old Bronte Road has historical/associative value for its association with the Wettlaufer family, and with the development of the Village of Palermo, the oldest settlement within the present boundaries of Oakville. The Village of Palermo was settled in 1806 and predates the settlement of the villages of Oakville and Bronte by approximately 20 years. Further, the existing Edwardian structure yields information about the early 20<sup>th</sup> century development phase of the village, and about an architectural style that was popular at the time.

2467 Old Bronte Road has historical/associative value for its direct association with the Wettlaufer family, who, for over 100 years played significant roles in the early community. George Wettlaufer settled with his family in the district circa 1901, and subsequently retired to the subject property in 1926, with two widowed daughters. George's son Eckhardt Wettlaufer married Ethel Irene Giles, who taught at Palermo School, S.S. #2 from 1944 into the 1950s. Ethel was also involved in the music community of Palermo United, and served on the area's Women's Institutes. The property remained in the Wettlaufer family for 90 years until it was sold to the current owner in 2016.

### *Contextual Value*

The subject property remains physically, visually and historically linked to the local area. Despite many changes to the area, including fires and multiple road widenings, the residential character of the historic village of Palermo remains, and 2467 Old Bronte Road is one of the remnant links to the village's historic past. After World War II, the historic village core was substantially altered through a series of road widenings. Highway 5 (Dundas Street West) and Highway 25 (Old Bronte Road, formerly Bronte Road) were both widened resulting in the demolition of a number of historic property, including both of the Village's general stores. In the early 2000s Dundas Street West was widened to six lanes, and the Bronte Road Bypass was constructed. The subject property is not considered a significant landmark within the community.

### Review of Applicable Planning Policies

#### *Provincial Policy*

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2005), *Planning Act* (1990, as amended) *Provincial Policy Statement* (2014), the *Growth Plan for the Greater Golden Horseshoe* (2017).

#### **Provincial Policy Statement (2014)**

Section 2.6 of the *Provincial Policy Statement (PPS)* 2014 on Cultural Heritage and Archaeology states:

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

The PPS (2014) defines “significant”, in regard to cultural heritage and archaeology, as:

*...resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

**The Growth Plan for the Greater Golden Horseshoe (2017)**

Section 4.2.7. of *The Growth Plan for the Greater Golden Horseshoe (2017)* addresses the protection of cultural heritage resources. Specifically, it directs that “*Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*” 2467 Old Bronte Road merits protection as a cultural heritage resource, which the Growth Plan defines as a resource that has “*been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people*”.

Further, the PPS (2014) and *Growth Plan (2017)* 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 under the Ontario Heritage Act.*

The PPS (2014) and *Growth Plan (2017)* 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.

*Town Policy*

**The Livable Oakville Plan**

Section 5 of the Livable Oakville Plan states ‘Conservation of cultural heritage resources forms an integral part of the Town’s planning and decision making. Oakville’s cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life.’ Further, Section 5.3.1 of the Livable Oakville Plan states ‘the Town shall encourage the conservation of cultural heritage resources identified

From: Planning Services Department  
Date: January 23, 2018  
Subject: Notice of Intention to Demolish - 2467 Old Bronte Road

on the register and their integration into new development proposals through the approval process and other appropriate mechanisms'. The Livable Oakville Plan is clear that cultural heritage resources should not only be conserved, but also incorporated into new developments. Commemoration is not considered 'conservation'.

### **Old Bronte Road/Khalsa Gate Streetscape Plan**

The Old Bronte Road/Khalsa Gate Streetscape Plan states that 'the heritage resources of Palermo Village are an important reminder of the historic village and the role it played as a transportation hub and as part of the development of agriculture in Trafalgar Township'. One of the principle design objectives of the Old Bronte Road/Khalsa Gate Streetscape Plan is to 'protect and integrate the existing heritage resources into the overall design of the street'. Further design guidance, regarding, but not limited to, matters pertaining to the heritage resource's location, visual prominence, relationship to new developments etc., is available on page 39 of the Old Bronte Road/Khalsa Gate Streetscape Plan. While the area is intended to accommodate growth, it is not at the expense of the existing heritage resources.

### Conclusion

Based on staff's review of the property, 2467 Old Bronte Road has cultural heritage significance according to Ontario Regulation 9/06 for its design/physical, historical/associative and contextual value. The property is significant for its c. 1909 Edwardian style brick house; for its historical associations with the Wettlaufer family and the development of the Village of Palermo. It is recommended that a notice of intention to designate be issued for the property. If this notice is issued, further research will be conducted to confirm which attributes should be included in the designation by-law.

A separate staff report on this matter was presented to Heritage Oakville Committee on January 23, 2018.

### **CONSIDERATIONS:**

**(A) PUBLIC**  
None.

**(B) FINANCIAL**  
None.

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

From: Planning Services Department  
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**(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 – Heritage Impact Assessment report

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